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Citation and commencement

This planning scheme may be cited as Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2.

A notice was published in the Government Gazette No. 49 on 23 June 2017 for the Major Amendment 1 and Alignment Amendment under the Planning Act 2016 to the Gladstone Regional Council Planning Scheme.

The commencement date for the planning scheme was 3 July 2017.

Amendments to the planning scheme are included at Appendix 4.

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Part 1 About the planning scheme

1.1 Introduction

- (1) The Our Place Our Plan Gladstone Regional Council Planning Scheme has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 3 July 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Gladstone Regional Council's intention for the future development in the planning scheme area, over the next seventeen years to 2031.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a seventeen year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of the Gladstone Regional Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note — The planning scheme has been amended to align with the regulated requirements as provided in the *Planning Act 2016*. In accordance with section 16(3) of the Act, the regulated requirements apply to the planning scheme to the extent of any inconsistency. State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 246 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

Map 1—Local government planning scheme area and context



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Map 1-Local Government Planning Scheme Area and Context

MAP SCALE
 Scale 1:750,000
 0 10 20 km
 Map Produced On:
 GDA 10/7/2014 NORTH

Sheet of Sheets
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 Calliope QLD 4680
GLADSTONE REGIONAL COUNCIL Phone: 07 4970 0700
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 Originally A3 Size

1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
- (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the local government infrastructure plan
 - (e) tables of assessment
 - (f) the following zones:

Editor's Note - Mapping is accessible through Council's [online mapping site](http://www.grcplanningscheme.com.au/) (<http://www.grcplanningscheme.com.au/>)

Zone	Precinct
Low density residential	Calliope neighbourhood precinct
Low–medium density residential	
Medium density residential	Gladstone hospital precinct
Character residential	
Centre	
Principal centre	
Neighbourhood centre	
Sport and recreation	Benaraby motor sport precinct
Open space	
Environmental management	
Conservation	
Low impact industry	Hanson Road precinct
Medium impact industry	Red Rover industrial precinct
Special industry	
Industry investigation	
Major tourism	
Minor tourism	
Community facilities	
Emerging community	
Limited development	Flood affected lands precinct Major industry buffer precinct
Mixed use	Jeffrey Court precinct
Rural	
Rural residential	Bicentennial Drive enterprise precinct Beecher/Burua constant flow precinct
Special purpose	Gladstone airport precinct
Specialised centre	Clinton precinct Central Gladstone precinct Toolooa Street east precinct

Zone	Precinct
Township	

- (g) there are no local plans
(h) the following overlays:

Editor's Note - Mapping is accessible through Council's [online mapping site](http://geocortex.gladstonerc.qld.gov.au/GRCMapping/?Viewer=DraftPlanningScheme)
(<http://geocortex.gladstonerc.qld.gov.au/GRCMapping/?Viewer=DraftPlanningScheme>)

Mapping overlays	Overlay codes
Acid sulfate soils 0–5m AHD Acid sulfate soils 5–20m AHD	Acid sulfate soils
Runway centre line Approach and departure limitation surface lines 5m OLS contours Airport buffer 3km Airport buffer 8km Airport buffer 13km Airport runway OLS contours Inner horizontal Outer horizontal ANEF 25 - 30 contour ANEF 30 - 35 contour Public safety area Aviation facilities	Airport environs
Stock route reserves Stock routes Agricultural land classification	No overlay code
Turtle nesting sites & buffer MSES – regulated vegetation (intersecting a watercourse) MSES – high ecological value waters MSES – high ecological value waters (wetland) MSES – wild rivers (high preservation area) MSES – 'high ecological significance' wetlands MSES – wildlife habitat MSES – regulated vegetation MSES – protected area MSES – declared fish habitat MSES – marine park MSES – legally secured offset area	Biodiversity
Building height and frontages	No overlay code
Potential impact buffer Very high potential bushfire intensity	Bushfire hazard

Mapping overlays	Overlay codes
High potential bushfire intensity Medium potential bushfire intensity	
Top of HAT + 40 Erosion prone Medium storm tide inundation zone High storm tide inundation zone	Coastal hazard
Transport route Resource processing area Resource processing separation area Transport route separation area	Extractive resources and minerals
Calliope river Q100 Awoonga country DA07_0049 Boyne river Q100 Riverdowns 5ADA04_0389 Auckland creek Q100 Flood Hazard Investigation Area	Flood hazard
Heritage	Heritage
Historic mine sites	Hazardous activities
Substations Ergon 66kv Ergon 132kv PQ Substation Powerlink	Regional infrastructure
District significance 7.5 Regional significance 8 Regional significance 9 Regional significance 10	Scenic amenity
Steep land	Steep land
40m inundation level Awoonga dam catchment Water bore locations Water bore buffer	Water resource catchment
Railway corridor Future railway corridor State controlled roads Future state controlled roads Transport Noise corridor category 1 Transport Noise corridor category 2 Transport Noise corridor category 3 Transport Noise corridor category 4	No overlay code
Road hierarchy details Road details	No overlay code
Mineral development licence Mining leases	No overlay code

- (i) the following development codes:
 - (i) Development design
 - (ii) Extractive industry
 - (iii) Home based business
 - (iv) Landscaping
 - (v) Operational works
 - (vi) Reconfiguring of a lot
 - (vii) Telecommunication facility
 - (j) the following other plans:
 - (i) State Development Areas – *State Development and Public Works Organisation Act 1971*
 - (A) Gladstone
 - (B) Callide Infrastructure Corridor
 - (C) Stanwell–Gladstone Infrastructure Corridor
 - (ii) Port of Gladstone and Port Alma (part)
 - (iii) Priority Development Areas – *Economic Development Act 2012*
 - (A) Clinton, Gladstone
 - (B) Tannum Sands
 - (C) Toolooa
 - (k) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
- (a) Engineering design
 - (b) Plans of development
 - (c) Community and economic needs assessment
 - (d) CBD redevelopment
 - (e) Beecher/Burua constant flow precinct
 - (f) Flooding
 - (g) Heritage
 - (h) Non–resident
 - (i) Vehicle parking rates
 - (j) Waste management.

1.3 Interpretation

1.3.1 Definitions

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

Editor's note—The regulated requirements do not apply to this planning scheme.

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

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

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

Footnote¹ —See example at bottom of page.

1.3.3 Punctuation

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

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

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

¹Footnote —this is an example of a footnote

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

1.4 Categories of development

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

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

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

Editor's note — A development approval is required for assessable development. Schedules 9, 10 and 14 of the Regulation also prescribe assessable development.

- (c) prohibited development.

Editor's note — A development application may not be made for prohibited development. Schedule 10 Part 4 of the Regulation prescribes prohibited development.

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

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

1.5 Hierarchy of assessment benchmarks

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

1.6 Building work regulated under the planning scheme

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

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

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

Editor's note—The *Building Act 1975* permits planning schemes to:

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

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

(4) The building assessment provisions are contained in the following parts of this planning scheme:

Building assessment matter addressed in the planning scheme	Relevant section of the planning scheme
Flood hazard	
Identification of part of the planning scheme area as a natural hazard management area (flood).	Schedule 2 Flood hazard overlay maps.
Identification of the level to which floor levels of habitable rooms of a building must be built.	Section 8.2.7 Flood hazard overlay code.
Bushfire hazard	
Designation of part of the planning scheme area as a designated bushfire prone area for the NCC and the QDC.	Schedule 2 Bushfire hazard overlay maps (medium hazard, high hazard and very high bushfire areas).

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

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

1.7 Local government administrative matters

There are no local government administrative matters for the planning scheme.

Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy July 2014 is integrated in the planning scheme in the following ways:

Aspects of the state planning policy appropriately reflected:

- Liveable communities
- Housing supply and diversity
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality
- Emissions and hazardous activities
- Natural hazards
- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports

Aspects of the state planning policy not reflected

Nil.

State interests in the state planning policy not relevant to Gladstone Regional Council

Nil.

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

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Central Queensland Regional Plan 2013, as it applies in the planning scheme area.

2.3 Referral agency delegations

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

Table 2.3.1—Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Nil	Nil	Nil

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

2.4 Regulated requirements

The regulated requirements as identified in section 5(2)(a) of the Planning Regulation 2017 are not reflected in this planning scheme.

Part 3 Strategic framework

3.1 Preliminary

The Gladstone Regional Council was formed on 15 March 2008 through the amalgamation of the former Gladstone City Council, Calliope Shire Council, Miriam Vale Shire Council and the Gladstone Calliope Aerodrome Board.

The vision for the Gladstone Region is to be recognised, nationally and internationally, as a sustainable 'region of choice' for achieving the best integration of large industry and commerce, environmental protection and community wellbeing. The region will be renowned for balance: a friendly, clean and vibrant place in which to live, work and retire.

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

Mapping for the strategic framework is included in Schedule 2 (Mapping).

3.2 Strategic intent

The Gladstone region story: from now to its preferred future

Gladstone is a region of contrasts. It is made up of places that exhibit different qualities and experiences, different types of growth and planning related challenges. It has long been a major industrial powerhouse of the Queensland economy. The city and its surrounding urban areas have experienced almost 50 years of major industry, port and economic development investment and is a focal point of the Queensland economy. This has led to the rapid growth of a number of urban areas including the city itself, Boyne Island, Tannum Sands and Calliope. The region also includes a large and diverse hinterland with numerous villages and towns in coastal and rural settings.

This growth is built on the area's natural and man-made assets such as the safe deep water harbour, abundant water storage, land, power and limestone, sand and hard rock resources – which underpin the region's emerging role as a global energy hub, exporting coal, gas and shale oil.

For the purpose of articulating the policy direction for the planning scheme, the strategic framework is structured in the following way:

- (1) the strategic intent
- (2) there are six themes that work together to articulate the complete policy direction which include:
 - (a) Gateway to the World
 - (b) Community Living
 - (c) Connecting Our Places
 - (d) Building It Better – Our Urban Areas
 - (e) Our Environment and Heritage
 - (f) Our Rural and Coastal Townships and Places
- (3) the strategic outcomes sought for development in the planning scheme area for each theme, and
- (4) the elements that refine and further describe the strategic outcomes.

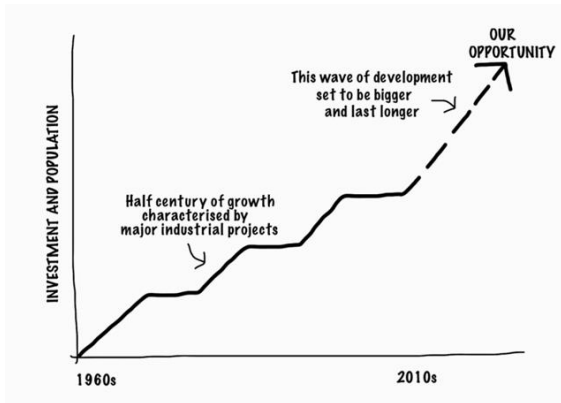
Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

This in turn has positioned the region as a logical location for value adding industry, plus transport and logistics opportunities to support these roles.

The region has experienced a series of "booms" associated with major new industry and port development. These booms have seen unprecedented levels of major economic activity related to mining and gas, port operations, and major industry, ranging from the LNG plants on Curtis Island, major port expansion at Wiggins Island, and the development of the Gladstone State Development Area (GSDA).

These booms create tremendous economic development opportunities and also major pressures where this growth is taking place, with less investment occurring outside of these areas. The growth is not plain sailing – it creates significant pressures on other sectors of its economy, urban development, infrastructure, community, services, and the region's environment.

The latest boom represents a significant opportunity in Gladstone's history to make the most of this situation for the long term benefit of people living and working in the region, as indicatively captured in the graph below:



Like the urban growth areas of Gladstone, Boyne Island, Tannum Sands and Calliope, the coastal and rural towns and areas are important components of the Gladstone region.

Although many of these places are some distance from the high growth areas, it is desirable that the benefits of major resource and industrial related development be shared by the whole region. It is also desirable these places retain their character and lifestyle attributes.

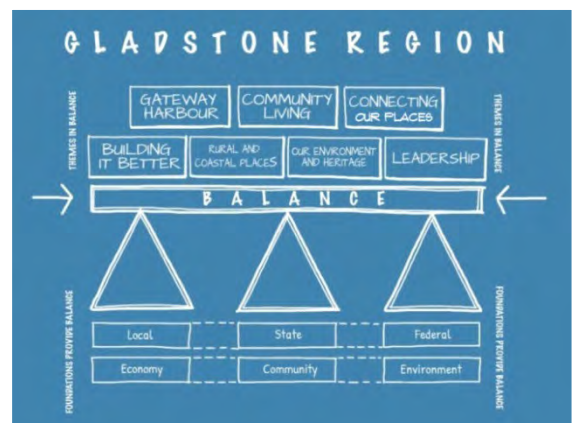
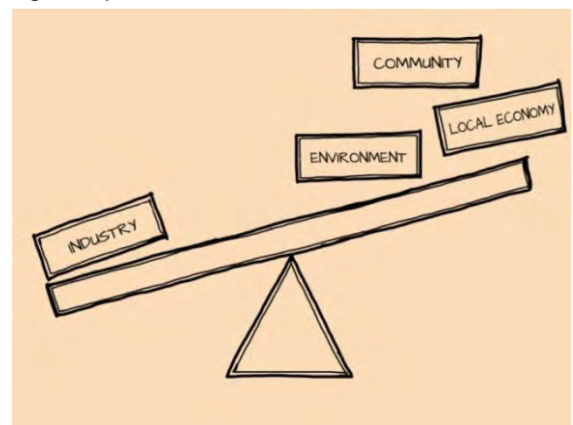
So our overall intent for the Gladstone region is:

Getting the balance right: local benefits from global growth

This strategic intent has two primary aims:

- (1) To recognise that some parts of the region shoulder a major economic load, because of their role in the global economy as a focus for major industrial development, major port facilities, and other related investment which is fundamental to the continued economic prosperity of the State and nation. The community wants to ensure that this global role benefits the Gladstone region as well as the State and nation.
- (2) For the region to be nationally recognised as achieving the best possible balance of large industry, sustainability, community wellbeing and environmental protection. This will be attained through a preferred settlement pattern and infrastructure strategy capable of responding to the needs of major industrial growth surges, and the setting of a development framework that will create a region of vibrant, sustainable and affordable neighbourhoods where residents feel supported and engaged.

Conceptually, it is about moving from this to the region's preferred future:



This strategic framework is about a "rebalancing" process, through the planning scheme (and other initiatives of the Council) to achieve great outcomes for the people living and working in the Gladstone region as well as for Queensland.

It is in everyone's interest to balance these major economic opportunities with community and environmental aspects, to create a mature region of complete communities which provide genuine choice and support for all its residents, workers and visitors.

This will benefit:

- major industries investing in the region, because it ensures that those who work and live in the area have access to the housing and services they need, and choice of lifestyles which keep them connected to, and happy in, the Gladstone region
- the regional community, because its people have access to lifestyle choices, appropriate housing and essential services
- the regional environment, including those areas of national and state environmental significance, which is protected and can sustain the industry and urban components of the region, and

- Queensland, as it underpins the sustainable economic development of Gladstone as Queensland's premier industrial capital and gateway harbour to the world, thereby providing great economic outcomes for the State in the global economy.

The foundations for these balanced outcomes are:

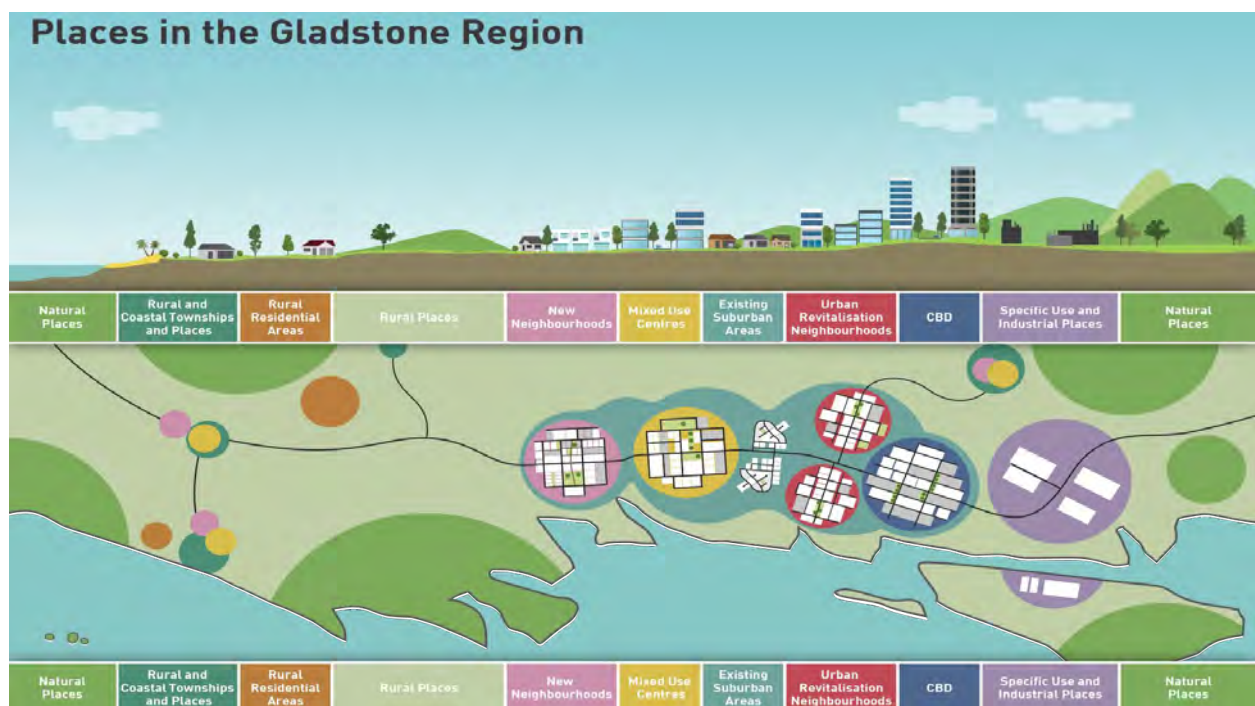
- the **economic, community and environmental** components which support the balanced outcome, and
- the efforts of governments at all three levels, (the regional **Council**, the **State** and **Federal** governments) to achieve those balanced outcomes.

This balance is also about providing choice (of lifestyle, employment, housing, etc), integration (between the area's economic activities, community life and environmental values), and sustainability (through the planning scheme guiding the development of the region to outcomes consistent with this overall vision).

The Gladstone Region Places Model

A central aspect of this strategic framework is the Gladstone Region places model. The region can be thought of as a series of places, each with their own preferred character and function. This model describes this through place types

throughout the Gladstone region. These place types are expressed in greater detail within the themes in the strategic framework and throughout the rest of the planning scheme.



Themes

Gateway to the
World

Community
Living

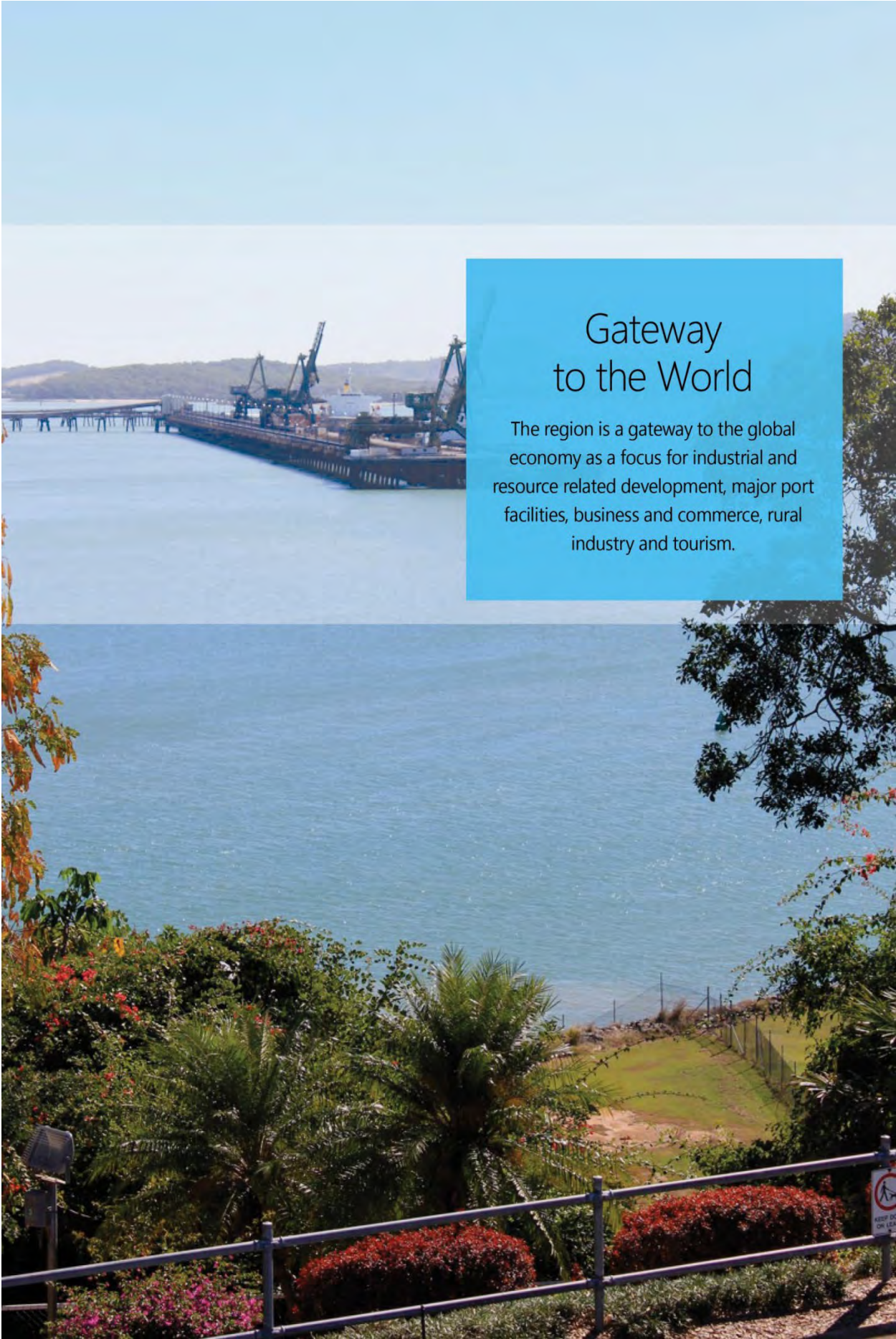
Connecting our
Places

Building it Better:
Our Urban Areas

Our Environment
and Heritage

Our Rural and
Coastal Townships
and Places





Gateway to the World

The region is a gateway to the global economy as a focus for industrial and resource related development, major port facilities, business and commerce, rural industry and tourism.

3.3 Gateway to the world

3.3.1 Strategic outcomes

- (1) Gladstone is a world class industrial city that balances the impacts of major industrial development with community and environmental well-being.
- (2) Major industries of state and global importance locate in Gladstone mainly in the Gladstone State Development Area and the Gladstone strategic port land.
- (3) Supporting and local industry locates in identified industrial places in the Gladstone urban area, Calliope and Boyne Island/Tannum Sands.
- (4) An adequate supply of industrial land in industrial places is available across the region within designated industrial places.
- (5) Industrial development occurs in a range of small and large lots that reflect site area requirements for a range of industrial activities. It must also be well serviced, connected to major transport links, transport routes and other key infrastructure and avoids adverse impacts on sensitive uses.
- (6) Major electricity, bulk water infrastructure and pipeline corridors including into the Gladstone State Development Area, Gladstone Power Station and Gladstone Port are protected from encroachment by development that would compromise their integrity and function.
- (7) Gladstone's CBD is the principal centre for business, government, entertainment and cultural activities.
- (8) The region's major shopping centres must reflect true mixed use centres in providing for a range of entertainment, community and residential uses and not just retailing.
- (9) Business, and centre activities including retail uses occur in the region's mixed use centres and in urban revitalisation neighbourhoods only where in the Mixed use zone. They are not supported in residential zones. Development within these areas ensures the viability of the region's hierarchy of centres is maintained.
- (10) Neighbourhood centres are limited to providing convenience level services for the day to day needs of surrounding local residential neighbourhoods.
- (11) Specialised centres provide for non-traditional centre activities such as showrooms, outdoor sales and bulky goods retailing. New specialised centre uses occur in the Specialised centre zone and not in other zones.
- (12) Agricultural and rural land uses are a valuable economic and social resource and are conserved and sustained. Fragmentation of this resource is not supported.
- (13) Agricultural land classification (A and B); intensive rural activities; stock routes; and intensive recreational activities in the Awoonga Dam catchment and bore areas are protected from incompatible land uses.
- (14) Tourism occurs in mixed use centres and the Gladstone CBD through short term accommodation and in integrated tourist resort complexes and associated facilities on the islands of Heron, Quoin and Lady Elliot. Other smaller scale tourist uses in rural and coastal townships (such as Agnes Water and Seventeen Seventy) and rural places are appropriate where associated with rural and coastal attractions.
- (15) Extractive industry development occurs only in key resource areas in the Extractive resources and minerals overlay and in parts of the Rural zone where resource extraction activities minimises and mitigates impacts on surrounding areas and the environment.

3.3.2 Elements

A gateway for industry

Industry occurs at the right locations – the Gladstone State Development Area for major high impact or land intensive development, Gladstone Port for industry needing harbour and port access and specific use and industrial places within Council's jurisdiction for industry

meeting the needs of the region and supporting major industry. Gladstone's road, rail, and port infrastructure provide the opportunity for a multi-modal inland port for freight and logistics purposes to be established subject to further investigations on location, servicing, access and environmental values and hazards.

New industry areas are located only in the Industry Investigation zone or in the Medium impact industry zone in the Red Rover Road precinct. Development in these areas, as expressed in structure plans, must have:

- appropriate infrastructure, services and transport connections
- a range of lot sizes to facilitate industry land uses
- footprints that minimise impact or risks from environmental constraints and hazards, and
- an appropriate interface to adjoining areas.

Local industry elsewhere in the region (including at Boyne Island Tannum Sands (near the Sewage Treatment Plant), Calliope and Agnes Water) serves local needs in defined industry zoned areas that can be serviced and with good access.

A range of lot sizes and types is provided for different industry with infrastructure and services, and design provisions tailored to specific localities to achieve this diversity. The Low impact industry zone is located within urban areas and characterised by smaller lot sizes. Larger lots are provided in the Medium impact industry zone on the fringe of Gladstone city.

The viability and ongoing use of specific use and industrial places is protected by avoiding encroachment of incompatible uses into areas including major pipelines, major electricity and other infrastructure corridors servicing the Gladstone State Development Area, Gladstone Power Station and Gladstone Port.

Likewise, major industrial development including that within the Gladstone State Development Area and Strategic Port Land areas incorporate buffers within their development areas to minimise and mitigate impacts on adjoining land.

A gateway for local business

The Gladstone region has a diverse and growing economy underpinned by commerce, business and retail functions in a range of centres. It provides development and business opportunities in education and training, particularly leveraging off the presence of Central Queensland University and the mining and energy sector.

The region's mixed use centres and urban revitalisation neighbourhoods occur in the Neighbourhood centre, Centre, Principal centre, Mixed use and Specialised centre zones. Business and centre activities occur in these zones and are not supported in residential zones as this is inconsistent with the form, function and amenity of residential neighbourhoods.

Mixed use centres incorporate a variety of uses which varies depending on the role and function of the area. The intent for these areas is that they are not dominated by a single use such as retail, but rather include a range of retail, commercial, entertainment and community uses which increases activity during and after regular business hours.

Other than in the Neighbourhood centre and Specialised centre zones, permanent residential uses are also encouraged in a variety of forms.

The section below describes the region's hierarchy of centres from largest to smallest. Growth or any expansion within these centres:

- occurs commensurate with community needs
- does not impact on the viability of other centres in the region, and
- integrates development with surrounding areas.

The Principal centre – CBD

The CBD accommodates the region's most diverse and intense mix of business, commercial and community activities. It is critical to the economy and the administration of the region and provides the greatest concentration of civic buildings, major offices and cultural facilities. Increasingly, speciality shopping and above ground level residential developments are part of the mix as well.

Major office based employment is concentrated along Goondoon Street, including office and administrative functions of major industry projects and developments. The CBD is also a meeting place, day and night, and has the widest selection of short term accommodation, dining and entertainment facilities in the region. As such, the amenity of the CBD is that of a highly urbanised centre with a range of day and night activities. New development provides streetscape improvements which encourages active transport and integration of greenery.

Major shopping centres

The region's major shopping centres are identified in the Centre zone. They provide regional and sub-regional retail services. Major shopping centres are to transition into true mixed use centres that are more than a traditional shopping mall to also include entertainment, community and above ground residential uses.

Kin Kora centre

The Kin Kora shopping centre, located around the intersection of Philip Street and astride the Dawson Highway, is Gladstone's largest mixed use centre. It offers a range of services and is well connected by the city's public transport. Kin Kora also services communities at Boyne Island, Tannum Sands and Calliope, which have been reliant on private vehicles to make the longer journey to shop.

Kin Kora will remain as the largest retail shopping and mixed use node for the region with a potential expansion of up to 50,000m² of lettable area and the inclusion of a full line department store.

Gladstone central

Gladstone Central lies along the western side of the Dawson Highway south of Park Street. It is a narrow and elongated centre that is constrained by sloping land, the Dawson Highway and a rail corridor. These features restrict any further expansion of this centre.

Gladstone Central includes a shopping centre / supermarket, cinema, hotel, dining and takeaway, speciality shopping and office and medical related services. This mix of uses reflects many of the features of a mixed use centre. In particular, there is an entertainment focus that includes a burgeoning after hours food retailing destination with a number of restaurants and cafes.

Future land use must compliment this land use mix and any redevelopment must improve pedestrian on site connectivity particularly to the lower section of the centre.

Kirkwood Road centre

The Kirkwood Road centre is bounded on the corner of Kirkwood Road, Dixon Drive and Kahler Close and is characterised by an existing shopping centre, service station and food and drink outlet. The site represents some development potential however any future

expansion is to provide lower order retail and/or commercial uses which service the immediate and future Kirkwood community. No further expansion of this centre is supported beyond the existing boundaries.

Boyne Island centre

There is potential to expand the area in the Mixed use zone, on the corner of Wyndham Avenue and Centenary Drive, east from the existing centre across Wyndham Avenue. Land uses not only provide for traditional shopping and retail but also entertainment, dining and residential that takes advantage of proximity to the Boyne River through improved public access and activity along the river.

The Boyne Island centre is further consolidated with a community facility focus with expansion of the library, other community uses and also child care services.

Tannum Sands centre

This centre is intended to consolidate as a more intense mixed use centre that takes advantage of proximity to the Tannum Sands beach, Turtle way and proximity to the hotel through dining, entertainment above ground residential and tourism support uses.

Tannum Sands also has the potential to include a health and well-being hub immediately south of the shopping centre that encourages a mix of allied health and medical activities, aquatic facilities along with aged care and retirement living opportunities.

Calliope centre

The Calliope centre is built around two centres being the larger northern centre and the historical southern centre. The northern centre is most dominant in terms of provision of retail and commercial floor space. This is captured in the Centre zone to ensure it transitions into a true mixed use centre. The older historical centre serves only the southern end of the town by providing local convenience retail as identified in the Neighbourhood centre zone.

Agnes Water centre

The existing town centre at Round Hill Road and Captain Cook Drive is the focus for retail activities within Agnes Water. This town centre does not have the capacity to support the moderate population increases anticipated over the life of this planning scheme. An expansion of

this centre east across Round Hill Road in the identified Emerging community zoned land provides opportunities to strengthen the retail offering with an additional supermarket and mixed-use development (including residential and community facilities) in a larger but still compact centre.

This opportunity for centre expansion is to meet projected growth needs and enables future centre development and associated centre land use activities to be located centrally within Agnes Water. It removes any need for commercial zoned land on the fringe of the urban area that was included in previous planning schemes and has never been developed. In addition to the Agnes Water town centre, creative industries and local enterprises generally requiring larger sites are supported in a creative enterprise precinct in the Rural residential zone at the western end of Bicentennial Drive towards Round Hill Road. This is not a mixed use centre as it does not support shops or finer grain centre activities which are to be located in the town centre.

Neighbourhood centres

Neighbourhood centres only provide for convenience level needs for surrounding residential neighbourhoods. They are limited to a small grouping of shops and fine grain retail activities, and are located in the Neighbourhood centre zone. Outside of urban areas, the Township zone provides a similar function in the region's coastal and rural townships albeit at a much smaller scale which reinforces existing groupings of commercial uses.

Neighbourhood centres include a mix of low scale convenience shopping and other complimentary uses such as small offices and health care services. Uses must ensure the surrounding residential neighbourhood amenity is maintained.

Shopping centres, shops and other forms of retail uses in neighbourhood centres are limited in size to service only a surrounding residential population of approximately 3,000 people. Neighbourhood centres do not include higher density residential activities, large format retail or specialised retail uses.

Specialised centres

The retailing of bulky goods in showrooms or large hardware and trade supplies centres, garden centres and outdoor sales yards cannot be readily accommodated in finer grain traditional centres. These land consumptive uses are not appropriate within urban revitalisation neighbourhoods and mixed use centres where traditional retail shopping centres, shops and commercial uses are concentrated.

Retailing that is regularly visited such as small shops (including supermarkets) and shopping centres are not supported in specialised centres.

Specialised centres are developed only in urban areas where they are close to large residential catchments and traditional mixed use centres. While some specialised centre uses have historically evolved outside of designated specialised centre zone (e.g. the Hanson Road precinct), specialised centre development is not supported in industrial zones, the Rural zone or in other locations outside of the Gladstone, Calliope or Boyne Island / Tannum Sands urban areas.

The Clinton precinct within the Specialised centre zone represents an integrated development that is the region's 'home maker' centre, retailing primarily in the form of showrooms and bulky good premises. Growth projections necessitate a second 'home maker' centre over the life of this planning scheme.

There is potential for this to occur along the Kirkwood Road corridor, between Harvey Road and Glenlyon Road, in a location which has:

- high visibility to passing trade
- easy access from an arterial road, with manageable impact on the traffic and transport network
- a large site area (generally a minimum of 8 hectares) with unconstrained topography
- primarily an outdoor environment that allows shoppers to directly access their vehicles after purchasing
- an internally coordinated traffic circulation system that minimises access points to surrounding roads
- ample off-street carparking, and
- large floor plates for buildings which are designed to display a range of goods for sale

A gateway to prosperous rural activities

Primary industry contributes strongly to the region's economy. This industry focuses on agriculture, grazing and forestry throughout the region's rural places.

Extensive fragmentation has adversely impacted on traditional broad scale agricultural land uses, natural resources, natural corridors and biodiversity. Further fragmentation on Rural zoned land is not supported in order to protect the continued operation of these agricultural activities, rural land resources along with the region's identified stock routes and to maintain rural character. Additionally, rural productivity is dependent on uncontaminated surface and ground water supplies. Therefore rural development will not compromise the water quality for other users.

While designated Agricultural land classification (A and B) land is identified on State Government generated maps, even marginal quality agricultural land supports broad scale grazing and contributes to the regional economy. Agricultural land classification (A and B) is protected for agricultural uses including less intensive pastoral uses. Rural lots sizes are commensurate with their capacity to deliver

viable rural and agricultural activities along with their contribution to rural character. Intensive agricultural land uses will be protected from encroachment by sensitive land uses through effective separation buffers. Port infrastructure also enables the efficient export of livestock and agricultural products.

Boyne Valley towns lie within the Awoonga Dam catchment. Outside of these townships the catchment area is protected from inappropriate development.

A gateway for tourism

The Gladstone region offers diverse tourism attractions for visitors and residents. Gladstone Marina and the East Shores development are hubs for coastal related tourism and their proximity to the Gladstone CBD supports short term accommodation along Goondoon Street for tourists and business related visitors.

Agnes Water and Seventeen Seventy are internationally renowned tourist destinations for backpackers and other visitors and also a launching pad for access to the southern islands of the Great Barrier Reef Marine Park. The Agnes Water town centre and the Jeffery Court precinct represent the hub for this tourist activity and supports short term accommodation and associated tourist and entertainment uses such as food and drink outlets and bars. Development in the Jeffery Court precinct ensures public access to the beach and foreshore areas which are major tourist attractions for Agnes Water.

The islands of Heron, Quoin and Lady Elliot support integrated resort complexes and facilities as reflected in the Major Tourism zone.

Development provides for low impact and low intensity tourist accommodation servicing the needs of tourists and employees together with limited entertainment, dining and convenience shopping.

The region's rural and coastal townships include the highway towns of Miriam Vale, Benaraby and Mount Larcom. These townships act as gateway towns for motoring tourists and provide for highway related tourist information services, small scale short term accommodation, food and drink outlets, small shops and service stations

within the Township zone (rather than in new centres along the highway).

The region's natural places and rural places provide opportunity for small scale tourism uses such as farm stays, B&Bs, cellar doors, tourist parks, eco and recreational tourism taking advantage of the region's State Forests, waterways and Lake Awoonga for recreation and visitor services. This is also reflected in the coastal places of Seventeen Seventy, and to a lesser extent Turkey Beach and Baffle Creek.

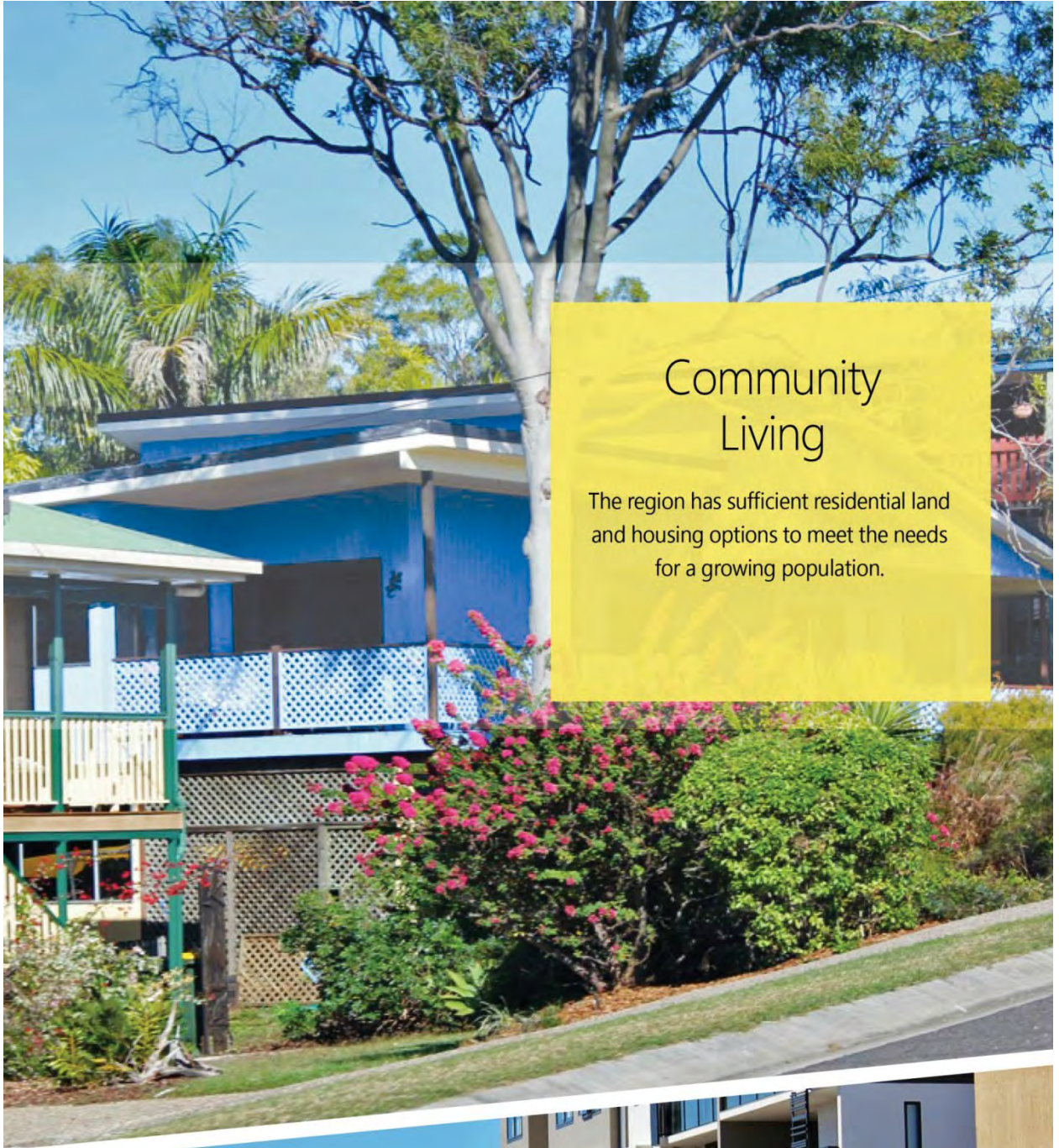
A gateway for extractive industry and resource development

Extractive resources occur only in key resource areas in the Extractive resources and minerals overlay and in parts of the Rural zone.

New mining, petroleum and gas proposals have been earmarked in the region including the Boyne Valley. Such land uses must manage their impacts on the natural environment, biodiversity, water catchments, scenic amenity, existing agricultural land uses and on the amenity of the local townships and villages. Recognised mining, petroleum and gas

proposals need to be protected from encroachment by inappropriate and sensitive land uses. Similarly, extractive industry development minimises and mitigates impacts on surrounding communities including sensitive uses, the environment and rural and agricultural activities.

In turn, these regional resources and their transport routes are protected from the encroachment of new sensitive land uses to ensure they can operate efficiently and safely.



Community Living

The region has sufficient residential land and housing options to meet the needs for a growing population.



3.4 Community living

3.4.1 Strategic outcomes

- (1) New housing is located with ready access to employment and services, providing affordable living options in the region.
- (2) The region's urban footprint as expressed in its new neighbourhoods, urban revitalisation neighbourhoods, mixed use centres and the Gladstone CBD will accommodate the region's population and housing growth over the next 20 years.
- (3) Most new housing occurs in well planned greenfield urban extensions within identified new neighbourhoods in the Emerging community zone. These are accompanied by a Plan of development.
- (4) Residential development within the region occurs where it can be demonstrated that there is both overwhelming community and economic need.
- (5) Redevelopment and infill development will provide an increasing proportion of the region's housing stock through attached housing types. This will occur in identified urban revitalisation areas, larger mixed use centres and the Gladstone CBD.
- (6) Low density dwelling houses occur in existing suburban neighbourhoods and to a lesser extent rural and coastal places and rural residential areas.
- (7) A diverse range of housing types in new neighbourhoods, urban revitalisation neighbourhoods, mixed use centres and the Gladstone CBD is provided to meet the needs of people who live in, work in and visit the Gladstone region.
- (8) Ageing in place is facilitated through wider housing and accommodation choices, including those that meet the needs of older people.
- (9) Major short term accommodation is concentrated in the Gladstone CBD, urban revitalisation areas and mixed use centres. Smaller scale short term accommodation within rural and coastal townships supports tourism associated with rural and coastal attractions.
- (10) Non-resident worker accommodation generally occurs in locations where they are part of the urban fabric. They are designed to create a sense of place and identity, be adaptable to other housing needs and leave a legacy of infrastructure for communities. Non-resident worker accommodation outside urban areas must be self-sufficient in all forms of servicing and infrastructure needs.

3.4.2 Elements

Housing growth

The Gladstone region's population growth is characterised by periods of rapid growth (as new major developments occur), followed by more stable phases – placing fluctuating demands on regional housing supply. Past periods of rapid growth have impacted on housing availability and affordability and the provision of services. The timely supply of land ensures that new housing can be provided to meet these periods of growth without significant adverse impact on affordability and access to the necessary physical and social infrastructure.

In instances of new house supplies, this timely delivery is to be demonstrated through specific needs analyses which illustrate both overwhelming community and economic need.

Population in the Gladstone region is expected to increase between 30,000 and 60,000 people from 2014 to 2031 according to State

Government forecasts. The majority of this growth will occur in Gladstone's urban area and the surrounding urban communities of Boyne Island, Tannum Sands and Calliope.

Traditional 'greenfield' housing growth in new neighbourhoods accommodates the bulk of population and housing growth. These are only located in the Emerging community zone where accompanied by a Plan of development. Housing growth will be balanced by approximately 20% infill development, predominantly in the form of attached housing at varying densities, in well located urban revitalisation neighbourhoods, mixed use centres and the Gladstone CBD. Low density housing occurs in existing suburban areas in the Low density residential zone, rural residential areas and in rural and coastal places which reflect the existing situations of these well-established areas. Infill development is not supported here.

This balance between greenfield and infill development ensures the Gladstone region has sufficient housing land supply to last for at least 20 years.

Residential development in new neighbourhoods must achieve an average density of 15 dwellings per hectare net (or 12.5 dwellings per hectare net in Calliope). This is to enable a range of housing forms (not just one housing type) and densities. It also contributes towards establishing well balanced and functional urban communities that support a range of household compositions and people from different backgrounds.

Housing mix and affordability

Residential development provides for a mix of housing types that support a wide range of housing needs throughout the region. These are expressed in detached and attached residential building typologies in relevant zones in urban revitalisation areas, mixed uses centres and the Gladstone CBD. Dwelling houses and dual occupancy also contribute to the housing mix in existing suburban neighbourhoods and in rural and coastal townships and rural residential areas.

New Neighbourhoods (where most new housing will occur) must deliver a range of detached and attached housing types of different sizes and configurations.

The region's urban areas also include State Government facilitated developments at Clinton and Toolooa in Gladstone and 'Tannum Blue' in Tannum Sands, which contribute to housing for the region.

The ability to 'age in place' helps achieve well balanced and functional communities and forms part of the broader housing objective of providing greater housing choice to meet needs throughout different phases of life. Retirement villages, aged care accommodation and other forms of accommodation for older people occurs in locations with convenient access to health and community services, public transport and centres.

The diverse range of housing options also caters for award workers and low income households. This is partly achieved through the retention of existing affordable housing, including relocatable home parks and permanently occupied caravan parks.

Short term and non-resident workforce accommodation

Other forms of accommodation perform important roles in temporarily housing tourists, visitors and some workers (at peak times) throughout the region. This supports the regional economy particularly in the tourism, business and major industry sectors.

Short term accommodation for business and tourist visitors such as hotels and serviced apartments are encouraged in the Gladstone CBD and in mixed use centres. Other short term accommodation options support tourism activities where they are servicing rural and coastal townships.

Non-resident workforce accommodation represents another form of temporary housing that largely responds to peak demands in major resource related projects, particularly during

their construction phases. To prevent impacts on the region's rental and market housing supply, the preferred accommodation for large scale non-resident workforce accommodation is in dedicated workers accommodation facilities. This accommodation occurs where it is integrated into the urban fabric of urban areas, designed to look and feel like part of the urban area and is not a camp or compound.

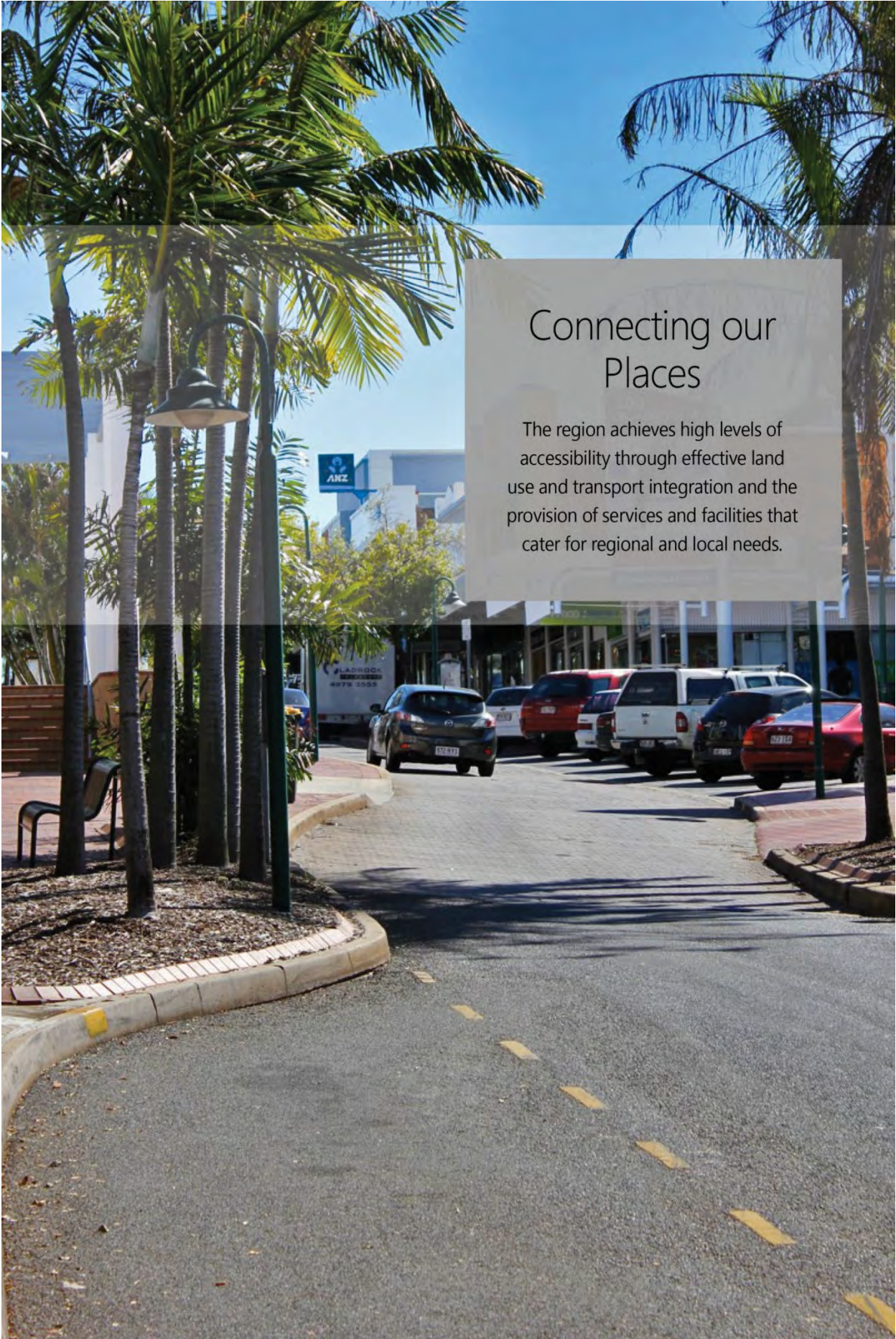
In the event this type of temporary housing cannot be located as part of an existing town or urban area, non-resident workforce accommodation must be self-sufficient in all forms of servicing and infrastructure and not adversely impact on the existing services and infrastructure of the nearest town or urban area.

Non-resident workforce accommodation facilities financially contribute to the services they use. They also leave a positive legacy which can include being able to adapt to other accommodation and community needs once the

construction phases of major industries are completed. Where adaptation to other accommodation uses cannot be achieved, these facilities are discontinued for alternative land use potentials.

Mapping

Strategic Framework Map: Community Living and Building it Better: Our urban areas Schedule 2.



Connecting our Places

The region achieves high levels of accessibility through effective land use and transport integration and the provision of services and facilities that cater for regional and local needs.

3.5 Connecting our places

3.5.1 Strategic outcomes

- (1) Communities are well connected to each other. Neighbourhoods are linked to centres, employment and recreation areas by an integrated transport system across a mix of modes that meets a range of mobility needs and offers choice about how to move around the region.
- (2) Development achieves the efficient use of existing transport and community infrastructure and the timely and equitable delivery of new infrastructure.
- (3) All communities have access to a range of facilities and services, public spaces, open space, sport and recreation areas.
- (4) Gladstone City provides the highest level community and health services and facilities for the region. Other major urban places such as Boyne Island / Tannum Sands and Calliope provide regional level sport and recreation facilities. Smaller places provide for community infrastructure to support their local needs.
- (5) Pedestrian and cycle networks are fundamental to the movement functions of neighbourhoods and centres throughout the region. They are essential components of new neighbourhoods, urban revitalisation neighbourhoods and other urban place types. Road corridors connecting important destinations throughout the region incorporate public transport and active transport modes and are designed to be safe and universally accessible.
- (6) Public transport links mixed use centres with the region's new neighbourhoods, urban revitalisation neighbourhoods and existing suburban areas so that people have improved access to shopping, health care, community services and cross modal points (airport and railway).
- (7) The road network ensures the safe and efficient movement of people to employment nodes (including specific use and industrial places) and mixed use centres.
- (8) The Gladstone airport and major road transport corridors such as the Bruce and Dawson highways and other State controlled roads and arterial routes are protected from inappropriate development that undermines their efficient and safe operation.
- (9) Major freight and haulage routes avoid sensitive areas and surrounding development does not compromise their important function in servicing specific use and industrial places throughout the region.
- (10) Homes and businesses benefit from world class telecommunication and information networks to enable efficient business practices, encourage home based business opportunities and ensure community members are connected to their social networks throughout the region and elsewhere

3.5.2 Elements

Connecting through community wellbeing

Community wellbeing is supported at local and regional scales through development that contributes community services, facilities and infrastructure to meet community needs. The Gladstone CBD accommodates high level services and facilities in health care, education, cultural and community facilities. These service the regional population through an efficient transport and movement network.

The region is well serviced by sport and recreation facilities at local through to regional level. The major sporting facilities include:

- (1) The Gladstone Showground / Speedway / racecourse

- (2) The Rigby Park Complex and Aquatic Centre
- (3) The Tannum Sports Park
- (4) Boyne Island / Tannum Sands Recreational Area
- (5) Calliope Sports Park
- (6) The Benaraby Motor Sport precinct, and
- (7) Mt Larcom Showgrounds.

Local communities in urban locations and in coastal and rural places are provided with necessary community services and sporting facilities to meet their local needs.

Community wellbeing is achieved through well located housing (including for older people) that is close to services and facilities, employment areas and public spaces. People have choice about how they access these services that

include walking, cycling and public transport. Community facilities are established in mixed use centres and the Gladstone CBD co-located with service, business and entertainment uses that provide multi-purpose destinations.

Connecting people and places

The Gladstone region is serviced by an integrated transport system that achieves the functional and efficient movement network of people, goods and services utilising road, rail, port and air travel modes.

New urban areas such as the region's new neighbourhoods are designed using grid based street patterns that achieve high levels of connectivity and encourage walkability to key destinations for local businesses, community facilities, health services, shopping and entertainment, and recreational and sporting areas. Improvements to connectivity in existing suburban areas in Gladstone and Boyne Island / Tannum Sands will be facilitated wherever possible.

Major urban arterials such as the Bruce Highway, Dawson Highway (between Gladstone and Calliope), Kirkwood Road, Gladstone – Benaraby Road, Boyne Island Road, Tannum Sands Road and Fingerboard, Tableland and Round Hill roads and other state controlled roads perform national and regional functions. Development throughout the region preserves this network and minimises the need for any local level trips on these routes.

Potential new road links will be further investigated to improve road capacity and

connectivity between Gladstone and Boyne Island/Tannum Sands through an extension of Glenlyon Road, between Boyne Island and Tannum Sands through a second Boyne River crossing, and to improve access from Agnes Water to Gladstone's higher order social and community facilities by reducing the trip distance, and providing a new access road from the Baffle Creek/Deepwater areas to Agnes Water's infrastructure. The links shown on the map are indicative only and are not intended to illustrate a particular route.

Major industrial and port employment nodes are concentrated in Gladstone and to its north west which reinforces the role of Kirkwood Road, the Dawson Highway (between Gladstone and Calliope), Gladstone Benaraby Road, the Port Access Road and Calliope River Road in facilitating efficient journey to work trips. New neighbourhoods are designed to achieve a high level of connectivity with employment areas along with reducing journey to work travel times and dependency on private motor vehicles.

Gladstone Airport is a key facility in the region, for the movement of passengers and freight, and as a location for special development consistent with the safety and operational requirements of the airport. Development that impedes airport operations is not supported.

Connecting through sustainable transport

The region's urban settlement pattern supports sustainable public transport and active transport modes. New neighbourhoods, urban revitalisation neighbourhoods, existing suburban neighbourhoods, the Gladstone CBD and mixed use centres incorporate public and active transport corridors within roads and other open space areas. Development in these places contributes to greater active transport options to:

- residential neighbourhoods
- activity centres
- health and community services
- employment and education nodes
- multi modal points such as railway stations and the Gladstone Airport, and
- recreation and entertainment areas.

Public transport is dominated by the bus network that links mixed use centres in Calliope, Boyne Island, Tannum Sands and Kin Kora, the Gladstone CBD and other urban communities in existing suburban areas largely surrounding Gladstone city.

Public transport hubs at these key destinations are reinforced through higher density development in well serviced mixed use centres, the Gladstone CBD and urban revitalisation neighbourhoods. This also provides active transport which is made convenient, safe and secure, including the provision of end-of-trip

facilities such as bicycle parking, change rooms

and amenities.

Connecting freight networks

Gladstone's movement network includes major road, rail and port infrastructure that facilitates the import and export of bulk materials and products across the industry and resource sectors.

Development throughout the region does not undermine the ongoing role of freight routes in realising the efficient movement of freight and bulk materials.

Calliope River Road links the Bruce Highway into the Gladstone State Development Area. Development is limited to the immediate north of the Calliope River and along this road corridor.

Don Young Drive – Red Rover Road functions as a ring road for freight traffic around Gladstone's western urban area. A second crossing of the Calliope River at Mt Miller Road

will link to this ring road and provide good access into the Red Rover Road industrial area and Gladstone State Development Area.

The Port Access Road extension will provide an important link between the Gladstone State Development Area, Red Rover Road industrial precinct and the port facilities at the harbour.

Development must ensure:

- freight traffic accesses freight routes and avoid impacts on sensitive areas in new neighbourhoods, urban revitalisation neighbourhoods, existing suburban neighbourhoods, the Gladstone CBD and mixed use centres, and
- sensitive land uses are sufficiently setback from freight routes and do not rely on these routes for access and movement throughout the region.

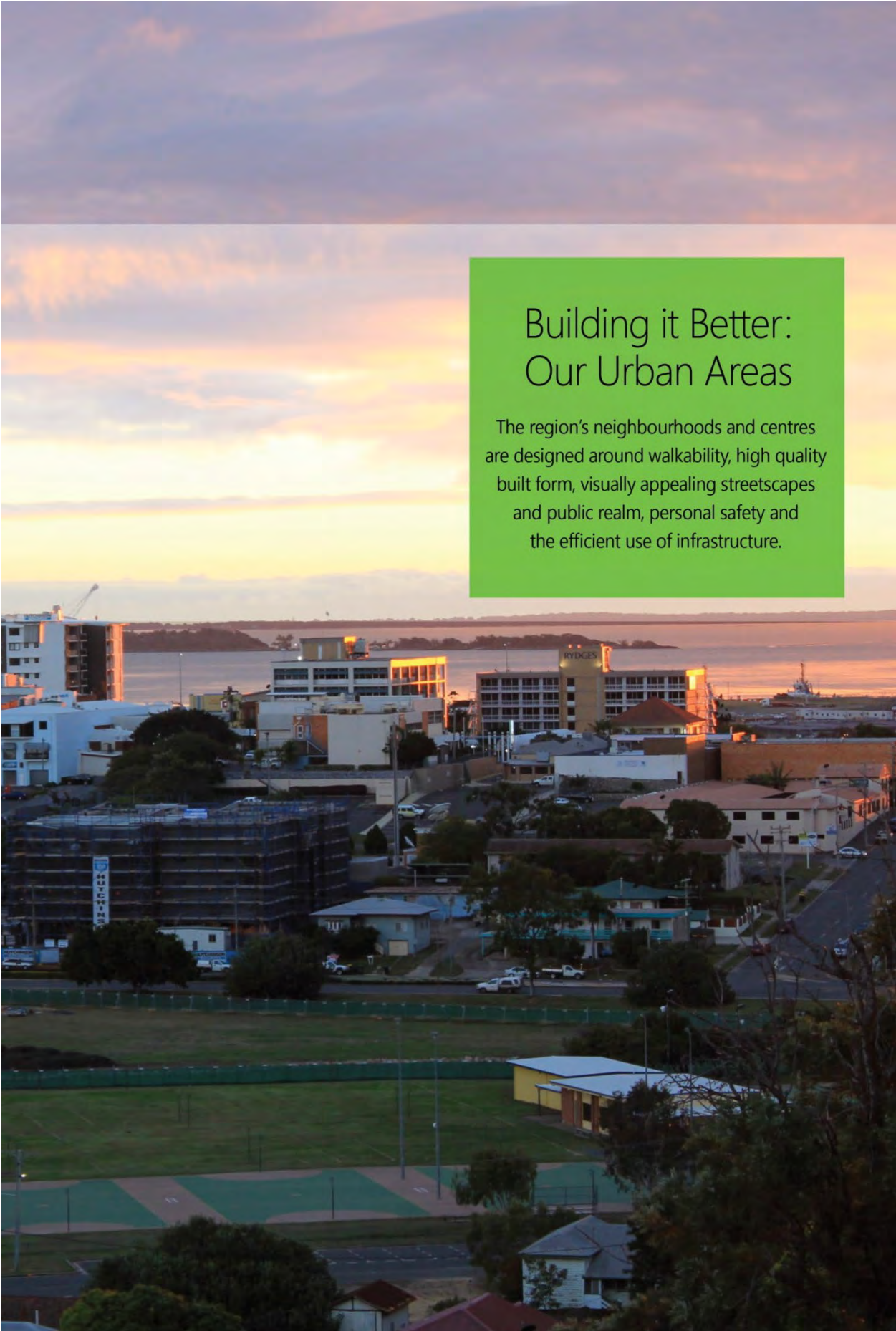
Connecting people and business

The Gladstone region is connected to global information and communication networks. Development will incorporate high quality broadband, interactive technological systems and fibre optic and telecommunication infrastructure to allow participation in local, regional, national and global information and communication networks.

This supports major industry, local business and home based businesses to function efficiently and contribute to the economic sustainability of the region. It also facilitates community connectedness through ensuring people can be engaged in social and community based networks.

Mapping

Strategic Framework Map Connecting our places Schedule 2.



Building it Better: Our Urban Areas

The region's neighbourhoods and centres are designed around walkability, high quality built form, visually appealing streetscapes and public realm, personal safety and the efficient use of infrastructure.

3.6 Building it better: our urban areas

3.6.1 Strategic outcomes

- (1) Gladstone's CBD prospers as the heart of the city and region where the tallest (non-industrial) buildings in the region occur to reinforce Goondoon Street as the region's main street for commercial, retail and entertainment activities.
- (2) Urban redevelopment and higher density housing occurs in urban revitalisation neighbourhoods across identified residential neighbourhoods and mixed use centres.
- (3) Buildings in urban revitalisation neighbourhoods within residential zones promote neighbourhood residential character and amenity commensurate with the relevant Low-medium density residential or Medium density residential zones. These areas accommodate a range of attached housing forms including low-medium rise townhouses and medium rise apartments.
- (4) Mixed use centres are designed as true town centres of economic and community life, rather than just 'big box' shopping centres.
- (5) The design of the region's new neighbourhoods provide a range of housing choices, are characterised by walkability and have a neighbourhood structure with a central focus such as a park or shop. Development in new neighbourhoods does not include tall buildings and contains a mix of low-medium scale residential buildings such as dwelling houses, dual occupancy and some townhouses.
- (6) Existing suburban areas remain as low density suburban neighbourhoods dominated by dwelling houses. Residential development must maintain the prevailing low density suburban character of these areas.
- (7) The design of the region's neighbourhoods, centres, employment areas and public spaces adequately provides for public safety.
- (8) Infrastructure planning and investment is organised to support development in an efficient and timely manner.

Note—The Built Form Transect (Schedule 2) translates the Gladstone Place Model into a range of built form outcomes that are intended in the region's urban areas which will experience the greatest amount of change throughout the life of this planning scheme. This covers a range of building types at different scales and intensities that are described throughout this theme and in the relevant zone codes.

3.6.2 Elements

Building it better: Gladstone CBD

The CBD is the most intense concentration of retail, commercial, office and entertainment activities in the region. The CBD occurs in the Principal centre zone while the surrounding CBD fringe areas are included in the Mixed use zone.

The CBD is laid out on a grid pattern and is distinctive through its undulating topography. Buildings dominate the streets, particularly streets identified as primary frontages, and include high quality public realm and streetscape outcomes that support pedestrian activity and street life.

Goondoon Street is the CBD's main street or primary frontage. Buildings are characterised by single level podiums built to the street frontage and recessed upper level tower forms. Ceilings

within podiums are higher at ground level to further encourage an active street environment. They also include awnings over footpaths to assist in providing a comfortable pedestrian environment.

Redevelopment within the CBD is supported by streetscape improvements and the addition of greenery where this is able to be integrated with the existing urban fabric.

Access and parking (on and off street) needs to be carefully managed to allow people to get in and out of the CBD, without compromising the function and the fabric of this principal centre. Development must contribute to street improvements to create a high quality pedestrian environment and emphasise connections

between the Valley to the south–east and the harbour to the north–west.

Heritage listed buildings (identified in the Heritage overlay) are retained and incorporated in new developments (as appropriate) to enhance the visual interest of the street and acknowledge these building's inherent values. Views along Goondoon Street to the water are important to the streetscape and are to be protected.



Gladstone CBD locality

Building it better: Urban revitalisation neighbourhoods

Urban revitalisation neighbourhoods are older urban areas generally close to the Gladstone CBD and other key locations such as the Gladstone hospital. They are reflected across residential and mixed use neighbourhoods and occur in the Low–medium density residential zone, Medium density residential zone and Mixed use zone.

Urban revitalisation neighbourhoods are well located to public transport, and walking and cycling routes to the Gladstone CBD and other locations. They offer excellent access to services, parks and have infrastructure capacity to support higher densities of development.

Buildings have a sense of enclosure at the street level provided by small building setbacks particularly on primary frontages. Streets are characterised by street trees providing shade and character, and footpaths for walking. Roadways are designed for sharing by vehicles and bikes. The grid–based streets are connected in a way that makes it easy to navigate.

Within the Mixed use zone the proportion of residential and commercial uses varies with its location. Buildings support a range of

appropriate centre activities and attached housing. Along identified primary frontages such as Tank Street in the Valley, buildings include a single level podium for fine grain active uses that is built to the street alignment to define the street and public realm and delineate between public and private spaces. Awnings over footpaths assist in providing a comfortable pedestrian environment. Outside of primary frontages, buildings maintain a close relationship to the street but are not built to the street alignment and may include either residential or commercial uses at ground level.

Residential zones within urban revitalisation neighbourhoods reflect a range of higher density housing outcomes. These include dwelling houses on narrow lots, dual occupancy and multiple dwellings such as townhouses and medium rise apartments. Residential buildings in these areas must compliment neighbourhood character as reflected in the relevant zone, present to the street and include design elements that reduce building bulk, minimise overshadowing and create pleasant living environments.

The CBD fringe and the Valley

The CBD fringe and the Valley are a mixed use area offering CBD supporting office and retail spaces and activities along with urban living options. This is identified in the Mixed use zone.

Residential development opportunities are encouraged with ground and lower level business and community uses largely concentrated on the primary frontage of Tank Street and Goondoon Street south.



The Valley locality

Goondoon Street south and Tank Street are reinforced as 'main streets' although development will be less intense than the CBD (Goondoon Street north). Buildings ranging from four to six storeys in height can offer an alternative for smaller businesses in a near-CBD location. Away from these main streets and on the fringe of the CBD, there is less imperative for buildings to be built close to the street. In these areas the public realm is less formal with a greater emphasis on planting and footpaths.

Redevelopment of land in proximity to strategic port land and major industries incorporates design and operational measures to ensure an appropriate level of onsite amenity is achieved.

Gladstone south

Three or four storey mixed use development is appropriate along the western frontage of Toolooa Street in Gladstone south. This reinforces Toolooa Street as a gateway into the Valley and eventually CBD. This type of development is limited to land in the Mixed use zone. The eastern frontage of Toolooa Street includes land within the Specialised centre zone where development provides for smaller scale

bulky goods showrooms and outdoor sales activities.

Low medium density residential development such as townhouses and other forms of attached housing are appropriate beyond the western frontage of Toolooa Street. This is identified in the Low-medium density residential zone.

The Toolooa Street shopping centre provides a major redevelopment opportunity to anchor Gladstone south and reinforce the gateway entry into the Valley and CBD.



Gladstone South locality

Gladstone west

Gladstone west consists of the elevated Gladstone hospital and surrounding residential suburb west of Dawson Road and the rail corridor. It is close to the CBD and major transport routes, providing good access to the CBD with its highly connected street network.

Residential development in the form of medium rise apartments and other forms of attached housing up to four storeys is supported as appropriate infill development. This occurs in the Medium density residential zone.

The Gladstone hospital precinct also includes small scale medical uses, local shops and services that support the Gladstone hospital. These activities occur on the ground level of buildings with short term accommodation or permanent residential accommodation above.

Part of the western frontage of Dawson Road includes land within the Specialised centre zone where development provides for smaller scale bulky goods showrooms and outdoor sales activities.



Gladstone West locality

Building it better: Mixed use centres

A network of mixed use centres including the Gladstone CBD are accommodated across the major urban areas of the Gladstone region. They occur in the Principal centre, Mixed use, Centre and Neighbourhood centre zones.

The design of mixed use centres varies with the scale and mix of land use activities intended for each of these zones. All mixed use centres are a hub for public transport, and a focus for walking and cycling routes.

Development within a mixed use centre is designed around high quality streets, buildings and public spaces (including parks), rather than on enclosed shopping malls surrounded by surface car parking.

Streets are grid based and have a strong sense of enclosure and connectivity in a way that is easy to navigate within the centre and surrounding residential neighbourhoods. They are lined with street trees and wide footpaths.

Buildings address street frontages and accommodate high pedestrian activity uses such as retail, entertainment or community activities presenting an interesting façade with extensive use of windows and awnings. Corners are expressed as stronger visual elements that include feature building entrances. Car parking areas avoid undermining centre activities and dominating the visual appearance of the streetscape.

Public spaces such as squares, plazas and urban parks are included as part of the design of mixed use centres in order to promote vibrancy and social interaction.

Kin Kora centre

Kin Kora is to transition into a true mixed use centre that provides a greater focus for social interaction for the local community. This transition occurs in accordance with concept diagram 1 shown. Development creates increased connectivity for users of the centre and also the ability for buildings to address the street and pedestrian thoroughfares.

Development incorporates new connections that better integrate the centre with the surrounding area and small plaza spaces create gathering and activity areas where pedestrian movement is concentrated. These spaces are to be surrounded with finer grain shopping and dining (indoors and outdoors) where buildings can 'sleeve' parts of the site providing a better interface with surrounding streets and public spaces.

Improved local street and path connections provide access to the adjoining park and Police Creek. Safe pedestrian and bike connections across the Dawson Highway are necessary as part of any signalisation of the Phillip Street and Dawson Highway intersection.



Diagram 1—Kin Kora centre

Boyne Island centre

The Boyne Island town centre is to evolve into a true mixed use centre in accordance with concept diagram 2 shown. The expansion of the centre through development on the corner of Wyndham Avenue and Hampton Drive must

reinforce and promote the riverside location by providing a mid-site linkage (both for access and view) connecting Wyndham Avenue with the Turtle Way walkway and also activate the area of the site adjoining the walkway through community infrastructure such as a park or similar measures.



Diagram 2—Boyne Island centre

Tannum Sands centre

The Tannum Sands town centre is to evolve into a true mixed use centre in accordance with concept diagram 3 shown. Booth Avenue is to be developed over time as a 'main street' supporting mixed use buildings. A smaller node of cafes, restaurants and the like is encouraged

overlooking Port Curtis at the intersection of Pacific Avenue and Ocean Street, east of the Tannum Sands shopping centre. This node has buildings fronting onto both Ocean Street and Pacific Avenue and there is the opportunity for redevelopment for tourism related uses taking advantage of the coastal views and vistas.



Diagram 3—Tannum Sands centre

Calliope centre

Development occurs in accordance with concept diagram 4 shown. The development of a 'main street' will assist in creating a true town centre for the northern hub concentrating mixed use

development and providing better integration of surrounding land uses such as council's offices, with parks and other residential developments. This form of the centre anchors the town as a compact and walkable community.

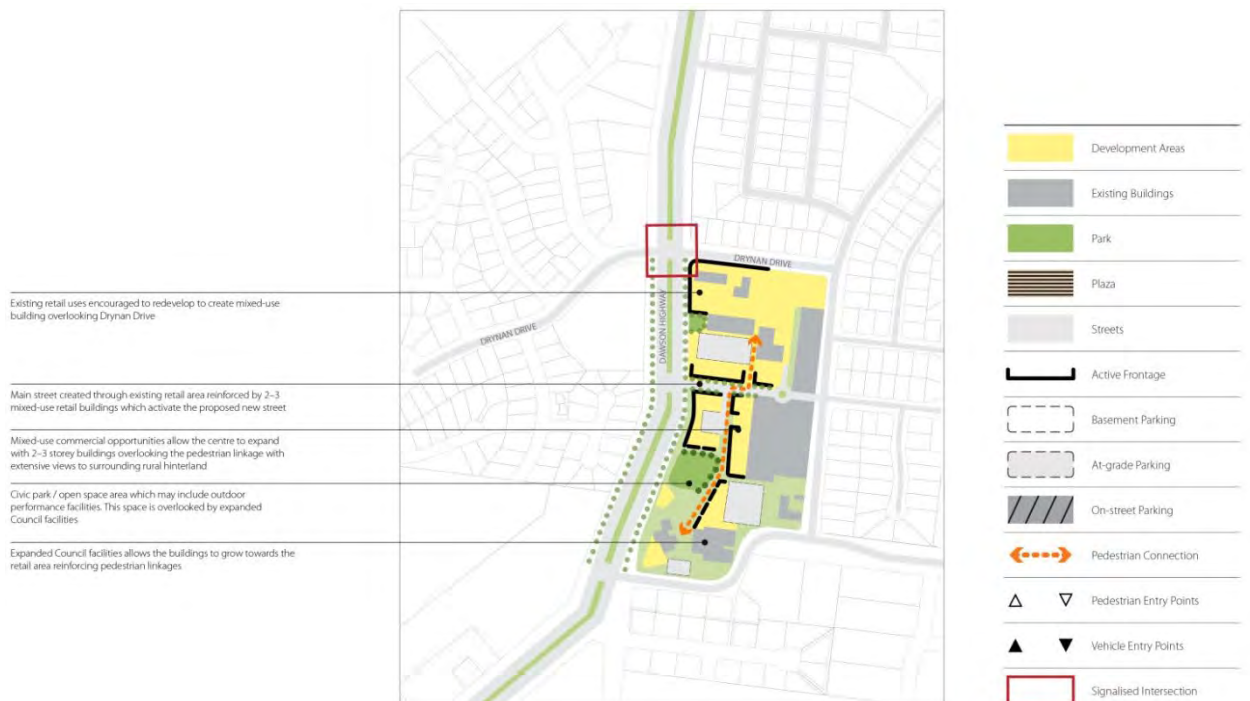


Diagram 4—Calliope centre

Agnes Water centre

Development occurs in accordance with concept diagram 5 shown. The expansion of the Agnes Water town centre requires development to:

- include significant public realm and streetscape improvements, and
- enhance the pedestrian environment and strengthen linkages to the beach and foreshore area.



Diagram 5—Agnes Water centre

Smaller mixed use centres

Outside of the larger centres described previously, there are smaller mixed centres that occur throughout the Gladstone urban area and elsewhere in the region. These occur in the Neighbourhood centre zone.

Development in these smaller centres incorporates the same design principles as the larger centres described above, albeit at different scales and intensities. In particular, smaller mixed use centres:

- provide local focal points for community activity and interaction
- are well integrated into the street network and well connected to surrounding neighbourhoods promoting walking and cycling
- have building forms that activate streets and public spaces, and
- locate car parking area at the rear of the site.

Building it better: New neighbourhoods

New neighbourhoods represent the region's new growth areas and greenfield land supply. These areas will provide the majority of new dwellings and development areas for the region and only occurs where it can be demonstrated that there is both overwhelming community and economic need.

New neighbourhoods only occur within, or as planned urban extensions of, the urban areas of Gladstone, Boyne Island, Tannum Sands, Calliope and to a lesser extent in Agnes Water. This is represented by land included in the Emerging community zone. New neighbourhoods are not supported in other zones.

With the exception of Calliope, residential development in new neighbourhoods provides

for a minimum average of 15 dwellings per hectare net which is a moderately increased number of dwellings per hectare of land compared to existing conventional suburban development in the region. Calliope's new neighbourhoods provide for a minimum average of 12.5 dwellings per hectare net to reflect larger urban residential lots in keeping with the locality's surrounding rural character.

A diverse range of low–medium residential detached and attached housing types are appropriate in new neighbourhoods. This is consistent with the character of the Low–medium density residential zone elsewhere in the region. These housing types include dwelling houses on narrow lots, dual occupancy and some townhouse style multiple dwellings. Residential buildings in these areas must

compliment neighbourhood character, present to the street and include design elements that reduce building bulk, minimise overshadowing and create pleasant living environments.

Where creating new neighbourhoods, urban development is to:

- contribute to a logical expansion of the settlement pattern through the efficient use of land and infrastructure
- allow for the staging of development in line with the provision of community infrastructure (including parks) and services
- facilitate integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure
- provide accessibility for all modes of transport including pedestrian, cyclist, public transport and private motor vehicles.
- create clear, direct pedestrian and cycle access to centres, local parks and public transport stops
- provide for a range of housing types and associated lot sizes while avoiding large tracts of any one housing type
- increase residential densities in and around centres, along connector streets and close to transit nodes, parks and schools
- include provision for convenience level centres where this does not impact on the viability of the existing centres network
- locate community facilities including schools, where appropriate, requiring high levels of accessibility within or adjoining centres
- mitigate and minimises impacts on the natural terrain, natural environment and water quality
- orient major streets and vistas to landmarks
- provide a grid based road network with a capacity adequate for current and future demand
- not increase unreasonable hazard or risk to existing or future residents
- avoid impacts associated with the location of sensitive uses in proximity to major electricity, pump station, substations and bulk water infrastructure and corridors, and
- provide an open space network suitable for community needs.

Gladstone

Gladstone city's landform has been dominant in determining the structure of its urban development with roads, open space and development bypassing much of its steeper land.

In 2004 a structure plan was prepared for land south of Kirkwood Road and between the Dawson Highway and Auckland Creek. Land sufficient for approximately a further 2,500 potential lots was identified along with the inclusion of a school within the Kirkwood Road corridor. While the Kirkwood Road area has been substantially developed, remaining greenfield land will accommodate further new neighbourhoods for the region over the life of this planning scheme.

Boyne Island and Tannum Sands

Spurred on by its riverside and coastal amenity, Boyne Island / Tannum Sands has long been a fast growing urban area in the region.

Boyne Island and Tannum Sands is now a major urban growth area that is separated from and distinct to Gladstone's urban area.

New housing is dominated by the master planned communities of Riverstone Rise, The Sands and Tannum Blue. These master planned communities will provide the majority of new housing in Boyne Island and Tannum Sands' new neighbourhoods.

Urban growth is clearly defined by an urban footprint that accommodates projected growth over the next 20 years. There is no need for urban expansion beyond the Emerging community zone.

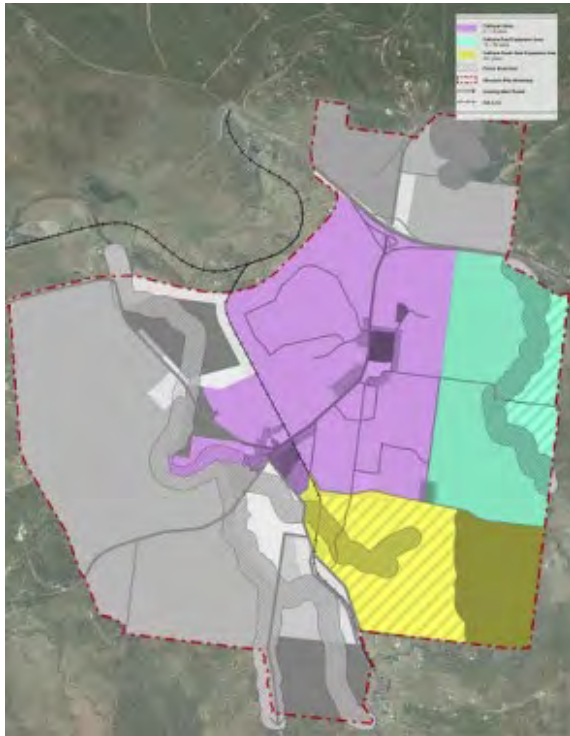
A structure plan has been prepared (Schedule 2) that identifies key connections, neighbourhood structure, detailed centre design and other elements from which to base the planning and design of new neighbourhoods for Boyne Island and Tannum Sands.

Calliope

Calliope is an urban area that derives its character and identity from its relationship with the surrounding rural landscape. It offers housing in a semi-rural setting and functions as a service centre for local residents and also agricultural activities in surrounding rural localities.

Calliope has grown into a major urban growth centre for the region. Its abundant serviceable and developable land presents ample opportunity for major greenfield development projects in relative proximity to major employment areas such as the Gladstone State Development Area and Gladstone city.

Calliope's urban growth is clearly defined by an urban footprint that can accommodate projected growth over the next 30 years through remaining greenfield land in the Emerging community zone particularly in the Calliope east expansion area. In the short term (0–15 years) growth is to follow the take up of vacant land within Calliope's existing urban area. Longer term growth occurs in the Calliope East expansion area where the delivery of new neighbourhoods occurs contiguous to existing urban development. This is reflected in the staging plan below.



Calliope Staging Plan

Whilst there is opportunity for small scale attached housing and smaller detached housing close to the town's major centre, Calliope's new neighbourhoods are dominated by detached dwellings on larger lots (12.5 dwellings per hectare net) that reflect the surrounding rural character of the area.

There are two sites identified for future educational facilities in Calliope. The first is the existing State Government owned land east of the new town centre. The other site known locally as Archays Paddock on Taragoola Road located in close proximity to the old town centre and on the existing cycle network.

A small area of Calliope, identified in the Hazardous activities overlay, is affected by subsidence hazard associated with the presence of historical goldmines. These areas are not supported for future intensification.

A structure plan (Schedule 2) has been prepared that identifies key connections, neighbourhood structure, centres detailed design and other elements in which to base the planning of new neighbourhoods for Calliope.

Agnes Water

Agnes Water is one the southern urban anchors of the Gladstone region located in a stunning natural setting. It is a balanced and functional urban community with parks and recreational areas, community facilities, and local economic and employment opportunities.

There is a clearly defined urban footprint identified in the Emerging community zone which can adequately accommodate future population growth in new neighbourhoods for the life of the planning scheme and beyond.

Should population growth exceed the supply of identified residential land within the urban footprint of Agnes Water, there is the potential to plan for additional residential land and a future local centre in the locality near the intersection of Round Hill Road and the future Seventeen Seventy connector road. Interim land uses must not compromise the future role of this strategic location. A private high school to be located on Round Hill Road will serve the immediate communities of Agnes Water, Seventeen Seventy and surrounding smaller townships.

A structure plan has been prepared (Schedule 2) that identifies key connections, neighbourhood structure, centres detailed design and other elements in which to base the planning of new neighbourhoods for Agnes Water.

Building it better: Existing suburban areas

Existing suburban areas represent well established low density residential neighbourhoods in the region's major urban areas. They are dominated by dwelling houses on medium to large residential lots located in the Low density residential zone.

Existing suburban areas remain unchanged apart from limited dual occupancy housing forms

only where development maintains low density residential character. Infill development including higher density attached housing is not appropriate in existing suburban areas in the Low density residential zone.

The prevailing subdivision pattern of medium to larger residential lots is also maintained in these areas.

Building it better: Safe communities

Development is planned, designed and built in a way that promotes safety in our communities to reduce the risk of crime and anti-social behaviour.

Urban development including streets, public spaces, buildings and parks are planned and designed to reduce the risk of accidents and increase security particularly in public spaces.

Building it better: Land use and infrastructure planning

Development is supported by well planned, efficient, functional and safe infrastructure networks. Infrastructure priorities are planned in accordance with the Local Government Infrastructure Plan (LGIP) (Part 4).

Structure plans integrate land use and infrastructure planning for greenfield development in the new neighbourhoods at Gladstone, Calliope, Boyne Island / Tannum Sands and Agnes Water. These structure plans also provide the basis for state infrastructure

providers to plan for the efficient provision of key infrastructure including education facilities.

Land use and infrastructure planning outcomes:

- prioritise the use of existing infrastructure particularly where capacity exists
- minimise growth fronts by prioritising developments covered by structure plans and mixed use centres and urban revitalisation neighbourhoods, and
- support financially sustainable infrastructure standards and delivery.

Mapping

Strategic Framework Map

- Community Living and Building it Better: Our urban areas Schedule 2
- Built form transect Schedule 2
- Boyne Island and Tannum Sands Structure Plan
- Calliope Structure Plan
- Agnes Water Structure Plan.



Our Environment and Heritage

The region's environment and heritage is maintained and conserved for the enjoyment of present and future generations and communities are safe and resilient to the risks associated with natural hazards.

3.7 Our environment and heritage

3.7.1 Strategic outcomes

- (1) Sustainable development allows our communities to meet their present needs while not compromising the ability of future generations to meet their needs.
- (2) Natural places including areas with national and state environmental significance are protected through appropriate planning and development practices.
- (3) Natural places and valuable features of our natural environment are linked through regional and local environmental corridors. The major urban area of Gladstone is separated from those of Boyne Island / Tannum Sands and Calliope by a greenbelt free of any urban development that delineates these urban areas and preserves significant environmental and landscape amenity values.
- (4) The region's identified scenic amenity values are protected from inappropriate development.
- (5) The environmental values and quality of the region's waters and waterways are protected.
- (6) Fisheries resources (including declared fish habitat areas) are protected from development and productivity is maintained to support the commercial, recreational and indigenous fishing sectors.
- (7) Development ensures waterfront areas, including coastal and riverine locations, are publicly accessible except where required for port related purposes or where sensitive ecological values occur.
- (8) Urban areas accommodate a network of open spaces, parks and recreational areas suited to community needs and also protect environmental values.
- (9) Development avoids areas affected by natural hazards where these risks can't be mitigated to an acceptable or tolerable level through development design and location measures. Sensitive uses are located in areas free from natural hazards or where the risks from natural hazards are acceptable.
- (10) Places of cultural heritage are conserved so that the unique cultural and historical identity and diversity of the Gladstone region can be appreciated and interpreted.
- (11) Development on or adjoining local heritage places preserves their heritage significance and complements their character.

3.7.2 Elements

Sustainable management of the natural environment and resources

Development minimises and mitigates environmental impacts on the region's natural environment and resources. High importance is placed on the natural environment so that national and state wide environmental values are not compromised.

The region is abundant in areas of high ecological significance and riparian ecosystems including areas of national and state significance. These areas, including the key biodiversity places of Eurimbulah, Castle Tower, Kroombit–Bulburin and the Rundle Range are protected through minimal development disturbance and mitigation measures. Natural corridors and links between these hubs are protected.

Natural corridors also function as important inter urban breaks particularly as a means of separating the major urban areas of Gladstone, Calliope and Boyne Island / Tannum Sands. No urban development is supported in this inter urban break or greenbelt.

Areas of high scenic and landscape values within the region are protected from inappropriate development or impacts upon their amenity, particularly in the areas of Mount Larcom, Tablelands, Boyne Valley, Boynedale, Mount Alma, southern localities such as Lowmead and Captain Creek and much of the natural coastal and riverine areas.

Development minimises and mitigates impacts on ecological, hydrological and water quality values and the natural processes within coastal foreshores, waterways and rivers; particularly in the largest catchments and tributaries of the Boyne River, Calliope River and Baffle Creek and other waterways such as, the Kolan River, Police Creek, Auckland Creek, Raglan Creek, and Diglum Creek. This is achieved through incorporating water sensitive urban design measures.

Marine and fisheries resources are preserved and their associated industries operate sustainably. The Great Barrier Reef and the Gladstone Harbour are important as natural attractions and environmental assets to the region. The region continues its commitment to being a Reef Guardian Council.

Recreation in open space and parks

The region's natural places such as Deepwater and Kroombit Tops National Parks, Awoonga Dam, foreshore areas, waterways, creeks, as well as sporting facilities and camping grounds provide opportunities for appropriate recreation and nature based tourism development.

Parks are characterised by being highly accessible and perform important roles in recreation, social interaction and health, landscape amenity and environmental connectivity. They are important building blocks for communities in new neighbourhoods, urban revitalisation neighbourhoods, existing suburban areas and also mixed use centres.

The region's waterways and foreshores are important community assets where development must ensure continued public access to these areas (except where port related activities or ecological functions prevail).

Development does not result in the loss of open space within the region's natural places nor the loss of parkland in urban areas. Development must also contribute towards enhancing open space values in the region for future generations.

Public parks are an essential part of the region's residential areas and centres where they meet the needs of the community. Parks occur in a diversity of open space settings and are adaptable to changing needs over time.

Safety and resilience to environmental change and natural hazards

Safeguarding the future of the region from climate change and sea level rise is of high importance in moving towards a more resilient future.

Consideration is also given to the potential implications of climate changes affecting our weather such as increased temperatures and rainfall intensity. Responses to these anticipated changes are reflected in development requirements, which may include the promotion of street tree planting, the importance of landscaping, stormwater management and the retention of mature bushland.

Safety and resilience to natural hazards including flooding, bushfire, landslide and coastal hazards is a focus for the future of the region. Development must avoid or be designed to mitigate the risks of natural hazards for the safety and resilience of the population in flood, bushfire, coastal hazard or steep land areas.

The environmental values of the harbour and the regions islands, such as Heron Island, Lady Elliot Island, Facing Island, Wilson Island, Quoin Island, Curtis Island and Hummock Hill Island are protected from coastal hazards.

The anticipated sea level rise, as at 2100, is the measure integrated into the planning scheme where appropriate responses to flooding and coastal hazards have been adopted as a key means of avoiding creating risk in new communities or exacerbating risks in existing communities in the future.

Heritage

The region's cultural heritage spans from pastoral holdings, industrial operations and civic buildings to significant infrastructure and historical exploration sites. The region is also home to a number of nationally significant heritage locations such as the site of the fifth Australian colony at Barney Point and Cook's landing place at the Town of Seventeen Seventy. These heritage places are preserved and development does not compromise their identified cultural heritage values.

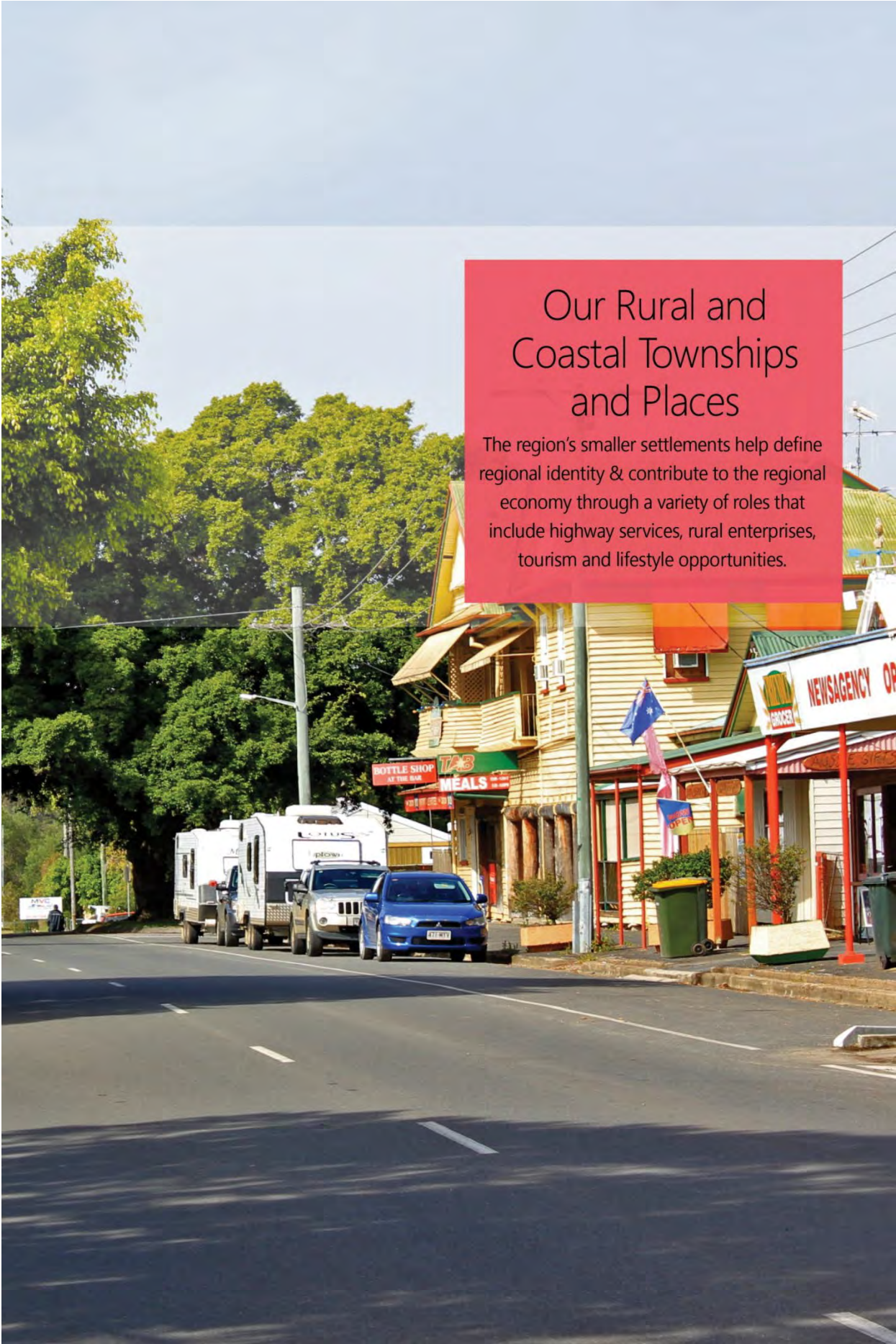
The Great Barrier Reef's World Heritage values are protected through appropriate development which incorporates sustainable land management and water quality practices.

Council's local heritage register, as expressed in the Heritage overlay, identifies the region's most significant heritage places. It will expand as new heritage places continue to be added. The potential for a 'heritage trail' across the region is also supported.

The region supports aboriginal cultural heritage values. Development in the region fulfils its duty of care to the recognition, protection and conservation of these values under relevant state legislation.

Mapping

Strategic Framework Map Our Environment and Heritage Schedule 2.



Our Rural and Coastal Townships and Places

The region's smaller settlements help define regional identity & contribute to the regional economy through a variety of roles that include highway services, rural enterprises, tourism and lifestyle opportunities.

3.8 Our rural and coastal townships and places

3.8.1 Strategic outcomes

- (1) The individual character and unique identity of rural and coastal communities is retained and their roles clearly defined.
- (2) No further expansion of Rural residential areas is supported beyond areas identified in the Rural residential zone. Subdivision within the Rural residential zone is determined by the level of water supply that can be made available along with being consistent with lot sizes that reflect the character of rural residential areas.
- (3) The existing footprints of rural and coastal townships support the intended limited residential growth in these areas within the life of this planning scheme. No further expansion to these footprints or increase in density is supported.
- (4) Fragmentation of rural lands in the Rural zone does not occur.
- (5) Rural and coastal townships have clear economic functions that include tourism, rural enterprises and highway services within townships along the Bruce Highway.
- (6) Non-residential development in rural and coastal townships supports local level service needs with the exception of small scale tourism activities. Development supporting urban scale needs is not supported.
- (7) Building design and materials in coastal townships such as Seventeen Seventy reflect coastal character.

3.8.2 Elements

Rural and rural residential areas

The Gladstone region has a plentiful supply of rural residential land in localities such as Beecher, Burua, Benaraby and within the fringe areas of Gladstone, Calliope, Tannum Sands, Miriam Vale and Agnes Water. Rural residential

development is limited to only land within the Rural residential zone with no expansion into the Rural zone or other zones are supported. Other than Agnes Water and Miriam Vale, rural residential areas have reticulated water supply.

Coastal places

Seventeen Seventy is a small coastal community comprising largely of low scale detached dwellings nestled in a natural setting. Built form exemplifies coastal character by lightweight materials with variation in roof forms, overhangs and balconies with open living areas.

Seventeen Seventy's heritage and scenic amenity together with topographical and access constraints means there is no increase in density or further subdivision.

The boat harbour / marina offers convenience level services for tourists and residents. Further commercial and small scale, short term accommodation is limited in scale and intensity consistent with the character of the area.

Seventeen Seventy is an important tourist destination and is one of the gateways to the Great Barrier Reef. An interpretative centre celebrating the town's cultural significance is supported that celebrates this natural attraction.

The absence of reticulated water and sewerage services restricts the expansion of the development footprint in Turkey Beach. Spare capacity exists within the existing township area and existing rural residential footprints to accommodate anticipated growth over the life of this planning scheme.

Highway townships

The highway towns of Miriam Vale, Benaraby and Mount Larcom are well placed to provide enhanced services to the travelling public and to act as gateways into the wider Gladstone region. Highway related development is concentrated in the Township zone and includes short term accommodation in the form of motels and tourist parks, service stations with limited retail space and small scale shopping, food/refreshments and local tourism.

Miriam Vale, Benaraby, Bororen, Ambrose and Raglan each have spare capacity to cater for modest residential growth within their existing development footprints as identified in the Township zone.

While Mount Larcom has potential for further residential growth as a location for those working in nearby major industry, this will only occur where essential infrastructure can be provided to service development.

Southern townships and places

Baffle Creek/Rules Beach is a strategically located but loosely structured rural community with a significantly fragmented rural hinterland. It has poor connectivity to commercial and community facilities and lacks essential infrastructure. Flooding constraints, infrastructure provision and access will determine future growth prospects in this area.

Rosedale provides community and educational focus for the southern region. Its development

footprint in the Township zone is sufficient to meet the needs of its intended growth and further expansion is not supported during the life of this planning scheme.

Whilst oil shale deposits have been identified in proximity to the Lowmead township, further intensification of development within the Township zone is not supported in Lowmead due to flooding and access constraints.

Boyne Valley townships and places

Though small, the Boyne Valley villages of Ubobo, Nagoorin, Builyan and Many Peaks provide a strong community focus for their wider rural communities. Small scale tourist development including the promotion of the heritage values of Many Peaks is supported.

Ubobo and Nagoorin are within proximity to shale oil and coal seam gas reserves. Development of those resources must not adversely impact on the water quality of Lake Awoonga and the character, economic and agricultural roles of those villages.

Northern townships and places

Yarwun is a very small community adjoining the Gladstone State Development Area and no further expansion is supported.

Islands

The Gladstone region encompasses a number of harbour, nearshore and offshore islands within the Capricorn Group. The largest island, Curtis Island, lies partly within the Gladstone State Development Area and supports global scale liquefied natural gas facilities along with temporary accommodation of workers. It also supports areas of environmental significance and the small village of South End.

Hummock Hill is the largest of the nearshore islands and has historically been the subject of a number of large development proposals. Any tourist development on Curtis and Hummock Hill Islands is of low scale and provides accommodation only for guests and employees engaged in that development.

Outside of the Gladstone State Development Area, building design, height, scale and bulk of development is small scale and sensitive to the Great Barrier Reef Marine Park setting and adjacent fisheries resources.

Of the harbour islands Curtis, Facing, Quoin, Tide, Witt and Compigne are partially or wholly privately owned. Future development of the harbour islands is limited to the existing urban footprint and consistent with the scale of development in the area which is characterised by single dwelling houses.

Mapping

Strategic Framework Map Our Rural and Coastal Townships and Places Schedule 2.

Part 4 Local Government Infrastructure Plan (LGIP)

2.5 Preliminary

2.5.1 Introduction

This Local Government Infrastructure Plan (LGIP) has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009* (repealed).

The LGIP applies to the area covered by the Gladstone Regional Council Planning Scheme.

2.5.2 Purpose

The purpose of the Local Government Infrastructure Plan is to:

- (1) Integrate infrastructure planning with the land use planning.
- (2) Provide transparency regarding a local government's intentions for the provision of trunk infrastructure.
- (3) Enable a local government to estimate the cost of future infrastructure provision to assist its long term financial planning.
- (4) Ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- (5) Provide a basis for the imposition of conditions about infrastructure on development approvals.

2.5.3 Structure of Local Government Infrastructure Plan

The Local Government Infrastructure Plan:

- (1) States in Section 4.2.2 (Planning assumptions - Population and employment growth) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network.
- (2) Identifies in Section 4.2.3.1 (Priority Infrastructure Area) the prioritised area to accommodate urban growth up to 2031.
- (3) States in Section 4.2.4 (Desired standards of service) for each trunk infrastructure network the desired standard of performance.
- (4) Identifies in Sections 4.2.5 and 4.2.6 (Plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - (a) water supply
 - (b) sewerage
 - (c) transport, and
 - (d) parks and land for community facilities.Trunk stormwater infrastructure is not included in the Councils proposed trunk infrastructure.
- (5) Provides a list of documents that assist in the interpretation of the Local Government Infrastructure Plan in Section 4.2.8 (Extrinsic material).

2.6 Planning assumptions

2.6.1 Purpose

The planning assumptions state the assumptions about:

- (1) Population and employment growth.
- (2) The type, scale, location and timing of future development including the demand for each trunk infrastructure network.

The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area. The planning assumptions have been prepared for:

- (1) The base date 2011 and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (a) mid 2016
 - (b) mid 2021
 - (c) mid 2026

(d) mid 2031.

The time horizon for Planning assumptions (as outlined in the Priority Infrastructure Area (PIA) (refer 4.1.3)) may be different to the time horizons used in the determination of trunk infrastructure requirements. As outlined in the Sustainable Planning Act, the PIA will define the area "that will accommodate at least 10 years, but not more than 15 years, of growth...". In contrast, planning for trunk infrastructure may be undertaken over a longer period.

- (1) The LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1.1.
- (2) The projection areas identified in SC3.3 Local government infrastructure plan maps.

Table 4.2.1.1—Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Residential (dwelling house)	Multiple dwelling Rooming accommodation
	Residential (secondary)	Retirement facility Residential care facility
	Residential (other)	Dwelling house Dual occupancy
	Residential (temporary)	Relocatable home park Non-resident workforce accommodation
Non-residential development	Retail	Mixed use commercial premises
	Residential business	Home based business
	Business	Brothel Car park Child care centre Theatre Office/Shop/Shopping centre Food and drink outlet Funeral parlour Club/hotel Indoor sport & recreation Club/Bar/Hotel/Nightclub Health care services market Health care services Office Garden centre Roadside stall Service industry Shop Shopping centre Sales office Showroom Veterinary services

	Industrial (Low impact)	Low impact industry Outdoor sales Small engine mechanical repair Contractors depot
	Industrial (High impact)	High impact industry Major electricity infrastructure/utility installation Special industry Extractive industry Marine Industry Stock sales yard Concrete batching plant Extractive industry
	Tourist facility	Home based business Nature-based tourism Short term accommodation Resort complex Tourist attraction Tourist park
	Community purposes	Educational establishment Cemetery Community use Hospital Place of worship Emergency services
	Transport and storage depot	Air services Transport depot Service station Port services Warehouse
	Agriculture	Rural industry Forestry
	Intensive agriculture	Aquaculture Animal husbandry Stock sales yard
	Other	Service station Agriculture supplies store Sales office Advertising sign Park Major sports, rec & entertainment Major infrastructure Minor infrastructure Telecommunications facilities Veterinary services Caretakers residence

Details of the methodology used to prepare the planning assumptions are stated in Table 4.2.8.1 Extrinsic material

2.6.2 Population and employment growth

A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.2.1.

Table 4.2.2.1—Population and employment assumptions summary

Column 1 Description		Column 2 Assumptions				
		Base date 2011	2016	2021	2026	2031
Population	No	59,461	70,098	83,424	96,107	108,582
	% change		17.9%	19%	15.2%	13%
Employment	No	15,933	18,147	20,478	23,360	25,965
	% Change		13.9%	12.8%	14.1%	11.2%

Source: OESR SA_2 projections (March 2014)

Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local Government Infrastructure Plan (LGIP) mapping and tables:

- (1) for population, Table SC3.1.1—Existing and projected population
- (2) for employment, Table SC3.1.2—Existing and projected employees

2.6.2.2 Future development

The developable area is identified in Schedule SC3.3—Local government infrastructure plan maps.

The planned density for future development is stated in Table SC3.1.3—Planned density table in Schedule SC3.1—Planning assumption tables.

A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.2.2—Residential dwellings & non-residential floor space assumptions summary.

Table 4.2.2.2—Residential dwellings and non-residential floor space assumptions summary

Column 1 Description		Column 2 Assumptions				
		Base date 2011	2016	2021	2026	2031
Residential dwellings	No of	25,155	30,057	36,136	42,169	47,519
	% Change		19.5%	20.2%	16.7%	12.7%
Non-residential floor space (m ² GFA)	No of	1,590,350	1,722,383	1,849,263	2,083,487	2,175,583
	% change		11.5%	7.4%	12.7%	4.4%

Source: OESR SA_2 projections (March 2014)

Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local Government Infrastructure Plan (LGIP) mapping and tables:

- (1) For residential development, Table SC3.1.5—Existing and projected residential dwellings.
- (2) For non-residential development, Table SC3.1.6—Existing and projected non-residential floor space.

2.6.2.3 Infrastructure demand

The demand generation rate for a trunk infrastructure network is stated in Schedule SC3—Planning assumption tables.

A summary of the projected infrastructure demand for each service catchment is stated in:

- (1) For the water supply network, Table SC3.1.7—Existing and projected demand for the water supply network.
- (2) For the sewerage network, Table SC3.1.8—Existing and projected demand for the sewerage network.
- (3) For the transport network, Table SC3.1.9—Existing and projected demand for the transport network, and
- (4) For the parks and land for community facilities network, Table SC3.1.10—Existing and projected demand for the parks and land for community facilities network.

2.6.3 Infrastructure areas

2.6.3.1 Priority infrastructure area

The Priority Infrastructure Area (PIA) identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.

The Priority Infrastructure Area is identified in Schedule SC3.3—Local government infrastructure plan maps.

2.6.3.2 Defined service area

Council has identified the area(s) within which it ultimately intends to provide retail water and sewerage services (as defined under the Water Act). These service areas identify where Council will ultimately deliver its nominated retail service standards to customers and includes areas which are not anticipated as developing within the LGIP timeframe. It does not have any relevance to the planning decisions (including consideration of trunk infrastructure) made under the Sustainable Planning Act 2009 (repealed).

2.6.4 Desired standards of service

This section states the key standards of performance for a trunk infrastructure network. The desired standard of service details the standards that comprise an infrastructure network most suitable for the local context.

Details of the desired standard of service for a trunk infrastructure network are identified in the extrinsic material.

2.6.4.1 Water supply network

The desired standard of service for the water network includes the following:

- (1) Ensure drinking water complies with the National Health and Medical Research Council (NHMRC) Australian drinking water guidelines in areas identified as being within Council's Water Service Area.
- (2) Collect, store, treat and convey potable water from source to consumers in accordance with the *Water Supply (Safety and Reliability) Act 2008*.
- (3) Minimise non-revenue water loss.
- (4) Design the water supply network in accordance with Council's adopted standards to provide:
 - (a) average day consumption (AD):
 - (i) Gladstone Urban Area – 1450L/ET/day
 - (ii) Calliope Urban Area – 1450L/ET/day
 - (iii) Tannum Sands/Boyne Island Urban Area – 1450L/ET/day
 - (iv) Agnes Water Urban Area– 1170 L/ET/day
 - (b) minimum and maximum supply pressure of 220kPa and 800 kPa at each property boundary
 - (c) fire flow for residential (15 l/s for 2 hours), industrial and commercial (30 l/s for 4 hours) development.

- (5) Design recycled water systems to meet requirements of *Water Supply (Safety and Reliability) Act 2008* in accordance with state regulatory guidelines.

2.6.4.2 Sewerage network

The desired standard of service for the sewer network includes the following:

- (1) Provide a reliable network that collects, stores, treats and releases sewage from approved sites.
- (2) Design the sewerage network in accordance with:
 - (a) Council's adopted standards
 - (b) Water Services Association of Australia (WSAA) guidelines
 - (c) the *Water Supply (Safety and Reliability) Act 2008*
 - (d) all Environmental Protection Agency (EPA) licence conditions
 - (e) key design parameters identified in Table 4.2.4.2.1.

Table 4.2.4.2.1—Key design parameters for the sewerage network

Infrastructure Item	Design Parameters
All (network)	Average Dry Weather Flow (ADWF): (a) Gladstone – 585 L/ET/day (b) Calliope – 585 L/ET/day = (c) Boyne Island – 585L/ET/day = (d) Tannum Sands – 585 L/ET/day (e) Agnes Water – 585L/ET/day Peak Wet Weather Flow (PWWF) – 5 x ADWF
Pump stations	(a) New pump stations to be duty/standby pump system (b) Emergency storage of 4 hrs @ ADWF (c) Installed pump capacity – single pump 5 x ADWF (PWWF) with an equal sized standby pump
Gravity sewers	(a) Design of new sewers to be based on full LGIP capacity with no surcharge or overflow (b) Flow into existing sewers shall be designed to ensure that surcharge of existing sewers does not exceed 1m below surface level at PWWF (c) slope to achieve self-cleansing velocity
Rising mains	(a) minimum velocity to achieve slime stripping velocity (b) (Preferred velocity 1.2m/s) (c) maximum velocity 1.5 m/s
Sewage treatment/release	(a) existing and future EPA licence conditions

2.6.4.3 Stormwater network

The desired standard of service for the stormwater network includes the following:

- (1) Collect and convey stormwater flows for flood events from existing and future land use in a manner that protects life and does not cause nuisance or inundation of habitable rooms. Design the stormwater network to comply with both quality and quantity in accordance with Council's adopted standards.
- (2) Design road crossing structures to provide an appropriate level of flood immunity for a 50 year flood event (for major roads) and 10 year flood event (minor road) in accordance with Council's adopted standards.
- (3) Meet water quality objectives for receiving waters at all times.

2.6.4.4 Transport network

The desired standard of service for the transport network includes the following:

4.2.4.4.1 Roads

- (1) Provide a functional urban hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.
- (2) Design the road network to comply with the following:
 - (a) Council's adopted standards
 - (b) Austroads guides
 - (c) the Department of Transport and Main Roads' Planning and Design Manual and Interim Guide to Road Planning and Design Practice
 - (d) maximum road volume to capacity ratios to be 0.90, and
 - (e) maximum degree of saturation for intersections identified in Table 4.2.4.4.1.1.

Table 4.2.4.4.1.1—Maximum degree of saturation for local road intersections

Road Network Item	Maximum Degree of Saturation
Traffic Signals	90%
Roundabout	85%
Priority Controlled	80%

4.2.4.4.2 Footpaths and cycle ways

- (1) Plan cycle ways and footpaths to provide a safe, attractive and convenient network that links residential areas to major activity nodes and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives.
- (2) Design cycle ways (including on-road cycle ways) and footpaths to comply with Council's adopted standards and the requirements of the Disability Discrimination Act 1992.

4.2.4.4.3 Public transport

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

2.6.4.5 Public parks and land for community facilities network

The desired standard of service for the Public Parks and land for community facilities includes the following:

- (1) Provide an accessible network of parks, open space, and community facilities that meets the needs of residents and visitors in accordance with the rate of provision identified in Table 4.2.4.5.1 and accessibility standards outlined in Table 4.2.4.5.2.
- (2) Ensure land for public parks and community facilities has:
 - (a) minimum land size as identified in table 4.2.4.5.3.
 - (b) configuration, slope, and acceptable level of flood immunity in accordance with Council's adopted standards.
- (3) Embellish public parks to complement the type and purpose of the public park as identified in Table 4.2.4.5.3.

Table 4.2.4.5.1—Rate of land provision for public parks and community facilities

Infrastructure item	Rate of provision (Ha/1000 people)	
	District	Local government-wide
Recreation park	3.0	–
Sport park	2.0	2.0
Land for community facilities		

Table 4.2.4.5.2—Accessibility standard for public parks and land for community facilities

Infrastructure item	Accessibility standard (km)
---------------------	-----------------------------

	District	Local government-wide
Recreation park	5	20
Sport park	5	20
Land for community facilities		

Table 4.2.4.5.3—Size of public parks and land for community facilities

Infrastructure item	Minimum size (Ha)	
	District	Local government-wide
Recreation park	3.0	–
Sport park	2.0	10
Land for community facilities		

2.6.5 Plans for trunk infrastructure

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

2.6.6 Plans for trunk infrastructure maps

The trunk infrastructure networks are conceptually shown on the following maps in SC3.3—Local government infrastructure plan maps:

- (1) Priority Infrastructure Area for Gladstone Regional Council
- (2) Plan for trunk infrastructure – Water supply
- (3) Plan for trunk infrastructure – Sewerage
- (4) Plan for trunk infrastructure – Transport
- (5) Plan for trunk infrastructure – Parks

2.6.7 Schedules of works

The future trunk infrastructure is identified in the following tables in SC3.2—Schedules of works:

- (1) for the water supply network, Table SC3.2.1—Water supply network
- (2) for the sewerage network, Table SC3.2.2—Sewerage network
- (3) for the transport network, Table SC3.2.3—Transport network, and
- (4) for the parks and land for community facilities network, Table SC3.2.4—Parks and land for community services.

2.6.8 Extrinsic material

The documents identified in table 4.2.8.1 which assist in the interpretation of the Local Government Infrastructure Plan, are extrinsic material under the *Statutory Instruments Act 1992*.

Table 4.2.8.1—Extrinsic material to Local Government Infrastructure Plan

Trunk infrastructure network	Title of document
Growth projections, planning assumptions and PIA (for all networks)	<ul style="list-style-type: none"> • ABS, Catalogue 2004.0 and 2001.0 – 2006 Community Profile Series • Edge Town Planning, "Gladstone Rural Living Strategy", Sept 2012 • Foresight Partners Pty Ltd, "Retail and Commercial Strategy – 2012 Update", July 2012 • Foresight Partners, "Recommended locations for 1. A second Bulky Goods Retail Centre; and 2. An Automotive retail and services precinct within the Gladstone Region", October 2013

	<ul style="list-style-type: none"> • SGS Economics and Planning, "Gladstone Region Industrial Land Strategy", July 2012 • SGS Economics and Planning, "Housing Needs Strategy", October 2010 • SGS Economics and Planning, "Planning Scheme Analysis", 2012 • Buckley Van, "Housing Needs Strategy", March 2013 • Yurrah, "Landscape Assessment and Building Height Strategy", July 2011 • Buckley Van, "Gladstone Urban Design and Strategy", May 2012 • GCC, 2004. Kirkwood Road South Structure Plan • Buckley Vann, Gladstone Regional Council, Social Infrastructure Plan, June 2010
Water supply	<ul style="list-style-type: none"> • Gladstone Regional Council Engineering Standards for Water • KBR, 2004, "Water and Wastewater Planning Studies 2030: Water Supply Report" • Councils SAMP/TMP for the provision of water services
Sewerage	<ul style="list-style-type: none"> • KBR, 2004, "Water and Wastewater Planning Studies 2030: Wastewater Final Report" • Councils SAMP/TMP for the provision of water services • Gladstone Regional Council Engineering Standards for Sewerage
Stormwater	<ul style="list-style-type: none"> • GHD, Auckland Creek Flood Study
Transport	<ul style="list-style-type: none"> • Roads and Transport Standards, 2005
Public parks and land for community facilities	<ul style="list-style-type: none"> • Ross Planning, "Gladstone City Open Space and Recreation Plan", 2006
Other	<ul style="list-style-type: none"> • DIP, LGIP Calculator, Version 11 (2011) • Statutory Guideline 01/11 – Priority Infrastructure Plans, Nov 2011 • OESR, Queensland Regional Profiles, Gladstone City, 2014 • Adopted Infrastructure Charges Resolution (No. 2), 2011

Part 3 Tables of assessment

3.1 Preliminary

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

3.2 Reading the tables

The tables identify the following:

- (1) the category of development prohibited, accepted, including accepted with requirements or requires either code or impact assessment
- (2) the category of assessment - code or impact - for assessable development in:
 - (a) a zone and, where used, a precinct of a zone
 - (b) a local plan where used and, where used, a precinct of a local plan
 - (c) an overlay where used.
- (3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column)
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column)
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in Table 5.10.1), or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies
 - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column)
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

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

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

3.3 Categories of development and assessment

3.3.1 Process for determining the category of development and the category of assessment for assessable development

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2
- (3) determine if the development is accepted development under schedules 6 of the Regulation, by reference to the tables in section 5.4

Editor's note — Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.

- (4) determine if the development is assessable development under schedule 10 of the Regulation section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

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

3.3.2 Determining the category of development and categories of assessment

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

Editor's Note — Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

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

Note — Development is to be taken to be prohibited development under the planning scheme only if it is identified in schedule 10 of the Regulation.

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

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

Editor's Note — Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

- (5) Impact Assessable development:
- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant)
 - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

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

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

3.4 Regulated categories of development and categories of assessment prescribed by the Regulation

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

Table 5.4.1—Development under schedule 6 of the Regulation: Material change of use

Use	Categories of development and assessment	Assessment benchmarks
Community residence	Accepted development subject to requirements	
	Editor's Note — Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development.	Editor's Note — requirements for community residence development that may not be made assessable under a planning scheme are set out in schedule 6, part 2, item 6 of the Regulation.
Particular cropping (involving forestry for wood production)	Accepted development subject to requirements	
	Editor's Note — Refer to the material change of use tables for category of assessment for cropping (involving forestry for wood production) that do not comply with the requirements for accepted development.	Editor's Note — requirements for cropping (involving forestry for wood production) are now prescribed in schedule 13 of the Regulation.

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

Zone	Categories of development and assessment	Assessment benchmarks
Residential zone category or industry zone category (other than a rural residential zone)	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under schedule 10 (part 12) of the Regulation.	Editor's Note — Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation.

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

Table not used.

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

Zone	Categories of development and assessment	Assessment benchmarks
Residential zone category or industry zone category	Code assessment	
	Operational work associated with reconfiguring a lot requiring code assessment under schedule 10, part 12 division 2 of the Regulation.	Editor's Note — Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in schedule 12 of the Regulation.

Table 5.4.5— Regulated categories of development and categories of assessment: Overlays

Table not used.

3.5 Categories of development and assessment—Material change of use

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

Table 5.5.1—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker accommodation Dual occupancy Dwelling house Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Low density residential zone code
Emergency services Substation Utility installation	Accepted development	
	For a substation if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> Low density residential zone code Other development codes: <ul style="list-style-type: none"> Development design code
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: <ul style="list-style-type: none"> Home based business code
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Shop Food and drink outlet	Code assessment	
	If using an existing non-residential building	Zone code: <ul style="list-style-type: none"> Low density residential zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.	The planning scheme	

Table 5.5.2—Low–medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation Dual occupancy Dwelling house Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> • Low–medium density residential zone code
Child care centre Community care centre Community use Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation	Code assessment	
	If building height does not exceed 8.5m and 2 storeys.	Zone code: <ul style="list-style-type: none"> • Low–medium density residential zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> • Low–medium density residential zone code Other development codes: <ul style="list-style-type: none"> • Development design code 	
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: <ul style="list-style-type: none"> • Home based business code
Landing* Park *Note—Assessment may	Accepted development	
	Development approval is not	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
be triggered through other legislation.	required.	
Shop Food and drink outlet	Code assessment If using an existing non-residential building	Zone code: <ul style="list-style-type: none"> Low-medium density residential zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.3—Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretakers accommodation Dual occupancy Dwelling House Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Medium density residential zone code
	Impact assessment	
	For dwelling house and dual occupancy, if located within the Beaches Village Circuit precinct.	The planning scheme including: <ul style="list-style-type: none"> Medium density residential zone code
Child care centre Community care centre Community use Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation Short-term accommodation	Code assessment	
	If complying with the building height in the Building height and frontages overlay map.	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
Educational establishment Food and drink outlet Health care services Office	Code assessable	
	If in the Gladstone West Hospital precinct.	Zone code: <ul style="list-style-type: none"> Medium density residential zone code Other development codes:

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Shop		<ul style="list-style-type: none"> • Development design code • Landscaping code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> • Medium density residential zone code Other development codes: <ul style="list-style-type: none"> • Development design code
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: <ul style="list-style-type: none"> • Home based business code
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.4—Character residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker accommodation Dual occupancy Dwelling house	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> • Character residential zone code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	public sector entity and the development footprint is less than 500m ² .	
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: • Character density residential zone code Other development codes: • Development design code
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home Based business code
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Short term accommodation	Code Assessment	
	If located within an existing building	Zone code: • Character residential zone code Other development codes: • Development design code (waste management only) • Landscaping code
Impact assessment		
	Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.	The planning scheme

Table 5.5.5—Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Caretaker's	Accepted development subject to requirements	

accommodation Dwelling house Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Emerging community zone code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: • Emerging community zone code Other development codes: • Development design code
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home business code
Outdoor sport and recreation	Code assessment	
	In all circumstances.	Zone code: • Emerging community zone code Other development codes: • Development design code • Landscaping code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.6—Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store Community care centre Educational establishment Garden centre Hardware and trade supplies Health care services Office	Accepted development subject to requirements	
	If: (a) involving the reuse of an existing non-residential building and not increasing gross floor area, and (b) not located in the Jeffery Court precinct.	Zone code: • Mixed use zone code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service industry	If: (a) not located in the Jeffery Court precinct, and (b) complying with the building height in the Building height and frontages overlay map.	Zone code: • Mixed use zone code Other development codes: • Development design code • Landscaping code
Agricultural supplies store Car wash Child care centre Indoor sport and recreation Multiple dwelling Parking station Place of worship Residential care facility Retirement facility Rooming accommodation Service station Theatre Veterinary services	Code assessment	
	If: (a) not located in the Jeffery Court precinct, and (b) complying with the building height in the Building height and frontages overlay map.	Zone code: • Mixed use zone code Other development codes: • Development design code • Landscaping code
Bar Club Community use Food and drink outlet Function facility Market	Accepted development subject to requirements	
	If involving the reuse of an existing non-residential building and not increasing gross floor area.	Zone code: • Mixed use zone code
	Code assessment	
	If complying with the building height in the Building height and frontages overlay map.	Zone code: • Mixed use zone code Other development codes: • Development design code • Landscaping code
Caretakers accommodation Dwelling unit Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Mixed use zone code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: • Mixed use zone code Other development codes: • Development design code
Garden centre Hardware and trade supplies	Accepted development subject to requirements	
	If: (a) involving the reuse of an existing non-residential building and not increasing gross floor area, and (b) not located in the Jeffery Court precinct, and (c) GFA does not exceed 250m ² .	Zone code: • Mixed use zone code
	Code assessment	
	If: (a) not located in the Jeffery Court precinct, and (b) GFA does not exceed 250m ² , and (c) complying with the building height in the Building height and frontages overlay map.	Zone code: • Mixed use zone code Other development codes: • Development design code • Landscaping code
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code.
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Shop Shopping centre	Accepted development subject to requirements	
	If (a) involving the reuse of an existing non-residential building and not increasing gross floor area, and (b) GFA does not exceed 1,000m ²	Zone code: • Mixed use zone code
	Code assessment	
	If: (a) GFA does not exceed 1,000m ² , and (b) complying with the building height in the Building height	Zone code: • Mixed use zone code Other development codes: • Development design code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	and frontages overlay map.	<ul style="list-style-type: none"> Landscaping code
Short-term accommodation	Code assessment	
	If complying with the building height in the Building height and frontages overlay map.	Zone code: <ul style="list-style-type: none"> Mixed use zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
Telecommunications facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Mixed use zone code Use code: <ul style="list-style-type: none"> Telecommunications facility code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.7—Centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store Community care centre Community use Educational establishment Health care services Indoor sport and recreation Market Office Service industry Shop Shopping centre	Accepted development	
	If involving the reuse of an existing building.	Not applicable
	Code assessment	
	If not involving the reuse of an existing building. If a shopping centre, not exceeding 2,000m ² in GFA.	Zone code: <ul style="list-style-type: none"> Centre zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
Agricultural supplies store Car wash Child care centre Function facility Funeral parlour Garden Centre Hardware and trade supplies	Code assessment	
	If Hardware and trade supplies, not exceeding 2,000m ² in GFA.	Zone code: <ul style="list-style-type: none"> Centre zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling Parking station Place of worship Residential care facility Retirement facility Rooming accommodation Service station Short-term accommodation Theatre Veterinary services		
Bar Club Food and drink outlet	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes and involving the reuse of an existing building.	Zone code: <ul style="list-style-type: none"> • Centre zone code
Caretakers accommodation Dwelling unit Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> • Centre zone code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: <ul style="list-style-type: none"> • Home based business code
Landing*	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park *Note—Assessment may be triggered through other legislation.	Development approval is not required.	Not applicable
Telecommunications facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Centre zone code Use code: • Telecommunications facility code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.8—Principal centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store Child care centre Community care centre Community use Educational establishment Function facility Health care services Indoor sport and recreation Market Office Place of worship Service industry Shop Shopping centre Veterinary services	Accepted development	
	If involving the reuse of an existing building.	Not applicable
	Code assessment	
	If not involving the reuse of an existing building.	Zone code: • Principal centre zone code Other development codes: • Development design code • Landscaping code
Bar Club Food and drink outlet	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcome and involving the reuse of an existing building.	Zone code: • Principal centre zone code
	Code assessment	
	If not involving the reuse of an	Zone code:

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	existing building.	<ul style="list-style-type: none"> • Principal centre zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Caretaker's accommodation Dwelling unit Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> • Principal centre zone code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> • Principal centre zone code Other development codes: <ul style="list-style-type: none"> • Development design code 	
Hardware and trade supplies Hotel Multiple dwelling Nightclub entertainment facility Parking station Residential care facility Retirement facility Rooming accommodation Short-term accommodation Theatre	Code assessment	
	In all circumstances.	Zone code: <ul style="list-style-type: none"> • Principal centre zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: <ul style="list-style-type: none"> • Home based business code
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Telecommunications	Accepted development subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Principal centre zone code Use code: <ul style="list-style-type: none"> Telecommunications facility code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.9—Neighbourhood centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store Club Community care centre Community use Educational establishment Food and drink outlet Health care services Indoor sport and recreation Market Office Service industry Shop Shopping centre	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcome and involving the reuse of an existing building.	Zone code: <ul style="list-style-type: none"> Neighbourhood centre zone code
	Code assessment	
Car wash Child care centre Funeral parlour Garden centre Hardware and trade supplies Place of worship Veterinary services	If not involving the reuse of an existing building.	Zone code: <ul style="list-style-type: none"> Neighbourhood centre zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
	In all circumstances.	Zone code: <ul style="list-style-type: none"> Neighbourhood centre zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
Caretakers accommodation Dwelling unit Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Neighbourhood centre zone code
Emergency services	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Substation Utility installation	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: • Neighbourhood centre zone code Other development codes: • Development design code
Landing* Park. *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable.
Telecommunications facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Neighbourhood centre zone code Use code: • Telecommunications facility code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.10—Specialised centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation Dwelling unit	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Specialised centre zone code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	development footprint is less than 500m ² .	
Code assessment		
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: • Specialised centre zone code Other development codes: • Development design code
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Specialised centre zone code Use code: • Telecommunications facility code
If located in the Clinton precinct		
Accepted development		
Agricultural supplies store Garden centre Hardware and trade supplies Showroom Outdoor sales Market	If involving the reuse of an existing building.	Not applicable
Code assessment		
	If not involving the reuse of an existing building.	Zone code: • Specialised centre zone code Other development codes: • Development design code • Landscaping code
Accepted development subject to requirements		
Food and drink outlet Shop	If complying with the relevant accepted development acceptable outcomes and involving the reuse of an existing building. If shop, when not a supermarket.	Zone code: • Specialised centre zone code
Code assessment		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Where not involving the reuse of an existing building. If shop, when not a supermarket.	Zone code: • Specialised centre zone code Other development codes: • Development design code • Landscaping code
If located in the Central Gladstone precinct or Toolooa Street east precinct		
Adult store Agricultural supplies store Car wash Community care centre Community use Educational establishment Health care services Funeral parlour Garden centre Hardware and trade supplies Indoor sport and recreation Market Office Outdoor sales Service industry Shop Showroom Short term accommodation Veterinary services	Accepted development	
	If involving the reuse of an existing building.	Not applicable
	Code assessment	
	If not involving the reuse of an existing building. If shop or office, up to 250m ² GFA.	Zone code: • Specialised centre zone code Other development codes: • Development design code • Landscaping code
Parking station Service station Theatre	Code assessment	
	In all circumstances.	Zone code: • Specialised centre zone code Other development codes: • Development design code • Landscaping code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.	The planning scheme	

Table 5.5.11—Low impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store Bulk landscape supplies Hardware and trade supplies Low impact industry Office Service industry Warehouse	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcome and where the land is not adjoining a residential or emerging community zone. If Office only where ancillary to an industrial activity. If Hardware and trade supplies, where the GFA is less than 250m ² .	Zone code: • Low impact industry zone code Other development codes: • Development design code
	Code assessment	
	Where the land is adjoining a residential or emerging community zone.	Zone code: • Low impact industry zone code Other development codes: • Development design code • Landscaping code
Car wash Crematorium Club Educational establishment Food and drink outlet Funeral parlour Garden centre Indoor sport and recreation Parking station Research and technology industry Rural industry Service station Transport depot	Code assessment	
	In all circumstances.	Zone code: • Low impact industry zone code Other development codes: • Development design code • Landscaping code
Caretaker's accommodation Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Low impact industry zone code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Other development codes: <ul style="list-style-type: none"> Development design code
Landing* Park	Accepted development	
*Note—Assessment may be triggered through other legislation.	Development approval is not required.	Not applicable
Telecommunications facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Use code: <ul style="list-style-type: none"> Telecommunication facility code
If located in the Hanson Road precinct		
Outdoor sales Showroom	Code assessment	
	If Showroom: <p>(a) where not involving automotive or trade related uses up to 2,500m² GFA; or</p> <p>(b) otherwise code assessment in all circumstances for other types of showrooms</p>	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
Hardware and trade supplies	If less than 2,500m ² GFA	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.12—Medium impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretakers accommodation Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
	Code assessment	
	If not undertaken by a public sector entity	Zone code: • Medium impact industry zone code Other development codes: • Development design code
Landing* *Note—Assessment may be triggered through other legislation.	Accepted development	
Low impact industry Bulk landscape supplies Food and drink outlet High impact industry Service station Major electricity infrastructure Renewable energy facility	Code assessment	
	In all circumstances. If High impact industry, only where concrete batching and producing concrete products.	Zone code: • Medium impact industry zone code Other development codes: • Development design code • Landscaping code
Marine industry Medium impact industry Office Research and technology industry Rural industry Warehouse Transport depot	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes. If Office only where ancillary to an industrial activity.	Zone code: • Medium impact industry zone code Other development codes: • Development design code
Telecommunications facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: • Telecommunication facility code.
If located in the Red Rover Road precinct		
Low impact industry	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Marine industry Medium impact industry Research and technology industry Rural industry Service station Transport depot Warehouse	If in accordance with an approved structure plan.	Zone code: <ul style="list-style-type: none"> • Medium impact industry zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.13—Special industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation Major electricity infrastructure Marine industry Medium impact industry Office Service station Transport depot	Code assessment	
	If Office only where ancillary to an industrial activity.	Zone code: <ul style="list-style-type: none"> • Special industry zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
Landing*	Code assessment	
	If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> • Special industry zone code Other development codes: <ul style="list-style-type: none"> • Development design code
*Note—Assessment may be triggered through other legislation.	Development approval is not required.	Not applicable

Telecommunications facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: <ul style="list-style-type: none"> • Telecommunications facility code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.	The planning scheme	

Table 5.5.14—Industry investigation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Caretaker's accommodation Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> • Industry investigation zone code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> • Industry investigation zone code Other development codes: <ul style="list-style-type: none"> • Development design code
Agricultural supplies store Bulk landscape supplies Outdoor sport and recreation Parking station Transport depot Warehouse	Code Assessment	
	In all circumstances	Zone code: <ul style="list-style-type: none"> • Industry investigation zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Telecommunications	Accepted development subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Industry investigation zone code Use code: <ul style="list-style-type: none"> Telecommunications facility code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.15—Special purpose zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation Transport depot Outdoor sport and recreation	Code Assessment	
	In all circumstances	Zone code: <ul style="list-style-type: none"> Special purpose zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
Emergency services Landing* Park Port services Substation Utility installation *Note—Assessment may be triggered through other legislation.	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
Telecommunications facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: <ul style="list-style-type: none"> Telecommunications facility code
If located in the Gladstone Airport Precinct		
Air services	Accepted development	
	Development approval is not required.	Not applicable
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column.		The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other undefined use.		

Table 5.5.16—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Animal husbandry Cropping Environment facility Landing* Outstation Park Permanent plantation *Note—Assessment may be triggered through other legislation.	If Cropping only where not involving forestry for wood production.	Not applicable
Accepted development subject to requirements		
Animal keeping Caretaker's accommodation Dwelling house Dwelling unit Intensive horticulture Roadside stall Rural workers accommodation	If complying with the relevant accepted development acceptable outcomes. If Animal keeping only where not involving kennels or catteries.	Zone code: <ul style="list-style-type: none"> • Rural zone code Other development codes: <ul style="list-style-type: none"> • Development design code
Code assessment		
Animal keeping Bulk landscape supplies Club Community use Garden centre Intensive animal industry Market Outdoor sport and recreation Renewable energy facility Rural industry Wholesale nursery Short term accommodation Winery Nature based tourism	If Intensive animal industry where: (a) 1,000 or less birds of poultry (b) 400 or less standard pig units (c) 150 or less standard cattle units, or (d) 1,000 or less sheep units. If Short term accommodation only where involving a farm stay. If animal keeping only where involving kennels or catteries.	Zone code: <ul style="list-style-type: none"> • Rural zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Accepted development		
Emergency services		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Substation Utility installation	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
	Code assessment	
	If not undertaken by a public sector entity.	Zone code: • Rural zone code Other development codes: • Development design code
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code
Telecommunications facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Rural zone code Use code: • Telecommunications facility code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.17—Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation Dwelling house Roadside stall Sales office	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Rural residential zone code
Community use Nature based tourism	Code assessment	
		Zone code: • Rural residential zone code Other development codes: • Development design code • Landscaping code
Emergency services	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Substation Utility installation	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: • Rural residential zone code Other development codes: • Development design code
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
If located in the Bicentennial Drive Enterprise Precinct		
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Service industry Tourist park Warehouse	Code assessment	
	In all circumstances	Zone code: • Rural residential zone code Other development codes: • Development design code • Landscaping code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.18—Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store Bulk landscape supplies Club Community care centre Community use Food and drink outlet Garden centre Hardware and trade supplies Health Care services Indoor sport and recreation Market Office Place of Worship Service industry Shop Shopping centre Veterinary services	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes and involving the reuse of an existing non-residential building.	Zone code: <ul style="list-style-type: none"> • Township zone code
	Code assessment	
	If not involving the reuse of an existing non-residential building.	Zone code: <ul style="list-style-type: none"> • Township zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Caretaker's accommodation Dwelling house Dwelling unit	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> • Township zone code
Dual occupancy Child care centre Service station Short term accommodation Tourist Park	Code assessment	
	In all circumstances.	Zone code: <ul style="list-style-type: none"> • Township zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater.	Zone code: <ul style="list-style-type: none"> • Township zone code Other development codes:

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not undertaken by a public sector entity.	<ul style="list-style-type: none"> Development design code
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: <ul style="list-style-type: none"> Home base business code
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.19—Major tourism zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Major tourism zone code
Child care centre Club Community use Market Nature based tourism Place of worship Resort complex Shop	Code assessment	
	In all circumstances.	Zone code: <ul style="list-style-type: none"> Major tourism zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> Major tourism zone code Other development codes: <ul style="list-style-type: none"> Development design code
Environment facility Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.20—Minor tourism zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> Minor tourism zone code Other development codes: <ul style="list-style-type: none"> Development design code
Environment facility Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Nature based tourism Tourist park	Code assessment In all circumstances.	Zone code: <ul style="list-style-type: none"> • Minor tourism zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme.

Table 5.5.21—Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation Club Community care centre Community use Educational establishment Health care services Market	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes and involving the reuse of an existing building. If Club, where not involving the sale of liquor or gaming.	Zone code: <ul style="list-style-type: none"> • Community facilities zone code
	Code assessment If not involving the reuse of an existing building. If Club, where involving the sale of liquor or gaming.	Zone code: <ul style="list-style-type: none"> • Community facilities zone code
Cemetery Child care centre Food and drink outlet Indoor sport and recreation Place of worship Residential care facility Shop	Code assessment	
	In all circumstances.	Zone code: <ul style="list-style-type: none"> • Community facilities zone code Other development codes: <ul style="list-style-type: none"> • Development design code • Landscaping code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	than 500m ² .	
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> Community facilities zone code Other development codes: <ul style="list-style-type: none"> Development design code
Landing* Park Parking station	Accepted development	
*Note—Assessment may be triggered through other legislation.	Development approval is not required.	Not applicable
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.22—Sport and recreation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation Outdoor sport and recreation	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Sport and recreation zone code Development design code
Club Community use Educational establishment Function facility Indoor sport and recreation Market	Accepted development	
	If involving the reuse of existing building and where associated with a sporting activity.	Not applicable
	Code assessment	
	If not involving the reuse of existing building.	Zone code: <ul style="list-style-type: none"> Sport and recreation zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: • Sport and recreation zone code Other development codes: • Development design code
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Telecommunications facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Sport and recreation zone code Use code: • Telecommunications facility code
If located in the Benaraby Motor Sport precinct		
Motor sport facility	Code assessment	
	In all circumstances	Zone code: • Sport and recreation zone code Other development codes: • Development design code • Landscaping code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.23—Open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's	Accepted development subject to requirements	

accommodation	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Open space zone code
Club Community use Market	Code assessment	
	In all circumstances	Zone code: <ul style="list-style-type: none"> Open space zone code Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable.
	Code assessment	
	Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: <ul style="list-style-type: none"> Open space zone code Other development codes: <ul style="list-style-type: none"> Development design code
Environment facility Landing* Park Permanent plantation *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Telecommunication facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Open space zone code Use code: <ul style="list-style-type: none"> Telecommunication facility code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.24—Environmental management zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's	Accepted development subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
accommodation Dwelling house Environment facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Environmental management zone code
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Emergency services Utility installation Substation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity and the development footprint is less than 500m ² .	Not applicable
	Code assessment	
Where undertaken by a public sector entity and the development footprint is 500m ² or greater. If not undertaken by a public sector entity.	Zone code: • Environmental management zone code Other development codes: • Development design code	
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code
Nature based tourism	Code assessment	
		Zone code: • Environmental management zone code Other development codes: • Development design code • Landscaping code
Telecommunications facility	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Environmental management zone code Use code: • Telecommunications facility code
Impact assessment		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.25—Conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation Community use Food and Drink outlet Nature based tourism Shop	Code assessment	
		Zone code: • Conservation zone code Other development codes: • Development design code • Landscaping code
Environment facility Emergency services Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development	
	Development approval is not required.	Not applicable
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		The planning scheme

Table 5.5.26—Limited development zone (constrained land)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services Substation Utility installation	Accepted development	
	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
	Code assessment	
	If not undertaken by a public sector entity.	Zone code: • Limited development zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		code Other development codes: • Development design code
Landing* Park *Note—Assessment may be triggered through other legislation.	Accepted development Development approval is not required.	Not applicable
If in the Flood affected lands precinct		
Dwelling house	Code assessment	
	In all circumstances.	Zone code: • Limited development zone code Other development codes: • Development design code
Home based business	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Use codes: • Home based business code
If in the Major industry buffer precinct		
Animal husbandry	Accepted development	
	Development approval is not required.	Not applicable
Caretakers accommodation Outdoor sport and recreation	Code assessment	
	In all circumstances	Zone code: • Limited development zone code Other development codes: • Development design code
Telecommunication facilities	Accepted development subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Limited development zone code Use code: • Telecommunications facility code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of	The planning scheme	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
development and assessment' column. Any other undefined use.		

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

3.6 Categories of development and assessment—Reconfiguring a lot

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

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Centre Community facilities Conservation Industry investigation Limited development Low impact industry Major tourism Medium impact industry Minor tourism Mixed use Neighbourhood centre Open space Principal centre Specialised centre Special industry Special purpose Sport and recreation Township	Code assessment	
	In all circumstances	<ul style="list-style-type: none"> • The relevant zone code • Reconfiguring a lot code • Development design code • Landscaping code
Character residential Environmental management	Impact assessment	
	In all circumstances	The planning scheme including: <ul style="list-style-type: none"> • Character residential zone code • Reconfiguring a lot code
Emerging community	Code assessment	
	If the size of all lots created are equal to, or greater than 50ha.	<ul style="list-style-type: none"> • Emerging community zone code • Reconfiguring a lot code • Development design code
	Impact assessment	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If the size of all lots created are less than 50ha.	The planning scheme including: <ul style="list-style-type: none"> • Emerging community zone code • Reconfiguring a lot code • Development design code
Low density residential zone	Code assessment	
	If the size of all lots created are: (a) equal to or greater than 800m ² if in the Calliope neighbourhood precinct, or (b) equal to or greater than 600m ² elsewhere.	<ul style="list-style-type: none"> • Low density residential zone code • Reconfiguring a lot code • Development design code • Landscaping code
	Impact assessment	
Low–medium density residential Medium density residential.	In all other circumstances.	The planning scheme including: <ul style="list-style-type: none"> • Low density residential zone code • Reconfiguring a lot code
	Code assessment	
	If not located within the Beaches Village Circuit Precinct and the size of all lots created are equal to, or greater than 400m ² . Otherwise, where within the Beaches Village Circuit Precinct and the size of all lots created are equal to, or greater than 1,000m ² .	<ul style="list-style-type: none"> • The relevant zone code • Reconfiguring a lot code • Development design code • Landscaping code
Rural	Code assessment	
	Where creating additional lot(s) not on Agricultural Land Class A or Class B and the size of all lots created are equal to, or greater than 250ha. Otherwise if for boundary realignment.	<ul style="list-style-type: none"> • Rural zone code • Reconfiguring a lot code • Development design code
	Impact assessment	
Rural residential	In all other circumstances.	The planning scheme including: <ul style="list-style-type: none"> • Rural zone code • Reconfiguring a lot code • Development design code
	Code assessment	
	If the size of all additional lots created are equal to, or greater than: (a) 6,000m ² where lots are	<ul style="list-style-type: none"> • Rural residential zone code • Reconfiguring a lot code • Development design code • Landscaping code

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	provided with full service reticulated water supply, or (b) otherwise 1.5ha. Otherwise if for boundary realignment.	
	Impact assessment	
	In all other circumstances.	The planning scheme including: <ul style="list-style-type: none"> • Rural residential zone code • Reconfiguring a lot code • Development design code • Landscaping code

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

3.7 Categories of development and assessment—Building work

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house	No change to assessment category	Relevant zone code

Otherwise, unless identified in an overlay table of assessment, there is no other building work regulated by the planning scheme.

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

3.8 Categories of development and assessment—Operational work

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

Table 5.8.1—Operational work

Zone and Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural zone Carrying out operational work (all instances) and involving earthworks, including filling or excavating land.	Accepted development subject to requirements	
	Where development: (a) involves earthworks of 500m ³ or more for the purpose of water retention (for stock handling and agricultural activities) or 100m ³ for other activities, and (b) complies with the accepted	<ul style="list-style-type: none"> • Rural zone code • Operational works code • Development design code

Zone and Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	development subject to requirements acceptable outcomes.	
	Code assessable	
	Where development: (a) involving earthworks of 500m ³ or more for the purpose of water retention (for stock handling and agricultural activities); and (b) does not comply with the accepted development subject to requirements acceptable outcomes.	<ul style="list-style-type: none"> • Rural zone code • Operational works code • Development design code
	Accepted development	
All other zones. Carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks, including filling or excavating land.	Code assessable	
	Where development: (a) involving earthworks of 100m ³ or more.	<ul style="list-style-type: none"> • Relevant zone code • Operational works code • Development design code
	Accepted development	
Carrying out operational work associated with a material change of use and involving earthworks, including filling or excavating land.	Accepted development	
	Where in the State Development Area within the Special purpose zone.	
All other zones excluding the State Development Area within the Special purpose zone. Carrying out	Code assessable	
	Where development: (a) involving earthworks of 100m ³ or more.	<ul style="list-style-type: none"> • Relevant zone code • Operational works code • Development design code
	Accepted development	

Zone and Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
operational work associated with a material change of use and involving earthworks, including filling or excavating land.	Where involving earthworks of less than 100m ³ .	
All other zones. Carrying out operational work associated with a reconfiguring a lot and involving earthworks, including filling or excavating land.	Code assessable	
	Where development: (a) involving earthworks of 100m ³ or more.	<ul style="list-style-type: none"> • Relevant zone code • Operational works code • Reconfiguring a lot code • Development design code
	Accepted development	
	Where involving earthworks of less than 100m ³ .	
All zones	Accepted development subject to requirements	
	Operational work associated with raising either an on premises or transport corridor advertising device. *Note—If not for an on premises or transport corridor advertising device then assessment against the Local law.	Other development codes: <ul style="list-style-type: none"> • Advertising devices code

Note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

3.9 Categories of development and assessment—Local Plans

There are no local plans in the planning scheme.

3.10 Categories of development and assessment—Overlays

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

Table 5.10.1—Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Acid sulfate soils overlay code		

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any material change of use or reconfiguring a lot, which would affect any part of a lot that: (a) has a natural ground level at or below the 20m AHD contour, and (b) results in: (i) excavating or otherwise removing 100m ³ or more of soil or sediment at or below 5m AHD, or (ii) within land at or below 5m AHD and filling with 500m ³ or more of material with an average depth of 0.5m or greater.	Code assessment if provisionally made accepted development or accepted development subject to requirements by another table of assessment. Otherwise no change to assessment category.	Acid sulfate soils overlay code
Operational works not associated with a: (a) material change of use, or (b) reconfiguring a lot, where the work is proposed on any part of a lot that: (i) has a natural ground level at or below the 20m AHD contour, and (ii) results in: • excavating or otherwise removing 100m ³ or more of soil or sediment on land at or below the 5m AHD contour, or • within land at or below 5m AHD and filling with 500m ³ or more of material with an average depth of 0.5m or greater.	Code assessment if provisionally made accepted development or accepted development subject to requirements by another table of assessment. Otherwise no change to assessment category.	Acid sulfate soils overlay code
Airport environs overlay code		
Any material change of use, reconfiguring a lot, building work or operational work.	No change to category of assessment except: (a) impact assessment if involving physical intrusion by any structure, building, equipment relating to development or gaseous plume above the defined level of the: (i) Obstacle Limitation Surface (OLS)	Airport environs overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(Inner and Outer) (ii) Transitional Surface (iii) Approach and Departure Surface, or (b) code assessment if within the ANEF 25 - 30 or ANEF 30 - 35 contour.	
Any material change of use if accepted development or accepted development subject to requirements within the relevant zone for the following: (a) animal husbandry (b) intensive animal industry (c) animal keeping (where involving wildlife or bird sanctuary) (d) cropping (e) outdoor sport and recreation (f) utility installation (food or organic waste facility or putrescible waste facility)	Code assessment if located within the Obstacle Limitation Surface (OLS).	Airport environs overlay code
Biodiversity overlay code		
Material change of use	Code assessable, if provisionally made accepted development or accepted development subject to requirements by another table of assessment where located on land within: (a) wetland/wetland protection area (b) protected area (c) wildlife habitat area (d) turtle nesting sites, or (e) high ecological value waterway. Otherwise no change to assessment category.	Biodiversity overlay code
Reconfiguring a lot	No change to assessment category.	Biodiversity overlay code
All operational work (involving filling and excavation).	Code assessable	Biodiversity overlay code
Bushfire hazard overlay code		
If in a high or very high bushfire hazard area		

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any material change of use where the development is accepted development subject to requirements under the table of assessment for the relevant zone for any of the following. (a) community residence (b) dual occupancy (c) dwelling house (d) low impact industry (e) marine industry (f) medium impact industry (g) research and technology industry (h) service industry (i) transport depot (j) warehouse.	Code assessment if provisionally made accepted development subject to requirements by another table of assessment. Otherwise no change to assessment category.	Bushfire hazard overlay code
Any material change of use for: (a) child care facility (b) community care centre (c) educational establishment (d) hostel (e) hospital (f) industry involving manufacture or storage of hazardous materials in bulk (g) multiple dwelling (h) non-resident workforce accommodation (i) residential care facility (j) retirement facility (k) shopping centre (l) short-term accommodation (m) tourist attraction (n) tourist park.	Impact Assessment.	Bushfire hazard overlay code
Any other material change of use	No change to assessment category	Bushfire hazard overlay code
If in a medium bushfire hazard area		
Any material change of use	No change to assessment category	Bushfire hazard overlay code
If in a medium, high or very high bushfire hazard area		
Reconfiguring a lot	No change to assessment category	Bushfire hazard overlay code
Coastal hazard overlay code		

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any material change of use where the development is accepted development subject to requirements under the table of assessment for the relevant zone for any of the following: (a) community residence (b) dual occupancy (c) dwelling house.	No change to assessment category if complying with accepted development subject to requirements acceptable outcomes	Coastal hazard overlay code
Any material change of use where the development is accepted development subject to requirements under the table of assessment for the relevant zone and involving building work for any of the following: (a) low impact industry (b) marine industry (c) medium impact industry (d) research and technology industry (e) service industry (f) transport depot (g) warehouse.	No change to assessment category if complying with accepted development subject to requirements acceptable outcomes	Coastal hazard overlay code
Any other material change of use	No change to assessment category	Coastal hazard overlay code
Reconfiguring a lot	No change to assessment category	Coastal hazard overlay code
All Operational work for excavation or filling or where exceeding 50m ³ .	Code assessable.	Coastal hazard overlay code
Extractive resources and minerals overlay code		
Any material change of use where the development accepted development subject to requirements under the table of assessment for the relevant zone for any of the following: (a) Dwelling house (b) Dwelling unit (c) Caretaker's accommodation (d) Home based business (e) Rural workers accommodation.	Code assessment if provisionally made accepted development subject to requirements by another table of assessment. Otherwise no change to assessment category	Extractive resources and minerals code
Any other Material Change of Use	No change to assessment category	Extractive resources and minerals code
Any reconfiguring a lot	No change to assessment category	Extractive resources and

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		minerals code
Flood hazard overlay code		
Any material change of use where the development is accepted development subject to requirements under the table of assessment for the relevant zone and within the Flood Hazard Investigation Area for any of the following: (a) community residence (b) dual occupancy (c) dwelling house. (d) low impact industry (e) marine industry (f) medium impact industry (g) research and technology industry (h) service industry (i) transport depot (j) warehouse.	No change to assessment category if complying with all accepted development subject to requirements acceptable outcomes	Flood hazard overlay code
Any material change of use where the development is accepted development subject to requirements under the table of assessment for the relevant zone and within the Flood Hazard Area for any of the following: (a) community residence (b) dual occupancy (c) dwelling house. (d) low impact industry (e) marine industry (f) medium impact industry (g) research and technology industry (h) service industry (i) transport depot (j) warehouse.	Code assessment if provisionally made accepted development subject to requirements by another table of assessment. Otherwise no change to assessment category.	Flood hazard overlay code
Any other material change of use	No change to assessment category	Flood hazard overlay code
Reconfiguring a lot	No change to assessment category	Flood hazard overlay code
Operational work for excavation or filling exceeding 50m ³ .	Code assessable	Flood hazard overlay code
Hazardous activities overlay code		

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any material change of use if accepted development subject to requirements within the relevant zone for the following: (a) caretaker's accommodation (b) dual occupancy, and (c) dwelling house	No change to assessment category if complying with all accepted development subject to requirements acceptable outcomes	Hazardous activities overlay code
Any other material change of use	No change to assessment category	Hazardous activities overlay code
Any reconfiguring a lot	No change to assessment category	Hazardous activities overlay code
Heritage overlay code		
If located on a local heritage place		
Development where an 'Exemption Certificate' has been issued for work under Section 75 of the <i>Queensland Heritage Act 1992</i> .	Accepted development	
Any material change of use where the development is accepted development subject to requirements under the table of assessment for the relevant zone and involving building work.	Code assessment	Heritage overlay code
Any other material change of use	No change to assessment category	Heritage overlay code
Any reconfiguring a lot	No change to assessment category	Heritage overlay code
Any building work where involving the demolition, partial demolition or removal of a local heritage place.	Impact assessment	Heritage overlay code
Any building work (including minor building work) where not associated with a material change of use.	Code assessment	Heritage overlay code
Operational work where involving a change to landscaping, fencing or natural features of land referred to in the citation for a heritage place.	Code assessment	Heritage overlay code
If adjoining a local heritage place		
Any material change of use	No change to assessment category	Heritage overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any reconfiguring a lot	No change to assessment category	Heritage overlay code
Regional infrastructure overlay code		
Any material change of use where the development is accepted development subject to requirements under the table of assessment for the relevant zone	Code assessment	Regional infrastructure overlay code
Any reconfiguring a lot	No change to assessment category	Regional infrastructure overlay code
Operational work	Code assessable, where located on land within 20m of identified regional electricity or water infrastructure. Otherwise no change to assessment category.	Regional infrastructure overlay code
Scenic amenity overlay code		
Any material change of use where the development is accepted development subject to requirements under the table of assessment for the relevant zone	No change to assessment category if complying with accepted development subject to requirements acceptable outcomes	Scenic amenity overlay code
Any other material change of use	No change to assessment category	Scenic amenity overlay code
Reconfiguring a lot	No change to assessment category	Scenic amenity overlay code
Operational work for excavation or filling	No change to assessment category	Scenic amenity overlay code
Steep land overlay code		
Any material change of use where the development is accepted development subject to requirements under the table of assessment for the relevant zone and involving building work for any of the following: (a) community residence (b) dual occupancy (c) dwelling house (d) low impact industry (e) service industry (f) warehouse (g) marine industry (h) medium impact industry (i) research and technology	No change to assessment category if complying with accepted development subject to requirements acceptable outcomes	Steep land overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<ul style="list-style-type: none"> industry (j) warehouse (k) transport depot. 		
Any other material change of use	No change to assessment category	Steep land overlay code
Reconfiguring a lot	No change to assessment category	Steep land overlay code
Operational works	No change to assessment category	Steep land overlay code
Water resource catchment overlay code		
Any material change of use where the development is accepted development or accepted development subject to requirements under the table of assessment for the relevant zone for any of the following: <ul style="list-style-type: none"> (a) cropping (b) intensive horticulture. 	No change to assessment category if complying with all accepted development subject to requirements acceptable outcomes	Water resource catchment overlay code
Any other material change of use	No change to assessment category	Water resource catchment overlay code
Reconfiguring a lot	No change to assessment category	Water resource catchment overlay code
Operational work for excavation or filling	No change to assessment category	Water resource catchment overlay code

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

Part 4 Zones

4.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Low density residential
 - (b) Low-medium density residential
 - (c) Medium density residential
 - (d) Character residential
 - (e) Centre
 - (f) Principal centre
 - (g) Neighbourhood centre
 - (h) Sport and recreation
 - (i) Open space
 - (j) Environmental management
 - (k) Conservation
 - (l) Low impact industry
 - (m) Medium impact industry
 - (n) Special industry
 - (o) Industry investigation
 - (p) Major tourism
 - (q) Minor tourism
 - (r) Community facilities
 - (s) Emerging community
 - (t) Limited development
 - (u) Mixed use
 - (v) Rural zone
 - (w) Rural residential
 - (x) Special purpose
 - (y) Specialised centre
 - (z) Township

4.2 Zone codes

4.2.1 Low density residential

4.2.1.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.1.2 Purpose

1. The purpose of the low density residential zone is to provide for predominantly detached dwelling houses within existing suburban areas supported by some community uses and small-scale services and facilities that cater for local residents. Development is low rise, consistent with the low density character of the region's existing suburban areas.
2. The purpose of the zone will be achieved through the following overall outcomes:
 - (a) A range of housing, predominantly detached dwelling houses and some dual occupancy, on appropriate lot sizes.
 - (b) Buildings are of a scale, height and size that reflect a low density suburban character and create an attractive streetscape.
 - (c) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - (d) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
 - (e) Development responds to land constraints, including but not limited to bushfire, flooding and minimising changes to natural topography.
 - (f) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.
 - (g) Small scale non-residential uses may only be supported where such uses directly support the day to day needs of the immediate residential community, complement local residential amenity and do not undermine the viability of nearby centres.
 - (h) Residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities.
 - (i) Natural features such as creeks, gullies, waterways, wetlands, vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements.
3. The purpose of the zone will also be achieved through the following additional overall outcome for the following precinct:
 - (a) Calliope neighbourhood precinct:
 - (i). Lot sizes are consistent with the semi-rural setting and are larger than lot sizes elsewhere in the Low density residential zone in other urban areas.

4.2.1.3 Assessment benchmarks

Table 6.2.1.3.1—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker's accommodation	
PO1 Development: (a) is ancillary to the primary use, and (b) provides adequate open space for the caretaker.	AO1.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO1.2 The caretaker's accommodation unit is a maximum of 100m ² GFA.

Performance outcomes	Acceptable outcomes
	<p>AO1.3 Private open space area is provided which:</p> <ul style="list-style-type: none"> (a) is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m² with a minimum horizontal dimension of 1.25m.
Use – Sales office	
<p>PO2 The use does not adversely impact on the amenity of the surrounding land uses and local character.</p>	<p>AO2.1 Development of the sales office is in place for no more than two years.</p>
	<p>AO2.2 The site coverage of the building is a maximum of 50% of the site area.</p>
	<p>AO2.3 There are a maximum of 2 employees on site at any one time.</p>
	<p>AO2.4 The use operates between:</p> <ul style="list-style-type: none"> (a) 8am and 6pm Monday to Saturday (b) 9am and 1pm on Sunday.
Built form (if involving building work)	
<p>PO3 Buildings:</p> <ul style="list-style-type: none"> (a) are low rise (b) do not create unreasonable overshadowing on adjoining residential properties, and (c) do not adversely impact on the low density residential character and amenity of the area. <p>Note—Setbacks for Dwelling house and Dual occupancy in this zone are regulated in the Queensland Development Code. Shadow diagrams must be prepared that demonstrate compliance with this performance outcome where building height exceeds the corresponding acceptable outcome. These diagrams must address the impacts of overshadowing between the hours of 9am to 3pm on 21 June.</p>	<p>AO3.1 Building height does not exceed 8.5m and 2 storeys above ground level.</p>
	<p>AO3.2 Maximum site cover is 50% or where a dual occupancy 40% of the total site area.</p>
Residential density	
<p>PO4 Development reflects the low density character of the area.</p>	<p>AO4.1 Residential density is a maximum of:</p> <ul style="list-style-type: none"> (a) one dwelling house (including 1 secondary dwelling) per lot, or (b) one dwelling per 400m² where a dual occupancy.

Performance outcomes	Acceptable outcomes
	<p>AO4.2</p> <p>Where a dwelling house, any secondary dwelling is:</p> <ul style="list-style-type: none"> (a) a maximum of 80m² GFA (b) located within 10m of the main building (c) linked to the main building by a defined footpath in the most direct route possible.
Design and streetscape	
<p>PO5</p> <p>Driveways must not visually dominate the street frontage.</p>	<p>AO5</p> <p>Vehicle access is provided through a:</p> <ul style="list-style-type: none"> (a) single driveway for a dwelling house (b) one paired driveway for dual occupancy (where not on a corner lot).
For all assessable development	
Design and amenity	
<p>PO6</p> <p>Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p> <p>Note—Applicants are also referred to the Landscaping code.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines (b) exterior building design that promotes safety (c) adequate lighting (d) appropriate signage and wayfinding (e) minimisation of entrapment locations, and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO8 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation (b) variations in material and building form (c) modulation in the façade, horizontally or vertically (d) articulation of building entrances and openings (e) corner treatments to address both street frontages (f) elements which assist in wayfinding and legibility, and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces. 	<p>No acceptable outcome is nominated.</p>
<p>PO9 Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> (a) articulating individual dwellings, and (b) incorporating variety in design through use of roof pitch, height, gables and skillions. 	<p>No acceptable outcome is nominated.</p>
Effects of development	
<p>PO10 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised, and (e) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO11 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise, dust, odour or other nuisance from existing lawful uses (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity of land in the low density residential zone. 	<p>No acceptable outcome is nominated.</p>
Use – Shop or Food and Drink Outlet (where using an existing non-residential building)	
<p>PO12 Development is low impact and:</p> <ul style="list-style-type: none"> (a) limited in scale and size (b) complementary to local character and amenity (c) directly supports the day to day needs of the immediate residential community (d) located on a site which must adequately accommodate activity needs and space requirements, and (e) does not undermine the viability of nearby centres. 	<p>No acceptable outcome is nominated.</p>
<p>PO13 Development does not adversely impact on residential amenity.</p>	<p>AO13 The use operates between:</p> <ul style="list-style-type: none"> (a) 7am and 7pm Monday to Saturday, and (b) 7am and 1pm on Sunday.

4.2.2 Low–medium density residential

4.2.2.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.2.2 Purpose

- (1) The purpose of the low–medium density residential zone is to provide for a range and mix of dwelling types including dwelling houses and various forms of low–rise multiple dwellings supported by some community uses and small–scale services and facilities that cater for local residents.
- (2) Residential development supports housing choice and affordability along with opportunities for residents to age in place through appropriate housing mix, location and design.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Development provides a range of residential dwelling choices or building types including dwelling houses, dwelling houses on narrow lots, dual occupancy and small scale multiple dwellings.
 - (b) Buildings are of a scale, height and size that reflect a low–medium density neighbourhood character through design elements that reduce building bulk and create an attractive streetscape.
 - (c) Development creates pleasant living environments that ensure privacy, access to sunlight, open space, ventilation and natural climate control.
 - (d) Development supports safe and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities.
 - (e) Small scale non–residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not undermine the viability of nearby centres and complement residential amenity.
 - (f) Development is supported by employment nodes, community facilities and services, transport and commercial hubs in other zones.
 - (g) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
 - (h) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
 - (i) Development is supported by necessary open space and recreational areas and appropriate infrastructure to support the needs of the local community.
 - (j) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting, overshadowing and other locally specific impacts.
 - (k) Development responds to land constraints, including but not limited to bushfire, flooding and minimising changes to natural topography.
 - (l) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats, vegetation and bushland through location, design, operation and management requirements.
 - (m) Residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities.

4.2.2.3 Assessment benchmarks

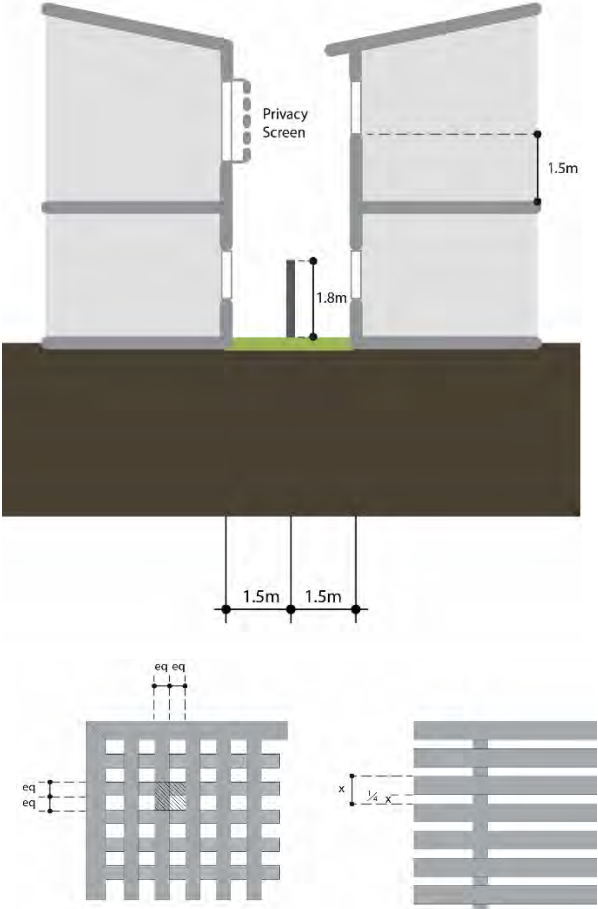
Table 6.2.2.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker's accommodation	
<p>PO1 Development:</p> <p>(a) is ancillary to the primary use, and</p> <p>(b) provides adequate open space for the caretaker.</p>	<p>AO1.1 No more than one caretaker's accommodation unit is established on the site.</p>
	<p>AO1.2 The caretaker's accommodation unit is a maximum of 100m² in GFA.</p>
	<p>AO1.3 Private open space area is provided which:</p> <p>(a) is directly accessible from a habitable room, and</p> <p>(b) where a balcony, a verandah or a deck, has a minimum area of 15m² with a minimum horizontal dimension of 1.25m.</p>
Use – Sales office	
<p>PO2 The use does not adversely impact on the amenity of the surrounding land uses and local character.</p>	<p>AO2.1 Development of the sales office is in place for no more than 2 years.</p>
	<p>AO2.2 The site coverage of the building is a maximum of 50% of the site area.</p>
	<p>AO2.3 There are a maximum of 2 employees on site at any one time.</p>
	<p>AO2.4 The use operates between 8am and 6pm Monday to Saturday and between 9am and 1pm on Sunday.</p>
Built form (if involving building work)	
<p>PO3 Buildings:</p> <p>(a) are low–medium rise</p> <p>(b) do not create unreasonable overshadowing on adjoining residential properties, and</p> <p>(c) do not adversely impact on the low–medium residential character and amenity of the area.</p> <p>Note—Shadow diagrams must be prepared that demonstrate compliance with this performance outcome where building height exceeds the corresponding acceptable outcome. These diagrams must address the impacts of overshadowing between the hours of 9am to 3pm on 21 June.</p>	<p>AO3 Building height does not exceed 8.5m and 2 storeys above ground level.</p>

Performance outcomes	Acceptable outcomes
<p>PO4 Residential buildings:</p> <ul style="list-style-type: none"> (a) are proportionate to the size and street frontage of the site (b) protect low–medium density neighbourhood character (c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties (d) provide for adequate open space and landscape areas (e) reduce building bulk, and (f) allow casual surveillance of the street. 	<p>AO4 Residential buildings are in accordance with the following building types:</p> <ul style="list-style-type: none"> (a) Figure 1—Dwelling house: Narrow lot (b) Figure 2—Dual occupancy (c) Figure 3—Multiple dwelling: Townhouses. <p>Note—Setbacks for a dwelling house on a standard lot are regulated in the Queensland Development Code.</p>
Residential density	
<p>PO5 Residential density provides for low to medium density residential development.</p>	<p>AO5.1 Residential density is a maximum of:</p> <ul style="list-style-type: none"> (a) 1 dwelling per lot where a dwelling house, or (b) 1 dwelling per 300m² where a dual occupancy, or (c) 1 dwelling per 240m² where a multiple dwelling. <p>AO5.2 Where a dwelling house, any secondary dwelling is:</p> <ul style="list-style-type: none"> (a) a maximum of 80m² GFA (b) located within 10m of the main building (c) linked to the main building by a defined footpath in the most direct route possible.
Open space	
<p>PO6 Development must provide sufficient and accessible open space for residents' needs.</p>	<p>AO6.1 Open space is provided in accordance with the following building types:</p> <ul style="list-style-type: none"> (a) Figure 1—Dwelling house: Narrow lot (b) Figure 2—Dual occupancy (c) Figure 3—Multiple dwelling: Townhouses. <p>AO6.2 Private open space is directly adjacent to the main living area.</p>
Design and streetscape	
<p>PO7 Driveways and parking areas including garages must not visually dominate the street.</p>	<p>AO7.1 Car parking areas:</p> <ul style="list-style-type: none"> (a) include 1 space in a garage and 1 uncovered space (or carport) on the driveway where a Dwelling house: narrow lot or each dwelling for Dual occupancy, or (b) are located behind the main building face where a Multiple dwelling (excluding visitor spaces).

Performance outcomes	Acceptable outcomes
	<p>AO7.2 Garages for any Dwelling house or Dual occupancy:</p> <ul style="list-style-type: none"> (a) do not protrude in front of the main building face, and (b) occupy a maximum of 50% of the site frontage. <p>AO7.3 Vehicle access is provided through a:</p> <ul style="list-style-type: none"> (a) single driveway for any Dwelling house or Multiple dwelling (b) 1 paired driveway for Dual occupancy; or (c) or rear lane access.
For all assessable development	
Housing mix (where development for multiple dwelling)	
<p>PO8 Development provides a mix of housing sizes to meet housing needs across the community.</p>	<p>AO8 Development of 15 or more dwellings includes the following proportion of dwelling sizes:</p> <ul style="list-style-type: none"> (a) 25% – 1 bedroom or studio (b) 40% – 2 bedrooms (c) 15% – 3 bedrooms or more and (d) remaining 20% is unrestricted.
Design and streetscape	
<p>PO9 Development has a high quality appearance and makes a positive contribution to the streetscape.</p>	<p>AO9.1 A landscape area with a minimum dimension of 1.5m is provided along any road frontage.</p> <p>AO9.2 For any multiple dwelling, balconies or verandahs occupy a minimum of 50% of the building facade fronting the street.</p>
<p>PO10 Pedestrian entries:</p> <ul style="list-style-type: none"> (a) are visible from the street and visitor car parking areas (b) are separate to vehicle access points (c) incorporate sun and rain shelter, such as overhangs or awnings, and (d) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc). 	<p>No acceptable outcome is nominated.</p>
<p>PO11 Buildings must be orientated to facilitate casual surveillance of the street and any adjoining public space. Note—This applies to all street frontages where development fronts more than one street.</p>	<p>AO11 Buildings fronting a street or public space include the following features:</p> <ul style="list-style-type: none"> (a) large windows associated with living areas, or (b) balconies or verandahs.

Performance outcomes	Acceptable outcomes
<p>PO12 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines (b) exterior building design that promotes safety (c) adequate lighting (d) appropriate signage and wayfinding (e) minimisation of entrapment locations, and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
<p>PO13 Design elements contribute to an interesting and attractive building through:</p> <ul style="list-style-type: none"> (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation (b) variations in materials and building form (c) modulation in the façade, horizontally or vertically (d) articulation of building entrances and openings (e) corner treatments to address both street frontages (f) elements which assist in wayfinding and legibility, and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces. 	No acceptable outcome is nominated.
<p>PO14 Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> (a) articulating individual dwellings, and (b) incorporating variety in design through use of roof pitch, height, gables and skillions. 	No acceptable outcome is nominated.
<p>PO15 Building design and site layout optimise accessibility and convenience for users, particularly pedestrians.</p>	No acceptable outcome is nominated.
Open space	
<p>PO16 Open space is oriented to maximise solar access.</p>	No acceptable outcome is nominated.
<p>PO17 Communal open space is:</p> <ul style="list-style-type: none"> (a) designed to provide useable areas for communal activities such as clothes drying and 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
social interaction, and (b) is not dominated by landscaping.	
Amenity	
<p>PO18 Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p>AO18 Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit unless:</p> <ul style="list-style-type: none"> (a) windows have translucent glazing or sill heights of at least 1.5m, or (b) there is a 1.8m high dividing fence at ground level (c) outlook from windows, balconies, and terraces of a dwelling unit is screened where screening is: <ul style="list-style-type: none"> (i) a permanent screen or perforated panels or trellises which have a maximum of 50% openings, and (ii) permanent and fixed, and designed to complement the development. <p>Note—Refer below to Diagram 1—Privacy.</p>
	 <p style="text-align: center;">Lattice Battens</p>

Performance outcomes	Acceptable outcomes
<p>PO19 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p> <p>Note—Applicants are also referred to the Landscaping code.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20 Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.</p>	<p>AO20 Outdoor activity, plant equipment, waste, storage and servicing areas are:</p> <ul style="list-style-type: none"> (a) not located adjacent to any road frontage, and (b) screened from public view by either: <ul style="list-style-type: none"> (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site, or (ii) mature landscaping that has the same effect as a 1.8m high wall.
Effects of development	
<p>PO21 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage line is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>
<p>PO22 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) traffic and parking (c) visual impact (d) signage (e) odour and emissions, and (f) lighting. <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
compliance with this performance outcome.	
<p>PO23</p> <p>Development is located to:</p> <p>(a) minimise noise, dust, odour or other nuisance from existing lawful uses, and</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity of land in the Low-medium density residential zone.</p>	No acceptable outcome is nominated.
<p>PO24</p> <p>Residential development where located near port facilities, major industries and major infrastructure must mitigate the operational effects including:</p> <p>(a) using air-conditioning or energy-efficient ventilation, where necessary, to minimise the effects of odours and emissions, and</p> <p>(b) comprehensive on site landscaping to provide visual relief from the industrial landscape.</p>	No acceptable outcome is nominated.
Uses – Child care centre, Community care centre or Community use	
<p>PO25</p> <p>Development is low impact, limited in scale and:</p> <p>(a) compatible with neighbouring residential uses and complementary to local character</p> <p>(b) incorporates design elements that are consistent with the surrounding residential development</p> <p>(c) supports the day to day needs of residents</p> <p>(d) located on a site which must adequately accommodate activity needs and space requirements</p> <p>(e) does not undermine the viability of nearby centres, and</p> <p>(f) located to minimise exposure of future occupants and employees to impacts associate with existing infrastructure.</p>	No acceptable outcome is nominated.
<p>PO26</p> <p>Development is highly accessible and is co-located with, or located close to, centres or other community or recreation uses.</p>	No acceptable outcome is nominated.
<p>PO27</p> <p>Development does not adversely impact on the amenity of the area.</p>	<p>AO27</p> <p>Hours of operation for non-residential development are limited to between 6am and 7pm daily.</p>
<p>PO28</p> <p>Buildings are located on the site to maximise the residential amenity of residents and neighbours.</p>	<p>AO28</p> <p>Buildings are setback a minimum of:</p> <p>(a) 6m from the front and rear boundary, and</p> <p>(b) 3m from the side boundary.</p>

Performance outcomes	Acceptable outcomes
<p>PO29 Development ensures residential amenity is maintained on adjoining properties.</p>	<p>AO29 Development provides a 1.8m acoustic screen fence where adjoining a residential use.</p>
<p>PO30 Where a child care centre, development minimises:</p> <ul style="list-style-type: none"> (a) the hazards of heavy traffic (b) introduction of non-local traffic into minor, residential streets, and (c) on-site conflict between children's activities, pedestrian movement, vehicle movement and car parking. 	<p>AO30.1 Where a child care centre, the site is not located on:</p> <ul style="list-style-type: none"> (a) arterial/sub-arterial routes, or (b) an access street or access place. <p>AO30.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.</p>
Use – Shop or Food and Drink outlet (where using an existing non-residential building)	
<p>PO31 Development is low impact and:</p> <ul style="list-style-type: none"> (a) limited in scale and size (b) complementary to local character and amenity (c) directly supports the day to day needs of the immediate residential community (d) located on a site which must adequately accommodate activity needs and space requirements, and (e) does not undermine the viability of nearby centres. 	<p>No acceptable outcome is nominated.</p>
<p>PO32 Development does not adversely impact on residential amenity.</p>	<p>AO32 The use operates between:</p> <ul style="list-style-type: none"> (a) 7am and 7pm Monday to Saturday, and (b) 7am and 1pm on Sunday.

Figure 1—Dwelling house: Narrow lot

This form of detached housing enables compact dwelling forms with setbacks that provide natural light and ventilation to habitable rooms and open space for deep planting.



Element		Acceptable solutions
1.1	Minimum frontage	10m
1.2	Minimum area	400m ²
1.3	Maximum site cover	50%
1.4	Minimum private open space	50m ² with a minimum dimension of 6.0m in any direction.
1.5	Minimum setbacks	Front 3m (OMP and including all street frontages where a corner lot). 5m to garage.
		Rear 6m (where not on a corner lot).
		Side 1.5m not including eaves.
1.6	Built to boundary walls	Limited to 1 side boundary and must contain no windows, openings or glazing. Maximum length 10m and maximum height 3.5m.

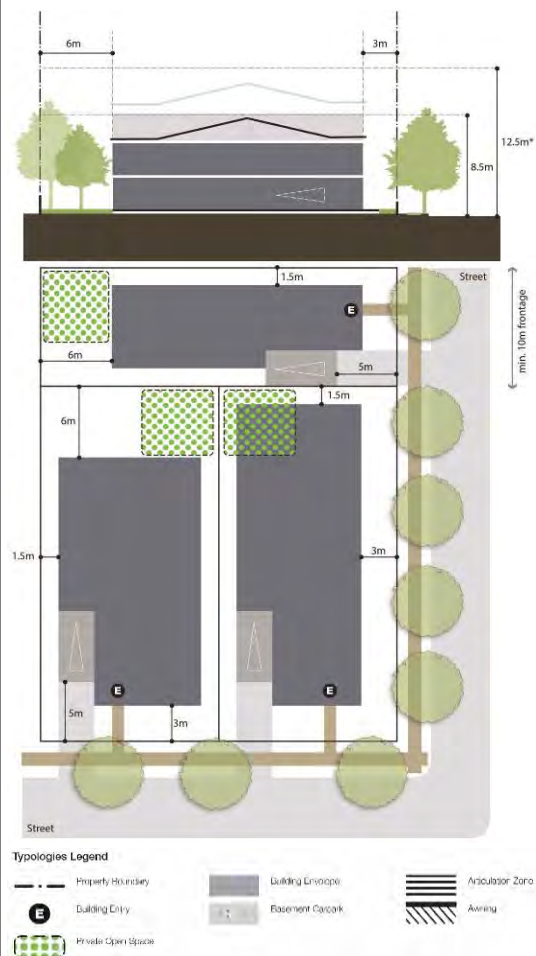


Figure 2—Dual occupancy

These are paired dwellings that share a single internal wall and are visually similar to a dwelling house when viewed from the street.

Element		Acceptable solutions	
2.1	Minimum frontage	20m	
2.2	Minimum area	600m ²	
2.3	Maximum site cover	60%	
2.4	Minimum private open space	50m ² with a minimum dimension of 5.0m in any direction.	
2.5	Minimum setbacks	Front	3m (OMP and including all street frontages where a corner lot). 5m to garage.
		Rear	6m (where not on a corner lot).
		Side	1.5m not including eaves.
2.6	Built to boundary walls	Limited to 1 side boundary and must contain no windows, openings or glazing. Maximum length 10m and maximum height 3.5m.	

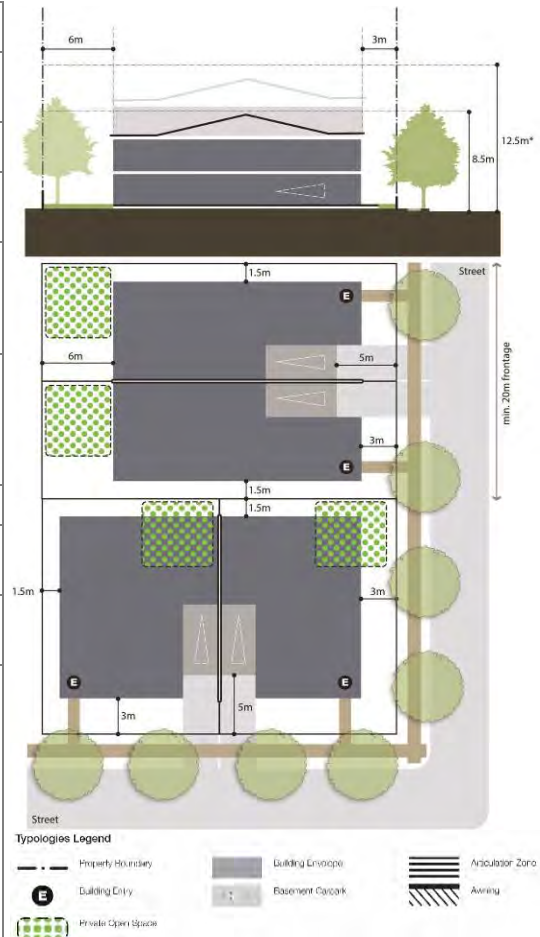
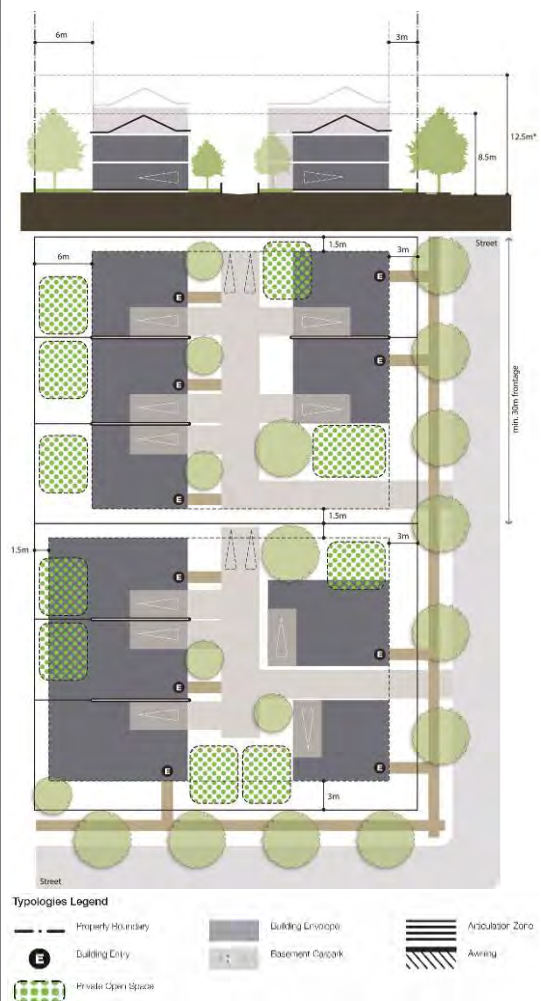


Figure 3—Multiple dwelling: Townhouses

This building type provides for attached dwellings at a low medium density on larger lots where street frontage is limited. Their compatibility with other lower density housing in terms of height and scale makes them ideal for integration into new neighbourhoods or existing residential areas. Vehicle access is from a single driveway with an internal road to car accommodation which is concealed with a building.



Element		Acceptable solutions
3.1	Minimum frontage	30m
3.2	Minimum area	1,200m ²
3.3	Maximum site cover	50%
3.4	Minimum open space	30m ² private open space per dwelling with a minimum dimension of 5m in any direction.
		Development greater than 18 dwelling provides a minimum communal open space area of 50m ² with a minimum dimension of 10m.
3.5	Minimum setbacks	Front 3m (OMP and including all street frontages where a corner lot). 5m to any garage on a street frontage.
		Rear 6m (where not on a corner lot).
		Side 1.5m not including eaves.
3.6	Built to boundary walls	Limited to 1 side boundary and must contain no windows, openings or glazing. Maximum length 10m and maximum height 3.5m.



3.7	Built form and streetscape	Maximum of 4 dwellings in a row without separation.
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4.2.3 Medium density residential

4.2.3.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.3.2 Purpose

- (1) The purpose of the medium density residential zone code is to provide for medium density multiple dwellings and some other housing forms supported by community uses and small-scale services and facilities that cater for local residents. Medium density residential development occurs in urban revitalisation areas and in areas that are clustered around or near major centres and transport nodes.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
 - (b) Buildings are of a scale, height and size that reflect a medium density neighbourhood character through design elements that reduce building bulk and create an attractive streetscape.
 - (c) Development creates pleasant living environments that ensure privacy, access to sunlight, open space, ventilation and natural climate control.
 - (d) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
 - (e) Development supports safe and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities in other zones.
 - (f) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting, overshadowing and other locally specific impacts.
 - (g) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
 - (h) Small scale non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not undermine the viability of nearby centres and complement residential amenity.
 - (i) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.
 - (j) Development responds to land constraints, including but not limited to bushfire, flooding and minimising changes to natural topography.
 - (k) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats, vegetation and bushland through location, design, operation and management requirements.
 - (l) Residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities.
- (3) The purpose of the zone will also be achieved through the following additional overall outcome for the following precinct.
 - (a) Gladstone Hospital precinct:
 - (i) development facilitates a mix of residential and small scale non-residential uses where in proximity to the Gladstone hospital
 - (ii) non-residential uses are limited to health care and medical related services or uses that support the Gladstone hospital.
 - (b) Beaches Village Circuit precinct:
 - (i) Development achieves a mix of medium density short and long term accommodation uses for residents and tourists.
 - (ii) Buildings reflect the coastal architectural qualities of the Agnes Water area and minimises the visual impact on the water and its views.
 - (iii) Development does not encourage detached dwelling houses on smaller residential lots or commercial uses better suited within the Agnes Water CBD.

- (iv) Development encourages larger lots which facilitate a medium density built form outcome.

4.2.3.3 Assessment benchmarks

Table 6.2.3.3.1— Accepted development subject to requirements and assessable development

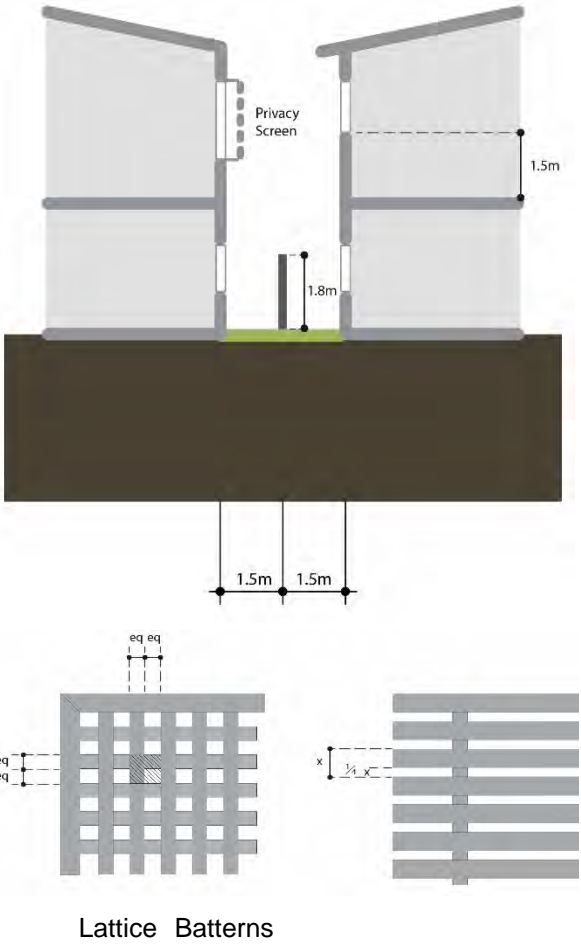
Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
<p>PO1 Development:</p> <p>(a) is ancillary to the primary use, and (b) provides adequate open space for the caretaker.</p>	<p>AO1.1 No more than 1 caretaker’s accommodation unit is established on the site.</p>
	<p>AO1.2 The caretaker’s accommodation unit is a maximum of 100m² GFA.</p>
	<p>AO1.3 Private open space area is provided which:</p> <p>(a) is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m² with a minimum horizontal dimension of 1.25m.</p>
Use – Sales office	
<p>PO2 The use does not adversely impact on the amenity of the surrounding land uses and local character.</p>	<p>AO2.1 Development of the sales office is in place for no more than 2 years.</p>
	<p>AO2.2 The site coverage of the building is a maximum of 50% of the site area.</p>
	<p>AO2.3 There are a maximum of 2 employees on site at any one time.</p>
	<p>AO2.4 The use operates between:</p> <p>(a) 8am and 6pm Monday to Saturday, and (b) 9am and 1pm on Sunday.</p>
Built form (if involving building work)	
<p>PO3 Buildings:</p> <p>(a) are medium rise, and (b) do not create overshadowing on adjoining residential properties, and (c) do not adversely impact on the medium density residential character and amenity of the area.</p>	<p>AO3 Building height does not exceed that shown on the Building height and frontages overlay map.</p>
<p>PO4 Residential buildings:</p> <p>(a) are proportionate to the size and street frontage of the site (b) protect medium density</p>	<p>AO4 Development is in accordance with the following building types:</p> <p>(a) Figure 1—Dwelling house: Narrow lot</p>

Performance outcomes	Acceptable outcomes
<p>neighbourhood character</p> <p>(c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties</p> <p>(d) provide for adequate open space and landscape areas</p> <p>(e) reduce building bulk, and</p> <p>(f) allow casual surveillance of the street.</p>	<p>(b) Figure 2—Dual occupancy</p> <p>(c) Figure 3—Multiple dwelling: Townhouses</p> <p>(d) Figure 4—Multiple dwelling: Medium rise apartment.</p> <p>Note—Setbacks for a dwelling house on a standard lot are regulated in the Queensland Development Code.</p>
Residential density	
<p>PO5</p> <p>Residential density reflects the medium density residential character of the area.</p>	<p>AO5.1</p> <p>Residential density is a maximum of:</p> <p>(a) 1 dwelling house (including 1 secondary dwelling) per lot where a dwelling house</p> <p>(b) or 1 dwelling per 300m² where a dual occupancy.</p> <p>Note—There is no maximum residential density where Multiple dwelling.</p>
	<p>AO5.2</p> <p>Where a dwelling house, any secondary dwelling is:</p> <p>(a) a maximum of 80m² GFA</p> <p>(b) located within 10m of the main building</p> <p>(c) linked to the main building by a defined footpath in the most direct route possible.</p>
Open space	
<p>PO6</p> <p>Development must provide sufficient and accessible open space for residents needs.</p>	<p>AO6.1</p> <p>Open space is provided in accordance with the following building types:</p> <p>(a) Figure 1—Dwelling house: Narrow lot</p> <p>(b) Figure 2—Dual occupancy</p> <p>(c) Figure 3—Multiple dwelling: Townhouses</p> <p>(d) Figure 4—Multiple dwelling: Medium rise apartment.</p>
	<p>AO6.2</p> <p>Private open space is directly adjacent to the main living area.</p>
Design and streetscape	
<p>PO7</p> <p>Driveways and parking areas including garages must not visually dominate the street.</p>	<p>AO7.1</p> <p>Car parking areas:</p> <p>(a) include 1 space in a garage and 1 uncovered space (or carport) on the driveway where a Dwelling house: Narrow lot or a Dwelling in a Dual occupancy, or</p> <p>(b) are located behind the main building face where a Multiple dwelling (excluding visitor spaces).</p>

Performance outcomes	Acceptable outcomes
	<p>AO7.2 Garages for any Dwelling house or Dual occupancy do not protrude in front of the main building face and occupy a maximum of 50% of the site frontage.</p> <p>AO7.3 Vehicle access is provided through a: (a) single driveway for any Dwelling house or Multiple dwelling (b) 1 paired driveway for Dual occupancy, or (c) by rear lane access.</p>
For all assessable development	
Housing mix (where development for multiple dwelling)	
<p>PO8 Development provides a mix of housing sizes to meet housing needs across the community.</p>	<p>AO8 Development of 15 or more dwellings includes the following proportion of dwelling sizes: (a) 25% – 1 bedroom or studio (b) 40% – 2 bedrooms (c) 15% – 3 bedrooms or more (d) remaining 20% is unrestricted.</p>
Design and streetscape	
<p>PO9 Development has a high quality appearance and makes a positive contribution to the streetscape.</p>	<p>AO9.1 A landscape area a minimum dimension of 1.5m is provided along the full frontage of any road frontage.</p>
	<p>AO9.2 For any multiple dwelling, balconies or verandahs occupy a minimum of 50% of the building facade fronting the street.</p>
<p>PO10 Pedestrian entries: (a) are visible from the street and visitor car parking areas (b) are separate to vehicle access points (c) incorporate sun and rain shelter, such as overhangs or awnings, and (d) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).</p>	No acceptable outcome is nominated.
<p>PO11 Buildings must be orientated to the street or public space and facilitate casual surveillance of the street and any adjoining public space. Note—This applies to all street frontages where development fronts more than</p>	<p>AO11 Buildings include the following features where facing the street or public space: (a) large windows associated with living areas, or (b) balconies or verandahs.</p>

Performance outcomes	Acceptable outcomes
one street.	
<p>PO12 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines (b) exterior building design that promotes safety (c) adequate lighting (d) appropriate signage and wayfinding (e) minimisation of entrapment locations, and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
<p>PO13 Design elements contribute to an interesting and attractive building through:</p> <ul style="list-style-type: none"> (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation (b) variations in materials and building form (c) modulation in the façade, horizontally or vertically (d) articulation of building entrances and openings (e) corner treatments to address both street frontages (f) elements which assist in wayfinding and legibility, and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces. 	No acceptable outcome is nominated.
<p>PO14 Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> (a) articulating individual dwellings, and (b) incorporating variety in design through use of roof pitch, height, gables and skillions. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO15 Building design and site layout, optimise accessibility and convenience for users, particularly pedestrians.</p>	No acceptable outcome is nominated.
Open space	
<p>PO16 Open space is oriented to maximise solar access.</p>	No acceptable outcome is nominated.
<p>PO17 Communal open space is: (a) designed to provide useable areas for communal activities such as clothes drying and social interaction, and (b) is not dominated by landscaping.</p>	No acceptable outcome is nominated.
Amenity	
<p>PO18 Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p>AO18 Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit unless:</p> <ul style="list-style-type: none"> (a) windows have translucent glazing or sill heights of at least 1.5m, or (b) there is a 1.8m high dividing fence at ground level (c) outlook from windows, balconies, and terraces of a dwelling unit is screened where screening is: <ul style="list-style-type: none"> (i) a permanent screen or perforated panels or trellises which have a maximum of 50% openings, and (ii) permanent and fixed, and designed to complement the development. <p>Note—Refer below to Diagram 1—Privacy.</p>

Performance outcomes	Acceptable outcomes
	 <p style="text-align: center;">Lattice Batterns</p>
<p>PO19 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p> <p>Note—Applicants are also referred to the Landscaping code.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20 Plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.</p>	<p>AO20 Plant equipment, waste, storage and servicing areas are:</p> <ul style="list-style-type: none"> (a) not located adjacent to any road frontage, and (b) screened from public view by either: <ul style="list-style-type: none"> (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site, or (ii) mature landscaping that has the same effect as a 1.8m high wall.
<p>Effects of development</p>	

Performance outcomes	Acceptable outcomes
<p>PO21 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.
<p>PO22 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) traffic and parking (c) visual impact (d) signage (e) odour and emissions, and (f) lighting. <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO23 Development is to:</p> <ul style="list-style-type: none"> (a) minimise noise, dust, odour or other nuisance from existing lawful uses, and (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity of land in the Medium density residential zone. 	No acceptable outcome is nominated.
<p>PO24 Residential development where located near port facilities, major industries and major infrastructure must mitigate the operational effects including:</p> <ul style="list-style-type: none"> (a) using air-conditioning or other energy-efficient ventilation, where 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>necessary, to minimise the effects of odours and emissions, and</p> <p>(b) comprehensive on site landscaping to provide visual relief from the industrial landscape.</p>	
Uses – Child care centre, Community care centre or Community use	
<p>PO25 Development is low impact, limited in scale and:</p> <p>(a) compatible with neighbouring residential uses and complementary to local character</p> <p>(b) incorporates design elements that are consistent with the surrounding residential development</p> <p>(c) supports the day to day needs of residents</p> <p>(d) located on a site which must adequately accommodate activity needs and space requirements, and</p> <p>(e) does not undermine the viability of nearby centres.</p>	No acceptable outcome is nominated.
<p>PO26 Development is highly accessible and is co-located with, or located close to, centres or other community or recreation uses.</p>	No acceptable outcome is nominated.
<p>PO27 Development does not adversely impact on the amenity of area.</p>	<p>AO27 Hours of operation for non-residential development is limited to between 6am and 7pm daily.</p>
<p>PO28 Buildings are located on the site to maximise the residential amenity of residents and neighbours.</p>	<p>AO28 Buildings are setback a minimum of:</p> <p>(a) 6m from the front and rear boundary, and</p> <p>(b) 3m from the side boundary.</p>
<p>PO29 Development must ensure residential amenity is maintained on adjoining properties.</p>	<p>AO29 Development provides a 1.8m acoustic screen fence where adjoining a residential use.</p>
<p>PO30 Where a child care centre, development minimises:</p> <p>(a) the hazards of heavy traffic</p> <p>(b) introduction of non-local traffic into minor, residential streets, and</p> <p>(c) on-site conflict between children's</p>	<p>AO30.1 Where a child care centre, the site is not located on:</p> <p>(a) arterial/sub-arterial routes, or</p> <p>(b) an access street or access place.</p> <p>AO30.2 Parking spaces are located so that children are not</p>

Performance outcomes	Acceptable outcomes
activities, pedestrian movement, vehicle movement and car parking.	required to cross the driveway or vehicular access way to reach the building.
If in the Gladstone hospital precinct	
<p>PO31 Non-residential development must:</p> <ul style="list-style-type: none"> (a) not adversely impact on residential amenity (b) be compatible with the intended built form for the area (c) complement the role and function of the Gladstone hospital (d) integrate with residential uses, and (e) not undermine the viability of nearby centres. 	No acceptable outcome is nominated.
<p>PO32 Non-residential development is limited in scale and incorporates design elements that reflect the medium density residential character of the area.</p>	<p>AO32.1 Non-residential development is a maximum of 100m² GFA.</p>
	<p>AO32.2 Non-residential development occurs on the ground floor level of buildings.</p>
If in the Beaches village circuit precinct	
<p>PO33 Development provides for building, structures and landscaping that are consistent with, and reflect and enhance the coastal urban character and architectural qualities of the Agnes Water locality in terms of form, composition and materials.</p>	<p>AO33.1 Development provides for building design which incorporates the following features:</p> <ul style="list-style-type: none"> (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with construction provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
	<p>AO33.2 Development uses understated colour schemes and low-reflective roofing and cladding materials.</p>

Figure 1—Dwelling house: Narrow lot

This form of detached housing enables compact dwelling forms with setbacks that provide natural light and ventilation to habitable rooms and open space for deep planting.



Element		Acceptable solutions	
1.1	Minimum frontage	10m	
1.2	Minimum area	400m ²	
1.3	Maximum site cover	50%	
1.4	Minimum private open space	50m ² with a minimum dimension of 6.0m in any direction.	
1.5	Minimum setbacks	Front	3m (OMP and including all street frontages where a corner lot). 5m to garage.
		Rear	6m (where not on a corner lot).
		Side	1.5m not including eaves.
1.6	Built to boundary walls	Limited to 1 side boundary and must contain no windows, openings or glazing. Maximum length 10m and maximum height 3.5m.	

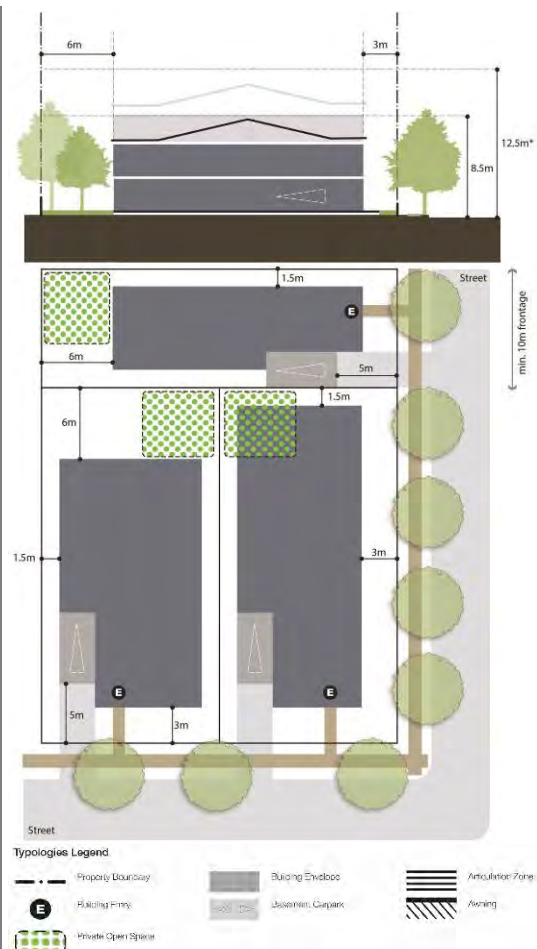


Figure 2—Dual occupancy

These are paired dwellings that share a single internal wall and are visually similar to a dwelling house when viewed from the street.

Element		Acceptable solutions	
2.1	Minimum frontage	20m	
2.2	Minimum area	600m ²	
2.3	Maximum site cover	60%	
2.4	Minimum private open space	50m ² with a minimum dimension of 5.0m in any direction.	
2.5	Minimum setbacks	Front	3m (OMP and including all street frontages where a corner lot). 5m to garage.
		Rear	6m (where not on a corner lot).
		Side	1.5m not including eaves.
2.6	Built to boundary walls	Limited to 1 side boundary and must contain no windows, openings or glazing. Maximum length 10m and maximum height 3.5m.	

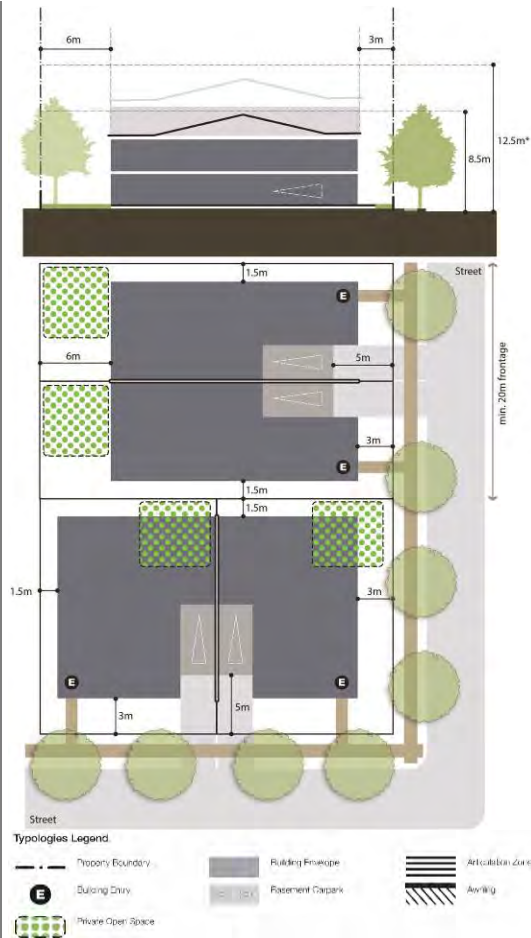
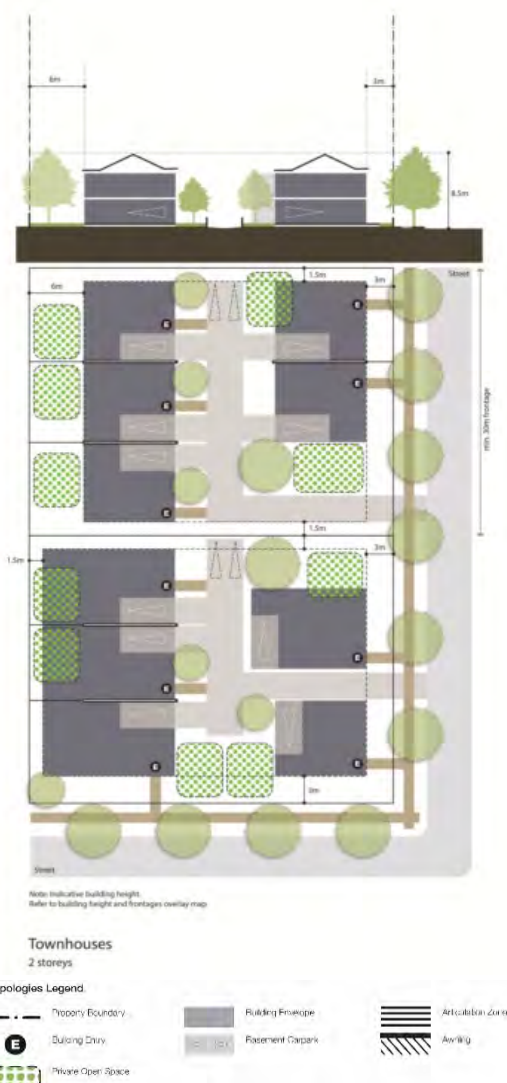


Figure 3—Multiple dwelling: Townhouses

This building type provides for attached dwellings at a low medium density on larger lots where street frontage is limited. Their compatibility with other lower density housing in terms of height and scale makes them ideal for integration into new neighbourhoods or existing residential areas. Vehicle access is from a single driveway with an internal road to car accommodation which is concealed with a building.



Element		Acceptable solutions
3.1	Minimum frontage	30m
3.2	Minimum area	1,200m ²
3.3	Maximum site cover	50%
3.4	Minimum open space	30m ² private open space per dwelling with a minimum dimension of 5.0m in any direction.
		Development greater than 18 dwelling provides a minimum communal open space area of 50m ² with a minimum dimension of 10m.
3.5	Minimum setbacks	Front
		3m (OMP and including all street frontages where a corner lot).
		5m to any garage on a street frontage.
Rear	6m (where not on a corner lot).	
Side	1.5m not including eaves.	
3.6	Built to boundary walls	Limited to 1 side boundary and must contain no windows, openings or glazing. Maximum length 10m and maximum height 3.5m.



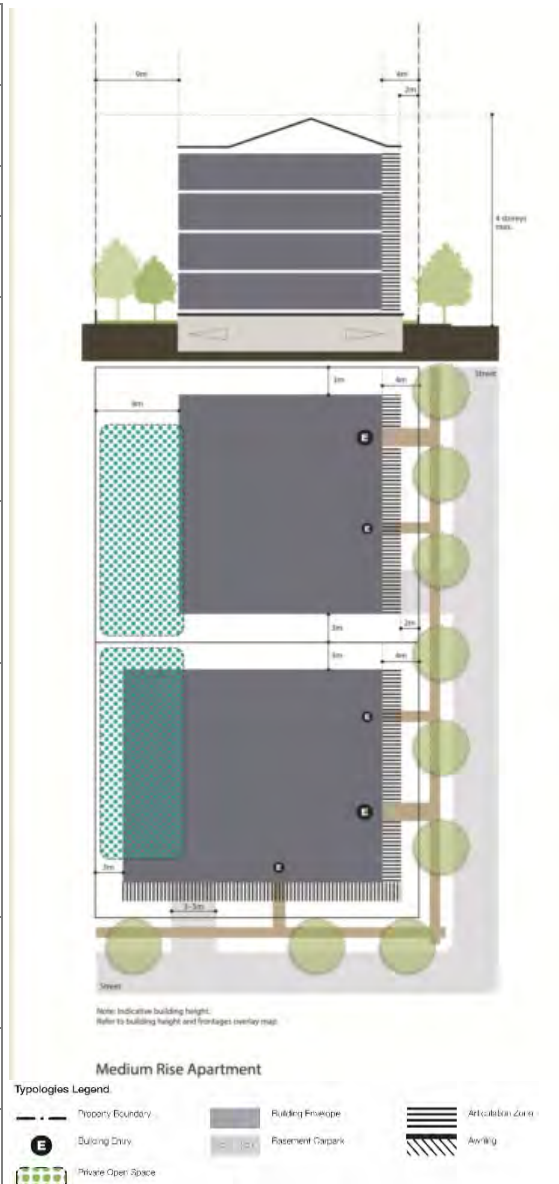
3.7	Built form and streetscape	Maximum of 4 dwellings in a row without separation.	
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Figure 4—Multiple dwelling: Medium rise apartment

Medium scale apartment buildings provide significant increases in density and diversity in a compact urban form. They are located in identified urban infill areas where located close to shops and services. Parking is located in a form of basement configuration within the building.



Element		Acceptable solutions	
4.1	Minimum frontage	30m	
4.2	Minimum area	1,000m ²	
4.3	Maximum site cover	60%	
4.4	Open space	<p>Minimum private open space of 16m² per dwelling with a minimum dimension of 3m in any direction.</p> <p>Ground level courtyards can be raised a maximum of 900mm above footpath level.</p> <p>Minimum communal open space of 20% of the site area which is open to the sky and with a minimum dimension of 5m in any direction.</p>	
4.5	Minimum setbacks	Front	4m to main face of building (2m to OMP).
		Rear	9m to OMP (where not on a corner lot).
		Side	3m not including eaves (9m where balconies overlook side boundary).
4.6	Built to boundary walls	Limited to 1 side boundary and must contain no windows, openings	



		or glazing. Maximum length 10m and maximum height 3.5m.	
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4.2.4 Character residential

4.2.4.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.4.2 Purpose

- (1) The purpose of the character residential zone code is to ensure that development recognises and respects the important scenic and heritage character of the Town of Seventeen Seventy and the natural landscape and existing coastal development character of the Springs Beach/Red Rock area, south of Agnes Water, by supporting a built form that:
 - (a) Exemplifies the existing natural landscape and coastal character of these areas; and
 - (b) Minimises visual impacts and prevents buildings from dominating the natural landscape; and.
 - (c) Is interspersed and sympathetically sited amongst the coastal landscape and bushland elements.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Development recognises and protects the important scenic and heritage character by promoting the use of light-weight building materials, generous roof forms, building articulation and overhangs.
 - (b) Development is in the form of individual detached buildings, small-scale in size and low-rise in height.
 - (c) Development maximises the retention of existing native vegetation where possible.
 - (d) Development respects the topography of the locality by ensuring buildings follow the contours of the land and minimise disturbance of the natural ground form.
 - (e) Development is designed to maximise energy efficiency and water conservation.
 - (f) Non-residential uses may be supported where such uses provide for the day-to-day needs of the immediate residential community, do not detract from the character, and do not undermine the viability of nearby centres.
 - (g) Small scale short term accommodation may be appropriate to support tourism activities only where in an existing building.
 - (h) Development responds to land constraints including topography, limited access, bushfire and flooding constraints.
 - (i) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats, vegetation and bushland through location, design, operation and management requirements.

4.2.4.3 Assessment benchmarks

Table 6.2.4.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development is: <ol style="list-style-type: none"> (a) ancillary to the primary use, and (b) does not compromise the low density character of the locality. 	AO1.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO1.2 Development is a maximum of 100m ² GFA.
Built form (if involving building work)	
PO2 Buildings are:	AO2.1 Building height does not:

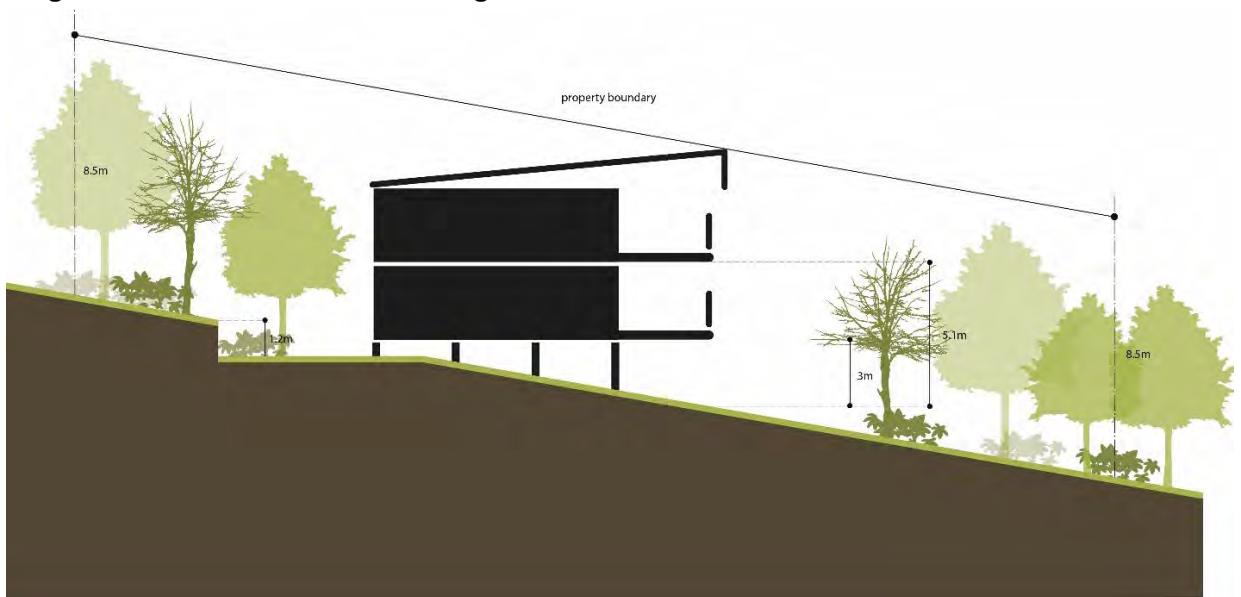
Performance outcomes	Acceptable outcomes
<p>(a) low rise</p> <p>(b) low density</p> <p>(c) of a size and scale that ensures the built form does not dominate natural landscape values, and</p> <p>(d) designed and located so as not to adversely impact on the coastal and visual character of the area.</p>	<p>(a) exceed 8.5m and 2 storeys, and</p> <p>(b) protrude above any horizon, ridge or spur line when viewed from any place on the coastline (beach or headlands) or from the ocean.</p> <p>Note—Refer also to Diagram 6.2.4.3.1—Character dwelling house.</p> <p>AO2.2 The floor level of the upper most habitable level is no greater than 5.1m above ground level at any point. Note—Refer also to Diagram 6.2.4.3.1—Character dwelling house.</p> <p>AO2.3 The floor of the first habitable level including decks and verandahs is no greater than 3m above ground level at any point. Note—Refer also to Diagram 6.2.4.3.1—Character dwelling house.</p> <p>AO2.4 The maximum footprint for all buildings including any outbuildings, swimming pools or other structures is: (a) 400m² on lot sizes 800m² – 1499m², or (b) 450m² on lot sizes 1500m² – 2499m², or (c) 500m² on lots greater than 2500m².</p>
<p>PO3 Buildings are located on the site to:</p> <p>(a) to maximise the residential amenity of residents and neighbours</p> <p>(b) maximise retention of native vegetation, and</p> <p>(c) provide areas for landscaping to screen the building.</p>	<p>AO3.1 Buildings are setback a minimum of 6m from the front and rear boundaries. Note—A carport may be built in the 6m front setback where the maximum height is 3.5m.</p> <p>AO3.2 Side boundary setbacks for any building or structure are a minimum of 4m. Note—Side boundary setbacks are measured to the building wall.</p> <p>AO3.3 Where dual occupancy, dwellings are separated by a minimum of 6m. Note—Buildings can be linked by one unenclosed verandah or walkway.</p>
Residential density	
<p>PO4 Residential density reflects the low density character of the locality.</p>	<p>AO4.1 Residential density is a maximum of (a) 1 Dwelling house (including 1 secondary dwelling) per allotment; or</p>

Performance outcomes	Acceptable outcomes
	(b) 1 dwelling unit per 400m ² where a Dual occupancy.
	AO4.2 Where a dwelling house, any secondary dwelling is: (a) a maximum of 80m ² GFA (b) located within 50m of the main building (c) linked to the main building by a defined footpath in the most direct route possible.
Character	
PO5 Buildings reflect the coastal character of the zone through open frame architecture including verandahs/decks, eaves and the use of lightweight construction materials.	AO5.1 Buildings: (a) include suspended floors (b) use sheet material finishes such as timber and fibre cement for external cladding (c) limit masonry construction so that no masonry walls exceed 4.5m above ground level and: (i) are rendered and painted, or (ii) where constructed of local stone left unfinished; and (iii) incorporate appropriate articulation (d) include roofing comprised of lightweight and non-reflective sheet materials.
	AO5.2 Eaves extend a minimum of 0.6m from the wall.
PO6 Front fencing must: (a) not dominate the streetscape, and (b) complement the low density sub-tropical character of the area.	AO6 Front fences are: (a) a maximum height of 1.5m (b) 50% transparent (c) made of open timber or metal construction, and (d) do not impede existing overland flow paths.
PO7 Driveways, cross overs and car parking areas: (a) do not dominate the streetscape (b) are located to minimise the removal of mature trees, and (c) constructed from permeable materials where possible to maintain natural drainage flows and maximise stormwater infiltration on-site.	AO7.1 Driveways, crossovers and car parking areas are: (a) finished with a permeable surface, and (b) not located within 4m of the side boundary.
	AO7.2 Driveways and crossovers are: (a) a maximum of 3.5m wide including splays, and (b) limited to 1 per lot.
Landscaping	
PO8 Development and landscaping: (a) enhances visual amenity and screen	AO8.1 Plant species used for landscaping are native to the locality.

Performance outcomes	Acceptable outcomes
<p>buildings from streets, walkways and other public places</p> <p>(b) integrates with the natural features</p> <p>(c) minimises earthworks and the use of retaining walls, and</p> <p>(d) complements the low density sub-tropical character of the area.</p>	<p>AO8.2 Uncovered external paved or hard landscaped areas not used for car parking are limited to 36m² where a Dwelling house or 18m² where a dual occupancy.</p> <p>AO8.3 Excavation and fill is limited to: (a) maximum cut of 1m below ground level, and (b) maximum fill of 1m above ground level.</p> <p>AO8.4 Retaining walls and terraces are: (a) not constructed to create a level lot (b) a maximum 0.6m high to the street frontage, and (c) a maximum height of 1.2m elsewhere on the lot.</p>
For all assessable development	
Land use	
<p>PO9 Development is of a small scale that does not compromise the low density and coastal village character of the locality.</p>	No acceptable outcomes are nominated.
Effects of development	
<p>PO10 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <p>(a) any hazards to people or property are avoided</p> <p>(b) native plants are retained within the lot or premises and adjoining road reserve</p> <p>(c) any earthworks are minimised</p> <p>(d) the retention of natural drainage systems is maximised</p> <p>(e) the retention of existing vegetation is maximised</p> <p>(f) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and</p> <p>(g) there is adequate buffering, screening or separation to adjoining development.</p>	No acceptable outcomes are nominated.

Performance outcomes	Acceptable outcomes
<p>PO11 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) hours of operation including temporary uses (c) traffic and parking (d) visual impact (e) signage (f) odour and emissions (g) lighting (h) access to sunlight (i) privacy. <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcome is nominated.</p>

Diagram 6.2.4.3.1—Character dwelling house



4.2.5 Centre

4.2.5.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.5.2 Purpose

- (1) The purpose of the Centre zone code is to provide for a mix of uses and activities in a highly accessible locality that functions as a true town centre, community hub and meeting place. These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential and associated activities. These centres are found in a variety of configurations based on their location, surrounding uses and in terms of meeting community needs. Locations focus on major retail and shopping destinations at Kin Kora, Gladstone Central, Kirkwood Road, Calliope, Boyne Island, Tannum Sands and Agnes Water. Development in this zone:
 - (a) Provides for accessible, convenient and attractive retail, commercial, administrative and community activities that compliments but does not compete with the Gladstone CBD's role as the provider of high order uses, particularly those relating to business, entertainment and cultural activities or Specialised centres.
 - (b) Manages the interface between centre activities and adjoining residential areas.
 - (c) Promotes high quality centre design that maximises access by active and public transport and activates streets and public spaces.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Promotion of a mix of commercial, business, professional and retail activities.
 - (b) Shopping facilities in the form of showrooms are not established in centre zones.
 - (c) Development is generally established in accessible, well-connected locations with access to public transport, cycling and pedestrian networks.
 - (d) Service industries may be appropriate in the zone.
 - (e) Development is designed to maximise energy efficiency, water conservation and public/active transport use.
 - (f) Development provides a high level of amenity and is reflective of the surrounding character of the area.
 - (g) Development promotes public transport use, walking and cycling.
 - (h) Development is supported by appropriate infrastructure and essential services.
 - (i) Development responds to land constraints including topography and flooding.

4.2.5.3 Assessment benchmarks

Table 6.2.5.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Uses – Bar, Club, Food and Drink outlet	
PO1 Hours of operation are limited to minimise nuisance to any surrounding residential uses.	AO1 Hours of operation are limited to between 6am and 10pm.
Use – Caretaker's accommodation	
PO2 Development: (a) is ancillary to the primary use (b) provides adequate private open space for the caretaker (c) does not compromise ground level business	AO2.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO2.2 Caretaker's accommodation is a maximum of 100m ² GFA.

Performance outcomes	Acceptable outcomes
activities being established.	<p>AO2.3 Caretaker's accommodation is located above the ground floor level, or to the rear of ground level business activities.</p> <p>AO2.4 Caretaker's accommodation is provided with a private open space area which:</p> <p>(a) is directly accessible from a habitable room, and</p> <p>(b) where a balcony, a verandah or a deck, has a minimum area of 15m² with minimum horizontal dimension of 1.25m.</p>
Use – Dwelling unit	
PO3 Development does not compromise ground level business activities being established.	AO3 Dwelling units are located either above or to the rear of ground level business activities.
PO4 Development must provide sufficient and accessible open space for residents needs	AO4 Development provides a minimum of 16m ² private open space for each dwelling unit with a minimum dimension of 3m in any direction.
Use – Sales office	
PO5 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO5.1 Development of the sales office is in place for no more than 2 years.
	AO5.2 There are a maximum of 2 employees on site at any one time
For all assessable development	
Land use, scale and tenancy mix	
PO6 Development: (a) provides for a range of retail, commercial, community, entertainment and recreation activities (b) is of a size and scale that meets the needs of the local community, and (c) does not impact on the viability of other centres in the region.	AO6 Gross floor area of the following uses does not exceed: (a) 250m ² for Agricultural supplies store, Garden centre and Hardware and trade supplies, or (b) No acceptable outcome is nominated for other uses.
PO7 Development provides a diverse mix of building types and tenancy sizes to support a range of business and community uses and enterprise opportunities.	No acceptable outcome is nominated.
Built form	
PO8 Building height: (a) is consistent with the intended character of	AO8 Building height does not exceed that shown on the Building height and frontages overlay map.

Performance outcomes	Acceptable outcomes
<p>the centre, and</p> <p>(b) does not result in a significant loss of visual amenity.</p>	
Centre design	
<p>PO9</p> <p>Development:</p> <p>(a) is proportionate to the size and street frontage of the site</p> <p>(b) maintains and enhances the existing streetscape</p> <p>(c) protects adjacent amenity</p> <p>(d) maintains appropriate levels of light and solar penetration, air circulation, and privacy for adjoining properties</p> <p>(e) provides for public space and landscape areas, and</p> <p>(f) reduces building bulk.</p>	No acceptable outcome is nominated.
<p>PO10</p> <p>Buildings are designed to:</p> <p>(a) overlook the external street network by having buildings built up to or close to street alignments and providing active building frontages to public streets and spaces</p> <p>(b) respect and complement the existing character of the area</p> <p>(c) maintain an appropriate human scale</p> <p>(d) minimise the use of highly reflective materials, and</p> <p>(e) respond to climatic conditions.</p>	No acceptable outcome is nominated.
<p>PO11</p> <p>Design elements contribute to an interesting and attractive streetscape and building through:</p> <p>(a) variations in materials and building form to enable articulation of facades and differentiation between buildings</p> <p>(b) modulation in the façade, horizontally or vertically</p> <p>(c) articulation of building entrances and openings</p> <p>(d) corner treatments to address all street frontages, and</p> <p>(e) elements which assist in wayfinding and legibility.</p>	No acceptable outcome is nominated.
<p>PO12</p> <p>Building caps and rooftops contribute to the architectural distinction of the building, and effectively screen service structures, lift over-runs, plant and equipment.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO13 Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines (b) exterior building design that promotes safety (c) adequate lighting (d) appropriate signage and wayfinding (e) minimisation of personal concealment and entrapment locations, and (f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points. <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
Street interface	
<p>PO14 Buildings are oriented to address all street frontages, public open space and public areas to:</p> <ul style="list-style-type: none"> (a) promote interaction and casual surveillance (b) concentrate and reinforce pedestrian activity (c) create consolidated street edges (d) avoid opaque facades to provide visual interest to the frontage, and (e) clearly define the public and private realm. 	<p>No acceptable outcome is nominated.</p>
<p>PO15 Buildings and pedestrian entries:</p> <ul style="list-style-type: none"> (a) are visible from the street and car parking areas (b) incorporate sun and rain shelter, such as overhangs or awnings, and (c) are defined by design elements (such as doors and landscaping, etc). 	<p>No acceptable outcome is nominated.</p>
<p>PO16 Buildings includes windows and openings to:</p> <ul style="list-style-type: none"> (a) promote street life and business activities (b) encourage strong indoor/outdoor relationships at ground level, and (c) to facilitate casual surveillance. 	<p>No acceptable outcome is nominated.</p>
<p>PO17 Development contributes towards high quality streetscape outcomes that integrate effectively with the street and along key pedestrian and cycle routes.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO18 Buildings include awnings that:</p> <ul style="list-style-type: none"> (a) complement and integrate with the front building façade (b) protect street footpaths from rain and sun (c) are continuous and compatible with existing pedestrian shelter and awnings on adjoining buildings (d) allow for street trees and other landscaping (e) are visually safe and amenable (f) are cantilevered from the main building and do not include posts within the footpath, and (g) are constructed of lightweight materials. 	No acceptable outcome is nominated.
<p>PO19 Development must ensure safe, convenient and legible connections and pathways are provided:</p> <ul style="list-style-type: none"> (a) for pedestrians and cyclists to, from and within the site (b) to public transport infrastructure, open space, parkland, centres and community-related activities. 	No acceptable outcome is nominated.
Landscape design	
<p>PO20 Landscape elements are integrated in the building design through planting at various levels including on top of podiums, rooftops and within storeys. Note—Refer also to the Landscaping code.</p>	No acceptable outcome is nominated.
<p>PO21 Landscape treatments includes hard and soft elements that:</p> <ul style="list-style-type: none"> (a) is of a character and durability that reflects the centre (b) enhance the appearance of the centre (c) extends from the street edge into building entrances, foyers and onto podiums (d) emphasises a clear pedestrian entry point (e) screen unsightly components (f) provide shading, and (g) reflects and reinforces a subtropical image through integrating landscape, outdoor and indoor spaces. <p>Note—Refer also to the Landscaping code.</p>	No acceptable outcome is nominated.
Amenity	
<p>PO22 Development is located, designed and operated so that adverse impacts on privacy and amenity on</p>	<p>AO22.1 Buildings are set back 3m from any boundary shared with a residential zone.</p>

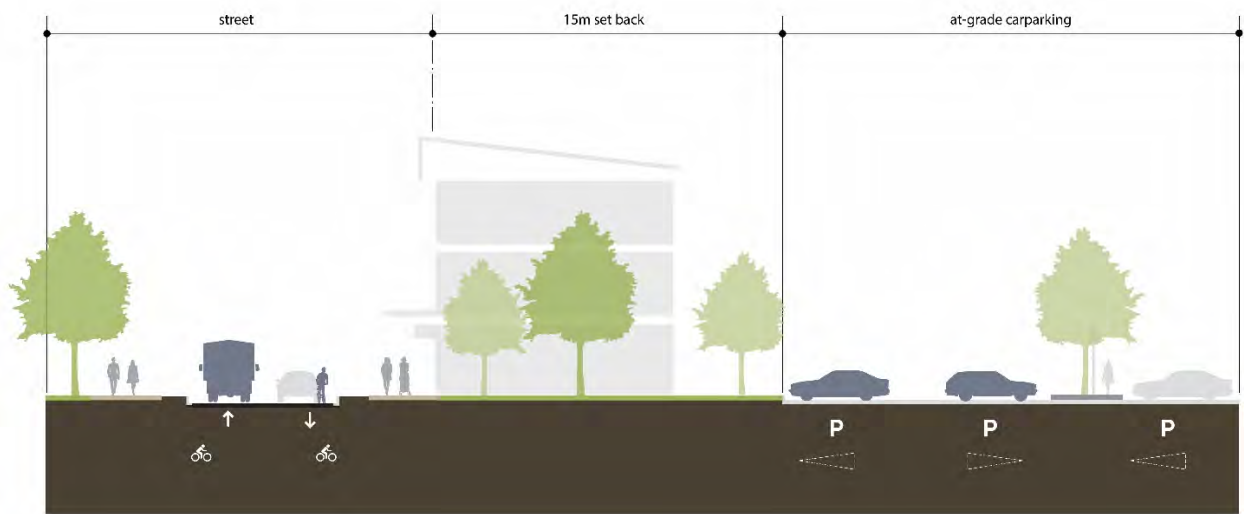
Performance outcomes	Acceptable outcomes
<p>nearby land in a residential zone are minimised.</p>	<p>AO22.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone.</p> <p>AO22.3 A landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.</p> <p>AO22.4 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p>PO23 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) hours of operation (c) traffic (d) visual impact (e) signage (f) odour and emissions (g) lighting (h) access to sunlight (i) privacy, and (j) outlook. <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO24 All uses:</p> <ul style="list-style-type: none"> (a) minimise noise, dust, odour or other nuisance from existing lawful uses, and (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity. 	<p>No acceptable outcome is nominated.</p>
Car parking and access	
<p>PO25 Parking and loading areas do not visually dominate the streetscape.</p>	<p>AO25.1 Parking areas are:</p> <ul style="list-style-type: none"> (a) located in a basement or semi basement, or (b) setback a minimum of 15m from any street frontage and screened to allow a building edge for active uses. <p>Note—Refer also to Diagram 6.2.5.3.1—Parking design in centres.</p>

Performance outcomes	Acceptable outcomes
	<p>AO25.2</p> <p>Vehicle loading areas are screened from footpaths, streets and public areas by fences with screening at least 1.5m in height and are 50% visually permeable.</p>
Storage areas	
<p>PO26</p> <p>Ancillary storage of goods or materials and waste management areas must be located in a manner that does not detract from the visual amenity of the local area.</p>	<p>AO26</p> <p>Equipment, materials, goods and/or, machinery used on site are either:</p> <p>(a) stored behind the front building setback and screened from view, or</p> <p>(b) stored within a building.</p>
Effects of development	
<p>PO27</p> <p>Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <p>(a) any hazards to people or property are avoided</p> <p>(b) any earthworks are minimised</p> <p>(c) the retention of natural drainage lines is maximised</p> <p>(d) the retention of existing vegetation is maximised</p> <p>(e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	<p>No acceptable outcome is nominated.</p>
Use – All accommodation activities	
<p>PO28</p> <p>Where accommodation activities are proposed, residential density:</p> <p>(a) is capable of being supported by local infrastructure and services</p> <p>(b) can be achieved without creating conflict between residential and non-residential uses, and</p> <p>(c) supports a concentrated residential population in proximity to local active and public transport networks.</p>	<p>No acceptable outcome is nominated.</p>
Use – Child care centre	
<p>PO29</p> <p>Development is:</p> <p>(a) compatible with neighbouring uses</p> <p>(b) complementary to local character and amenity</p>	<p>No acceptable outcome is nominated.</p>

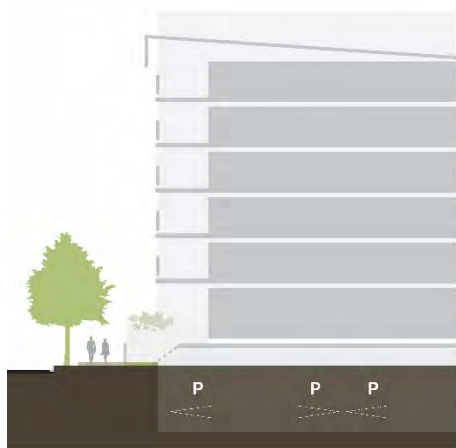
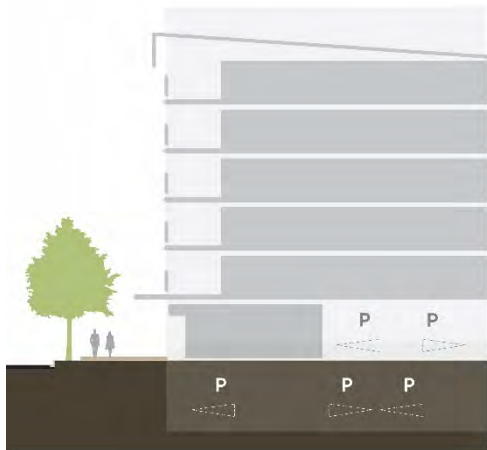
Performance outcomes	Acceptable outcomes
(c) supports the day to day needs of residents (d) located on a site which must adequately accommodate activity needs and space requirements.	
PO30 Development does not adversely impact on the amenity of area.	AO30 Hours of operation are limited to between 6am and 7pm daily.
PO31 Development minimises: (a) the hazards of heavy traffic (b) introduction of non-local traffic into minor, residential streets, and (c) on-site conflict between children's activities, pedestrian movement, vehicle movement and car parking.	AO31.1 The use is not accessed from: (a) arterial/sub-arterial routes, or (b) an access street or access place.
	AO31.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.
Uses – Multiple dwelling, Retirement facility, Residential care facility, Rooming accommodation	
PO32 Development does not compromise ground level business activities being established.	AO32 Dwelling units are located either above the ground floor level, or to the rear of ground level business activities.
PO33 Development provides a mix of housing sizes to meet housing needs across the community.	AO33 Development of 15 or more dwellings includes the following proportion of dwelling sizes: (a) 25% – 1 bedroom or studio (b) 40% – 2 bedrooms (c) 15% – 3 bedrooms or more (d) remaining 20% is unrestricted.
PO34 Development must provide sufficient and accessible open space for residents needs.	AO34.1 Development provides a minimum of 16m ² private open space for each dwelling with a minimum dimension of 3.0m in any direction.
	AO34.2 Private open space is accessible from the main living area.
	AO34.3 Development greater than 18 dwellings provides a minimum communal open space area of 50m ² with a minimum dimension of 5m.
PO35 Habitable spaces must not directly overlook dwellings on adjacent land.	AO35 Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit unless: (a) windows have translucent glazing or sill heights of at least 1.5m, or (b) there is a 1.8m high dividing fence at ground level (c) outlook from windows, balconies, and terraces of a dwelling unit is screened where

Performance outcomes	Acceptable outcomes
	<p data-bbox="948 248 1474 398">screening is a permanent screen or perforated panels or trellises which have a maximum of 50% openings, and permanent and fixed, and designed to complement the development.</p> <p data-bbox="874 416 1385 448">Note—Refer below to Diagram 1—Privacy.</p> <div data-bbox="898 512 1474 1406"> <p data-bbox="970 1429 1168 1460">Lattice Batters</p> </div>

Diagram 6.2.5.3.1—Parking design in centres



Example 1—Correct parking treatment



Example 2— Correct parking treatment

Example 3—Correct parking

4.2.6 Principal centre

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.6.1 Purpose

1. The purpose of the Principal Centre zone code is to provide for:
 - (a) A diverse and vibrant Gladstone CBD area centred on Goondoon Street.
 - (b) A highly concentrated mix of uses including higher-order retail, commercial, employment, residential, health services, administrative, community cultural, recreational and entertainment activities and other uses.
 - (c) An urban form characterised by tall buildings and high quality urban design and streetscape outcomes.
 - (d) The region's major commercial office centre for major business and resource sector activities.
 - (e) Short term accommodation opportunities to meet the needs of the resources and tourism sectors.
 - (f) A level of amenity commensurate with a highly urbanised city centre.
2. The purpose of the zone will be achieved through the following overall outcomes:
 - (a) High level retail, commercial, administrative, community, cultural and entertainment activities are provided.
 - (b) A range of afterhours activities support activation of the CBD.
 - (c) Service industries integrate with other uses where they do not create an impact on surrounding land uses.
 - (d) Development is safe, accessible and well-designed and incorporates public open spaces and urban pedestrian environments.
 - (e) Development design reinforces Goondoon Street as the 'main street' through appropriate building setbacks and streetscape treatments.

Note—Streetscape treatments are undertaken in accordance with the *CBD redevelopment planning scheme policy*.

- (f) Development activates street frontages or identified primary frontages to promote a mix of employment opportunities, social contact and enhanced walking, cycling and public transport use.

Note—Primary frontages are identified on the Building height and frontages overlay map.

- (g) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the city centre.
- (h) Buildings are of a scale, height and size that complement the city centre character for the area through design elements that reduce building bulk and create an attractive streetscape.
- (i) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
- (j) Development provides a high level of amenity for a highly urbanised centre and is reflective of the surrounding character of the area.
- (k) Public open space including malls, plazas, parks and gardens are provided where it enhances existing open space areas.
- (l) Development has access to infrastructure, compatible employment areas, nodes and essential services.
- (m) Development responds to land constraints, including but not limited to topography.
- (n) Development responds to heritage and character values through site design and adaptable reuse of heritage buildings.

4.2.6.2 Assessment benchmarks

Table 6.2.6.2.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development for caretaker’s accommodation: (a) is subordinate to non–residential uses on the same site (b) provides adequate private open space for residents (c) does not compromise ground level business activities being established.	AO1.1 No more than 1 caretaker’s accommodation unit is established on the site.
	AO1.2 Caretaker’s accommodation is a maximum of 100m ² GFA.
	AO1.3 Caretaker’s accommodation is located above the ground floor level or to the rear of ground level business activities
	AO1.4 Caretaker’s accommodation is provided with a private open space area which: (a) is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m ² with a minimum horizontal dimension of 1.25m.
Use – Dwelling unit	
PO2 Development does not compromise ground level business activities being established.	AO2 Dwelling units are located either above the ground floor level, or to the rear of ground level business activities.
PO3 Development must provide sufficient and accessible open space for residents needs.	AO3 Development provides a minimum of 16m ² private open space for each dwelling with a minimum dimension of 3m in any direction.
Uses – Food and drink outlet, Bar and Club	
PO4 Hours of operation are limited to minimise nuisance on residential uses.	AO4 Where adjoining, or part of a building with residential uses (not including short term accommodation): (a) hours of operation are limited to between 7am and 10pm, and (b) the use does not involve amplified music audible external to the premises.
Use – Sales office	
PO5 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO5.1 Development of the sales office is in place for no more than two years.
	AO5.2 There are a maximum of 2 employees on site at any one time.

Performance outcomes	Acceptable outcomes
For all assessable development	
Built form	
<p>PO6 Building height:</p> <ul style="list-style-type: none"> (a) is consistent with the intended character of the city centre (b) does not result in a significant loss of visual amenity, and (c) does not impact on airport operations. 	<p>A06 Building height does not exceed 10 storeys and 60.5m AHD including any structures (both free standing and attached to buildings, including signs, masts or antennae).</p>
<p>PO7 Podiums are located on a primary frontage and:</p> <ul style="list-style-type: none"> (a) are low rise (b) allow for active uses at street level that overlook the street or public thoroughfare, and (c) are human scale at street level. <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p>	<p>A07.1 Development located on a primary frontage includes a podium that does not exceed 1 storey.</p> <p>Note—Primary frontages are identified on the Building height and frontages overlay map. Refer to Diagram 6.2.6.2.1—Primary and rear frontage, for a site located on a primary frontage which also includes a rear frontage.</p>
	<p>A07.2 Development located on a primary frontage includes a minimum ground floor height of 4.5m (floor to floor).</p>
<p>PO8 Development:</p> <ul style="list-style-type: none"> (a) is proportionate to the size and street frontage of the site (b) actively interfaces with streets and public spaces (c) maintains and enhances the existing streetscape (d) protects adjacent amenity (e) maintains appropriate levels of light and solar penetration, air circulation, privacy for adjoining properties (f) provides for public space and landscape areas, and (g) reduces building bulk. 	<p>A08 Development is in accordance with the following building types:</p> <ul style="list-style-type: none"> (a) Figure 1—Primary frontage building where identified on a primary frontage (b) Figure 2—Secondary frontage building where not identified on a primary frontage. <p>Note—Primary frontages are identified on the Building height and frontages overlay map. Refer to Diagram 6.2.6.2.1—Primary and rear frontage, for a site located on a primary frontage which also includes a rear frontage.</p>
Land use and tenancy mix	
<p>PO9 Development provides a fine grain mix of tenancies along Goondoon Street and identified primary frontages to support a range of retail, commercial, community, entertainment and recreational opportunities at street level.</p> <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO10 Where accommodation activities are proposed, residential density:</p> <ul style="list-style-type: none"> (a) is capable of being supported by local infrastructure and services (b) can be achieved without creating conflict between residential and non-residential uses, and (c) supports a concentrated residential population in proximity to local active and public transport networks. 	<p>No acceptable outcome is nominated.</p>
<p>PO11 Retail development:</p> <ul style="list-style-type: none"> (a) occurs at a scale which provides for the small scale needs of residents, workers and tourists (b) is compatible with the character of the area, and (c) does not include large format, land consumptive commercial uses. 	<p>AO11 The maximum GFA for Hardware and Trade supplies is 250m².</p>
Building design and appearance	
<p>PO12 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) respect and complement the existing character of the area (b) maintain an appropriate human scale which is open and readily accessible from the street (c) minimise the use of highly reflective materials, and (d) respond to climatic conditions. 	<p>No acceptable outcome is nominated.</p>
<p>PO13 Design elements contribute to an interesting and attractive building through:</p> <ul style="list-style-type: none"> (a) variations in materials and building form to enable articulation of facades and differentiation between buildings (b) modulation in the façade, horizontally or vertically (c) articulation of building entrances and openings (d) corner treatments to address both street frontages, and (e) elements which assist in wayfinding and legibility. 	<p>No acceptable outcome is nominated.</p>
<p>PO14 Building caps and rooftops contribute to the architectural distinction of the building, and effectively screen service structures, lift over-runs, plant and equipment.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO15 Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines (b) exterior building design that promotes safety (c) adequate lighting (d) appropriate signage and wayfinding (e) minimisation of personal concealment and entrapment locations, and (f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points. <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
Street interface	
<p>PO16 Development is oriented to address all street frontages, public open space and public areas to:</p> <ul style="list-style-type: none"> (a) promote interaction and casual surveillance (b) concentrate and reinforce pedestrian activity (c) avoid opaque facades to provide visual interest to the frontage, and (d) clearly define the public and private realm. 	<p>No acceptable outcome is nominated.</p>
<p>PO17 Buildings and pedestrian entries:</p> <ul style="list-style-type: none"> (a) are visible from the street and car parking areas (b) incorporate sun and rain shelter such as overhangs, and (c) are defined by design elements (such as doors and landscaping, etc). 	<p>No acceptable outcome is nominated.</p>
<p>PO18 Buildings includes windows and openings to:</p> <ul style="list-style-type: none"> (a) promote street life and business activities (b) encourage strong indoor/outdoor relationships at ground level, and (c) to facilitate casual surveillance. 	<p>No acceptable outcome is nominated.</p>
<p>PO19 Development ensures safe, convenient and legible connections are provided:</p> <ul style="list-style-type: none"> (a) for pedestrians and cyclists to, from and within the site (b) to public transport infrastructure, open space, parkland, public spaces and community-related activities. 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO20 Development contributes towards high quality streetscape outcomes that integrate effectively with primary frontages along Goondoon Street. This may include the provision of street trees, street furniture, paving and public art.</p> <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p> <p>Note—Streetscape treatments are undertaken in accordance with the <i>CBD redevelopment planning scheme policy</i>.</p>	No acceptable outcome is nominated.
<p>PO21 Awnings:</p> <ul style="list-style-type: none"> (a) are provided along primary frontages (b) complement and integrate with the front building façade (c) protect street footpaths from rain and sun (d) are continuous and compatible with existing pedestrian shelter and awnings (e) allow for street trees and other landscaping (f) are visually safe and amenable (g) are cantilevered from the main building and do not include posts within the footpath, and (h) are constructed of lightweight materials. <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p>	No acceptable outcome is nominated.
Landscape design	
<p>PO22 Landscape elements are integrated in the building design through planting at various levels including on top of podiums, rooftops and within storeys.</p> <p>Note—Applicants are also referred to the Landscaping code.</p>	No acceptable outcome is nominated.
<p>PO23 Landscape treatments includes hard and soft elements that:</p> <ul style="list-style-type: none"> (a) is of a character and durability that reflects Gladstone’s city centre (b) enhance the appearance of the development (c) extends from the street edge into building entrances, foyers and onto podiums (d) emphasises a clear pedestrian entry point (e) screen unsightly components (f) provide shading, and (g) reflects and reinforces a subtropical image through integrating landscape, outdoor and indoor spaces. <p>Note—Applicants are also referred to the</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Landscaping code.	
Amenity	
<p>PO24 Mixed–use premises must ensure the transmission of noise between residential and non–residential uses is minimised.</p>	No acceptable outcome is nominated.
<p>PO25 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the mixed–use premises, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) hours of operation (c) traffic (d) visual impact (e) signage (f) odour and emissions (g) lighting (h) access to sunlight (i) privacy, and (j) outlook. 	No acceptable outcome is nominated.
<p>PO26 All uses:</p> <ul style="list-style-type: none"> (a) minimise noise, dust, odour or other nuisance from existing lawful uses, and (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state–controlled road and rail network in the vicinity. 	No acceptable outcome is nominated.
Parking areas and access	
<p>PO27 Parking areas do not visually dominate the streetscape.</p>	<p>AO27.1 Parking areas are:</p> <ul style="list-style-type: none"> (a) located in a basement, or (b) setback a minimum of 15m from any street frontage and screened to allow a building edge for active uses. <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p> <p>AO27.2 Vehicle loading areas:</p> <ul style="list-style-type: none"> (a) are screened from footpaths, streets and public areas by fences with screening at least 1.5m in height and are 50% visually permeable, and (b) are not accessed via a primary frontage unless where there is no other access available to the site. <p>Note—Primary frontages are identified on the</p>

Performance outcomes	Acceptable outcomes
	Building height and frontages overlay map.
<p>PO28 Crossovers are minimised to:</p> <ul style="list-style-type: none"> (a) reduce conflict with pedestrians, cyclists and public transport; and (b) maintain high quality streetscape environments through footpaths & street trees. 	<p>AO28.1 Development is limited to one crossover.</p> <p>AO28.2 Vehicular access is not located on a primary frontage unless where there is no other access available to the site.</p> <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p>
Storage areas	
<p>PO29 Ancillary storage of goods or materials must be located in a manner that does not detract from the visual amenity of the local area.</p>	<p>AO29 Equipment, materials, goods and/or, machinery used on site are either:</p> <ul style="list-style-type: none"> (a) stored behind the front building setback and screened from view, or (b) stored within a building.
Effects of development	
<p>PO30 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage line is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.
<p>PO31 Residential development where located near port facilities, major industries and major infrastructure must mitigate the operational effects including:</p> <ul style="list-style-type: none"> (a) using air-conditioning or other energy-efficient ventilation, where necessary, to minimise the effects of odours and emissions, and (b) comprehensive on site landscaping to provide visual relief from the industrial landscape. 	No acceptable outcome is nominated.
Uses – Multiple dwelling, Retirement facility, Residential care facility, Rooming accommodation	

Performance outcomes	Acceptable outcomes
<p>PO32 Development on a primary frontage does not compromise ground level business activities being established.</p>	<p>AO32 Development on a primary frontage is located either above the ground floor level, or to the rear of ground level business activities.</p> <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p>
<p>PO33 Development provides a mix of housing sizes to meet housing needs across the community.</p>	<p>AO33 Development of 15 or more dwellings includes the following proportion of dwelling sizes:</p> <ul style="list-style-type: none"> (a) 25% – 1 bedroom or studio (b) 40% – 2 bedrooms (c) 15% – 3 bedrooms or more (d) remaining 20% is unrestricted.
<p>PO34 Development must provide sufficient and accessible open space for residents needs.</p>	<p>AO34.1 Open space is provided in accordance with the following building types:</p> <ul style="list-style-type: none"> (a) Figure 1—Primary frontage building where located on a primary frontage (b) Figure 2—Secondary frontage building where not located on a primary frontage. <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p>
	<p>AO34.2 Private open space is directly adjacent to the main living area.</p>
<p>PO35 Open space is oriented to maximise solar access.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO36 Communal open space is:</p> <ul style="list-style-type: none"> (a) designed to provide useable areas for communal activities such as clothes drying and social interaction (b) open to the sky, and (c) is not dominated by landscaping. 	<p>No acceptable outcome is nominated.</p>
<p>PO37 Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p>AO37 Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit unless:</p> <ul style="list-style-type: none"> (a) windows have translucent glazing or sill heights of at least 1.5m, or (b) there is a 1.8m high dividing fence at ground level (c) outlook from windows, balconies, and terraces of a dwelling unit is screened where screening is (d) a permanent screen or perforated panels or trellises which have a maximum of 50% openings, and

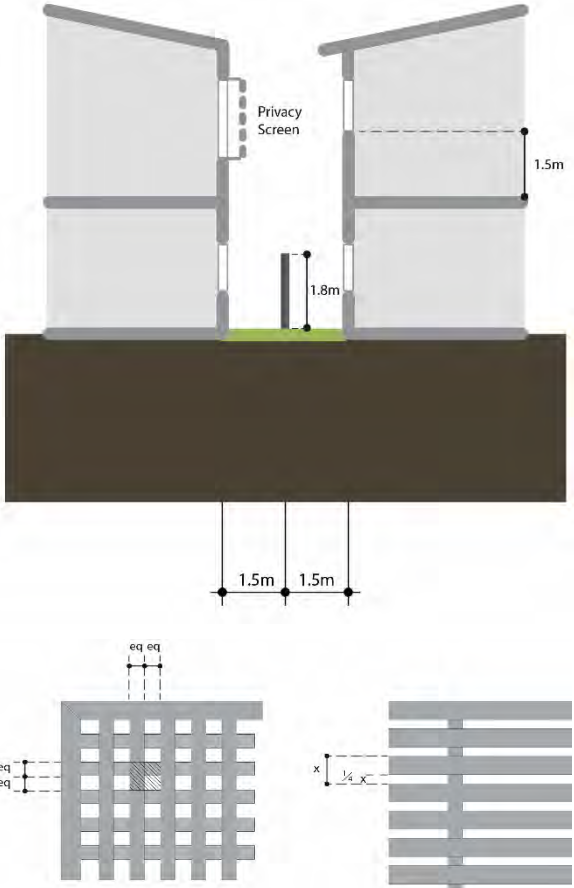
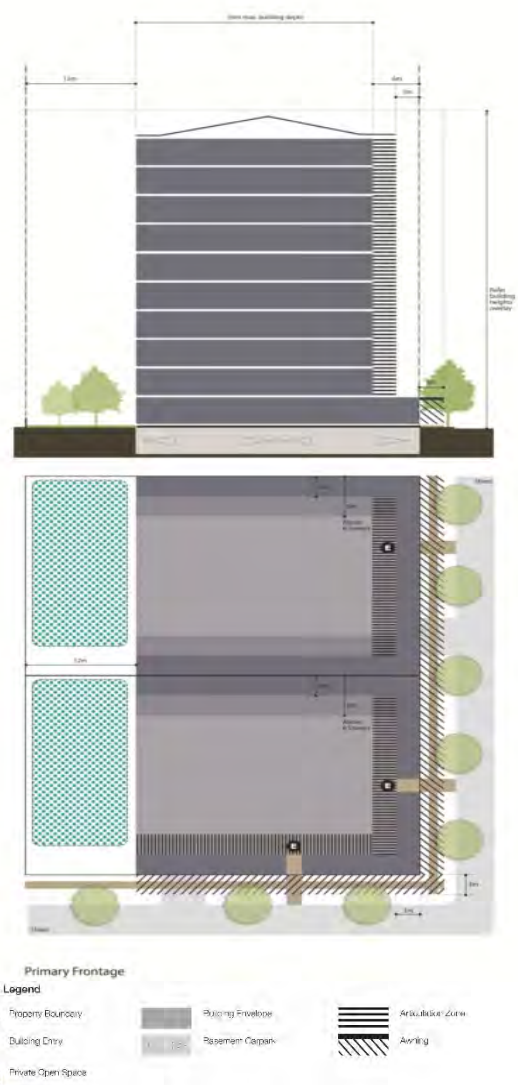
Performance outcomes	Acceptable outcomes
	<p>(e) permanent and fixed, and designed to complement the development.</p> <p>Note—Refer below to Diagram 1—Privacy.</p>
	 <p>The diagram illustrates a privacy screen installation between two buildings. The screen is 1.8m high. The buildings are 1.5m apart. Below the diagram are two views of lattice battens: a perspective view and a side view showing a 1/4 x spacing.</p> <p style="text-align: center;">Lattice Battens</p>

Figure 1—Primary frontage building

This building type can accommodate a diversity of land uses at higher intensities while still maintaining human scale at street level. Buildings are built to their front alignment allowing a range of finer grain uses such as shops and cafes to define main streets such as Goondoon Street and public spaces. A single storey podium defines the base of the buildings.

Element		Acceptable solutions
1.1	Minimum frontage	30m
1.2	Minimum area	1,500m ²
1.3	Maximum building depth from the main street frontage	36m to OMP including podium
1.4	Residential open space	Minimum private open space of 16m ² per dwelling with a minimum dimension of 3m in any direction.
		Minimum communal open space of 20% of the site area with a minimum dimension of 10m in any direction.
1.5	Minimum setbacks	Podium (in all directions)
		Front ²
		0m where abutting an existing podium or non-residential building.
		3m where adjoining a residential zone.
		6m to main face of building (3m



² Setback above podium level.

			OMP in articulation zone ³).
		Rear ⁴	12m to OMP
		Side	Levels 2–6: 3m to OMP Levels 7+: 6m to OMP (9m where balconies overlook side boundary in any circumstance).

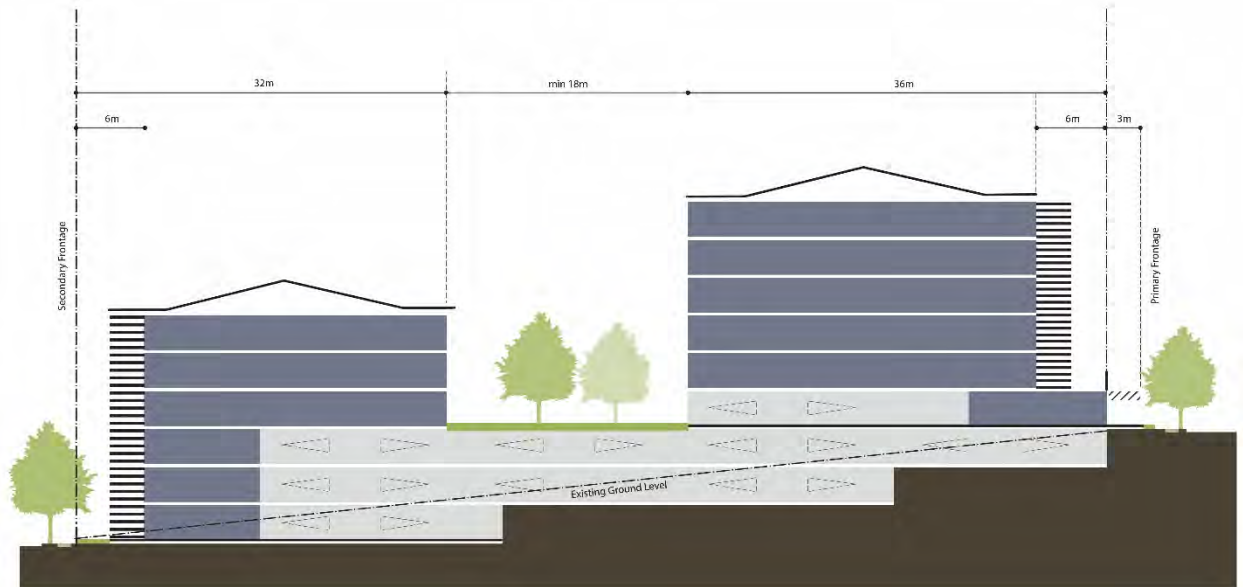
³ Area from the main face of the building to the outermost projection where elements such as sun shading, balconies, roofs, eaves and overhangs project to assist in articulating the façade.

⁴ The rear boundary is opposite the primary frontage of the site.

Diagram 6.2.6.2.1—Primary and rear frontage

Where a site located on a primary frontage also has a rear frontage, the building treatment will be in accordance with the intent of this diagram as follows:

- (1) The podium extends across the entire depth of the site.
- (2) Car parking areas within the podium or basement are not permitted to extend to any street frontage and must be sleeved by the requisite frontage treatment for at least the full height of the podium or two storeys whichever is the greater.



Typologies Legend

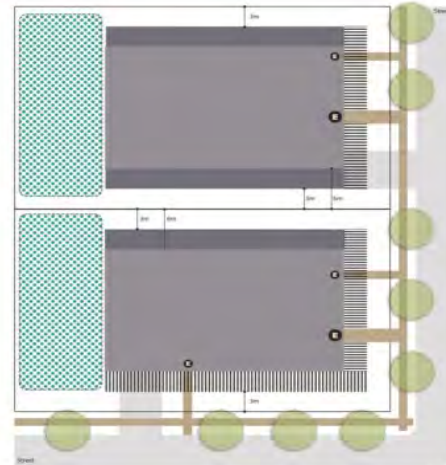
	Property Boundary		Building Envelope		Articulation Zone
	Building Entry		Basement Carpark		Awning
	Private Open Space				

Figure 2—Secondary frontage building

This building type occurs generally on those streets in centres and mixed use areas where buildings are not required to provide active uses at ground level. These buildings may be single use commercial or residential buildings or vertically mixed use.



Element		Acceptable solutions	
2.1	Minimum frontage	30m	
2.2	Minimum area	1,500m ²	
2.3	Maximum building depth from the main street frontage	36m to OMP	
2.4	Residential open space	Minimum private open space of 16m ² per dwelling with a minimum dimension of 3m in any direction.	
		Minimum communal open space of 20% of the site area with a minimum dimension of 10m in any direction.	
2.5	Minimum setbacks	Front	6m to main face of building (3m OMP in articulation zone ⁵).
		Rear	12m to OMP.
		Side	Levels 1–6: 3m to OMP Levels 7+: 6m to OMP (9m where balconies overlook side boundary in any circumstance).



⁵ Area from the main face of the building to the outermost projection where elements such as sun shading, balconies, roofs, eaves and overhangs project to assist in articulating the façade.

4.2.7 Neighbourhood centre

4.2.7.1 Application

This code applies to development where the code is identified as applicable in a table of assessment.

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

4.2.7.2 Purpose

- (1) The purpose of the Neighbourhood Centre zone code is to provide for a small mix of land uses to service residential neighbourhoods. It includes small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community. Development in this zone must:
 - (a) Provide for accessible, convenient and attractive retail, commercial, administrative and community activities at a scale that does not compromise the viability of the Principal centre zone or the Centre zones.
 - (b) Provide for clusters of non-residential uses surrounded by residential areas that provide a mix of uses to support the day to day convenience and community needs of surrounding residents.
 - (c) Manage the interface between centre activities and adjoining residential activities.
 - (d) Promote high quality centre design that maximises access by active and public transport and activates streets and public spaces.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Small-scale convenience retail, commercial and community uses servicing the local community are provided. Large format retail uses are not supported in this zone.
 - (b) Limited residential uses such as dwelling units can occur in conjunction with centre activities.
 - (c) Limited after hours activities are supported where compatible with surrounding residential activities.
 - (d) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
 - (e) Development provides a high level of amenity and is reflective of the surrounding character of the area.
 - (f) Development encourages public transport accessibility and use, walking and cycling.
 - (g) Development has access to development infrastructure and essential services.
 - (h) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
 - (i) Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.

4.2.7.3 Assessment benchmarks

Table 6.2.7.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development: <ol style="list-style-type: none"> (a) is ancillary to the primary use (b) provides adequate private open space for the caretaker (c) does not compromise ground level business 	AO1.1 No more than 1 caretaker’s accommodation unit is established on the site.
	AO1.2 Caretaker’s accommodation is a maximum of 100m ² GFA.

Performance outcomes	Acceptable outcomes
activities being established.	<p>AO1.3 Caretaker's accommodation is located above the ground floor level, or to the rear of ground level business activities.</p> <p>AO1.4 Caretaker's accommodation is provided with a private open space area which:</p> <ul style="list-style-type: none"> (a) is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m² with a minimum horizontal dimension of 1.25m.
Use – Dwelling unit	
PO2 Development does not compromise ground level business activities being established.	AO2 Dwelling units are located either above the ground floor level, or to the rear of ground level business activities.
PO3 Development must provide sufficient and accessible open space for residents needs.	AO3 Development provides a minimum of 16m ² private open space for each dwelling with a minimum dimension of 3m in any direction.
Uses – Food and drink outlet and Club	
PO4 Hours of operation are limited to minimise nuisance to any surrounding residential uses.	AO4 Hours of operation are limited to between 7am and 10pm.
Use – Sales office	
PO5 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO5.1 Development of the sales office is in place for no more than 2 years.
	AO5.2 There are a maximum of 2 employees on site at any one time.
Scale	
PO6 Retail, commercial and community based development:	AO6.1 The combined area of the neighbourhood centre including all existing and proposed shops, offices, service industries, health care services and food and drink outlets does not exceed a total GFA of 1,500m ² . Note—This acceptable outcome does not apply if only involving the reuse of an existing building.
	AO6.2 GFA of the following uses does not exceed:
<ul style="list-style-type: none"> (a) occurs at a scale which provides for the day to day convenience needs of residents in the surrounding neighbourhood (b) does not impact on the viability of the region's other centres (c) does not include large format, land consumptive commercial uses. 	<ul style="list-style-type: none"> (a) 1,000m² for Shop (b) 250m² for Health care services (c) 150m² for: <ul style="list-style-type: none"> (i) Adult store

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (ii) Car wash (iii) Club (iv) Community care centre (v) Community use (vi) Educational establishment (vii) Food and drink outlet (viii) Function facility (ix) Funeral parlour (x) Garden centre (xi) Hardware and trade supplies (xii) Indoor sport and recreation (xiii) Market (xiv) Office (xv) Place of worship (xvi) Service industry (xvii) Veterinary services
For all assessable development	
Building height (if involving building work)	
<p>PO7 Building height:</p> <ul style="list-style-type: none"> (c) is low rise (d) protects residential amenity through minimising overshadowing and overlooking where adjoining an existing residential use or residential zone, and (e) does not result in a significant loss of visual amenity. 	<p>A07 Building height does not exceed 8.5m.</p>
Land use and tenancy mix	
<p>PO8 Development provides for a range of small scale retail, commercial, community, entertainment and recreation activities through a mix of building types and tenancy sizes.</p>	No acceptable outcome is nominated.
Centre design	
<p>PO9 Development:</p> <ul style="list-style-type: none"> (a) is proportionate to the size and street frontage of the site (b) maintains and enhances the existing streetscape (c) protects adjacent residential amenity (d) maintains appropriate levels of light and solar penetration, air circulation, privacy for adjoining properties (e) provides for public space and landscape areas, and (f) reduces building bulk. 	No acceptable outcome is nominated.
PO10	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>Buildings are designed to:</p> <ul style="list-style-type: none"> (a) overlook the external street network by having buildings built up to or close to street alignments and providing active building frontages to public streets and spaces (b) respect and complement the existing character of the area (c) maintain an appropriate human scale (d) minimise the use of highly reflective materials, and (e) respond to climatic conditions. 	
<p>PO11 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) variations in material and building form to enable articulation of facades and differentiation between buildings (b) modulation in the façade, horizontally or vertically (c) articulation of building entrances and openings (d) corner treatments to address both street frontages, and (e) elements which assist in wayfinding and legibility. 	No acceptable outcome is nominated.
<p>PO12 Building caps and rooftops contribute to the architectural distinction of the building, and effectively screen service structures, lift over-runs, plant and equipment.</p>	No acceptable outcome is nominated.
<p>PO13 Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines (b) exterior building design that promotes safety (c) adequate lighting (d) appropriate signage and wayfinding (e) minimisation of personal concealment and entrapment locations, and (f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points. <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
Street interface	

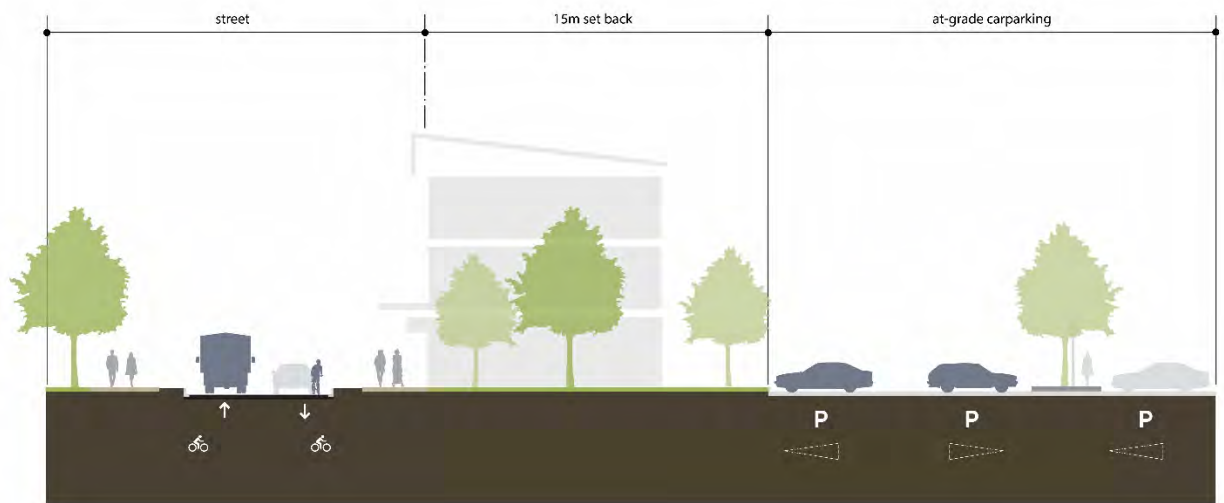
Performance outcomes	Acceptable outcomes
<p>PO14 Buildings are oriented to address all street frontages, public open space and public areas to:</p> <ul style="list-style-type: none"> (a) promote interaction and casual surveillance (b) concentrate and reinforce pedestrian activity (c) create consolidated street edges (d) avoid opaque facades to provide visual interest to the frontage, and (e) clearly define the public realm. 	No acceptable outcome is nominated.
<p>PO15 Buildings and pedestrian entries:</p> <ul style="list-style-type: none"> (a) are visible from the street and car parking areas (b) incorporate sun and rain shelter, such as overhangs or awnings, and (c) are defined by design elements (such as doors and landscaping, etc.) 	No acceptable outcome is nominated.
<p>PO16 Buildings includes windows and openings to:</p> <ul style="list-style-type: none"> (a) promote street life and business activities (b) encourage strong indoor/outdoor relationships at ground level, and (c) to facilitate casual surveillance. 	No acceptable outcome is nominated.
<p>PO17 Development contributes towards high quality streetscape outcomes that integrate effectively with the street and along key pedestrian and cycle routes.</p>	No acceptable outcome is nominated.
<p>PO18 Buildings include awnings that:</p> <ul style="list-style-type: none"> (a) complement and integrate with the front building façade (b) protect street footpaths from rain and sun (c) are continuous and compatible with existing pedestrian shelter and awnings on adjoining buildings (d) allow for street trees and other landscaping (e) are visually safe and amenable (f) are cantilevered from the main building and do not include posts within the footpath, and (g) are constructed of lightweight materials. 	No acceptable outcome is nominated.
<p>PO19 Development must ensure safe, convenient and legible connections and pathways are provided:</p> <ul style="list-style-type: none"> (a) for pedestrians and cyclists to, from and within the site (b) to public transport infrastructure, open space, parkland, centres and community-related activities. 	No acceptable outcome is nominated.
Landscape design	

Performance outcomes	Acceptable outcomes
<p>PO20 Landscape elements are integrated in the building design through planting at various levels including on top of podiums, rooftops and within storeys. Note—Refer also to the Landscaping code.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO21 Landscape treatments includes hard and soft elements that:</p> <ul style="list-style-type: none"> (a) is of a character and durability that reflects the centre (b) enhance the appearance of the centre (c) extends from the street edge into building entrances, foyers and onto podiums (d) emphasises a clear pedestrian entry point (e) screen unsightly components (f) provide shading, and (g) reflects and reinforces a subtropical image through integrating landscape, outdoor and indoor spaces. <p>Note—Refer also to the Landscaping code.</p>	<p>No acceptable outcome is nominated.</p>
Amenity	
<p>PO22 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p>AO22.1 Buildings are set back 3m from any boundary shared with a residential zone.</p>
	<p>AO22.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone.</p>
	<p>AO22.3 A landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.</p>
	<p>AO22.4 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p>PO23 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) hours of operation (c) traffic (d) visual impact (e) signage (f) odour and emissions (g) lighting (h) access to sunlight 	<p>No acceptable outcome is nominated.</p>

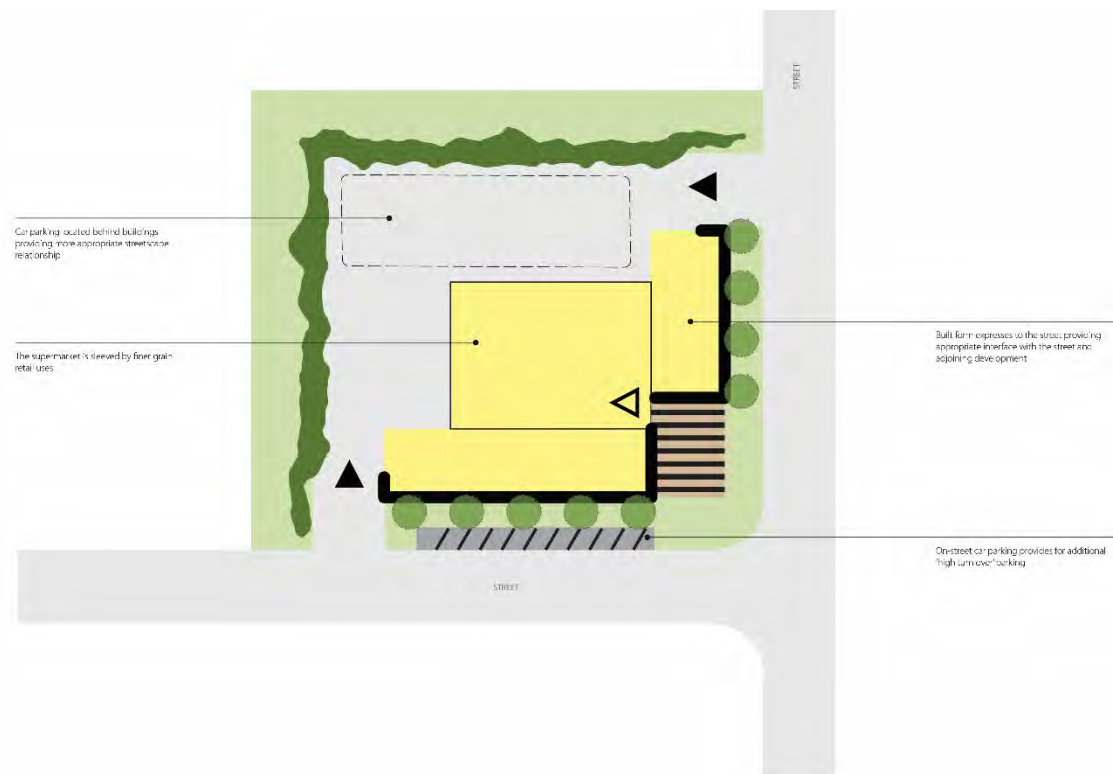
Performance outcomes	Acceptable outcomes
(i) privacy, and (j) outlook. Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.	
PO24 All uses are located, designed, orientated and constructed to: (a) minimise noise dust, odour or other nuisance from existing lawful uses, and (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity.	No acceptable outcome is nominated.
Car parking and access	
PO25 Parking and loading areas do not visually dominate the streetscape.	AO25.1 Parking areas are: (a) located in a basement or semi basement, or (b) setback a minimum of 15m from any street frontage and screened to allow a building edge for active uses. Note—Refer also to Diagram 6.2.7.3.1— Parking design in neighbourhood centres.
	AO25.2 Vehicle loading areas are screened from footpaths, streets and public areas by fences with screening at least 1.5m in height and are 50% visually permeable.
Storage areas	
PO26 Ancillary storage of goods or materials must be located in a manner that does not detract from the visual amenity of the local area.	AO26 Equipment, materials, goods and/or, machinery used on site are either: (a) stored behind the front building setback and screened from view, or (b) stored within a building.
Effects of development	
PO27 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage line is	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>maximised</p> <p>(d) the retention of existing vegetation is maximised</p> <p>(e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	
Use – Child care centre	
<p>PO28</p> <p>Development is:</p> <p>(a) compatible with neighbouring uses</p> <p>(b) complementary to local character and amenity</p> <p>(c) supports the day to day needs of residents</p> <p>(d) located on a site which must adequately accommodate activity needs and space requirements.</p>	No acceptable outcome is nominated.
<p>PO29</p> <p>Where adjoining a residential use or land in the residential zone, development must ensure residential amenity is maintained on adjoining properties.</p>	<p>AO29.1</p> <p>Development provides a 1.8m acoustic screen fence where adjoining a residential use.</p>
	<p>AO29.2</p> <p>Hours of operation are limited to between 6am and 7pm daily.</p>
<p>PO30</p> <p>Development minimises:</p> <p>(a) the hazards of heavy traffic</p> <p>(b) introduction of non-local traffic into minor, residential streets, and</p> <p>(c) on-site conflict between children's activities, pedestrian movement, vehicle movement and car parking.</p>	<p>AO30.1</p> <p>The use is not accessed from:</p> <p>(a) arterial/sub-arterial routes, or</p> <p>(b) an access street or access place.</p>
	<p>AO30.2</p> <p>Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.</p>

Diagram 6.2.7.3.1—Parking design in neighbourhood centres



Examples 1 & 2—Correct parking treatment



4.2.8 Sport and recreation

4.2.8.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.8.2 Purpose

- (1) The purpose of the sport and recreation zone code is to ensure:
 - (a) Development is designed to meet community needs for sporting and active recreation purposes.
 - (b) Development maximises community access and use of land for sport and active recreation purposes.
 - (c) Development minimises impacts where adjoining residential land and other sensitive receiving uses.
 - (d) Large scale sporting facilities that serve the regional population are located in accessible locations within Gladstone, Boyne Island, Tannum Sands, Calliope and Agnes Water.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Areas available for active sport and recreational pursuit such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts are provided.
 - (b) Opportunities for sporting clubs using playing fields to establish in multi-purpose club facilities are facilitated.
 - (c) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
 - (d) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
 - (e) Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure.
 - (f) Ancillary structures and buildings such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are provided where necessary to support safe access and essential management of sport and recreation areas.
 - (g) Areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of sport and recreation activities.
 - (h) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
 - (i) Recreation areas make an important contribution to community liveability.
- (3) The purpose of this code will also be achieved through the following additional overall outcome for the following precinct:
 - (a) Benaraby Motor Sport precinct:
 - (i) Development provides for a Motor Sports Facility of regional significance.

4.2.8.3 Assessment benchmarks

Table 6.2.8.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development is: <ol style="list-style-type: none"> (a) ancillary to the primary use, and (b) does not compromise the sport and recreation function of this site. 	AO1.1 No more than 1 caretaker’s accommodation unit is established on the site.
	AO1.2 Caretaker’s accommodation is a maximum of 100m ² GFA.

Performance outcomes	Acceptable outcomes
Built form (if involving building work)	
<p>PO2 Built form is of a height and scale that:</p> <p>(a) is low–medium rise and visually unobtrusive</p> <p>(b) protects residential amenity and minimises overshadowing and overlooking where adjoining an existing residential use or a residential zone, and</p> <p>(c) does not restrict access to, utility or enjoyment of the land for sport and recreation purposes.</p>	<p>AO2.1 Building height does not exceed 12m.</p>
	<p>AO2.2 The site cover of all buildings and structures does not exceed the lesser of 40% of the total site area or 400m².</p>
Amenity	
<p>PO3 Development provides adequate separation, screening and buffering from any adjoining residential premises or residential zone so that residential privacy and amenity is not adversely affected.</p>	<p>AO3.1 Development that shares a boundary with a residential premises or residential zone requires a minimum boundary setback of 6m for:</p> <p>(a) temporary structures including markets</p> <p>(b) active outdoor use or sporting areas</p> <p>(c) site access points</p> <p>(d) car parking areas, and</p> <p>(e) servicing or outdoor storage areas.</p>
	<p>AO3.2 Development that shares a boundary with a residential premises or residential zone must ensure all buildings:</p> <p>(a) are setback a minimum of 15m from that common boundary, and</p> <p>(b) include a minimum 1.8m high solid screen fence along that common boundary, or</p> <p>(c) a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary.</p> <p>Note—Refer also to the Landscape code.</p>
	<p>AO3.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent.</p>
<p>PO4 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO4.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.</p>
	<p>AO4.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.</p>
<p>PO5 Development must not unreasonably affect the</p>	<p>AO5 Hours of operation are limited to between 7am and</p>

Performance outcomes	Acceptable outcomes
amenity of the surrounding area.	10pm each day.
For all assessable development	
Land use	
PO6 Development facilitates the optimum enjoyment and use of the land for sport and recreation purposes.	No acceptable outcome is nominated.
PO7 Non–recreation uses occur only where they directly support the primary sport and recreation function of the site or are a compatible community–related activity.	No acceptable outcome is nominated.
PO8 Buildings, structures and use areas are designed to ensure efficient use of buildings and facilities, and provide for multiple or shared use of facilities where practicable.	No acceptable outcome is nominated.
Design and amenity	
PO9 Development does not detract from the site’s visual quality values.	No acceptable outcome is nominated.
PO10 Development does not impede public access to, and use of facilities.	No acceptable outcome is nominated.
PO11 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise (b) traffic and parking (c) visual impact (d) signage (e) odour and emissions (f) access to sunlight, and (g) privacy. Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.	No acceptable outcome is nominated.
PO12 Landscaping: (a) enhances visual amenity (b) integrates with the sport and recreation setting (c) allows for active recreational and sporting activities to occur, and (d) ensures the sport and recreation area is highly accessible.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Note—Refer also to the Landscape code.	
<p>PO13</p> <p>Development must ensure safe and legible connections are provided for:</p> <ul style="list-style-type: none"> (a) pedestrians and cyclists to, from and within the site (b) public transport infrastructure (c) other parts of the sport and recreation network, and (d) open space, parkland, centres and community-related activities. 	No acceptable outcome is nominated.
<p>PO14</p> <p>The site layout and design responds sensitively to on-site and surrounding topography, coastal foreshore areas, waterways, drainage patterns, ecological values by:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater detention and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.
<p>PO15</p> <p>Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines (b) avoiding personal concealment and entrapment locations (c) exterior building design that promotes safety (d) adequate lighting (e) appropriate signage and wayfinding, and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. <p>Note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
If in the Benaraby Motor Sport precinct	
<p>PO16</p> <p>Development:</p> <ul style="list-style-type: none"> (a) is limited to Motor Sport Facility and 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>associated uses.</p> <p>(b) appropriately manages environmental and amenity impacts on surrounding areas, and</p> <p>(c) provides a functional layout that supports Motor Sport Facility uses.</p>	

4.2.9 Open space

4.2.9.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.9.2 Purpose

- (1) The purpose of the open space zone code is to ensure:
 - (a) The provision of informal recreation areas where the built form is restricted and subservient to the enjoyment of the space.
 - (b) Open space acts as a buffer from built form in urban areas.
 - (c) Places that contribute to the visual amenity and landscape character of the region are protected.
 - (d) Development maximises community access and use of open space and parkland.
 - (e) Parkland is designed to meet community needs for informal and passive recreation purposes.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Open space is accessible to the general public for a range of outdoor activities.
 - (b) A range of functional and accessible open spaces, including local, district and regional scale parks and linkages are available for the use and enjoyment of residents and visitors.
 - (c) Development contributes towards open space and pathway linkages to the:
 - (i) Lilly Hills Environmental Reserve
 - (ii) Boyne River Open Space System
 - (iii) Canoe Point Environmental Reserve
 - (iv) foreshore areas linking with the existing pathway networks.
 - (d) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
 - (e) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
 - (f) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables, and playgrounds and infrastructure are provided where necessary to support safe access and essential management of open space areas.
 - (g) Land that is susceptible to flooding or drainage problems, including high groundwater tables, is protected from inappropriate activities or facilities.
 - (h) Where open space areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on areas of ecological significance are avoided where possible.
 - (i) The use of open space areas does not affect the amenity of adjacent areas, particularly residential areas.
 - (j) Open space areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.

4.2.9.3 Assessment benchmarks

Table 6.2.9.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development is: <ol style="list-style-type: none"> (a) ancillary to the primary use, and (b) does not compromise the open space and parkland function of this site. 	AO1.1 No more than 1 caretaker’s accommodation unit is established on the site.
	AO1.2 Caretaker's accommodation is a maximum of 100m ² GFA.

Performance outcomes	Acceptable outcomes
Built form (if involving building work)	
<p>PO2 Built form:</p> <ul style="list-style-type: none"> (a) is low rise (b) is visually unobtrusive and integrates within the open space and parkland character (c) does not dominate the open space and parkland setting, and (d) does not restrict access to, utility or enjoyment of the open space. 	<p>AO2.1 Building height does not exceed 8.5m.</p> <p>AO2.2 The site cover of all buildings and temporary structures such as markets and does not exceed the lesser of 10% of the total site area or 400m².</p>
Separation of uses	
<p>PO3 Development provides adequate separation, screening and buffering from any adjoining residential uses or residential zone so that residential privacy and amenity is not adversely affected.</p>	<p>AO3 Where development (not including a club or community use) adjoins a residential premises or residential zone, a minimum boundary setback of 6m is required for:</p> <ul style="list-style-type: none"> (a) buildings (b) temporary structures including markets (c) active outdoor use areas (d) site access points (e) car parking areas, and (f) servicing or outdoor storage areas.
For all assessable development	
Land use	
<p>PO4 Development facilitates the optimum enjoyment and use of the land for open space and parkland purposes.</p>	No acceptable outcome is nominated.
<p>PO5 Non-recreation uses occur only where they directly support the primary open space and parkland function of the site or are a compatible community-related activity.</p>	No acceptable outcome is nominated.
<p>PO6 Development does not impede public access to:</p> <ul style="list-style-type: none"> (a) parkland (b) public foreshore areas, and (c) the use of parkland facilities. 	No acceptable outcome is nominated.
Design and amenity	
<p>PO7 Development does not detract from the site's cultural values, visual quality, and landscape quality intent of the zone.</p>	No acceptable outcome is nominated.
<p>PO8 Landscaping:</p> <ul style="list-style-type: none"> (a) enhances visual amenity (b) integrates with the open space and parkland 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> setting (c) allows for passive recreational activities to occur (d) can provide screening to active use areas where adjoining residential use, and (e) ensures open space and parkland is highly accessible. <p>Note—Refer also to the Landscaping code.</p>	
<p>PO9 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) traffic and parking (c) visual impact (d) signage (e) odour and emissions (f) lighting (g) access to sunlight, and (h) privacy. <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO10 Development responds sensitively to on-site and surrounding topography, drainage patterns, coastal foreshores, waterways, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.
<p>PO11 Development must ensure safe and legible connections are provided for:</p> <ul style="list-style-type: none"> (a) pedestrians and cyclists to, from and within the site (b) public transport infrastructure (c) other parts of the open space network (d) sport and recreational activities, centres and community-related activities, and 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(e) emergency vehicles.	
<p>PO12 Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. <p>Note—Applicants may find useful guidance in the Queensland Government’s Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
Uses – Club and Community use	
<p>PO13 Development is located and designed to minimise adverse impacts on:</p> <ul style="list-style-type: none"> (a) the amenity of open space and parkland, and (b) the amenity of neighbours. 	<p>AO13.1 Development has a maximum GFA of 250m².</p> <p>AO13.2 Development that shares a boundary with a residential premises or land within a residential zone must ensure all buildings, car parking, servicing and outdoor storage areas:</p> <ul style="list-style-type: none"> (a) are setback a minimum of 15m from that common boundary, and (b) include a minimum 1.8m high solid screen fence along that common boundary, or (c) a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary. <p>Note—Refer also to the Landscaping code.</p>
<p>PO14 Development must not unreasonably affect the amenity of the surrounding area.</p>	<p>AO14 Hours of operation are limited between 7am and 10pm daily.</p>

4.2.10 Environmental management

4.2.10.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.10.2 Purpose

- (1) The purpose of the environmental management zone code is to:
 - (a) Limit the scale of development in areas of environmental and visual amenity significance such as on the Gladstone harbour islands.
 - (b) Provide for small scale dwelling houses on lots and limited other low impact tourism and environmental related activities.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Low impact, small-scale rural type living opportunities and associated activities are facilitated where they do not adversely impact on any ecological, visual, scenic amenity or coastal character values.
 - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development.
 - (c) Adverse impacts from on-site and adjoining sites are minimised or avoided through the location, design and management of development and activities.
 - (d) Development does not fragment regional or local environmental corridors and maintains linkages to areas with other ecological values.
 - (e) Development responds to land constraints, including but not limited to bushfire, flooding and minimising changes to natural topography.
 - (f) Very low intensity development related to the conservation and environmental values of the area may be facilitated where it does not detrimentally affect the environmental values of the area.
 - (g) Further lot reconfiguration does not occur in order to protect areas with high visual and environmental values.

4.2.10.3 Assessment benchmarks

Table 6.2.10.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development is: <ol style="list-style-type: none"> (a) ancillary to the primary use, and (b) does not compromise the low density, natural and open space function of the site. 	AO1.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO1.2 Caretaker's accommodation is a maximum of 100m ² GFA.
Built form (if involving building work)	
PO2 Buildings and other structures: <ol style="list-style-type: none"> (a) are low rise, and (b) reflect the low density, natural and open space character of the area. 	AO2.1 Building height does not exceed 8.5m.
	AO2.2 The maximum combined site cover of buildings and structures does not exceed the lesser of 10% of the total site area or 500m ² .
	AO2.3 Non-residential buildings have a maximum combined GFA of 300m ² .
Residential density	

Performance outcomes	Acceptable outcomes
<p>PO3 Residential density reflects the low intensity and environmental character of the locality.</p>	<p>AO3.1 Residential density is limited to one dwelling house per allotment (including one secondary dwelling).</p> <p>AO3.2 Where a dwelling house, any secondary dwelling is: (a) a maximum of 80m² GFA (b) located within 50m of the main building (c) linked to the main building by a defined footpath in the most direct route possible.</p>
For all assessable development	
Land use	
<p>PO4 Development: (a) is consistent with the environmental character of the locality, and (b) protects rural, natural and scenic values of the locality.</p>	No acceptable outcomes are nominated.
Effects of development	
<p>PO5 Development responds sensitively to on-site and surrounding topography, drainage patterns, coastal foreshores, waterways, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage line is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development.</p>	No acceptable outcome is nominated.
Use – Nature based tourism	
<p>PO6 Development protects environmental values and is of a scale and intensity that does not compromise the low density and environmental character of the locality.</p>	No acceptable outcome is nominated.

4.2.11 Conservation

4.2.11.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.11.2 Purpose

- (1) The purpose of the conservation zone code is to provide for the protection, restoration and management of areas (such as National Parks) identified as supporting significant biological diversity and ecological integrity.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) The ecological values of land in the conservation zone are protected from the impacts of development.
 - (b) Very low intensity development related to the conservation and environmental values of the area may be facilitated where a demonstrated community need exists.
 - (c) Nature based tourism and outdoor recreation are facilitated where a demonstrated community need exists and the use does not detrimentally affect the environmental values of the area.
 - (d) Adverse impacts from on-site and adjoining sites are minimised or avoided through the location, design and management of development and activities.
 - (e) Activities undertaken by recognised traditional owners in accordance with traditional owner custom and practice may be considered.
 - (f) Land is publically accessible where this does not compromise other overall outcomes.
 - (g) Development does not fragment regional or local environmental corridors and maintains linkages to areas with other ecological values.

4.2.11.3 Assessment benchmarks

Table 6.2.11.3.1—Assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development: (a) is ancillary to the primary use (b) does not compromise the low density, natural and open space character of the site.	AO1.1 No more than 1 caretaker’s accommodation unit is established on the site.
	AO1.2 The caretaker’s accommodation unit is a maximum of 100m ² GFA.
Uses – Food and drink outlet and Shop	
PO2 Development: (a) is very low in scale and size (b) supports, and is ancillary to, conservation and nature based activities on the land.	AO2 Development is a maximum of 100m ² GFA.
Built form	
PO3 Buildings and other structures are of a height and size that reflects the very low density, natural and open space character of the area.	AO3.1 Building height does not exceed 4.5m.
	AO3.2 Buildings have a maximum combined GFA of 150m ² .
	AO3.3 Development does not involve the clearing of native vegetation.
Land use	

Performance outcomes	Acceptable outcomes
<p>PO4 Development is limited to:</p> <ul style="list-style-type: none"> (a) activities which provide information, recreation or education of visitors directly connected to the values of the land (b) ancillary uses that directly support visitation to the land for conservation or recreation purposes (c) the establishment of infrastructure that cannot practicably be located elsewhere. 	No acceptable outcome is nominated.
<p>PO5 Development provides for public access to the land except where:</p> <ul style="list-style-type: none"> (a) environmental values are adversely impacted (b) there is a risk to public safety. 	No acceptable outcome is nominated.
Use – Nature based tourism	
<p>PO6 Development protects environmental values and is of a scale and intensity that does not compromise the low density and environmental character of the locality.</p>	No acceptable outcome is nominated.
Effects of development	
<p>PO7 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.

4.2.12 Low impact industry

4.2.12.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.12.2 Purpose

- (1) The purpose of the Low impact industry zone code is to provide for service and low impact industry uses that generally service local needs. Development may include non-industrial and business uses that support industrial activities where they do not compromise the long-term use of the land for industrial purposes. Development does not detract from the function and viability of the region's centres. Development facilitates the safe, efficient and attractive use of land for smaller scale industrial activities that generate low impacts. Land use activities must ensure they minimise impacts on surrounding land having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) The zone primarily accommodates a range of generally smaller scale industrial uses which have low levels of potential impacts on surrounding areas.
 - (b) The zone also accommodates limited activities of wholesale, trade supplies and indoor sport and recreation uses which are difficult to locate in other areas, where these have low levels of potential impacts on surrounding areas.
 - (c) Other non-industrial uses that are ancillary to, and directly support, the industrial area are facilitated.
 - (d) The zone does not accommodate uses which are primarily oriented to retail sales which are more appropriately located in centres, such as shops, shopping centres and large format retail showrooms. Some showroom uses are well established in the Hanson Road precinct and may continue in this precinct but must not undermine the viability of specialised centre zone areas.
 - (e) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (f) Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure (railways, freight routes and motorways) and facilities such as airports and seaports.
 - (g) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
 - (h) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.
 - (i) The scale, character and built form of development contributes to a high standard of amenity and makes a positive contribution to the public domain and streetscape particularly along major roads.
 - (j) The viability of both existing and future low impact industry uses are protected from the intrusion of incompatible uses.
 - (k) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
 - (l) Adverse impacts on natural features and processes, both on-site and from adjoining areas, are minimised through location, design, operation and management of development.
 - (m) Development avoids significant adverse effects on water quality and the natural environment.
 - (n) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
 - (a) Hanson Road precinct

- (i) Development contributes to the region's automotive and trade supply needs through the display and sale of motor vehicles and associated automotive repair and related services and the retailing of trade supplies.
- (ii) Development supports other types of showrooms at a small scale where it does not impact on the viability of the region's centres.

4.2.12.3 Assessment benchmarks

Table 6.2.12.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Uses – Agricultural supplies store, Garden centre and Hardware and trade supplies	
<p>PO1 Development:</p> <ul style="list-style-type: none"> (a) does not impact on the viability of the region's centres (b) does not compromise the low impact industry character of the locality, and (c) does not include large format, land consumptive commercial uses. 	<p>AO1 GFA does not exceed 250m² for any Agricultural supplies store, Garden centre and Hardware and trade supplies.</p>
Use – Caretaker's accommodation	
<p>PO2 Development:</p> <ul style="list-style-type: none"> (a) is subordinate to non-residential uses on the same site, and (b) provides adequate private open space for residents. 	<p>AO2.1 No more than 1 caretaker's accommodation unit is established per non-residential land use.</p>
	<p>AO2.2 Caretaker's accommodation is a maximum of 100m² in GFA.</p>
	<p>AO2.3 Caretaker's accommodation is provided with a private open space area:</p> <ul style="list-style-type: none"> (a) that is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m² with a minimum horizontal dimension of 1.25m.
Use – Office	
<p>PO3 Offices are accommodated within the zone where they are ancillary to the primary use.</p>	<p>AO3 The area used for an office use does not exceed 100m² GFA.</p>
Use – Sales office	
<p>PO4 The use does not adversely impact on the amenity of the surrounding land uses and local character.</p>	<p>AO4.1 Development of the sales office is in place for no more than two years.</p>
	<p>AO4.2 There are a maximum of 2 employees on site at any one time.</p>
Built form (if involving building work)	

Performance outcomes	Acceptable outcomes
<p>PO5 Buildings, outdoor storage and activity areas:</p> <p>(a) are appropriate to the height, scale, bulk and character of other buildings and activities in the surrounding industrial area, and</p> <p>(b) do not result in a significant loss of visual amenity.</p>	<p>AO5.1 Building height does not exceed:</p> <p>(a) 11m, or</p> <p>(b) 8.5m where adjoining a residential premises or residential zone.</p> <p>AO5.2 Site cover including any outdoor storage areas and sales yards do not exceed:</p> <p>(a) 70% of the site, or</p> <p>(b) 90% of the site where in the Hanson Road precinct.</p>
<p>PO6 Buildings, structures and low impact industry activities are setback from the road frontage to mitigate the impact of activities on the streetscape.</p>	<p>AO6 Buildings, structures and industrial activity areas are setback:</p> <p>(a) 5m for land on a sub-arterial or arterial road, and</p> <p>(b) 3m for land on a road other than a sub-arterial or arterial road.</p>
Site area (if involving building work)	
<p>PO7 Development has sufficient area and frontage to accommodate the following:</p> <p>(a) all buildings and associated storage areas (e.g. stockpiles)</p> <p>(b) car parking areas located in a safe and accessible area</p> <p>(c) on site movement of delivery and service vehicles</p> <p>(d) vehicle access, and</p> <p>(e) landscaping.</p>	<p>AO7 Premises for the following uses have a minimum site area and frontage:</p> <p>(a) Low impact industry and other uses if not elsewhere identified</p> <p>(i) 1,000 m² site area</p> <p>(ii) 20m road frontage.</p> <p>(b) Service station</p> <p>(i) 1,500 m² site area</p> <p>(ii) 40m road frontage.</p>
Building design (if involving building work)	
<p>PO8 Buildings include features that contribute to an attractive streetscape.</p>	<p>AO8.1 The unarticulated length of external walls along a road frontage does not exceed 15m.</p> <p>AO8.2 Buildings are designed and constructed with varying façade treatments and high quality finishes such as brick, painted concrete or masonry.</p>
<p>PO9 Buildings do not incorporate glass or surfaces that are likely to reflect the sun that has the potential to cause nuisance, discomfort or hazard to any part of the city and adjoining urban areas.</p>	<p>AO9 Any reflective glass material, metallic shade structures or other surface has:</p> <p>(a) a level of light reflectivity that does not exceed 20%, and</p> <p>(b) a level of heat transmission of not less than 20%.</p>
<p>PO10 Building entrances are legible and safe.</p>	<p>AO10.1 The main entry to the premises is:</p> <p>(a) easily identifiable and directly accessible from the street with a clearly defined</p>

Performance outcomes	Acceptable outcomes
	<p>entrance point, and (b) separate to vehicle access points.</p> <p>AO10.2 Each building or tenancy is provided with a highly visible street and unit number.</p> <p>AO10.3 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p> <p>AO10.4 Office space is sited and orientated towards the principal road frontage of a site.</p>
Amenity	
<p>PO11 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and any adjoining land in another zone.</p>	<p>AO11 Utility elements are:</p> <p>(a) located within or behind the building, or (b) screened by a 1.8m high solid wall or fence, or (c) behind landscaping having the same screening effect as a 1.8m screen fence.</p> <p>Note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO12 Landscaping is provided to mitigate the visual impact of development and screen unsightly components.</p>	<p>AO12 A minimum 2m width of landscaping is provided along the entire principal road frontage excluding the driveway.</p>
<p>PO13 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO13.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>Note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities to achieve the appropriate acoustic objectives (measured at the receptor dB(A)).</p> <p>AO13.2 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <p>(a) being wholly enclosed in storage bins, or (b) a watering program so material cannot become airborne.</p>

Performance outcomes	Acceptable outcomes
<p>PO14 Development prevents or minimises the generation of any noise so that:</p> <p>(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses, and</p> <p>(b) desired ambient noise levels in residential areas are not exceeded.</p>	<p>AO14 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>
<p>PO15 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO15.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
	<p>AO15.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements</i>.</p>
<p>PO16 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.</p>	<p>AO16.1 Areas where potentially contaminating substances are stored or used, are:</p> <p>(a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded, and</p> <p>(b) located in an area free of flooding from a Defined flood event, and free from medium or high storm tide inundation.</p>
	<p>AO16.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p>
	<p>AO16.3 Roof water is piped away from areas of potential contamination.</p>
Hours of operation	
<p>PO17 Hours of operation are limited to minimise nuisance to any surrounding sensitive land uses.</p>	<p>AO17.1 Where within 150m of a sensitive land use or land in a residential zone, hours of operation are limited to:</p> <p>(a) 7am to 6pm Monday to Friday, and</p> <p>(b) 7am to 12pm Saturday.</p>
	<p>AO17.2 Where in the Hanson Road precinct, hours of operation are limited to between 7am and 6pm Monday to Saturday.</p>
For all assessable development	
Land use	
<p>PO18 Development does not compromise the use of land for industry purposes.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO19 Development is of a low impact nature and is either:</p> <ul style="list-style-type: none"> (a) a low impact industrial activity (b) trade related (c) difficult to locate in other zones due to land area or operational requirements (such as indoor sport and recreation uses), or (d) small in scale and ancillary to, or directly supports, the industrial functions of the area. 	<p>No acceptable outcome is nominated.</p>
<p>PO20 Any Educational establishment must involve the provision of training exclusively and specifically related to industrial or trade related activities.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO21 Where in the Hanson Road precinct, any showroom not associated with automotive and trade supplies:</p> <ul style="list-style-type: none"> (a) is small scale; (b) does not form part of an integrated centre of showrooms; and (c) does not undermine the viability of the region's network of centres. 	<p>AO21 Where in Hanson Road precinct any showroom not associated with automotive and trade supplies has a maximum of 2,500m² GFA.</p>
Amenity	
<p>PO22 Where adjoining a residential zone or the Emerging community zone, development provides adequate buffering and screening so that adverse impacts on privacy and amenity on adjoining properties are minimised.</p>	<p>AO22.1 New buildings, plant and equipment, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back a minimum of 5m from any boundary adjoining a residential zone or the Emerging community zone.</p>
	<p>AO22.2 Within the setback area adjoining a residential zone or the Emerging community zone, the following is provided:</p> <ul style="list-style-type: none"> (a) a minimum 1.8m high solid boundary fence, and (b) a densely planted landscape strip, having a minimum width of 3m and the balance setback area turfed.
	<p>AO22.3 Windows or openings that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 50% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.</p>
<p>PO23 Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>lines</p> <p>(b) exterior building design that promotes safety</p> <p>(c) adequate lighting</p> <p>(d) appropriate signage and wayfinding</p> <p>(e) minimisation of personal concealment and entrapment locations, and</p> <p>(f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points.</p> <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	
Effects of development	
<p>PO24</p> <p>Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <p>(a) any hazards to people or property are avoided</p> <p>(b) any earthworks are minimised</p> <p>(c) the retention of natural drainage lines is maximised</p> <p>(d) the retention of existing vegetation is maximised</p> <p>(e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	No acceptable outcome is nominated.
<p>PO25</p> <p>Development is located, designed and operated so that adverse environmental impacts and environmental harm on nearby land is minimised.</p>	No acceptable outcome is nominated.
Use – Food and drink outlet	
<p>PO26</p> <p>Development:</p> <p>(a) occurs at a scale which provides for the day to day convenience needs of employees in the low impact industry area, and</p> <p>(b) does not impact on the viability of the region's centres.</p>	<p>AO26</p> <p>GFA including all seating areas does not exceed 150m².</p>
<p>PO27</p> <p>Development provides a safe environment for staff and patrons through:</p> <p>(a) adequate separation from the source of any emissions generated by surrounding uses, and</p> <p>(b) design and construction features which</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
mitigate noise and air quality impacts on food preparation and dining areas.	
Use – Service station	
<p>PO28 Buildings and structures allow for the safe operation of the service station.</p>	<p>AO28 All buildings and structures, including equipment associated with the service station operation are setback as follows: (a) 10m from the front boundary (b) 2m from the side and rear boundaries.</p>
<p>PO29 Retail components are ancillary to the service station use.</p>	<p>AO29 The maximum area of retail GFA is 80m².</p>
Use - Showroom where in the Hanson Road precinct	
<p>PO30 Design elements contribute to an interesting and attractive streetscape and building through: (a) variations in material and building form to enable articulation of facades and differentiation between buildings; (b) minimising the use of highly reflective materials; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages; and (f) elements which assist in wayfinding and legibility.</p>	No acceptable outcome is nominated.
<p>PO31 Building caps and rooftops contribute to the architectural distinction of the building, and effectively screen service structures, lift over-runs, plant and equipment.</p>	No acceptable outcome is nominated.
<p>PO32 Buildings are oriented to: (a) the major street frontages and any public open space and public areas to: (i). promote interaction and casual surveillance; (ii). concentrate and reinforce pedestrian activity; and (iii). avoid opaque facades to provide visual interest to the frontage.</p>	No acceptable outcome is nominated.
<p>PO33 Building and pedestrian entries: (a) are visible from the street and car parking areas; (b) incorporate sun and rain shelter, such as</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>overhangs or awnings; and (c) are defined by human scale design elements (such as doors, windows, landscaping, etc.).</p>	
<p>PO34 Development contributes towards high quality streetscape outcomes that integrate effectively with the street and along key pedestrian and cycle routes.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO35 Landscape treatments includes hard and soft elements that: (a) is of a character and durability that reflects the centre; (b) enhance the appearance of the centre (c) extends from the street edge into building entrances; (d) emphasises a clear pedestrian entry point; (e) screen unsightly components; (f) provide shading; and (g) reflects and reinforces a subtropical image through integrating landscape, outdoor and indoor spaces. Editor's note –Refer also to the Landscaping code</p>	<p>No acceptable outcome is nominated.</p>

4.2.13 Medium impact industry

4.2.13.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.13.2 Purpose

- (1) The purpose of the Medium impact industry zone code is to provide for medium impact industry uses. Development may include non-industrial and business uses only where they support industrial activities and do not compromise the long-term use of the land for industrial purposes. Development does not detract from the function and viability of the region's centres. Marine industry activities are supported north of Beckinsale and Drewe Street on land fronting the Auckland inlet. Development facilitates the safe, efficient and attractive use of land for medium impact industries which require medium to large size lots for their intended operation. Land use activities must ensure they minimise impacts on surrounding land having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of sensitive land uses are minimised.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) The zone accommodates a wide range of industrial uses that are likely to have some potential for off-site impacts, including manufacturing, transport, storage, and other uses which require larger sites in locations separated from sensitive land uses.
 - (b) Residential uses other than caretaker's accommodation are not located within close proximity to the industrial uses and activities in the zone.
 - (c) Low impact industry and Warehouse uses may be appropriate where they are not detrimentally affected by, or compromise the operations of medium impact industry uses.
 - (d) Other non-industrial uses that are ancillary to, and directly support, the industrial area are facilitated.
 - (e) The zone does not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in centres, such as shops, shopping centres, showrooms or retail based hardware supplies.
 - (f) The intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses.
 - (g) Lot sizes provide for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to the Low impact industrial zone on smaller sites.
 - (h) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (i) Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure (railways and motorways) and facilities such as airports and seaports.
 - (j) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.
 - (k) Development is safe and legible, and designed to establish safe and efficient movement systems.
 - (l) The scale, character and built form of development contribute to a high standard of amenity and makes a positive contribution to the public domain, particularly along major roads.
 - (m) Development responds to land constraints including but not limited to flooding.
 - (n) Development has access to development infrastructure and essential services.
 - (o) Adverse impacts on natural features and processes, both on-site and from adjoining areas, are minimised through location, design, operation and management of development.

- (p) Development avoids significant adverse effects on water quality and the natural environment.
- (q) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
 - (a) Red Rover Road precinct
 - (i) This precinct represents a large area of land suitable for medium impact industry uses
 - (ii) Development occurs in accordance with an industrial structure plan that:
 - (A) establishes a mix of medium to large size lots (greater than 3,000m²) to facilitate medium impact industry land uses
 - (B) demonstrates appropriate infrastructure, services and transport connections can support industrial development
 - (C) establishes development footprints that respond to environmental constraints and hazards in the locality, and
 - (D) provides an appropriate interface to the Clinton Park residential area.

Note—Plans of development are to be accordance with the *Plan of development planning scheme policy*.

4.2.13.3 Assessment benchmarks

Table 6.2.13.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development for caretaker’s accommodation: (a) is subordinate to non–residential uses on the same site (b) provides adequate private open space for residents.	AO1.1 No more than 1 caretaker’s accommodation unit is established per non–residential land use.
	AO1.2 Caretaker’s accommodation is a maximum of 100m ² GFA.
	AO1.3 Caretaker’s accommodation is provided with a private open space area which: (a) is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m ² with a minimum horizontal dimension of 1.25m.
Use – Office	
PO2 Offices are accommodated within the zone where they are ancillary to the primary use.	AO2 The area used for an Office use does not exceed 100m ² GFA.
Use – Sales office	
PO3 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO3.1 Development of the sales office is in place for no more than two years.
	AO3.2 There are a maximum of 2 employees on site at any one time.

Performance outcomes	Acceptable outcomes
Built form (if involving building work)	
<p>PO4 Buildings and outdoor storage areas:</p> <ul style="list-style-type: none"> (a) are appropriate to the scale, bulk and character of other buildings and activities in the surrounding industrial area or intended in the zone, and (b) do not result in a significant loss of visual amenity. 	<p>AO4 Site cover including any outdoor storage area does not exceed 80% of the total site area.</p>
<p>PO5 Buildings, structures and industrial activities are setback from the road frontage to mitigate the impact of activities on the streetscape.</p>	<p>AO5 Buildings, structures and industrial activity areas are setback a minimum of:</p> <ul style="list-style-type: none"> (a) 5m for land on a sub-arterial or arterial road, and (b) 3m for land on a road other than a sub-arterial or arterial road.
Site area (if involving building work)	
<p>PO6 Development has sufficient area, frontage and buffers to accommodate the following:</p> <ul style="list-style-type: none"> (a) the building or buildings and associated storage areas (e.g. stockpiles) (b) associated car parking areas located in a safe and accessible area (c) on site movement of delivery and service vehicles (d) separation of medium impact uses to adjoining non industrial land uses (e) vehicle access, and (f) landscaping. 	<p>AO6 Premises for the following uses has a minimum site area, frontage and buffers as follows:</p> <ul style="list-style-type: none"> (a) medium impact industry, renewable energy facility, major electricity infrastructure: <ul style="list-style-type: none"> (i) 4,000m² site area (ii) 40m road frontage (where not a major electricity infrastructure use) (iii) 5m wide buffer along all site boundaries that adjoin land not included in the medium impact industry or special industry zone (b) transport depot: <ul style="list-style-type: none"> (i) 4,000m² site area (ii) 40m road frontage (c) service station: <ul style="list-style-type: none"> (i) 1,500m² site area (ii) 40m road frontage (d) low impact industry and other uses if not elsewhere identified: <ul style="list-style-type: none"> (i) 4,000m² site area (ii) 40m road frontage.
Building design (if involving building work)	
<p>PO7 Buildings include features that contribute to an attractive streetscape.</p>	<p>AO7.1 The unarticulated length of external walls along a road frontage does not exceed 15m.</p>
	<p>AO7.2 Buildings are designed and constructed with varying façade treatments and high quality finishes such as brick, painted concrete or masonry.</p>

Performance outcomes	Acceptable outcomes
<p>PO8 Buildings do not incorporate glass or surfaces that are likely to reflect the sun that has the potential to cause nuisance, discomfort or hazard to any part of the city and adjoining urban areas.</p>	<p>AO8 Any reflective glass material, metallic shade structures or other surface has:</p> <ul style="list-style-type: none"> (a) a level of light reflectivity that does not exceed 20%, and (b) a level of heat transmission of not less than 20%.
<p>PO9 Building entrances are legible and safe.</p>	<p>AO9.1 The main entry to the premises is:</p> <ul style="list-style-type: none"> (a) easily identifiable and directly accessible from the street with a clearly defined entrance point, and (b) separate to vehicle access points.
	<p>AO9.2 Each building or tenancy is provided with a highly visible street and unit number.</p>
	<p>AO9.3 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p>
	<p>AO9.4 Office space is sited and orientated towards the principal road frontage of a site.</p>
Amenity	
<p>PO10 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and adjoining any land in another zone.</p>	<p>AO10 Utility elements are:</p> <ul style="list-style-type: none"> (a) located within or behind the building, or (b) screened by a 1.8m high solid wall or fence, or (c) behind landscaping having the same screening effect as a 1.8m screen fence. <p>Note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO11 Landscaping is provided to mitigate the visual impact of development and screen unsightly components.</p>	<p>AO11 A minimum 2m width of landscaping is provided along the entire principal site frontage excluding driveway.</p>
<p>PO12 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO12.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>Note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities to achieve the appropriate acoustic objectives (measured at the receptor dB(A)).</p>

Performance outcomes	Acceptable outcomes
	<p>AO12.2 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <ul style="list-style-type: none"> (a) being wholly enclosed in storage bins, or (b) a watering program so material cannot become airborne.
<p>PO13 Development prevents or minimises the generation of any noise so that:</p> <ul style="list-style-type: none"> (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses, and (b) desired ambient noise levels in residential areas are not exceeded. 	<p>AO13 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>
<p>PO14 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO14.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO14.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements</i>.</p>
<p>PO15 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.</p>	<p>AO15.1 Areas where potentially contaminating substances are stored or used, are:</p> <ul style="list-style-type: none"> (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded, and (b) located in an area free of flooding by a Defined flood event, and free from medium or high storm tide inundation. <p>AO15.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p> <p>AO15.3 Roof water is piped away from areas of potential contamination.</p>
For all assessable development	
Land use	
<p>PO16 Development does not compromise the use of land for medium impact industry purposes.</p>	No acceptable outcome is nominated.
<p>PO17 Development is of a medium impact nature and</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>includes:</p> <ul style="list-style-type: none"> (a) industrial activities whose impacts on the natural environment can be appropriately managed, or (b) uses which require medium to large sites in locations that are separated from sensitive land uses, and are not more appropriately accommodated in other zones, or (c) non-industrial uses which are small in scale and ancillary to or directly support the industrial functions of the area. 	
Design	
<p>PO18</p> <p>Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines (b) exterior building design that promotes safety (c) adequate lighting (d) appropriate signage and wayfinding (e) minimisation of personal concealment and entrapment locations, and (f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points. <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
Effects of development	
<p>PO19</p> <p>Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage line is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>
<p>PO20</p> <p>Development is located, designed and operated so that adverse environmental impacts and</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
environmental harm on nearby land is minimised.	
Use – Food and drink outlet	
<p>PO21 Development:</p> <p>(a) occurs at a scale which provides for the day to day convenience needs of employees in the medium impact industry area, and</p> <p>(b) does not impact on the viability of the region's centres.</p>	<p>AO21 GFA including all seating areas does not exceed 150m².</p>
<p>PO22 Development provides a safe environment for staff and patrons through:</p> <p>(a) adequate separation from the source of any emissions generated by surrounding uses, and</p> <p>(b) design and construction features which mitigate noise and air quality impacts on food preparation and dining areas.</p>	No acceptable outcome is nominated.
Use – Service station	
<p>PO23 Buildings and structures allow for the safe operation of the service station.</p>	<p>AO23 All buildings and structures, including equipment associated with the service station operation are setback as follows:</p> <p>(a) 10m from the front boundary</p> <p>(b) 2m from the side and rear boundaries.</p>
<p>PO24 Retail components are ancillary to the service station use.</p>	<p>AO24 The maximum area of retail GFA is 80m².</p>

4.2.14 Special industry

4.2.14.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.14.2 Purpose

1. The purpose of the Special Industry zone code is to provide for high impact and specialised industry uses including those that are noxious and hazardous. These industrial activities are of a scale or nature which is of significance to the state and regional economy. Development may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes. Development does not detract from the function and viability of centres. Activities considered generally appropriate in this zone are defined as special industry and high impact industry in the schedule of definitions. Development facilitates the safe, efficient and attractive use of land for high impact and specialised industries which require large size lots, buffers and separation distances to adjoining land uses and other zones for their intended operation. Land use activities must ensure they minimise impacts on surrounding land having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of sensitive land uses are minimised.
2. The purpose of the zone will be achieved through the following overall outcomes:
 - (a) A range of high impact, noxious and hazardous industrial uses that require large development sites with appropriate separation from other land use activities will be facilitated.
 - (b) Residential and sensitive land uses other than caretaker's accommodation are not located within close proximity to the industrial uses and activities in the zone.
 - (c) Non-industrial uses such as office uses that directly support the industrial area are facilitated.
 - (d) The zone does not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in centres, such as shops, shopping centres, showrooms or retail based hardware supplies.
 - (e) The intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses.
 - (f) Lot sizes provide for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to other industrial zones.
 - (g) Uses and works for special industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent nonindustrial land having regard to the inherent risks associated with these types of industries.
 - (h) Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure (railways and motorways) and facilities such as airports and seaports.
 - (i) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.
 - (j) Development has access to development infrastructure and essential services.
 - (k) Adverse impacts on natural features and processes, both on-site and from adjoining areas, are minimised through location, design, operation and management of development.
 - (l) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
 - (m) Development avoids significant adverse effects on water quality and the natural environment.
 - (n) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

4.2.14.3 Assessment benchmarks

Table 6.2.14.3.1—Assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1 Buildings and outdoor storage areas:</p> <ul style="list-style-type: none"> (a) are appropriate to the scale, bulk and character of other buildings and activities in the surrounding industrial area or intended in the zone, and (b) do not result in a significant loss of visual amenity. 	No acceptable outcome is nominated.
<p>PO2 Buildings, structures and high impact industry and specialised industrial activities are setback from the road frontage to mitigate the impact of activities on the streetscape.</p>	<p>AO2 Buildings, structures and industrial activity areas are setback:</p> <ul style="list-style-type: none"> (a) 10m for land on a sub-arterial or arterial road, and (b) 6m for land on a road other than a sub-arterial or arterial road.
Site area (if involving building work)	
<p>PO3 Development has sufficient area, frontage and buffers to accommodate the following:</p> <ul style="list-style-type: none"> (a) the building or buildings and associated storage areas (e.g. stockpiles) (b) associated car parking areas located in a safe and accessible area (c) on site movement of delivery and service vehicles (d) vehicle access (e) separation of high impact and specialised industry uses to adjoining non industrial land uses, and (f) landscaping. 	<p>AO3 Premises for the following uses has a minimum site area, frontage and buffers as follows:</p> <ul style="list-style-type: none"> (a) high Impact industry and Special industry: <ul style="list-style-type: none"> (i) 1 hectare site area (ii) 60m road frontage (iii) 20m wide buffer along all site boundaries that adjoin uses other than special industry uses. (b) renewable energy facility, major electricity infrastructure <ul style="list-style-type: none"> (i) 4,000m² site area (ii) 40m road frontage (where not a major electricity infrastructure use) (iii) 10m wide buffer along all site boundaries that adjoin land not included in the medium impact industry, high impact industry or special industry zone (c) Other uses not elsewhere identified <ul style="list-style-type: none"> (i) 4,000m² site area (ii) 40m road frontage (d) Service station <ul style="list-style-type: none"> (i) 1,500m² site area (ii) 40m road frontage.
Land use	
<p>PO4 Development:</p> <ul style="list-style-type: none"> (a) does not compromise the use of land for high impact and specialised industry 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>purposes</p> <p>(b) accommodates industrial uses with potential for high, noxious or hazardous impacts</p> <p>(c) requires larger sites in locations that are well separated from sensitive land uses, and</p> <p>(d) does not accommodate uses that attract members of the public who are not employed in the zone.</p>	
Building design	
<p>PO5</p> <p>Buildings include features that contribute to an attractive streetscape.</p>	<p>A5.1</p> <p>The unarticulated length of external walls along a road frontage does not exceed 15m.</p> <p>A05.2</p> <p>Buildings:</p> <p>(a) are designed and constructed with varying façade treatments and high quality finishes such as brick, painted concrete or masonry, and</p> <p>(b) do not incorporate highly reflective materials.</p>
<p>PO6</p> <p>Building entrances are legible and safe.</p>	<p>A06.1</p> <p>The main entry to the premises is:</p> <p>(a) easily identifiable and directly accessible from the street with a clearly defined entrance point, and</p> <p>(b) separate to vehicle access points.</p> <p>A06.2</p> <p>Each building or tenancy is provided with a highly visible street and unit number.</p> <p>A06.3</p> <p>Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p> <p>A06.4</p> <p>Office space is sited and orientated towards the principal road frontage of a site.</p>
<p>PO7</p> <p>Development is designed to facilitate the safety and security of people and property having regard to:</p> <p>(a) maximising casual surveillance and sight lines</p> <p>(b) exterior building design that promotes safety</p> <p>(c) adequate lighting</p> <p>(d) appropriate signage and wayfinding</p> <p>(e) minimisation of personal concealment and entrapment locations, and</p> <p>(f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	
Amenity	
<p>PO8 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and adjoining any land in another zone.</p>	<p>AO8 Utility elements are: (a) located within or behind the building, or (b) screened by a 1.8m high solid wall or fence, or (c) behind landscaping having the same screening effect as a 1.8m screen fence.</p> <p>Note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO9 Landscaping is provided to mitigate the visual impact of development and screen unsightly components.</p> <p>Note—Refer also to the Landscaping code.</p>	<p>AO9 Landscaping is provided along the entire principal site frontage, excluding driveway, with a minimum width of: (a) 4m along an arterial road, and (b) 2m along any other road.</p>
<p>PO10 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO10.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO10.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements</i>.</p>
Effects of development	
<p>PO11 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage line is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO12 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO12.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>AO12.2 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <ul style="list-style-type: none"> (a) being wholly enclosed in storage bins, or (b) a watering program so material cannot become airborne.
<p>PO13 Development prevents or minimises the generation of any noise so that:</p> <ul style="list-style-type: none"> (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses, and (b) desired ambient noise levels in residential areas are not exceeded. 	<p>AO13 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>
<p>PO14 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.</p>	<p>AO14.1 Areas where potentially contaminating substances are stored or used, are:</p> <ul style="list-style-type: none"> (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded, and (b) located in an area free of flooding by a Defined flood event, and free from medium or high storm tide inundation. <p>AO14.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p> <p>AO14.3 Roof water is piped away from areas of potential contamination.</p>
<p>PO15 Development is located, designed and operated so that adverse environmental impacts and environmental harm on nearby land is minimised.</p> <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcome is nominated.</p>
Use – Caretaker’s accommodation	
<p>PO16 Development for caretaker’s accommodation:</p> <ul style="list-style-type: none"> (a) is subordinate to non-residential uses on the same site (b) provides adequate private open space for 	<p>AO16.1 No more than 1 caretaker’s accommodation unit is established per non-residential land use.</p> <p>AO16.2 Caretaker’s accommodation is a maximum of</p>

Performance outcomes	Acceptable outcomes
residents.	100m ² GFA. AO16.3 Caretaker's accommodation is provided with a private open space area which: (a) is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m ² with a minimum horizontal dimension of 1.25m.
AO17 Development for caretaker's accommodation provides a safe living environment for residents through: (a) adequate separation from the source of any emissions generated by the primary use of the site, and (b) design and construction features which mitigate noise, lighting and air quality impacts on habitable rooms.	No acceptable outcome is nominated.
Use – Office	
PO18 Offices are accommodated within the zone where they are ancillary to the primary use.	AO18 The area used for an Office use does not exceed 250m ² GFA.
Use – Service station	
PO19 Buildings and structures allow for the safe operation of the service station.	AO19 All buildings and structures, including equipment associated with the service station operation are setback as follows: (a) 10m from the front boundary (b) 2m from the side and rear boundaries.
PO20 Retail components are ancillary to the service station use.	AO20 The maximum area of retail GFA is 80m ² .

4.2.15 Industry investigation

4.2.15.1 Application

This code applies to development where the code is identified as applicable in a table of assessment.

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

4.2.15.2 Purpose

- (1) The purpose of the industry investigation zone code is to identify and protect land that may be suitable for industrial activities in the future. The immediate development of this land is generally inappropriate owing to one or more constraints. These constraints may include a lack of trunk infrastructure necessary to service industrial development and also resolving hydraulic issues in the locality. However, some low scale land uses may be appropriate where onsite services are provided.

Note—Future industrial development must be in accordance with an approved Plan of development. SC6.3 Plans of development provide further guidance on these matters.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
- (a) Land that is suitable for industrial purposes is only developed where suitable trunk or onsite infrastructure is provided to service the development.
 - (b) Where development proposes onsite infrastructure, land uses are of a scale and nature that do not compromise the future development potential of the area for industrial purposes.
 - (c) Land that is suitable for future industrial purposes is located to minimise impacts on non-industrial land.

4.2.15.3 Assessment benchmarks

Table 6.2.15.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development: <ul style="list-style-type: none"> (a) does not compromise the future industrial use of the site, and (b) provides adequate open space for the caretaker. 	AO1.1 No more than 1 caretaker’s accommodation unit is established on the site.
	AO1.2 The caretaker’s accommodation unit is a maximum of 100m ² GFA.
Use – Sales office	
PO2 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO2.1 Development of the sales office is in place for no more than two years.
	AO2.2 There are a maximum of 2 employees on site at any one time.
Building height (if involving building work)	
PO3 Buildings are: <ul style="list-style-type: none"> (a) low rise, and (b) consistent with the character of the area. 	AO3 Building height does not exceed 8.5m.
For all assessable development	

Performance outcomes	Acceptable outcomes
Uses	
<p>PO4 Development does not reduce or preclude the long-term use of land within the industry investigation area for industrial purposes.</p>	No acceptable outcome is nominated.
Infrastructure	
<p>PO5 Development is serviced with infrastructure commensurate with its needs.</p>	No acceptable outcome is nominated.
Effects of development	
<p>PO6 Development minimises impacts on non-industrial uses, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) traffic and parking (c) visual impact (d) vibrations (e) signage (f) odour and emissions, and (g) lighting. <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO7 Development responds sensitively to on-site and surrounding topography, drainage patterns, coastal foreshores, waterways, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.
Use – Outdoor sport and recreation	
<p>PO8 All buildings must:</p> <ul style="list-style-type: none"> (a) be associated with the Outdoor sport and recreation activity, and (b) low in scale and density. 	No acceptable outcome is nominated.
PO9	A09.1

Performance outcomes	Acceptable outcomes
<p>Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.</p>
	<p>AO9.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.</p>

4.2.16 Major tourism

4.2.16.1 Application

This code applies to assessing development where the code is identified as applicable in the table of assessment for the major tourism zone. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.16.2 Purpose

- (1) The purpose of the major tourism zone code is to provide for:
 - (a) Integrated resort complexes and facilities on parts of Heron Island, Quoin Island, Wilson Island and Lady Elliot Island that meet the needs of tourists at a scale consistent with the islands environmental values.
 - (b) A mix of uses including tourist facilities, resort complexes, tourist attractions, short-term accommodation, retail, education, research, community purpose, recreation and open space that support the needs of tourists and visitors.
 - (c) Permanent residential accommodation only for management and employed personnel may be appropriate.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Uses are subordinate to or directly associated with tourism activities particularly where included as part of an integrated development.
 - (b) A range of accommodation densities and types are provided to meet the needs of tourists, visitors, management and staff.
 - (c) Development protects and enhances the unique local, scenic, environmental, cultural and historic character of the locality.
 - (d) Development services the needs of tourists, visitors and staff.
 - (e) Development provides a high level of amenity.
 - (f) Development minimises adverse impacts on ecological values.
 - (g) Development responds to land and infrastructure constraints including topography, bushfire, flooding and coastal hazards.

4.2.16.3 Assessment benchmarks

Table 6.2.16.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development is: <ol style="list-style-type: none"> (a) ancillary to the primary use, and (b) does not compromise the low density, open space character of this area. 	AO1.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO1.2 Caretaker's accommodation is a maximum of 100m ² GFA.
Built form (if involving building work)	
PO2 Buildings and other structures: <ol style="list-style-type: none"> (a) are low rise, and (b) reflect a low density that maintains open space and coastal character. 	AO2 Building height does not exceed 8.5m.
For all assessable development	
Land use	
PO3 Non-tourism uses occur only where they: <ol style="list-style-type: none"> (a) are ancillary uses that are part of a resort complex, nature based tourism activity or 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>other related tourist activity</p> <p>(b) are small-scale</p> <p>(c) support the development of the zone for short-term tourist accommodation purposes; or</p> <p>(d) are for educational or research purposes.</p>	
Design	
<p>PO4</p> <p>Residential uses for visitors are designed to provide adequate:</p> <p>(a) private open space</p> <p>(b) communal open space, and</p> <p>(c) services and facilities to support intended short term stays.</p>	No acceptable outcome is nominated.
<p>PO5</p> <p>Buildings and structures do not compromise local, scenic, environmental and amenity values.</p>	No acceptable outcome is nominated.
<p>PO6</p> <p>Development provides for public access to foreshore areas except where:</p> <p>(a) environmental values are adversely impacted, and</p> <p>(b) there is a risk to public safety.</p>	No acceptable outcome is nominated.
Amenity	
<p>PO7</p> <p>Development minimises impacts on surrounding land and uses, having regard to:</p> <p>(a) noise</p> <p>(b) hours of operation</p> <p>(c) visual impact</p> <p>(d) signage</p> <p>(e) odour and emissions</p> <p>(f) access to sunlight, and</p> <p>(g) privacy.</p> <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p> <p>Note—Refer also to the Landscaping code.</p>	No acceptable outcome is nominated.
Protection of natural values	
<p>PO9</p> <p>The site layout and design responds sensitively to</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>on-site and surrounding topography, coastal foreshore areas, waterways, drainage patterns, and ecological values, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) sewerage, stormwater and water infrastructure is sustainable; and (f) there is adequate buffering, screening or separation to adjoining development. 	
Use – Nature based tourism	
<p>PO10 Development protects environmental values and is of a scale and intensity that does not compromise the low density and environmental character of the locality.</p>	<p>AO10 Development does not exceed more than one guest per 1,000m² of site area.</p>

4.2.17 Minor tourism

4.2.17.1 Application

This code applies to assessing development where the code is identified as applicable in the table of assessment for the minor tourism zone. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.17.2 Purpose

1. The purpose of the minor tourism zone code is to provide for the ongoing operation of tourism activities employing less than 20 persons in coastal tourist parks and nature based tourism activities located throughout the region. Development provides for tourist facilities and related short term accommodation and services that provide for the needs of tourists and visitors. Permanent residential accommodation for only management and employed personnel may be appropriate.
2. The purpose of the zone will be achieved through the following overall outcomes:
 - (a) A range of uses are provided where subordinate to or directly associated with the existing tourist park and nature based tourism opportunities activities.
 - (b) Development services the day to day convenience needs of tourists, visitors and staff.
 - (c) Development is of a scale that does not impact on the viability of surrounding centres.
 - (d) Development provides a high level of amenity for visitors.
 - (e) Development minimises adverse impacts on ecological values.
 - (f) Development protects and enhances the unique local, scenic, environmental, cultural and historic character of the locality.
 - (g) Development responds to land constraints including topography, bushfire, flooding and coastal hazards.

4.2.17.3 Assessment benchmarks

Table 6.2.17.3.1—Assessable development

Performance outcomes	Acceptable outcomes
Built form	
PO1 Buildings and other structures are: <ol style="list-style-type: none"> (a) low rise, and (b) designed to reflect a low density that maintains open space and coastal character. 	AO1 Building height does not exceed 8.5m.
Land use	
PO2 Development: <ol style="list-style-type: none"> (a) is primarily a tourist related activity, or (b) is directly associated with a tourist related activity. 	No acceptable outcome is nominated.
PO3 The scale of any ancillary kiosk or food and drink outlet: <ol style="list-style-type: none"> (a) serves the on-site needs of tourists and visitors, and (b) does not impact on retail activities occurring within surrounding centres. 	AO3 The combined maximum GFA of any ancillary kiosk and food and drink outlet does not exceed 100m ² .
Amenity	

Performance outcomes	Acceptable outcomes
<p>PO4 Development provides adequate separation, screening and buffering from any adjoining residential premises or residential zone so that residential privacy and amenity is not adversely affected.</p>	<p>AO4.1 Where adjoining a residential use or residential zone: (a) a minimum side and rear boundary setback of 3m is required for any: (i) ancillary kiosk or food and drink outlet premises (ii) site access points, and (iii) car parking areas (b) a minimum boundary setback of 10m is required for any: (i) amenity buildings (ii) servicing or outdoor storage areas (iii) temporary structures including caravans and tents, and (iv) active outdoor use areas.</p> <p>AO4.2 Plant and air-conditioning equipment is screened from view of the road or adjoining residential activity.</p>
<p>PO5 Development must not unreasonably affect the amenity of the surrounding area.</p>	<p>AO5 Hours of operation of any ancillary kiosk or food and drink outlet are limited to 6am to 8pm.</p>
<p>PO6 Development minimises impacts on surrounding land and uses, having regard to: (a) noise (b) visual impact (c) signage (d) odour and emissions (e) lighting (f) access to sunlight, and (g) privacy. Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>
<p>Protection of natural values</p>	

Performance outcomes	Acceptable outcomes
<p>PO7 The site layout and design responds sensitively to on-site and surrounding topography, coastal foreshore areas, waterways, drainage patterns, and ecological values such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>
Use – Nature based tourism	
<p>PO8 Development protects environmental values and is of a scale and intensity that does not compromise the low density and environmental character of the locality.</p>	<p>AO8 Development does not exceed more than one guest per 1,000m² of site area.</p>

4.2.18 Community facilities

4.2.18.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.18.2 Purpose

1. The purpose of the community facilities zone code is to:
 - (a) provide for community related activities and facilities whether under public or private ownership;
 - (b) ensure all communities have access to a range of community services and facilities which meet local needs; and
 - (c) locate higher order community facilities generally in the Gladstone urban area.
2. Community facilities may include the provision of municipal services, government installations, hospitals and schools and community infrastructure of an artistic, social or cultural nature.
3. The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Development is generally consistent in scale, height and bulk with that of surrounding development.
 - (b) Community facilities are in highly accessible locations and are designed to promote safe and efficient public use, walking and cycling.
 - (c) Adverse impacts on natural features and processes are avoided.
 - (d) Development is sited, designed and operated in a way that does not adversely impact on the amenity of adjoining properties.
 - (e) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.
 - (f) Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure.
 - (g) Areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of sport and recreation activities.
 - (h) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

4.2.18.3 Assessment benchmarks

Table 6.2.18.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker accommodation	
PO1 Development: <ol style="list-style-type: none"> (a) is ancillary to the primary use, and (b) provides adequate open space for the caretaker. 	AO1.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO1.2 The caretaker's accommodation unit is a maximum of 100m ² GFA.
	AO1.3 Private open space area is provided which: <ol style="list-style-type: none"> (a) is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m² with minimum horizontal dimensions of 1.25m.
Built form (if involving building work)	

Performance outcomes	Acceptable outcomes
<p>PO2 Built form is of a height that:</p> <ul style="list-style-type: none"> (a) is low–medium rise and visually unobtrusive (b) protects residential amenity and minimises overshadowing and overlooking where adjoining an existing residential use or a residential zone. 	<p>AO2 Building height does not exceed 12m.</p>
<p>PO3 Front building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.</p>	<p>AO3.1 Buildings have their main facade and entry facing the street</p>
	<p>AO3.2 Front boundary setbacks for buildings are:</p> <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings, or (b) where there are no adjoining buildings, 6m.
<p>PO4 Development minimises the bulk of buildings to assist integration with surrounding development and character of the locality.</p>	<p>AO4 Walls are articulated so that they do not exceed a length of 15m without a change in plane of at least 1m depth.</p>
Amenity	
<p>PO5 Development provides adequate separation and buffering from any adjoining residential premises or residential zone so that residential privacy and amenity is not adversely affected.</p>	<p>AO5.1 Buildings are set back 3m or half the height of that part of the building, whichever is the greater, from any boundary shared with a residential use or land within a residential zone.</p>
	<p>AO5.2 Where development adjoins a residential use or land within a residential zone:</p> <ul style="list-style-type: none"> (a) a 1.8m high solid screen fence is provided along that common boundary, or (b) a landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along that common boundary. <p>Note—Refer also to the Landscaping code.</p>
	<p>AO5.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
	<p>AO5.4 Plant and air–conditioning equipment is screened from view of the road or adjoining residential activity.</p>

Performance outcomes	Acceptable outcomes
<p>PO6 The amenity of the locality is not unreasonably affected as a result of the development.</p>	<p>AO6 Hours of operation are limited to: (a) 7am to 6pm, or (b) 6am to 10pm where not adjoining an existing residential use or land within a residential zone.</p>
<p>PO7 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO7.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.</p>
	<p>AO7.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.</p>
<p>PO8 Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the locality.</p>	<p>AO8 The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: (a) located no closer than 3m from any boundary, and (b) are screened from view by a 1.8m high solid screen.</p>
For all assessable development	
Uses	
<p>PO9 Non community related activities only occur where they: (a) support or are otherwise complementary, to the community related activities or facilities on the site, and (b) are subordinate to those community activities or facilities.</p>	<p>AO9 Development for a shop or food and drink outlet is: (a) a maximum of 150m²; and (b) part of the building including community related activities. Otherwise no acceptable outcome is nominated</p>
<p>PO10 Development does not prejudice the ongoing operation and expansion of existing community related activities on the site.</p>	No acceptable outcome is nominated.
<p>PO11 Development facilitates opportunities for appropriate co-location of community related activities or facilities.</p>	No acceptable outcome is nominated.
Design and amenity	

Performance outcomes	Acceptable outcomes
<p>PO12 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) traffic and parking (c) visual impact (d) signage (e) odour and emissions (f) access to sunlight, and (g) privacy. <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO13 Development must ensure safe, convenient and legible connections are provided:</p> <ul style="list-style-type: none"> (a) for pedestrians and cyclists to, from and within the site (b) to public transport infrastructure, open space, parkland, centres and community-related activities. 	No acceptable outcome is nominated.
<p>PO14 Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines (b) avoiding personal concealment and entrapment locations (c) exterior building design that promotes safety (d) adequate lighting (e) appropriate signage and wayfinding, and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. <p>Note—Applicants may find useful guidance in the Queensland Government’s Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
<p>PO15 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) variations in material and building form to enable articulation of facades and differentiation between buildings (b) modulation in the façade, horizontally or 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
vertically (c) articulation of building entrances and openings (d) corner treatments to address both street frontages (e) elements which assist in wayfinding and legibility, and (f) elements which relate to the context including surrounding buildings, parks, streets and open spaces.	
Effects of development	
PO16 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated
Use - Child care centre	
PO17 Development is: (a) compatible with neighbouring uses (b) complementary to local character and amenity (c) supports the day to day needs of residents (d) located on a site which adequately accommodates activity needs and space requirements	No acceptable outcome is nominated
PO18 Development does not adversely impact on the amenity of area.	AO18 Hours of operation are limited to between 6am and 7pm daily.
PO19 Development minimises: (a) the hazards of heavy traffic (b) introduction of non-local traffic into	AO19.1 The use is not accessed from: (a) arterial/sub-arterial routes, or (b) an access street or access place.

Performance outcomes	Acceptable outcomes
(c) minor, residential streets, and on-site conflict between children's activities, pedestrian movement, vehicle movement and car parking.	AO19.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.

4.2.19 Emerging community

4.2.19.1 Application

This code applies to development where the code is identified as applicable in a table of assessment.

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

4.2.19.2 Purpose

1. The purpose of the emerging community zone code is to:
 - (a) Identify and conserve land that may be suitable for urban development in the future.
 - (b) Manage the timely conversion of non-urban land to urban purposes when needed to meet community needs.
 - (c) Development for the purpose of new urban communities is undertaken only where there is overriding community and economic need and in accordance with a Plan of development.

Note—Future urban development must be provided with a Plan of development in accordance with the *Plan of development planning scheme policy* and a Community and economic needs assessment in accordance with the *Community and economic needs assessment planning scheme policy*.

- (d) Prevent or discourage development that is likely to compromise appropriate longer term use.
2. The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Development of land that is considered generally suitable for urban purposes only occurs after detailed planning studies have been undertaken to identify scenic, environmental and infrastructure constraints and opportunities.
 - (b) Interim development does not compromise the future development potential of the area for urban purposes and uses that are incompatible with residential uses are not encouraged.
 - (c) Development is based upon the efficient provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area.
 - (d) Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced.
 - (e) Proposed roads and other transport corridors are coordinated and interconnected to ensure pedestrian, bike, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations.
 - (f) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

4.2.19.3 Assessment benchmarks

Table 6.2.19.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development: <ol style="list-style-type: none"> (a) does not compromise the future urban use of the site, and (b) provides adequate open space for the caretaker. 	AO1.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO1.2 The caretaker's accommodation unit is a maximum of 100m ² GFA.
Use – Sales office	

Performance outcomes	Acceptable outcomes
PO2 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO2.1 Development of the sales office is in place for no more than two years.
	AO2.2 The site coverage of the building is a maximum of 50% of the site area.
	AO2.3 There are a maximum of 2 employees on site at any one time.
	AO2.4 The use operates between 9am and 6pm Monday to Saturday and 9am to 1pm on Sunday.
Building height (if involving building work)	
PO3 Buildings : <ul style="list-style-type: none"> (a) are low rise (b) do not create overshadowing on adjoining residential properties, and (c) do not adversely impact on the character and amenity of the area. 	AO3 Building height does not exceed 8.5m.
Residential density	
PO4 Development reflects the low density character of the area.	AO4.1 Residential density is limited to: <ul style="list-style-type: none"> (a) one dwelling house per allotment (including one secondary dwelling).
	AO4.2 Where a dwelling house, any secondary dwelling is: <ul style="list-style-type: none"> (a) a maximum of 80m² GFA (b) located within 50m of the main building (c) linked to the main building by a defined footpath in the most direct route possible.
For all assessable development	
Land use	
PO5 Interim non-urban development does not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts.	No acceptable outcome is nominated.
PO6 New urban communities are established whereby: <ul style="list-style-type: none"> (a) there is an overriding community and economic need; and (b) development is supported by a Plan of development. 	AO6.1 Development is provided with a Community and economic needs assessment in accordance with the <i>Community and economic needs assessment planning scheme policy</i> .
	AO6.2 Development is provided with a Plan of development in accordance with the <i>Plans of</i>

Performance outcomes	Acceptable outcomes
	<i>development planning scheme policy.</i>
Effects of development	
<p>PO7 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.
<p>PO8 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) traffic and parking (c) visual impact (d) signage (e) odour and emissions, and (f) lighting. <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO9 Development is to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses including adjoining industrial uses (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity of land in the low density residential zone. 	No acceptable outcome is nominated.
Use – Outdoor sport and recreation	
<p>PO10 All buildings must:</p> <ul style="list-style-type: none"> (a) be associated with the Outdoor sport and recreation activity, and (b) low in scale and density. 	No acceptable outcome is nominated.
PO11	AO11.1

Performance outcomes	Acceptable outcomes
<p>Development provides adequate separation, screening and buffering from any adjoining residential premises or residential zone so that residential privacy and amenity is not adversely affected.</p>	<p>Development that shares a boundary with a residential premises or residential zone requires a minimum boundary setback of 6m for:</p> <ul style="list-style-type: none"> (a) active outdoor use or sporting areas (b) site access points (c) car parking areas, and (d) servicing or outdoor storage areas. <p>AO11.2</p> <p>Development that shares a boundary with a residential premises or residential zone must ensure all buildings:</p> <ul style="list-style-type: none"> (a) are setback a minimum of 15m from that common boundary, and (b) include a minimum 1.8m high solid screen fence along that common boundary, or (c) a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary. <p>Note—Refer also to the Landscape code.</p>
<p>PO12</p> <p>Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO12.1</p> <p>Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.</p> <p>AO12.2</p> <p>Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.</p>

4.2.20 Limited development

4.2.20.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.20.2 Purpose

- (1) The purpose of the limited development zone code is to limit the scale and form of development in those areas affected by significant development constraints:
 - (a) Such as localised flooding within the Gladstone urban area in the catchments of Police, Auckland, Carthurbie and Tigalee creeks; or
 - (b) In areas that act as buffers for major industrial development excluding the Gladstone State Development Area and Gladstone Port activities.
- (2) These constraints pose severe restrictions on the ability of the land to be developed for urban purposes.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Development constraints limit the number and type of land uses that can occur.
 - (b) New uses and works reflect a low intensity nature, are provided with an appropriate level of infrastructure and access and are designed appropriately given the constraints of the land.
 - (c) Low impact, small scale living opportunities are facilitated where compatible with the area's values and not in close proximity to major industrial development.
 - (d) Low impact outdoor recreation activities are possible within the zone where compatible with the land constraints and the amenity of surrounding urban areas.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
 - (a) Flood affected lands precinct:
 - (i) Development is only permitted where it is compatible with the level of risk having regard to flow depth, flow velocity, rate of flood level rise and the duration of the inundation or the impacts of flooding can be managed such that there can be no foreseeable risk to personal safety or to property; and.
 - (ii) Does not impact upon the hydraulic performance of the flood affected area; and
 - (iii) Does not result in an increase in the extent or severity of flood risk to the site or other land.
 - (b) Major industry buffer precinct:
 - (i) Inappropriate development does not encroach upon or impact on the continued operation of adjacent major industry activities.

4.2.20.3 Assessment benchmarks

Table 6.2.20.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker's accommodation	
PO1 Development: (a) is ancillary to the primary use, and (b) provides adequate open space for the caretaker.	AO1.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO1.2 The caretaker's accommodation unit is a maximum of 100m ² in GFA.
Building height (if involving building work)	

Performance outcomes	Acceptable outcomes
<p>PO2 Buildings and other structures:</p> <ul style="list-style-type: none"> (a) are low rise, and (b) do not to adversely impact on the rural or open space character of the area. 	<p>AO2 Building height does not exceed 8.5m.</p>
For all assessable development	
Land use	
<p>PO3 Development is very low impact and compatible with the physical constraints of the land.</p>	No acceptable outcome is nominated.
Amenity	
<p>PO4 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) traffic and parking (c) visual impact (d) signage (e) odour and emissions (f) access to sunlight, and (g) privacy. <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO5 Development does not unduly impact on the existing amenity and character of the locality having regard to:</p> <ul style="list-style-type: none"> (a) the scale, siting and design of buildings and structures (b) visibility from roads and other public view points, screening vegetation and landscaping, and (c) the natural landform and avoidance of visual scarring. 	No acceptable outcome is nominated.
<p>PO6 All uses:</p> <ul style="list-style-type: none"> (a) minimise noise, dust, odour or other nuisance from existing lawful uses including industrial uses (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity of the land. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO7 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>A07.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.</p> <p>A07.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.</p>
Effects of development	
<p>PO8 Development responds sensitively to on-site and surrounding topography, drainage patterns, coastal foreshores, waterways, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>
If in the flood affected lands precinct	
<p>PO9 Residential density reflects the constrained limited development potential of the land.</p>	<p>A09.1 Residential density is limited to one dwelling house per allotment (including one secondary dwelling).</p> <p>A09.2 Where a dwelling house, any secondary dwelling is:</p> <ul style="list-style-type: none"> (a) a maximum of 80m² GFA (b) located within 50m of the main building (c) linked to the main building by a defined footpath in the most direct route possible.
If in the major industry buffer precinct	
<p>PO10 Development does not encroach on surrounding existing or approved major industry operations or uses that may result in an impact on amenity, health or safety.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO11 Development for any caretaker's accommodation provides a safe living environment for residents through:</p> <ul style="list-style-type: none"> (a) adequate separation from the source of any emissions generated by the primary use of the site, and (b) design and construction features which mitigate noise, lighting and air quality impacts on habitable rooms. 	<p>No acceptable outcome is nominated.</p>

4.2.21 Mixed use

4.2.21.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.21.2 Purpose

- (1) The purpose of the mixed use zone code is to:
 - (a) Provide for a mixture of development that may include business, retail, residential, tourist accommodation, community, service industry, entertainment and associated services.
 - (b) Establish urban revitalisation areas in parts of the Valley, Toolooa Street west and the CBD fringe as high quality mixed use centres where people can live, work and play in Gladstone's inner city areas.
 - (c) Create an urban form characterised by high quality building design and streetscape outcomes.
 - (d) Ensure a level of amenity commensurate with an urbanised mixed use area.
 - (e) Provide opportunities for development which meets the short term accommodation needs of the resources and tourism sectors.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) A mix of uses and activities including small scale retail, commercial, tourism, service industry and residential uses are provided without detracting from the viability of the region's centres.
 - (b) A range of after-hours activities, particularly on primary frontages are promoted to support activation of the Valley where consistent with surrounding activity.

Note—Primary frontages are identified on the Building height and frontages overlay map.

- (c) The scale, character and built form of development contributes to a high standard of amenity.
- (d) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
- (e) Buildings are of a scale, height and size that complement the mixed use character for the area through design elements that reduce building bulk and create an attractive streetscape.
- (f) Development creates pleasant living environments that ensure privacy, access to sunlight, open space, ventilation and natural climate control.
- (g) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
- (h) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
- (i) Development is facilitated where uses provide a compact urban form.
- (j) Development activates streets on primary frontages, promotes a mix of employment opportunities and enhances walking, cycling and public transport use.

- (k) New development promotes and enhances Tank and Goondoon Streets as 'main streets' through high quality built form and streetscape treatments.
 - (l) Development responds to land constraints, including but not limited to bushfire, flooding and minimising changes to natural topography.
 - (m) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats, vegetation and bushland through location, design, operation and management requirements.
 - (n) Residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities.
 - (o) Development has access to development infrastructure and essential services.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts.
- (a) Jeffery Court precinct:
 - (i) Development supports coastal based tourism opportunities with a focus on Short term accommodation and small scale Food and drink outlets, Bars, retail and community uses. Other forms of Business and Centre activities are not supported.
 - (ii) Development with frontage to the foreshore must provide continuous public access to Main Beach that includes connections with Tom Jeffery Memorial Park and more broadly with linkages along the foreshore between the Surf Club to the north and the Headland to the south.
 - (iii) Development supports a mix of coastal tourism related uses and is of a height and scale that does not adversely impact on the coastal and visual character of the precinct or locality.

4.2.21.3 Assessment benchmarks

Table 6.2.21.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development for caretaker’s accommodation: <ul style="list-style-type: none"> (a) is subordinate to non–residential uses on the same site, and (b) provides adequate private open space for residents. 	AO1.1 No more than 1 caretaker’s accommodation unit is established on the site.
	AO1.2 Caretaker’s accommodation is a maximum of 100m ² GFA.
	AO1.3 Caretaker’s accommodation where on a primary frontage is located above the ground floor level, or to the rear of ground level business activities. Note—Primary frontages are identified on the Building height and frontages overlay map.
	AO1.4 Caretaker’s accommodation is provided with a private open space area which: <ul style="list-style-type: none"> (a) is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m² with a minimum horizontal dimension of 1.25m.
Use – Dwelling unit	
PO2	AO2

Performance outcomes	Acceptable outcomes
Development does not compromise ground level business activities being established.	Dwelling units are located either above the ground floor level, or to the rear of ground level business activities.
PO3 Development must provide sufficient and accessible open space for resident's needs.	A03 Development provides a minimum of 16m ² private open space for each dwelling with a minimum dimension of 3m in any direction.
Uses – Food and drink outlet, Bar and Club	
PO4 Hours of operation are limited to minimise nuisance on residential uses.	A04 Where adjoining, or part of a building with residential uses (not including short term accommodation): (a) hours of operation are limited to between 7am and 10pm, and (b) the use does not involve amplified music audible external to the premises.
Use – Sales office	
PO5 The use does not adversely impact on the amenity of the surrounding land uses and local character.	A05.1 Development of the sales office is in place for no more than two years.
	A05.2 There are a maximum of 2 employees on site at any one time.
Built form (if involving building work)	
PO6 Building height: (a) is consistent with the intended character of the mixed use area, and (b) does not result in a significant loss of visual amenity.	A06 Building height does not exceed that shown on the <i>Building height and frontages overlay map</i> .
PO7 Podiums where located on a primary frontage: (a) are low rise and human scale at street level (b) allow for active uses at street level that overlook the street or public thoroughfare. Note—Primary frontages are identified on the Building height and frontages overlay map.	A07.1 Development located on a primary frontage includes a podium that does not exceed 1 storey.
	A07.2 Development located on a primary frontage includes a minimum ground floor height of 4.5m (floor to floor).
PO8 Development: (a) is proportionate to the size and street frontage of the site (b) actively interfaces with streets and public spaces (c) maintains and enhances the existing streetscape (d) protects adjacent amenity (e) provides setbacks that maintain appropriate levels of light and solar penetration, air	A08 Development is in accordance with the following building types: (a) Figure 1—Primary frontage building where located on a primary frontage (b) Figure 2—Secondary frontage building where not located on a primary frontage. Note—Primary frontages are identified on the Building Height and Frontages overlay map. Refer to Diagram 6.2.21.3.2—Primary and rear frontage, for a site located on a primary frontage which also

Performance outcomes	Acceptable outcomes
(f) circulation, privacy for adjoining properties provides for public space and landscape areas, and (g) reduces building bulk.	includes a rear frontage.
Land use mix	
PO9 Retail and commercial development: (a) occurs at a scale which provides for the small scale needs of residents, workers and tourists (b) is compatible with the character of the area (c) does not impact on the viability of the region's centres, and (d) does not include large format, land consumptive commercial uses.	AO9.1 GFA of the following uses does not exceed: (a) 1,000m ² for Shop or Shopping centre (b) 250m ² for: (i) Adult store (ii) Bar (iii) Car wash (iv) Club (v) Community care centre (vi) Community use (vii) Educational establishment (viii) Food and drink outlet (ix) Function facility (x) Funeral parlour (xi) Garden centre (xii) Hardware and trade supplies (xiii) Indoor sport and recreation (xiv) Market (xv) Place of worship (xvi) Service industry (xvii) Veterinary services. AO9.2 If located in the Jeffery Court precinct, GFA of the following uses does not exceed 250m ² for: (a) Bar (b) Club (c) Community use (d) Food and drink outlet (e) Function facility (f) Market (g) Shop
For all assessable development	
Land use	
PO10 Development provides a fine grain mix of smaller tenancies along Goondoon and Tank streets and identified primary frontages to support a range of business, community and enterprise opportunities. Note—Primary frontages are identified on the Building height and frontages overlay map.	No acceptable outcome is nominated.
PO11 Where accommodation activities are proposed,	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
residential density: <ul style="list-style-type: none"> (a) is capable of being supported by local infrastructure and services (b) can be achieved without creating conflict between residential and non-residential uses, and (c) supports a concentrated residential population in proximity to local active and public transport networks. 	
Building design and appearance	
PO12 Buildings are designed to: <ul style="list-style-type: none"> (a) respect and complement the existing character of the area (b) maintain an appropriate human scale which is open and readily accessible from the street (c) minimise the use of highly reflective materials, and (d) respond to climatic conditions. 	No acceptable outcome is nominated.
PO13 Design elements contribute to an interesting and attractive building through: <ul style="list-style-type: none"> (a) variations in materials and building form to enable articulation of facades and differentiation between buildings (b) modulation in the façade, horizontally or vertically (c) articulation of building entrances and openings (d) corner treatments to address both street frontages, and (e) elements which assist in wayfinding and legibility. 	No acceptable outcome is nominated.
PO14 Building caps and rooftops contribute to the architectural distinction of the building, and effectively screen service structures, lift over-runs, plant and equipment.	No acceptable outcome is nominated.
PO15 Development is designed to facilitate the safety and security of people and property having regard to: <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines (b) exterior building design that promotes safety (c) adequate lighting (d) appropriate signage and wayfinding (e) minimisation of personal concealment and entrapment locations, and (f) building entrances, parking, loading and 	No acceptable outcome is nominated.

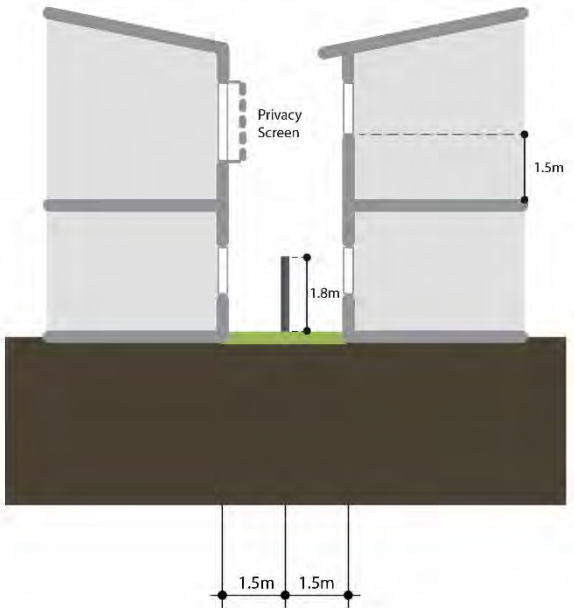
Performance outcomes	Acceptable outcomes
<p>storage areas that are well lit and have clearly defined access points.</p> <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	
Street interface	
<p>PO16</p> <p>Development is oriented to address all street frontages, public open space and public areas to:</p> <ul style="list-style-type: none"> (a) promote interaction and casual surveillance (b) concentrate and reinforce pedestrian activity (c) avoid opaque facades to provide visual interest to the frontage, and (d) clearly define the public and private realm. 	No acceptable outcome is nominated.
<p>PO17</p> <p>Buildings and pedestrian entries:</p> <ul style="list-style-type: none"> (a) are visible from the street and car parking areas (b) incorporate sun and rain shelter such as overhangs, and (c) are defined by design elements (such as doors and landscaping, etc). 	No acceptable outcome is nominated.
<p>PO18</p> <p>Ground floor spaces are designed to enable the flexible reuse of non–residential floor area to support changing community and business needs.</p>	No acceptable outcome is nominated.
<p>PO19</p> <p>Buildings include windows and openings to:</p> <ul style="list-style-type: none"> (a) promote street life and business activities (b) encourage strong indoor/outdoor relationships at ground level, and (c) to facilitate casual surveillance. 	No acceptable outcome is nominated.
<p>PO20</p> <p>Development must ensure safe, convenient and legible connections are provided:</p> <ul style="list-style-type: none"> (a) for pedestrians and cyclists to, from and within the site (b) to public transport infrastructure, open space, parkland, public spaces and community–related activities. 	No acceptable outcome is nominated.
<p>PO21</p> <p>Development must contribute towards high quality streetscape outcomes that integrate effectively with intended street types and along key pedestrian and cycle routes.</p>	No acceptable outcome is nominated.
<p>PO22</p> <p>Awnings:</p> <ul style="list-style-type: none"> (a) are provided along primary frontages (b) complement and integrate with the front 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>building façade</p> <p>(c) protect street footpaths from rain and sun</p> <p>(d) are continuous and compatible with existing pedestrian shelter and awnings</p> <p>(e) allow for street trees and other landscaping</p> <p>(f) are visually safe and amenable</p> <p>(g) are cantilevered from the main building and do not include posts within the footpath, and</p> <p>(h) are constructed of lightweight materials.</p> <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p>	
<p>PO23</p> <p>Fencing and walls:</p> <p>(a) allow casual surveillance of the street</p> <p>(b) provide safe entry areas, and</p> <p>(c) are not visually imposing.</p>	<p>AO23.1</p> <p>Fences and walls along street frontages:</p> <p>(a) have an open construction with at least 50% visual permeability, or</p> <p>(b) are not greater than 1.2m in height.</p> <p>AO23.2</p> <p>There are no front fences located along primary frontages.</p> <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p>
Landscape design	
<p>PO24</p> <p>Landscape elements are integrated in the building design through planting at various levels including on top of podiums, rooftops and within storeys.</p> <p>Note—Applicants are also referred to the Landscaping code.</p>	No acceptable outcome is nominated.
<p>PO25</p> <p>Landscape treatments include hard and soft elements that:</p> <p>(a) are of a character and durability that reflects the mixed use locality</p> <p>(b) enhance the appearance of the development</p> <p>(c) extend from the street edge into building entrances, foyers and onto podiums</p> <p>(d) emphasises a clear pedestrian entry point</p> <p>(e) screen unsightly components</p> <p>(f) provide shading, and</p> <p>(g) reflect and reinforce a subtropical image through integrating landscape, outdoor and indoor spaces.</p> <p>Note—Applicants are also referred to the Landscaping code.</p>	No acceptable outcome is nominated.
Amenity	

Performance outcomes	Acceptable outcomes
<p>PO26 Mixed-use premises must ensure the transmission of noise between residential and non-residential uses is minimised.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO27 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the mixed use centre, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) hours of operation (c) traffic (d) visual impact (e) signage (f) odour and emissions (g) lighting (h) access to sunlight (i) privacy, and (j) outlook. 	<p>No acceptable outcome is nominated.</p>
<p>PO28 All uses:</p> <ul style="list-style-type: none"> (a) minimise noise, dust, odour or other nuisance from existing lawful uses, and (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity. 	<p>No acceptable outcome is nominated.</p>
Parking areas and access	
<p>PO29 Parking areas do not visually dominate the streetscape.</p>	<p>AO29.1 Parking areas are:</p> <ul style="list-style-type: none"> (a) located in a basement, or (b) setback a minimum of 15m from any street frontage and screened to allow a building edge for active uses. <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p> <hr/> <p>AO29.2 Vehicle loading areas:</p> <ul style="list-style-type: none"> (a) are screened from footpaths, streets and public areas by fences with screening at least 1.5m in height and are 50% visually permeable, and (b) are not accessed via a primary frontage unless where there is no other access available to the site. <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p>

Performance outcomes	Acceptable outcomes
<p>PO30 Crossovers are minimised to:</p> <ul style="list-style-type: none"> (a) reduce conflict with pedestrians, cyclists and public transport, and (b) maintain high quality streetscape environments through footpaths and street trees. 	<p>AO30.1 Development is limited to one crossover.</p> <p>AO30.2 Vehicular access is not located on a primary frontage unless where there is no other access available to the site.</p> <p>Note—Primary frontages are identified on the Building height and frontages overlay map.</p>
Storage areas	
<p>PO31 Ancillary storage of goods or materials must be located in a manner that does not detract from the visual amenity of the local area.</p>	<p>AO31 Equipment, materials, goods and/or, machinery used on site are either:</p> <ul style="list-style-type: none"> (a) stored behind the front building setback and screened from view, or (b) stored within a building.
Effects of development	
<p>PO32 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>
<p>PO33 Residential development where located near port facilities, major industries and major infrastructure must mitigate operational effects including:</p> <ul style="list-style-type: none"> (a) using air-conditioning or other energy-efficient ventilation, where necessary, to minimise the effects of odours and emissions, and (b) comprehensive on site landscaping to provide visual relief from the industrial landscape. 	<p>No acceptable outcome is nominated.</p>
Use – Child care centre	
<p>PO34 Development is:</p> <ul style="list-style-type: none"> (a) compatible with neighbouring uses 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(b) complementary to local character and amenity (c) supports the day to day needs of residents (d) located on a site which adequately accommodates activity needs and space requirements.	
PO35 Development does not adversely impact on the amenity of area.	AO35 Hours of operation are limited to between 6am and 7pm daily.
PO36 Where adjoining a residential use, development must ensure residential amenity is maintained on adjoining properties.	AO36 Development provides a 1.8m acoustic screen fence where adjoining a residential use.
PO37 Development minimises: <ul style="list-style-type: none"> (a) the hazards of heavy traffic (b) introduction of non-local traffic into minor, residential streets, and (c) on-site conflict between children's activities, pedestrian movement, vehicle movement and car parking. 	AO37.1 The use is not accessed from: <ul style="list-style-type: none"> (a) arterial/sub-arterial routes, or (b) an access street or access place. AO37.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.
Uses – Multiple dwelling, Retirement facility, Residential care facility, Rooming accommodation	
PO38 Development on a primary frontage does not compromise ground level business activities being established.	AO38 Development on a primary frontage is located either above the ground floor level, or to the rear of ground level business activities. Note—Primary frontages are identified on the Building height and frontages overlay map.
PO39 Development provides a mix of housing sizes to meet housing needs across the community.	AO39 Development of 15 or more dwellings includes the following proportion of dwelling sizes: <ul style="list-style-type: none"> (a) 25% – one bedroom or studio (b) 40% – two bedrooms (c) 15% – three bedrooms or more (d) remaining 20% is unrestricted.
PO40 Development must provide sufficient and accessible open space for residents' needs.	AO40.1 Open space is provided in accordance with the following building types: <ul style="list-style-type: none"> (a) Figure 1—Primary frontage building where located on a primary frontage (b) Figure 2—Secondary frontage building where not located on a primary frontage. Note—Primary frontages are identified on the Building height and frontages overlay map. AO40.2 Private open space is directly adjacent to the main living area.

Performance outcomes	Acceptable outcomes
<p>PO41 Open space is oriented to provide adequate solar access.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO42 Communal open space is:</p> <ul style="list-style-type: none"> (a) designed to provide useable areas for communal activities such as clothes drying and social interaction (b) open to the sky, and (c) is not dominated by landscaping. 	<p>No acceptable outcome is nominated.</p>
<p>PO43 Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p>AO43 Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit unless:</p> <ul style="list-style-type: none"> (a) windows have translucent glazing or sill heights of at least 1.5m, or (b) there is a 1.8m high dividing fence at ground level (c) outlook from windows, balconies, and terraces of a dwelling unit is screened where screening is (d) a permanent screen, perforated panels or trellises which have a maximum of 50% openings, and (e) permanent and fixed, and designed to complement the development. <p>Note—Refer below to Diagram 1—Privacy.</p> 

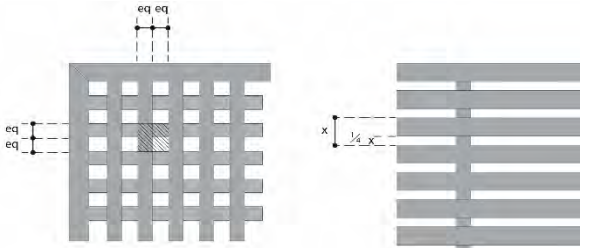
Performance outcomes	Acceptable outcomes
	 <p style="text-align: center;">Lattice Batters</p>
If in the Jeffery Court precinct	
<p>PO44 Development with frontage to the foreshore must be generally consistent with Diagram 6.2.21.3.1—Jeffery Court precinct plan through including the following elements:</p> <ul style="list-style-type: none"> (a) public access and view lines from Jeffery Court to Main Beach (b) pedestrian linkages with Tom Jeffery Memorial Park, and (c) buildings and structures are sufficiently setback from the foreshore through the provision of public open space. 	<p>No acceptable outcome is nominated.</p>

Diagram 6.2.21.3.1—Jeffery Court precinct plan

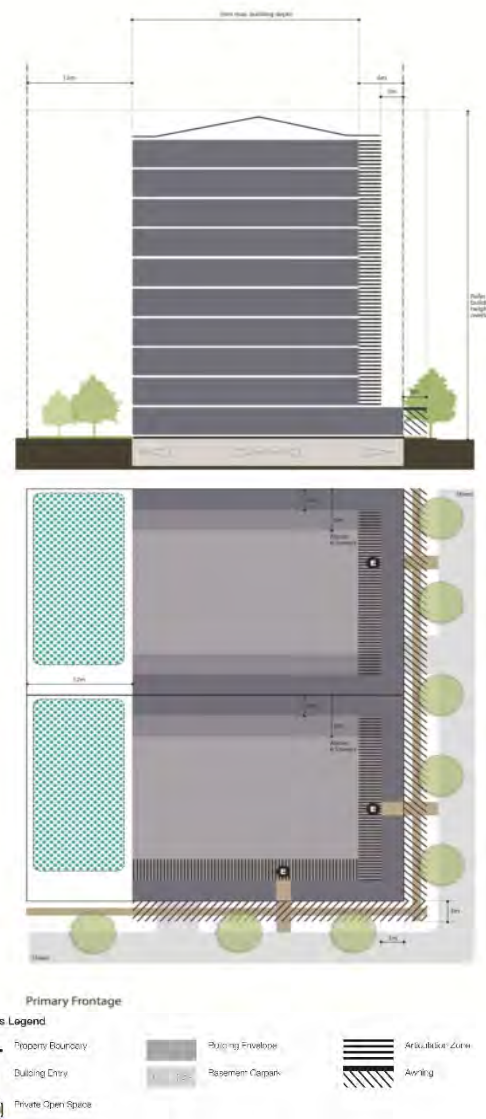


Figure 1—Primary frontage building

This building type can accommodate a diversity of land uses at higher intensities while still maintaining human scale at street level. Buildings are built to their front alignment allowing a range of finer grain uses such as shops and cafes to define main streets such as Goondoon Street and public spaces. A single storey podium defines the base of the buildings.



Element		Acceptable solutions
1.1	Minimum frontage	30m
1.2	Minimum area	1,500m ²
1.3	Maximum building depth from the main street frontage	36m to OMP including podium.
1.4	Residential open space	Minimum private open space of 16m ² per dwelling with a minimum dimension of 3m in any direction.
		Minimum communal open space of 20% of the site area with a minimum dimension of 5m in any direction.
1.5	Minimum setbacks	Podium (in all directions)
		0m where abutting an existing podium or non-residential building.
	3m where adjoining a residential zone.	
	Front ⁶	6m to main face of building (3m OMP in articulation zone ⁷).
	Rear ⁸	12m to OMP.



⁶ Setback above podium level.

⁷ Area from the main face of the building to the outermost projection where elements such as sun shading, balconies, roofs, eaves and overhangs project to assist in articulating the façade.

⁸ The rear boundary is opposite the primary frontage of the site.

		Side	Levels 2–6: 3m to OMP Levels 7+: 6m to OMP (9m where balconies overlook side boundary in any circumstance).
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Diagram 6.2.21.3.2—Primary and rear frontage

Where a site located on a primary frontage has front and rear street frontages, the building treatment will be in accordance with the intent of this diagram as follows:

- (1) The podium extends across the entire depth of the site.
- (2) Car parking areas within the podium or basement are not permitted to extend to any street frontage and must be sleeved by the requisite frontage treatment for at least the full height of the podium or two storeys whichever is the greater.

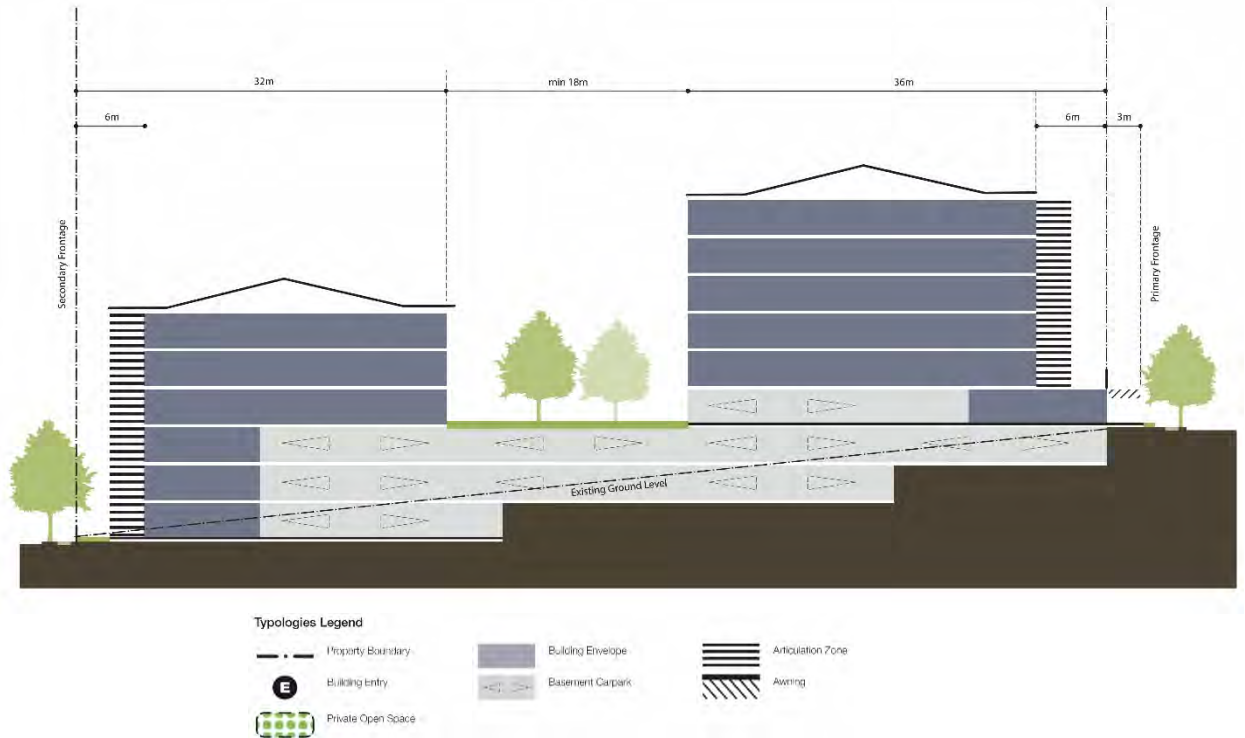
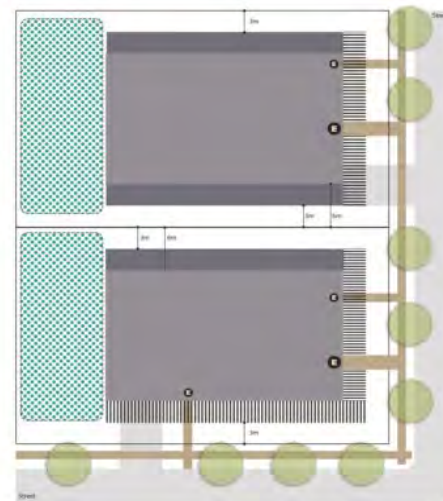
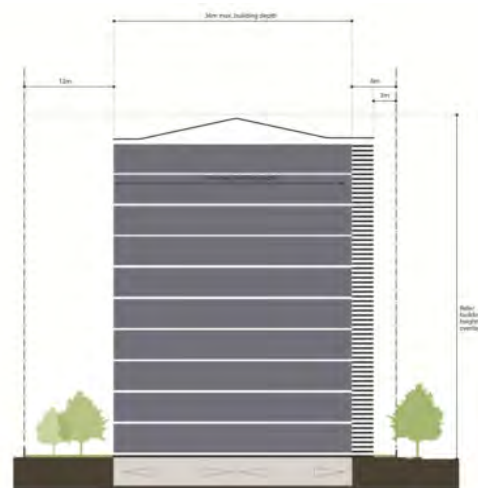


Figure 2—Secondary frontage building

This building type occurs generally on those streets in centres and mixed use areas where buildings are not required to provide active uses at ground level. These buildings may be single use commercial or residential buildings or vertically mixed use.



Element		Acceptable solutions
2.1	Minimum frontage	30m
2.2	Minimum area	1,500m ²
2.3	Maximum building depth from the main street frontage	36m to OMP
2.4	Residential open space	Minimum private open space of 16m ² per dwelling with a minimum dimension of 3m in any direction.
		Minimum communal open space of 20% of the site area with a minimum dimension of 5m in any direction.
2.5	Minimum setbacks	Front 6m to main face of building (3m OMP in articulation zone ⁹).
		Rear 12m to OMP.
		Side Levels 1–6: 3m to OMP Levels 7+: 6m to OMP (9m where balconies overlook side boundary in any circumstance).



⁹ Area from the main face of the building to the outermost projection where elements such as sun shading, balconies, roofs, eaves and overhangs project to assist in articulating the façade.

4.2.22 Rural

4.2.22.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.22.2 Purpose

1. The purpose of the rural zone code is to:
 - (a) Ensure appropriately sized lots, being predominantly very large lots, display rural and landscape character and provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, grazing, animal keeping and other primary production activities.
 - (b) Provide opportunities for non-rural uses that are compatible with agricultural and rural activities, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes.
 - (c) Protect or manage significant natural features, resources, and processes, including the capacity for primary production and extractive industry in designated areas.
 - (d) Ensure rural uses are not adversely impacted by inappropriate land uses and development.
 - (e) Ensure areas of Agricultural Land Classification Class A and B agricultural land are protected for agricultural uses and from fragmentation, alienation or diminished agricultural productivity.
 - (f) The potential for conflict between agricultural and other uses on Agricultural Land Classification Class A and B are minimised .
 - (g) Classification Class A and B agricultural land from further fragmentation.
2. The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Areas for use for primary production are conserved and fragmentation is avoided through maintaining appropriate lot sizes, being predominantly large lots to support sustainable rural agricultural activities.
 - (b) The viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses.
 - (c) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, grazing, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses.
 - (d) Cropping activities are encouraged on Agricultural Land Classification Class A and B agricultural land.
 - (e) Development does not result in the fragmentation of Agricultural Land Classification Class A and B agricultural land. This applies to reconfiguring a lot except where it has been assessed that there is an overriding need in the public interest for a related material change of use and the reconfiguring of a lot is consistent with the material change of use.
 - (f) Development located adjacent to Agricultural Land Classification Class A and B agricultural land incorporates an adequate separation area to prevent any impact from the agricultural use on the amenity or use on the occupants of the development.
 - (g) Extractive industries:
 - (i) mitigate impacts on the environment and adjoining land uses
 - (ii) do not occur on Class A and B agricultural land, and
 - (iii) rehabilitate sites upon completion of resource extraction.

Note—Refer also to the Extractive industry code in Part 9.

- (h) The establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated only where they do not compromise the use of the land for rural activities and minimise any land-use conflicts.
- (i) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed and separated from adjacent development where possible.

- (j) Rural land uses incorporate sustainable practices to prevent soil erosion, protect the quality of land resources and water catchments, and maintain habitat values of waterways and native timber and forest areas.
- (k) Non-resident workforce accommodation:
 - (i) is only located in this zone where it is demonstrated it cannot be located in an urban area
 - (ii) does not adversely impact on surrounding rural character or activities
 - (iii) does not create a demand for urban services and infrastructure that cannot be provided on-site by that development
 - (iv) is temporary to service the short term needs of resource or infrastructure development projects, and
 - (v) does not sterilise the land for future rural activities.
- (l) Urban and rural residential expansion does not occur on land in the rural zone.

4.2.22.3 Assessment benchmarks

Table 6.2.22.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development is ancillary to the primary use.	AO1 No more than 1 caretaker’s accommodation unit is established on the site.
Use – Roadside stall	
PO2 Roadside stalls are of a scale in keeping with the rural character of the locality and capable of operating safely with the road system.	AO2.1 Structures associated with the use are limited to 30m ² GFA.
	AO2.2 A roadside stall is setback a minimum of: (a) 0m from the front boundary and 5m from the side boundaries for allotments less than 2ha; and (b) 10m for allotments greater than 2ha.
Built form (if involving building work)	
PO3 Buildings are designed and located so as not to adversely impact on the rural character and amenity of the locality.	AO3.1 Building height for a dwelling house does not exceed 8.5m. Building height for Rural activities does not exceed 20m.
	AO3.3 Buildings, other than a roadside stall, are setback a minimum of: (a) 10m from the front and side boundaries for allotments greater than 2ha, or (b) 5m from the front and side boundaries for allotments less than 2ha.
Residential density	
PO4 Residential density reflects the low intensity rural character of the locality.	AO4.1 Residential density is limited to: (a) one dwelling house per allotment including a secondary dwelling, and (b) one dwelling where for rural workers

Performance outcomes	Acceptable outcomes								
	<p>accommodation.</p> <p>AO4.2 Where a dwelling house, any secondary dwelling is:</p> <ul style="list-style-type: none"> (a) a maximum of 80m² GFA (b) located within 50m of the main building (c) linked to the main building by a defined footpath in the most direct route possible. 								
Amenity									
<p>PO5 Accommodation and community activities do not encroach on existing or approved rural and extractive industry operations or uses that may result in an adverse impact on amenity, health or safety.</p>	<p>AO5 Sensitive land uses are separated from:</p> <ul style="list-style-type: none"> (a) intensive animal industry uses by a minimum of 2km (b) animal keeping (if only catteries and kennels) by a minimum of 1km (c) waste disposal areas connected to an animal husbandry operation by a minimum of 500m (d) cropping on areas of agricultural land by a minimum of 300m (e) other agricultural activities (excluding cropping activities) by a minimum of 50m (f) other rural activities, not elsewhere mentioned, by a minimum of 100m (g) railway activities by a minimum of 100m (h) the Benaraby Motorsport Facility by a minimum of 1,000m (i) extractive industry operations as follows: <table border="1" data-bbox="884 1223 1474 1514"> <thead> <tr> <th data-bbox="884 1223 1265 1301">Operation</th> <th data-bbox="1265 1223 1474 1301">Separation distance</th> </tr> </thead> <tbody> <tr> <td data-bbox="884 1301 1265 1379">Extraction or processing involving blasting or crushing</td> <td data-bbox="1265 1301 1474 1379">1000m</td> </tr> <tr> <td data-bbox="884 1379 1265 1458">Extraction or processing not involving blasting or crushing.</td> <td data-bbox="1265 1379 1474 1458">200m</td> </tr> <tr> <td data-bbox="884 1458 1265 1514">Transport route</td> <td data-bbox="1265 1458 1474 1514">100m</td> </tr> </tbody> </table>	Operation	Separation distance	Extraction or processing involving blasting or crushing	1000m	Extraction or processing not involving blasting or crushing.	200m	Transport route	100m
Operation	Separation distance								
Extraction or processing involving blasting or crushing	1000m								
Extraction or processing not involving blasting or crushing.	200m								
Transport route	100m								
<p>PO6 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO6.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> or current version.</p> <p>AO6.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements</i> or current version.</p>								
<p>PO7 Development does not adversely impact on the</p>	<p>AO7 Plant and air-conditioning equipment, storage</p>								

Performance outcomes	Acceptable outcomes
amenity of the surrounding rural or residential land uses or rural landscape character.	areas and processing activities are screened from view of the road or adjoining residential uses.
Stock routes	
PO8 Development on or adjoining a stock route shown on overlay map Agricultural Land Classification Overlay does not compromise the use of the stock route by travelling stock.	AO8 Accommodation activities (excluding dwelling house on an existing allotment, Caretaker's accommodation and Rural workers' accommodation) and community activities are separated from a stock route by a minimum of 200m.
PO9 Development on or crossing a stock route does not impede the free movement of stock.	AO9 Development provides: (a) for grade separation of transport infrastructure and stock, or (b) alternate unimpeded and watered stock route access.
For all assessable development	
Land use	
PO10 Development: (a) is consistent with the rural character of the locality (b) supports the primary rural function of the zone; and (c) protects rural, natural and scenic values of the locality.	No acceptable outcome is nominated.
PO11 Tourism (including associated accommodation) and recreation-related uses are: (a) small scale, and (b) compatible with rural production, natural resources and landscape amenity.	No acceptable outcome is nominated.
Design and amenity	
PO12 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	AO12.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> , as amended.
	AO12.2 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins, or (b) a watering program so material cannot become airborne.
PO13 Development prevents or minimises the generation of noise so that:	AO13 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise)</i>

Performance outcomes	Acceptable outcomes
(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses, and (b) desired ambient noise levels in residential areas are not exceeded.	<i>Policy 2008</i> , as amended.
PO14 Development does not unduly impact on the existing amenity and character of the locality having regard to: (a) the scale, siting and design of buildings and structures (b) visibility from roads and other public view points, screening vegetation and landscaping (c) the natural landform and avoidance of visual scarring, and (d) vibration, odour, dust, spray drift and other emissions.	No acceptable outcome is nominated.
PO15 All uses: (a) minimise noise, dust, odour or other nuisance from existing lawful uses including rural and industrial uses (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity of the land.	No acceptable outcome is nominated.
PO16 Development ensures ecological values, habitat corridors and soil and water quality are protected, having regard to: (a) maximising the retention of vegetation and the protection of vegetation from the impacts of development (b) minimising the potential for erosion and minimisation of earthworks (c) maximising the retention and protection of natural drainage lines and hydrological regimes, and (d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	No acceptable outcome is nominated.
Use – Animal keeping (kennels or catteries)	
PO17 Development is sited, constructed and managed such that: (a) animals are securely housed, and (b) the use does not create an unreasonable nuisance beyond the site boundaries.	AO17.1 A minimum site area of 3 hectares is required.
	AO17.2 Buildings used for animal keeping are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point.
	AO17.3 Animal proof fencing or other appropriate barrier features are provided to a minimum height of 1.8m within the site to prevent the escape of animals.

Performance outcomes	Acceptable outcomes						
	<p>AO17.4 Kennels or catteries are a minimum of 1km from an existing sensitive land use.</p>						
	<p>AO17.5 Animals are kept in fenced enclosures, inside buildings at all times between the hours of 6pm and 7am</p>						
	<p>AO17.6 A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.</p>						
	<p>AO17.7 Animal enclosures are set back to roads, streets and water resources as follows:</p> <table border="1" data-bbox="884 790 1469 1059"> <tr> <td data-bbox="884 790 1361 837">Road frontages</td> <td data-bbox="1361 790 1469 837">50m</td> </tr> <tr> <td data-bbox="884 837 1361 1010">Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds</td> <td data-bbox="1361 837 1469 1010">100m</td> </tr> <tr> <td data-bbox="884 1010 1361 1059">Top bank of dry or perennial gully</td> <td data-bbox="1361 1010 1469 1059">30m</td> </tr> </table>	Road frontages	50m	Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100m	Top bank of dry or perennial gully	30m
	Road frontages	50m					
Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100m						
Top bank of dry or perennial gully	30m						
Uses – Bulk landscaping supplies, Rural industry, Wholesale nursery and Garden centre							
<p>PO18 Development is located and designed on sites of sufficient size, to minimise adverse impacts on:</p> <ul style="list-style-type: none"> (a) the amenity of the setting, in particular noise, odour and dust emissions (b) the amenity of neighbours, and (c) operating within the safe and effective design capacity of the region's road system. 	<p>AO18.1 A minimum site area of 2 hectares is required.</p>						
	<p>AO18.2 A minimum 15m setback is required from any adjoining property boundary.</p>						
	<p>AO18.3 Sales, storage, handling, packaging and production areas are setback a minimum of:</p> <ul style="list-style-type: none"> (a) 100m from any accommodation activity (50m for Garden centre) (b) 50m from state-controlled roads and 20m from all other roads (c) 20m from any residential dwelling on the same or neighbouring site (10m for Garden centre) (d) 30m from top bank of creek, river, stream or wetland edge of well, bore, dam, weir, or intake that provides potable water. 						
	<p>AO18.4 Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding 10%.</p>						
	<p>AO18.5 There is direct access from the property boundary to a road.</p>						

Performance outcomes	Acceptable outcomes
	<p>AO18.6 Hours of operation are limited to between 7am and 5pm.</p>
Use – Club or community use	
<p>PO19 Development is located and designed on sites of sufficient size, to minimise adverse impacts on:</p> <ul style="list-style-type: none"> (a) the amenity of the setting, in particular noise, odour and dust emissions (b) the amenity of neighbours, and (c) operating within the safe and effective design capacity of the region’s road system. 	<p>AO19.1 A minimum site area of 2 hectares is required.</p> <p>AO19.2 Siting and layout includes:</p> <ul style="list-style-type: none"> (a) the total area of covered buildings and roof structures is no greater than 10% of site area, and (b) no building or structure is closer than 15m to any site boundary. <p>AO19.3 Buildings and structures associated with the use are limited to:</p> <ul style="list-style-type: none"> (a) shelters (b) toilets (c) kiosks (d) hall/function area. <p>AO19.4 Hours of operation are limited to between 7am and 10pm.</p>
Use – Non-resident workforce accommodation	
<p>PO20 Development:</p> <ul style="list-style-type: none"> (a) is of a scale and intensity that minimises impact on rural character, environmental quality and amenity with regard to: <ul style="list-style-type: none"> (i) visual and built form impacts (ii) traffic generation (iii) light and noise impacts (iv) minimising earthworks and alterations to the land. (b) provides infrastructure necessary for adequate water supply, effluent disposal and other services and facilities to support on site residents (c) manages social impacts associated with the development, including the demand for social and emergency services. <p>Note—Refer to the Non-resident workers accommodation planning scheme policy for further guidance in responding to this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>
Use – Nature based tourism	

Performance outcomes	Acceptable outcomes										
<p>PO21 Development protects environmental values and is of a scale and intensity that does not compromise the low density and environmental character of the locality.</p>	<p>AO21 Development does not exceed more than:</p> <table border="1" data-bbox="882 322 1476 568"> <thead> <tr> <th data-bbox="882 322 1093 367">Site area (ha)</th> <th data-bbox="1093 322 1476 367">Maximum number of guests</th> </tr> </thead> <tbody> <tr> <td data-bbox="882 367 1093 423">0-20</td> <td data-bbox="1093 367 1476 423">10</td> </tr> <tr> <td data-bbox="882 423 1093 479">21-40</td> <td data-bbox="1093 423 1476 479">20</td> </tr> <tr> <td data-bbox="882 479 1093 535">41-60</td> <td data-bbox="1093 479 1476 535">30</td> </tr> <tr> <td data-bbox="882 535 1093 568">More than 60</td> <td data-bbox="1093 535 1476 568">40</td> </tr> </tbody> </table>	Site area (ha)	Maximum number of guests	0-20	10	21-40	20	41-60	30	More than 60	40
Site area (ha)	Maximum number of guests										
0-20	10										
21-40	20										
41-60	30										
More than 60	40										

4.2.23 Rural residential

4.2.23.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.23.2 Purpose

- (1) The purpose of the rural residential zone code is to provide for:
 - (a) Limited housing and lifestyle choices generally on the fringe of existing urban areas.
 - (b) Development of large lots for residential development at a very low density.
 - (c) A limited level of servicing that is less than that provided in urban areas.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Development of large residential lots with limited provision of infrastructure and services is facilitated.
 - (b) Lot sizes are responsive to the localities prevailing lot size, topography, scenic amenity, bushfire risk, flooding and the existing level of water infrastructure. Areas without reticulated water are larger than serviced areas in order to facilitate on site servicing and firefighting arrangements.
 - (c) Development provides a high level of residential amenity appropriate to the character of the particular rural residential zone.
 - (d) Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design operation and management requirements.
 - (e) Non-residential uses may be appropriate where such uses provide for the day-to-day needs of the area or have a direct relationship to the land.
 - (f) Development responds to land constraints, including but not limited to topography, bushfire and flooding.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
 - (a) Bicentennial Drive enterprise precinct:
 - (i) Supports a range of low impact business activities (not including shop, shopping centre or showroom), tourism uses and creative enterprises that operate on larger land parcels.
 - (ii) Land use activities do not adversely affect the viability of the Agnes Water town centre.
 - (iii) Development is able to function appropriately without reticulated water and sewerage infrastructure.
 - (b) Beecher/Burua constant flow precinct:
 - (i) Development where creating new rural residential lots only occurs where suitable water pressure exists to cater for the proposed density and lots reflect the existing character of the area.
 - (ii) Where it is determined that water pressure is at capacity, development creating new or infill lots is not supported for the life of the Planning scheme.

4.2.23.3 Assessment benchmarks

Table 6.2.23.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development is ancillary to the primary use.	AO1.1 No more than 1 caretaker’s accommodation unit is established on the site.

Performance outcomes	Acceptable outcomes
	AO1.2 Caretaker's accommodation is a maximum of 100m ² GFA.
Use – Roadside stall	
PO2 Roadside stalls are of a scale in keeping with the rural residential character of the area.	AO2.1 Structures associated with the use are limited to 30m ² GFA.
	AO2.2 Structures associated with the use are setback: (a) 0m from the front boundary and 3m from the side boundary for allotments greater than 2ha, or (b) 5m from the front boundary and 3m from the side boundary for allotments less than 2ha.
Use – Sales office	
PO3 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO3.1 Development of the sales office is in place for no more than two years.
	AO3.2 The site coverage of the building is a maximum of 40% of the site area.
	AO3.3 There are a maximum of 2 employees on site at any one time.
	AO3.4 The use operates between 9am and 10pm Monday to Saturday and 9am and 1pm on Sunday.
Built form (if involving building work)	
PO4 Buildings are designed and located so as not to adversely impact on the rural residential character of the area.	AO4 Building height does not exceed 8.5m.
PO5 Buildings and other structures are located on the site to: (a) protect the amenity of residents and neighbours, and (b) not impact on existing rural industries on neighbouring rural zoned land.	AO5 Buildings, other than a roadside stall, are setback a minimum of: (a) 6m from the front boundary and 3m from the side boundaries for allotments greater than 2ha, or (b) 5m front boundary and 3m side boundaries for allotments less than 2ha.
Residential density	
PO6 Residential density reflects the very low intensity character of the locality.	AO6.1 Residential density is limited to one dwelling house per allotment including a secondary dwelling.
	AO6.2 Where a dwelling house, any secondary dwelling is:

Performance outcomes	Acceptable outcomes
	(a) a maximum of 80m ² GFA (b) located within 50m of the main building (c) linked to the main building by a defined footpath in the most direct route possible.
For all assessable development	
Land use	
PO7 Non-residential uses and are limited to those which: <ul style="list-style-type: none"> (a) are subordinate to the primary residential use (where not in the Bicentennial Drive Enterprise precinct) and support the day to day needs of residents. (b) do not impact on residential amenity (c) are compatible with neighbouring rural uses (d) are complementary to local character and amenity; and (e) are home businesses, small scale tourist uses, low impact creative enterprises or small scale horticulture. 	No acceptable outcome is nominated.
Community use	
PO8 Development is located and designed on sites of sufficient size to minimise adverse impacts on: <ul style="list-style-type: none"> (a) the amenity of the setting, in particular noise, odour and dust emissions (b) the amenity of neighbours, and (c) the safe and effective design capacity of the region's road system. 	AO8.1 A minimum site area for a community use is 2ha.
	AO8.2 Siting and layout of the community use includes: <ul style="list-style-type: none"> (a) a total area of covered buildings and roof structures that is no greater than 10% of the site area, and (b) no building or structure closer than 15m to any site boundary.
	AO8.3 Buildings and structures associated with a community use only include: <ul style="list-style-type: none"> (a) shelters (b) toilets (c) stands and/or grandstands (d) kiosks (e) hall/function area, or (f) lighting.
	AO8.4 Hours of operation are limited to between 7am and 10pm daily.
PO9 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: <ul style="list-style-type: none"> (a) traffic and parking (b) visual impact (c) signage (d) access to sunlight 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(e) privacy. Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.	
Effects of development	
PO10 Development responds sensitively to on-site and surrounding topography, drainage patterns, foreshore areas, utility services, access, vegetation and adjoining land uses, such that: (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.
PO11 All uses: (a) minimise noise, dust, odour or other nuisance from existing lawful uses including rural and industrial uses (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity of land in the rural residential zone.	No acceptable outcome is nominated.
Use – Nature based tourism	
PO12 Development protects environmental values and is of a scale and intensity that does not compromise the low density and environmental character of the locality.	AO12 Development does not exceed more than one guest per 1,000m ² of site area.
Where in the Bicentennial Drive Enterprise precinct	
PO13 Non-residential uses: (a) are limited in scale and consistent with local character (b) do not adversely impact on adjoining residential uses and amenity.	AO13.1 Minimum site area is 1.5ha.
	AO13.2 The total area of premises covered by buildings and roof structures is no greater than 40% of the site area.
	AO13.3 No building, structure or activity area is closer than 10m to any site boundary.

Performance outcomes	Acceptable outcomes
	<p>AO13.4 Hours of operation are limited to between 7am and 6pm daily.</p>
<p>PO14 Non-residential uses do not:</p> <ul style="list-style-type: none"> (a) adversely affect the viability of the Agnes Water town centre, and (b) include large format, land consumptive commercial uses. 	<p>AO14.1 GFA of the following uses does not exceed 250m² for:</p> <ul style="list-style-type: none"> (a) agricultural supplies store (b) bulk landscape supplies (c) garden centre (d) hardware and trade supplies (e) service industry, and (f) warehouse. <p>AO13.2 Any outdoor sales use does not exceed a development footprint of 500m².</p>
<p>PO15 Where a Tourist park, development provides adequate separation, screening and buffering from any adjoining residential premises or residential zone so that residential privacy and amenity is not adversely affected.</p>	<p>AO15.1 Where a Tourist park and adjoining a residential use:</p> <ul style="list-style-type: none"> (a) a minimum side and rear boundary setback of 3m is required for any: <ul style="list-style-type: none"> (i) ancillary kiosk or food and drink outlet premises (ii) site access points, and (iii) car parking areas. (b) a minimum boundary setback of 10m is required for any: <ul style="list-style-type: none"> (i) amenity buildings (ii) servicing or outdoor storage areas (iii) temporary structures including caravans and tents, and (iv) active outdoor use areas. <p>AO15.2 Where a Tourist park, any plant and air-conditioning equipment is screened from view of the road or adjoining residential activity.</p>
Where in the Beecher/Burua constant flow precinct	
<p>PO16 Reconfigurations attain an overall lot yield commensurate with the capacity of the water infrastructure network.</p>	<p>AO16 Development complies with the <i>Beecher/Burua constant flow precinct planning scheme policy</i>.</p>

4.2.24 Special purpose

4.2.24.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.24.2 Purpose

- (1) The purpose of the Special purpose zone is to provide for public uses that are owned or operated by a government, semi-government, statutory authority, government owned corporation, local government or private organisations in the course of a public utility undertaking such as:
 - (a) Sewage treatment plants, pump stations and other related network elements.
 - (b) Water supply facilities, water treatment plants, water reservoirs and other related network elements.
 - (c) High voltage electricity transmission corridors, substations, gas and other related network elements.
 - (d) Telecommunication exchanges and certain telecommunication transmission facilities.
 - (e) Refuse management facilities,
 - (f) Transport infrastructure network elements such as railway corridors and terminals and the Gladstone Airport, and
 - (g) A defence establishment.
- (2) Development is buffered from encroachment by incompatible uses.
- (3) The zone also acknowledges special development areas regulated by planning instruments other than the planning scheme including the Gladstone State Development Area, "Strategic Port Land" at the Port of Gladstone and Port Alma and the "Priority Development Areas" at Clinton, Toolooa and Tannum Sands.

Note—Material change of use applications in the Gladstone State Development Area are administered by the Coordinator-General through the Development Scheme for the Gladstone State Development Area. In this area, only development applications for reconfiguring a lot and operational works or building and plumbing applications will be assessed by Gladstone Regional Council.

Within Strategic Port Land the Gladstone Ports Corporation is the assessment manager for development unless the land is located within the Gladstone State Development Area wherein the Coordinator-General through the Development Scheme for the Gladstone State Development Area is the assessment manager.

For each Priority Development Area, development is managed within a Development Scheme approved by the Minister for Economic Development Queensland.

Defence land (Gladstone Training Depot) is regulated under the *Commonwealth Defence Act 1903* and is not subject to the planning scheme.

- (4) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Special uses and works that are owned or operated by federal, state or local government and government entities are accommodated within this zone. These activities include, airports, sea ports, rail lines, rail stations, the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage and other like services.
 - (b) Development is located appropriate to the type of special purpose proposed and is generally consistent in scale, height and bulk with that of the surrounding development.
 - (c) The viability of special purpose uses are protected by excluding development that could limit the ongoing operation of existing special purpose uses or prejudice appropriate new activities.
 - (d) Development will be provided with a level of development infrastructure that is appropriate to the use.
 - (e) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

- (f) Adverse impacts on natural features and processes, both on-site and from adjoining areas, are minimised through location, design, operation and management of development.
 - (g) Development avoids significant adverse effects on water quality and the natural environment.
- (5) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
- (a) Special development:
 - (i) development is regulated in accordance with planning instruments identified in Part 10 of this planning scheme.
 - (b) Gladstone Airport:
 - (i) development provides only for air services within the airport operations area
 - (ii) development ensures the efficient and safe operation of the Gladstone regional airport.

4.2.24.3 Assessment benchmarks

Table 6.2.24.3.1—Assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1 Buildings and outdoor storage areas:</p> <ul style="list-style-type: none"> (a) are appropriate to the scale, bulk and character of other buildings and activities in the surrounding industrial area or intended in the zone, and (b) do not result in a significant loss of visual amenity. 	No acceptable outcome is nominated.
<p>PO2 Buildings, structures and high impact industry and specialised industrial activities are setback from the road frontage to mitigate the impact of activities on the streetscape.</p>	<p>AO2 Buildings, structures and industrial activity areas are setback:</p> <ul style="list-style-type: none"> (a) 10m for land on a sub-arterial or arterial road, and (b) 6m for land on a road other than a sub-arterial or arterial road.
Land use	
<p>PO3 Development:</p> <ul style="list-style-type: none"> (a) does not compromise the use of land for special purposes including public utilities and infrastructure, and (b) requires larger sites in locations that are well separated from sensitive land uses. 	No acceptable outcome is nominated.
<p>PO4 Where in the Gladstone Airport precinct, development:</p> <ul style="list-style-type: none"> (a) is only associated with air services activities, and (b) ensures the safe operation of air services activities. <p>Note—Refer also to the Airport overlay code.</p>	No acceptable outcome is nominated.
Building design	

Performance outcomes	Acceptable outcomes
<p>PO5 Buildings include features that contribute to an attractive streetscape.</p>	<p>AO5.1 The unarticulated length of external walls along a road frontage does not exceed 15m.</p> <p>AO5.2 Buildings: (a) are designed and constructed with varying façade treatments and high quality finishes such as brick, painted concrete or masonry, and (b) do not incorporate highly reflective materials.</p>
<p>PO6 Building entrances are legible and safe.</p>	<p>AO6.1 The main entry to the premises is: (a) easily identifiable and directly accessible from the street with a clearly defined entrance point, and (b) separate to vehicle access points.</p> <p>AO6.2 Each building is provided with a highly visible street number.</p> <p>AO6.3 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p> <p>AO6.4 Office space is sited and orientated towards the principal road frontage of a site.</p>
<p>PO7 Development is designed to facilitate the safety and security of people and property having regard to: (a) maximising casual surveillance and sight lines (b) exterior building design that promotes safety (c) adequate lighting (d) appropriate signage and wayfinding (e) minimisation of personal concealment and entrapment locations, and (f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points.</p> <p>Note—applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
<p>Amenity</p>	

Performance outcomes	Acceptable outcomes
<p>PO8 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and land within other zones.</p>	<p>AO8 Utility elements are:</p> <ul style="list-style-type: none"> (a) located within or behind the building, or (b) screened by a 1.8m high solid wall or fence, or (c) behind landscaping having the same screening effect as a 1.8m screen fence. <p>Note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO9 Landscaping is provided to mitigate the visual impact of development and screen unsightly components.</p> <p>Note—refer also to the Landscaping code.</p>	<p>AO9 Landscaping is provided along the entire principal site frontage, excluding driveway, with a minimum width of:</p> <ul style="list-style-type: none"> (a) 4m along an arterial road, and (b) 2m along any other road.
<p>PO10 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO10.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
	<p>AO10.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements</i>.</p>
Effects of development	
<p>PO11 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>
<p>PO12 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO12.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p>

Performance outcomes	Acceptable outcomes
	<p>AO12.2 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <ul style="list-style-type: none"> (a) being wholly enclosed in storage bins, or (b) a watering program so material cannot become airborne.
<p>PO13 Development prevents or minimises the generation of any noise so that:</p> <ul style="list-style-type: none"> (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses, and (b) desired ambient noise levels in residential areas are not exceeded. 	<p>AO13 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>
<p>PO14 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.</p>	<p>AO14.1 Areas where potentially contaminating substances are stored or used, are:</p> <ul style="list-style-type: none"> (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded, and (b) located in an area free of flooding from a 1% AEP flood event, and free from medium or high storm tide inundation. <p>AO14.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p> <p>AO14.3 Roof water is piped away from areas of potential contamination.</p>
<p>PO15 Development is located, designed and operated so that adverse environmental impacts and environmental harm on nearby land is minimised.</p>	<p>No acceptable outcome is nominated.</p>
Use – Caretaker’s accommodation	
<p>PO16 Development for caretaker’s accommodation:</p> <ul style="list-style-type: none"> (a) is subordinate to non-residential uses on the same site, and (b) provides adequate private open space for residents. 	<p>AO16.1 No more than 1 caretaker’s accommodation unit is established per non-residential land use.</p> <p>AO16.2 Caretaker’s accommodation is a maximum of 100m² in GFA.</p> <p>AO16.3 Caretaker’s accommodation is provided with a private open space area which:</p> <ul style="list-style-type: none"> (a) is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m² with minimum

Performance outcomes	Acceptable outcomes
	horizontal dimensions of 1.25m.
<p>AO17 Development for caretaker's accommodation provides a safe living environment for residents through:</p> <ul style="list-style-type: none"> (a) adequate separation from the source of any emissions generated by the primary use of the site, and (b) design and construction features which mitigate noise, lighting and air quality impacts on habitable rooms. 	No acceptable outcome is nominated.

4.2.25 Specialised centre

4.2.25.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.25.2 Purpose

1. The purpose of the specialised centre zone code is to:
 - (a) Provide for designated areas for the retailing of bulky goods and other related commercial uses that cannot be accommodated in other centres such as mixed use centres and shopping centres.
 - (b) Promote high quality centre and building design for large format retail buildings, showrooms and outdoor sales activities.
2. The purpose of the zone will be achieved through the following overall outcomes:
 - (a) Development is readily and safely accessible from major roads.
 - (b) Development provides a high level of amenity and is reflective of the surrounding character of the area.
 - (c) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use.
 - (d) Development responds to land constraints, including but not limited to flooding and minimising changes to natural topography.
 - (e) Development encourages public transport accessibility and use, walking and cycling.
 - (f) Development does not compromise the viability of the network of centres throughout the region.
3. The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
 - (a) Clinton precinct:
 - (i) Development provides for predominately large floor plate 'home maker' retailing primarily in the form of showrooms and bulky good premises located in an integrated development site.
 - (b) Central Gladstone precinct:
 - (i) Development provides for the retailing of smaller scale bulky goods showrooms and outdoor sales activities in keeping with the constrained site characteristics due to its location between the Dawson Highway and rail corridor.
 - (ii) Development minimises the proliferation of access points from the Dawson Highway.
 - (c) Toolooa Street east precinct:
 - (i) Development provides for the retailing of smaller scale bulky goods showrooms and outdoor sales activities in keeping with the constrained site characteristics due to its location between Toolooa Street and rail corridor.
 - (ii) Development minimises the proliferation of access points from Toolooa Street.

4.2.25.3 Assessment benchmarks

Table 6.2.25.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker's accommodation	
PO1 Development: (a) is ancillary to the primary use, and (b) provides adequate private open space for the caretaker (c) does not compromise ground level business	AO1.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO1.2 Caretaker's accommodation is a maximum of 100m ² GFA.

Performance outcomes	Acceptable outcomes
activities being established.	<p>AO1.3 Caretaker's accommodation is:</p> <p>(a) located above the ground floor level, or</p> <p>(b) to the rear of ground level business activities.</p> <p>AO1.4 Caretaker's accommodation is provided with a private open space area which:</p> <p>(a) is directly accessible from a habitable room, and</p> <p>(b) where a balcony, a verandah or a deck, has a minimum area of 15m² with a minimum horizontal dimension of 1.25m.</p>
Use – Dwelling unit	
<p>PO2 Development does not compromise ground level business activities being established.</p>	<p>AO2 Development units are located either above the ground floor level, or to the rear of ground level business activities.</p>
<p>PO3 Development must provide sufficient and accessible open space for residents' needs.</p>	<p>AO3 Development provides a minimum of 16m² private open space for each dwelling with a minimum horizontal dimension of 3m in any direction.</p>
Building height (if involving building work)	
<p>PO4 Building height is consistent with the intended character of the specialised centre and surroundings.</p>	<p>AO4 Building height does not exceed 12m.</p>
If in the Clinton precinct	
<p>PO5 Retail development:</p> <p>(a) supports large format, land consumptive showroom uses</p> <p>(b) does not service convenience level needs, and</p> <p>(c) does not impact on the viability of the region's centres.</p>	<p>AO5 GFA is in accordance with the following:</p> <p>(a) a minimum of 500m² for shop (where not a supermarket)</p> <p>(b) a maximum of 100m² for food and drink outlet.</p>
If in the Central Gladstone or Toolooa Street east precincts	
<p>PO6 Retail or office development does not:</p> <p>(a) impact on the viability of the region's specialised centres, and</p> <p>(b) does not compromise the use of land for specialised centre purposes.</p>	<p>AO6 GFA for Shop or Office is a maximum of 250m².</p>
For all assessable development	
Use, scale and tenancy mix	

Performance outcomes	Acceptable outcomes
<p>PO7 Development:</p> <ul style="list-style-type: none"> (a) provides for, or supports, specialised centre uses that are not appropriate in other centres (b) is of a size and scale that meets the needs of the community, and (c) does not impact on the viability of other centres in the region. 	No acceptable outcome is nominated.
Centre design	
<p>PO8 Development:</p> <ul style="list-style-type: none"> (a) is proportionate to the size of the site (b) maintains and enhances the existing streetscape (c) protects adjacent amenity (d) maintains appropriate levels of light and solar penetration, air circulation, and privacy for adjoining properties (e) provides for public space and landscape areas, and (f) reduces building bulk. 	No acceptable outcome is nominated.
<p>PO9 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) respect and complement the existing character of the area (b) maintain an appropriate human scale (c) minimise the use of highly reflective materials, and (d) respond to climatic conditions. 	No acceptable outcome is nominated.
<p>PO10 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) variations in material and building form to enable articulation of facades and differentiation between buildings (b) modulation in the façade, horizontally or vertically (c) articulation of building entrances and openings (d) corner treatments to address both street frontages, and (e) elements which assist in wayfinding and legibility. 	No acceptable outcome is nominated.
<p>PO11 Building caps and rooftops contribute to the architectural distinction of the building, and effectively screen service structures, lift over-runs, plant and equipment.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO12 Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines (b) exterior building design that promotes safety (c) adequate lighting (d) appropriate signage and wayfinding (e) minimisation of personal concealment and entrapment locations, and (f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points. <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
Street interface	
<p>PO13 Buildings are oriented to:</p> <ul style="list-style-type: none"> (a) the major street frontages and any public open space and public areas to: <ul style="list-style-type: none"> (i) promote, interaction and casual surveillance (ii) concentrate and reinforce pedestrian activity, and (iii) avoid opaque facades to provide visual interest to the frontage. 	No acceptable outcome is nominated.
<p>PO14 Building and pedestrian entries:</p> <ul style="list-style-type: none"> (a) are visible from the street and car parking areas (b) incorporate sun and rain shelter, such as overhangs or awnings, and (c) are defined by human scale design elements (such as doors, windows, landscaping, etc). 	No acceptable outcome is nominated.
<p>PO15 Development contributes towards high quality streetscape outcomes that integrate effectively with the street and along key pedestrian and cycle routes.</p>	No acceptable outcome is nominated.
<p>PO16 Development ensures safe, convenient and legible connections and pathways are provided:</p> <ul style="list-style-type: none"> (a) for pedestrians and cyclists to, from and within the site, and (b) to public transport infrastructure, open space, parkland, centres and community-related activities. 	No acceptable outcome is nominated.
Landscape design	

Performance outcomes	Acceptable outcomes
<p>PO17 Landscape elements are integrated in the building design through planting at various levels including on top of podiums, rooftops and within storeys. Note—Refer also to the Landscaping code.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO18 Landscape treatments include hard and soft elements that:</p> <ul style="list-style-type: none"> (a) are of a character and durability that reflects the centre (b) enhance the appearance of the centre (c) extends from the street edge into building entrances (d) emphasises a clear pedestrian entry point (e) screen unsightly components (f) provide shading, and (g) reflect and reinforces a subtropical image through integrating landscape, outdoor and indoor spaces. <p>Note—Refer also to the Landscaping code.</p>	<p>No acceptable outcome is nominated.</p>
Design and amenity	
<p>PO19 Development is located and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p>AO19.1 Buildings are set back 3m from any boundary shared with a residential zone.</p>
	<p>AO19.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone.</p>
	<p>AO19.3 A landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.</p>
	<p>AO19.4 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p>PO20 Development does not adversely impact on the amenity of any adjoining residential uses.</p>	<p>AO20 Where adjoining a residential zone, hours of operation for any non-residential use is limited to between 6am and 10pm.</p>
<p>PO21 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) traffic (c) visual impact (d) signage 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(e) odour and emissions (f) lighting (g) access to sunlight (h) privacy, and (i) outlook. Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.	
PO22 All uses: (a) minimise noise, dust, odour or other nuisance from existing lawful uses, and (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity.	No acceptable outcome is nominated.
Car parking	
PO23 Parking and loading areas do not visually dominate the streetscape.	No acceptable outcome is nominated.
Storage areas	
PO24 Ancillary storage of goods or materials is located in a manner that does not detract from the visual amenity of the local area.	AO24 Equipment, materials, goods and/or, machinery used on site are either: (a) stored behind the front building setback and screened from view, or (b) stored within a building.
Effects of development	
PO25 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised (d) the retention of existing vegetation is maximised (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.
Use – Service station	

Performance outcomes	Acceptable outcomes
<p>PO26 Buildings and structures allow for the safe operation of the service station.</p>	<p>AO26 All buildings and structures, including equipment associated with the service station operation are setback as follows: (a) 10m from the front boundary (b) 2m from the side and rear boundaries.</p>
<p>PO27 Retail components are ancillary to the service station use.</p>	<p>AO27 The maximum area of retail GFA is 80m².</p>

4.2.26 Township

4.2.26.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

4.2.26.2 Purpose

1. The purpose of the township zone code is to provide for small village and town settlements in rural and coastal places. Development provides for a mix of uses including residential, retail, business, education, community purpose, recreation and open space that support the needs of the local community and surrounding hinterland areas. Non-residential uses can also include highway services and rural services. Tourist related uses such as tourist parks and small scale short-term accommodation may also be appropriate where they are consistent with township character.
2. The purpose of the zone will be achieved through the following overall outcomes:
 - (a) A range of residential, retail, commercial, administrative and cultural uses are provided.
 - (b) Non-residential uses are clustered on the main street of the township to ensure commercial uses are co-located and to minimise the amenity impacts on any adjoining residential uses.
 - (c) Development protects and enhances the unique local or historic character of a town.
 - (d) Developments provide entry statements which are unique to the local history of the township.
 - (e) Development services the needs of both local residents, residents of the surrounding rural and coastal hinterland areas and visitors.
 - (f) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.
 - (g) Development provides a high level of amenity.
 - (h) Community facilities and infrastructure that directly supports the local community is facilitated.
 - (i) Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.
 - (j) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

4.2.26.3 Assessment benchmarks

Table 6.2.26.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use – Caretaker’s accommodation	
PO1 Development: (a) is ancillary to a non-residential use on the same site (b) provides adequate open space for the caretaker, and	AO1.1 No more than 1 caretaker’s accommodation unit is established on the site.
	AO1.2 The caretaker’s accommodation unit is a maximum of 100m ² GFA.

Performance outcomes	Acceptable outcomes
<p>(c) does not compromise the low density, semi-rural or village character of the immediate area.</p>	<p>AO1.3 Private open space area is provided which:</p> <ul style="list-style-type: none"> (a) is directly accessible from a habitable room, and (b) where a balcony, a verandah or a deck, has a minimum area of 15m² with minimum horizontal dimensions of 1.25m.
Building height (if involving building work)	
<p>PO2 Buildings are:</p> <ul style="list-style-type: none"> (a) low rise and visually unobtrusive, and (b) located and designed to reflect the low density or village character of the area. 	<p>AO2 Building height does not exceed 8.5m.</p>
Residential density	
<p>PO3 Development reflects the low density character of the locality.</p>	<p>AO3.1 Maximum site cover is 50% or where a dual occupancy 40% of the total site area.</p>
	<p>AO3.2 Subject to compatibility of the site to sustainably dispose of effluent onsite, residential density is a maximum of:</p> <ul style="list-style-type: none"> (a) one dwelling per allotment where a dwelling house (including one secondary dwelling), or (b) one dwelling per 400m² where a dual occupancy, and (c) where connection to a sewage system is not possible, sustainable effluent disposal on each allotment.
	<p>AO3.3 Where a dwelling house, any secondary dwelling is:</p> <ul style="list-style-type: none"> (a) a maximum of 80m² GFA (b) located within 50m of the main building (c) linked to the main building by a defined footpath in the most direct route possible.
Scale	
<p>PO4 Non-residential development:</p> <ul style="list-style-type: none"> (a) occurs at a scale which provides for the day to day convenience needs of township residents and hinterland areas (b) does not impact on the viability of the region's centres (c) does not compromise the low density village character of the locality, and (d) does not include large format, land consumptive commercial uses. 	<p>AO4 GFA of the following uses does not exceed:</p> <ul style="list-style-type: none"> (a) 500m² for shop or shopping centre (b) 250m² for agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies and health care services (c) 150m² for: <ul style="list-style-type: none"> (i) Food and drink outlet (ii) Club (iii) Community use (iv) indoor sport and recreation (v) Market

Performance outcomes	Acceptable outcomes
	(vi) Office (vii) Place of worship (viii) Service industry (ix) Veterinary services.
Amenity	
PO5 The amenity of any adjoining residential uses is not unreasonably affected as a result of non-residential activity.	AO5 Where non-residential development adjoins a residential use, hours of operation are limited to 7am to 7pm.
PO6 Development provides adequate buffering and screening from any adjoining residential premises so that the privacy and amenity of residential premises are not adversely affected.	AO6.1 Where non-residential development adjoins residential premises, a 1.8m high solid screen fence is provided along all boundaries shared with residential premises.
	AO6.2 Plant and air-conditioning equipment is screened from view of the road or adjoining residential premises.
For all assessable development	
Land use	
PO7 Non-residential uses: (a) are located in clusters adjoining other non-residential uses on the town's main street (b) reinforce a main street character and streetscape.	No acceptable outcome is nominated.
Design and amenity	
PO8 Non-residential development provides adequate separation, buffering and screening from any adjoining residential premises so that the privacy and amenity of residential premises are not adversely affected.	AO8 Where non-residential activities adjoin residential premises, a minimum boundary side and rear setback of 3m is required for any: (a) buildings (b) temporary structure including markets (c) active outdoor use areas (d) site access points (e) car parking areas (f) servicing or outdoor storage areas.
PO9 Development has a high quality appearance and makes a positive contribution to the streetscape.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO10 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise (b) traffic and parking (c) visual impact (d) odour and emissions (e) lighting (f) access to sunlight, and (g) privacy. <p>Note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO11 Development is to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses including rural and industrial uses (b) minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity of the land. 	No acceptable outcome is nominated.
<p>PO12 Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines (b) avoiding personal concealment and entrapment locations (c) exterior building design that promotes safety (d) adequate lighting (e) appropriate signage and wayfinding, and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. <p>Note—Applicants may find useful guidance in the Queensland Government’s Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
<p>PO13 Development responds sensitively to on-site and surrounding topography, coastal foreshores, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided (b) any earthworks are minimised (c) the retention of natural drainage lines is maximised 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(d) the retention of existing vegetation is maximised</p> <p>(e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	
<p>PO14 Development that fronts the Bruce Highway provides an entry statement which incorporates artwork and landscaping along the full frontage relevant to the history and character of the Township.</p>	No acceptable outcome is nominated.
Use – Short term accommodation and tourist park	
<p>PO15 Development is of a scale that does not compromise the low density and village character of the locality.</p>	<p>AO15.1 Development of short term accommodation where a:</p> <p>(a) motel does not exceed 15 motel units</p> <p>(b) backpackers establishment does not exceed 30 beds.</p>
	<p>AO15.2 Development for a tourist park does not exceed 50 park sites including 10 holiday cabins.</p>
<p>PO16 Development provides adequate separation from any adjoining residential premises so that the privacy and amenity of residential premises are not adversely affected.</p>	<p>AO16 Where a tourist park adjoins residential premises, the minimum setback to any communal buildings is 10m.</p>
Use – Service station	
<p>PO17 Buildings and structures allow for the safe operation of the Service station.</p>	<p>AO17 All buildings and structures, including equipment associated with the service station operation are setback as follows:</p> <p>(a) 10m from the front boundary</p> <p>(b) 3m from the side and rear boundaries.</p>
<p>PO18 Retail components are ancillary to the Service station use.</p>	<p>AO18 The maximum area of retail GFA including any Food and drink outlet is 150m².</p>
Use – Child care centre	
<p>PO19 Development is:</p> <p>(a) compatible with neighbouring uses</p> <p>(b) complementary to local character and amenity</p> <p>(c) supports the day to day needs of residents</p> <p>(d) located on a site which must adequately accommodate activity needs and space requirements.</p>	No acceptable outcome is nominated.
<p>PO20</p>	<p>AO20.1</p>

Performance outcomes	Acceptable outcomes
<p>Where a child care centre, development minimises:</p> <ul style="list-style-type: none"> (a) the hazards of heavy traffic (b) introduction of non-local traffic into minor, residential streets, and (c) on-site conflict between children's activities, pedestrian movement, vehicle movement and car parking. 	<p>The use is not accessed from:</p> <ul style="list-style-type: none"> (a) arterial/sub-arterial routes, or (b) an access street or access place. <p>AO20.2</p> <p>Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.</p>

Part 5 Local plans

There are no local plans in the planning scheme.

Part 6 Overlays

6.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development
 - (b) there is a constraint on land use or development outcomes
 - (c) there is the presence of valuable resources
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Acid sulfate soils
 - (b) Airport environs
 - (c) Biodiversity
 - (d) Bushfire hazard
 - (e) Coastal hazard
 - (f) Extractive resources and minerals
 - (g) Flood hazard
 - (h) Hazardous activities
 - (i) Heritage
 - (j) Regional infrastructure
 - (k) Scenic amenity
 - (l) Steep land
 - (m) Water resource catchment.
- (8) The following overlays for the planning scheme without code(s) are:
 - (a) Building height and frontages
 - (b) Road hierarchy
- (9) The following overlays for the planning scheme are for information purposes only:
 - (a) Agricultural land classification
 - (b) Historic mine sites
 - (c) Mining lease
 - (d) Stock routes and reserves
 - (e) Transport noise corridor

6.2 Overlay codes

6.2.1 Acid sulfate soils

6.2.1.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Acid Sulfate Soils (ASS) overlay and applies to any areas identified on acid sulfate soils overlay map. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.1.2 Purpose

- (1) The purpose of the acid sulfate soils overlay code is to ensure that development avoids or manages the risks and consequences associated with the disturbance of acid sulfate soils.
- (2) The purpose of the acid sulfate soils overlay code will be achieved through the following overall outcome:
 - (a) Development in potential acid sulfate soil areas is undertaken so that:
 - (i) the disturbance of acid sulfate soils is avoided, or
 - (ii) where disturbance is unavoidable, the generation or release of acid and metal contaminants from disturbed acid sulfate soils do not have adverse impacts on the natural and built environment or human health.

6.2.1.3 Assessment benchmarks

Table 8.2.1.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 Development avoids disturbing acid sulfate soils or is managed to prevent the mobilisation and release of acid and metal contaminants.</p> <p>Note—The presence or absence of acid sulfate soils is required to be determined prior to the lodgement of a development application. The assessment must be undertaken in accordance with the Guidelines for Sampling and Analysis of lowland acid sulfate soils in Queensland 1998 that forms a part of the Queensland Acid Sulfate Soil Technical Manual.</p> <p>Note—Applicants proposing to disturb acid sulfate soils will be required to engage specialists to provide detailed investigations into the above matters and provide an Acid sulfate soil management plan in order to demonstrate compliance with this performance criterion.</p>	<p>AO1.1 The disturbance of acid sulfate soils is avoided by:</p> <ol style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils (b) not permanently or temporarily extracting groundwater that results in the oxygenation of previously saturated acid sulfate soils (c) not undertaking filling that results in: <ol style="list-style-type: none"> (i) actual acid sulfate soils being moved below the water table (ii) previously saturated acid sulfate soils being aerated. <p>OR</p> <p>The disturbance of acid sulfate soils prevents the mobilisation and release of acid and metal contaminants by:</p> <ol style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants using strategies documented in the <i>Queensland Acid Sulfate Soil Technical Manual</i>, and (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment, and (c) preventing the in situ oxidation of acid sulfate soils through groundwater level management, and (d) documenting management strategies

Performance outcomes	Acceptable outcomes
	and reporting requirements in an acid sulfate soils environmental management plan.
	AO1.2 Acid sulfate soils undergo appropriate treatment before disposal whether or not that disposal occurs offsite.

6.2.2 Airport environs

6.2.2.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Airport environs overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.2.2 Purpose

- (1) The purpose of the Airport Environs overlay code is to:
 - (a) protect the ongoing operation of Gladstone's strategic airport and aviation facilities
 - (b) minimise safety risks to aircraft operations for the Gladstone Airport and aviation facilities
 - (c) ensure current and future airport operations are not adversely impacted upon by inappropriate development and land uses
 - (d) maintain reasonable levels of amenity for development surrounding the Gladstone Airport.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development protects the safety of aircraft and aviation facilities operating within an airport's operational airspace
 - (b) development does not increase the risk to public safety near airport runways
 - (c) development including any buildings or intrusions do not encroach above the Obstacle Limitation Surface (OLS)
 - (d) development protects aviation facilities including navigation, communication and surveillance equipment and facilities from incompatible intrusions, land uses, buildings, structures and works
 - (e) development does not generate air emissions, attract wildlife or generate inappropriate lighting that compromises aircraft safety
 - (f) development mitigates adverse impacts of aircraft noise and is compatible with forecast levels of aircraft noise within the Australian Noise Exposure Forecast (ANEF) contours.

Note—Aviation facilities include navigation, communication, or surveillance installations provided to assist the safe and efficient movement of aircraft and may be located either on or off airport. These are included within the OLS mapping within the Transitional Surface, Approach and Departure Surfaces (for the Instrument Landing System) and the Aviation Facilities delineation.

Note—The operational airspace refers to the area which the full extent of the Airport Overlay applies, namely to the outer edge of the Outer Horizontal Obstacle Limitation Surface.

6.2.2.3 Assessment benchmarks

Table 8.2.2.3.1—Assessable development

Performance outcomes	Acceptable outcomes
Obstructions and hazards	
PO1 Development (including any associated permanent or temporary structures and landscaping) does not cause a permanent or temporary physical or transient obstruction to the safe movement of aircraft within the airport's operational airspace.	AO1.1 Buildings, structures (both free standing and attached to buildings, including signs, masts or antennae) and vegetation at its mature height do not penetrate the Obstacle Limitation Surface (OLS) as identified on Airport Environs Overlay Map.
	AO1.2 Cranes and other construction equipment or activities do not penetrate the Obstacle Limitation Surface (OLS) as identified on Airport Environs Overlay Map.

Performance outcomes	Acceptable outcomes
	<p>AO1.3 Transient activities associated with development such as parachuting, hot air ballooning and hang-gliding will not occur within the airport's operational airspace.</p>
Lighting and reflective surfaces	
<p>PO2 Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the installation of external lighting that could distract or interfere with a pilot's vision, or confuse the visual identification of a runway approach or navigational lighting from the air.</p>	<p>AO2.1 Within the Approach and Departure Surfaces, Transitional Surface and Inner Horizontal Surface, outdoor lighting (including street lighting and security lighting) does not involve any of the following:</p> <ul style="list-style-type: none"> (a) straight parallel lines of lighting 500m to 1000m in length (b) lighting that shines, projects or reflects light above a horizontal plane (c) coloured, flashing or sodium lighting (d) flare plumes (e) buildings with reflective cladding (f) laser lights. <p>AO2.2 Street Lighting and Outdoor Lighting complies with <i>AS4282–1997 Control of Obstructive effects of Outdoor Lighting</i>.</p>
Emissions	
<p>PO3 Development does not significantly increase air turbulence, reduce visibility or cause an obstruction or hazard to the safe movement of aircraft within an airport's Obstacle Limitation Surface (OLS) (Inner and Outer), Transitional Surface or Approach and Departure Limitation Surface as identified on Airport Environs Overlay Map through the emission of particulates, gasses or other materials.</p>	<p>AO3 Development does not generate:</p> <ul style="list-style-type: none"> (a) gaseous plumes with a velocity exceeding 4.3m per second (b) smoke, dust, ash or steam that will penetrate the Obstacle Limitation Surface (OLS) (Inner and Outer), Transitional Surface or Approach and Departure Limitation Surface as identified on Airport Environs Overlay Map, or (c) emissions with depleted oxygen content.
Wildlife hazards	
<p>PO4 Development does not cause wildlife to create an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the attracting of a significant number of wildlife, in particular birds and bats.</p>	<p>AO4.1 Development located within 3km of the airport's runway as identified on Airport environs overlay map does not involve uses listed in column 1 of Table 8.2.2.3.2 which are associated with increases in wildlife strikes.</p> <p>AO4.2 Development located within 3km of the airport's runway as identified on Airport environs overlay map, involving a use listed</p>

Performance outcomes	Acceptable outcomes
	<p data-bbox="805 248 1359 405">in column 2 of Table 8.2.2.3.2 include measures to reduce the potential to attract birds and bats, including covering potential food sources and bird scarers or netting (rural activities).</p> <p data-bbox="805 421 1359 707">AO4.3 Development located between 3km and 8km of the airport's runway as identified on Airport Environs Overlay Map, involving a use in either column 1 or column 2 of Table 8.2.2.3.2 includes measures to reduce the potential to attract birds and bats, including covering potential food sources and bird scarers or netting (rural activities).</p> <p data-bbox="805 723 1359 938">AO4.4 Development located between 8km and 13km of the airport's runway as identified on Airport Environs Overlay Map involving a use in either column 1 or column 2 of Table 8.2.2.3.2 does not increase the potential to attract birds and bats.</p>
<p data-bbox="247 958 793 1205">PO5 Landscaping and drainage works (including artificial water bodies) for development within the Transitional Surface as identified on Airport Environs Overlay Map are designed and located to avoid attracting birds and bats (e.g. avoidance of fruiting and/ or flowering plant species).</p>	<p data-bbox="805 958 1353 987">No acceptable outcome is nominated.</p>
Aviation facilities	
<p data-bbox="247 1279 793 1402">PO6 Development does not interfere with the function of aviation facilities or the approach and departure surfaces.</p>	<p data-bbox="805 1279 1359 1431">AO6.1 Development located within the building restricted area for an aviation facility, an approach surface or a departure surface does not create:</p> <ul style="list-style-type: none"> <li data-bbox="805 1447 1359 1532">(a) permanent or temporary physical obstructions in the line of sight between antennas <li data-bbox="805 1543 1359 1628">(b) permanent or temporary physical intrusion through an approach surface or departure surface <li data-bbox="805 1639 1359 1854">(c) an electrical or electromagnetic field that will interfere with signals transmitted by: <ul style="list-style-type: none"> <li data-bbox="879 1738 1359 1767">(i) the aviation facility; or <li data-bbox="879 1778 1359 1854">(ii) an air service related device within the approach surface or departure surface <li data-bbox="805 1865 1359 2027">(d) reflective surfaces that could deflect or interfere with signals transmitted by: <ul style="list-style-type: none"> <li data-bbox="879 1933 1359 1962">(i) the aviation facility; or <li data-bbox="879 1973 1359 2027">(ii) an air service related device within the approach surface or

Performance outcomes	Acceptable outcomes
	<p>departure surface.</p> <p>OR</p> <p>AO6.2</p> <p>Development located within the building restricted area for an aviation facility, an approach surface or a departure surface is designed and constructed to mitigate the adverse impacts on the function of the aviation facility, the approach surface or the departure surface.</p>
Airport public safety areas	
<p>PO7</p> <p>Development within the public safety areas located at the end of the airport runway avoids:</p> <p>(a) a significant increase in the number of people living, working or congregating in those areas, and</p> <p>(b) the use or storage of hazardous materials.</p>	<p>AO7</p> <p>Development within the public safety areas, as identified on the Airport Environs Overlay Map, does not involve:</p> <p>(a) residential or sensitive land uses</p> <p>(b) any new building or increase in GFA for any existing business, industrial, community, sport and recreation uses or other non-residential use, or</p> <p>(c) any uses involving the production, manufacture or bulk storage of flammable or hazardous materials or goods.</p>
Noise	
<p>PO8</p> <p>Development is:</p> <p>(a) appropriately located and designed to prevent adverse impacts from aircraft noise</p> <p>(b) compatible with the forecast levels of the aircraft noise identified in Table 8.2.2.3.3 unless there:</p> <p>(i) is an overriding need in the public interest, and</p> <p>(ii) is not a reasonable alternative site available for the use, and</p> <p>(iii) are noise attenuation measures such as double glazing, mechanical ventilation and concrete masonry external walls.</p> <p>Note—Where the acceptable outcomes cannot be met, an appropriately qualified acoustic practitioner may be required to be</p>	<p>AO8.1</p> <p>Reconfiguring a lot does not occur within the Australian Noise Exposure Forecast (ANEF) 25 - 30 or 30 - 35 contour area as identified on the Airport Environs Overlay Map.</p> <p>AO8.2</p> <p>Within the Australian Noise Exposure Forecast (ANEF) 30 - 35 contour area, as identified on the Airport Environs Overlay Map development does not include the following uses:</p> <p>(a) accommodation activities (except Non-resident workforce accommodation), or</p> <p>(b) educational establishment, or</p> <p>(c) hospital, or</p> <p>(d) community activities, or</p> <p>(e) business activities (except office), or</p> <p>(f) recreational activities, or</p> <p>(g) entertainment activities.</p>

Performance outcomes	Acceptable outcomes
engaged in order to demonstrate compliance with this performance outcome.	AO8.3 Within the Australian Noise Exposure Forecast (ANEF) 25 - 30 contour area, as identified on the Airport Environs Overlay Map development is a minimum of 500m from the airport's runway and must achieve compliance with the indoor design level requirements of Table 8.2.2.3.3.

Table 8.2.2.3.2—Land uses associated with increases in wildlife strikes and hazards

Column 1 High risk	Column 2 Moderate risk
<p>Rural activities:</p> <p>(a) cropping (turf farm)</p> <p>(b) cropping (fruit tree farm)</p> <p>(c) intensive animal industry (piggery)</p> <p>(d) aquaculture (fish processing/packing plant)</p> <p>(e) animal keeping, where involving wildlife or bird sanctuary.</p> <p>Conservation:</p> <p>(f) conservation estate (e.g. wetland).</p> <p>Recreation activities:</p> <p>(g) major sport, recreation, entertainment facility (showground, including pyrotechnic displays).</p> <p>Industry activities:</p> <p>(h) low-impact industry (food processing plant, stock handling and slaughtering)</p> <p>(i) high-impact industry (food processing plant, stock handling and slaughtering).</p> <p>Utility installation:</p> <p>(j) food/organic waste facility</p> <p>(k) putrescible waste facility (e.g. landfill, transfer station).</p>	<p>Rural activities:</p> <p>(a) animal husbandry (cattle/dairy farm)</p> <p>(b) intensive animal industry (poultry farm).</p> <p>Conservation:</p> <p>(c) conservation estate (all other).</p> <p>Recreation activities:</p> <p>(d) major sport, recreation and entertainment facility (all other, including racecourse)</p> <p>(e) outdoor sport and recreation</p> <p>(f) park</p> <p>(g) outdoor food and drink outlet with outdoor dining.</p> <p>Utility installation:</p> <p>(h) non-putrescible waste facility (e.g. landfill, transfer station)</p> <p>(i) Sewage/wastewater treatment facility.</p>

Table 8.2.2.3.3—Desirable indoor design sound levels for building type and land uses

Land use	Location within development	Indoor design sound level dB(A)
Accommodation activities (dwelling houses, multiple dwellings, tourist parks)	Sleeping areas	50
	Other habitable	55
Residential care facilities	Bathrooms, toilets, laundries	60
Short-term accommodation Hotels Rooming Accommodation	Sleeping areas	55
	Social activities	70
	Service activities	75
Educational establishments Child care centres	Libraries	50
	Classrooms, study areas	

Land use	Location within development	Indoor design sound level dB(A)
	Sleeping areas	
	Teaching area, assembly areas	55
	Workshop, gymnasia	75
Hospitals Health care services	Wards, theatres, treatment and consulting rooms	50
	Laboratories	65
	Service areas	75
Community uses	Places of worship, Court houses, libraries, galleries	50
	Theatres, cinemas, recording studios	40
Offices	Private offices, conference rooms	55
	Open offices	65
Shops		75
Showrooms		75
Industrial	Inspection, analysis, precision work	75
	Light machinery, assembly, bench work	80
	Heavy machinery, warehouse, maintenance	85

6.2.3 Biodiversity

6.2.3.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the biodiversity overlay code and applies to any of the following areas identified on the overlay maps:

- (1) Matters of State Environmental Significance (MSES) overlay maps:
 - (a) MSES – regulated vegetation (intersecting a watercourse)
 - (b) MSES – high ecological value waters
 - (c) MSES – high ecological value waters (wetland)
 - (d) MSES – wild rivers (high preservation area)
 - (e) MSES - 'high ecological significance' wetlands
 - (f) MSES – wildlife habitat
 - (g) MSES - regulated vegetation
 - (h) MSES – protected area
 - (i) MSES – declared fish habitat
 - (j) MSES – marine park
 - (k) MSES – legally secured offset area

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

6.2.3.2 Purpose

- (1) The purpose of the biodiversity overlay code is to:
 - (a) Protect and enhance matters of national (MNES) and state environmental significance (MSES) and their associated ecological processes and biodiversity values.
 - (b) Maintain or enhance the health and resilience of biodiversity to support ecological integrity.
 - (c) Maintain or enhance ecological connectivity to preserve fauna movement, habitat values, remnant vegetation and ecological processes.
 - (d) Protect and enhance water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas and buffers.
 - (e) Protect, rehabilitate and manage coastal natural resources, biodiversity and ecosystem services values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development avoids adverse impacts on matters of state environmental significance (MSES) and matters of national environmental significance (MNES) and their associated ecological processes and biodiversity values, unless:
 - (i) it is demonstrated that MNES or MSES do not exist on the site, or
 - (ii) where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts and a net environmental benefit is achieved.
 - (b) Development avoids direct and indirect impacts resulting in species or habitat loss or disturbance, soil degradation or pollution due to vegetation clearing, erosion and contamination, acidification, salinity, waste disposal or modification to natural processes.
 - (c) Fragmentation of remnant vegetation, ecological corridors and existing habitat is avoided to maintain ecological function and biodiversity values and to maintain or increase the resilience of ecosystems and habitat to threatening processes, including the impacts of climate change.
 - (d) A network of connecting corridors and linkages between areas supporting MNES, MSES, wetlands, waterways, remnant vegetation, habitat areas and other natural areas are maintained, created or restored, including provision for continuous links from the coast to upper catchments.
 - (e) Development including infrastructure, is designed and located to maintain and enhance continuity of wildlife movement (including fish passage) and ecological processes for terrestrial and aquatic species.

- (f) The hydrological regime of wetlands and waterways is protected and rehabilitated.
- (g) Development avoids encroachment or expansion into sensitive terrestrial or aquatic habitats along the foreshore or riparian areas unless it is for management of public access, recreation, public use or other public benefit.
- (h) Development maintains sustainable community access to beaches, waterways, national parks and other land in protected area estates.
- (i) Development incorporates and maintains an appropriate buffer in accordance with minimum best practice distances so as to avoid adverse impacts.
- (j) Development maintains or enhances the scenic amenity of important natural coastal landscapes, views and vistas.

6.2.3.3 Assessment benchmarks

Table 8.2.3.3.1— Accepted development subject to requirements and assessable development

Editor's note—For specified accepted development subject to requirements community infrastructure, only the Wetland Protection Area provisions of the code apply.

Performance outcomes	Acceptable outcomes
Environmental protection and buffering	
<p>PO1 Development maintains and protects MNES (Matters of National Environmental Significance) and MSES (Matters of State Environmental Significance) by:</p> <ul style="list-style-type: none"> (a) locating in areas that avoid adverse impacts on MNES and MSES, or (b) where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts, and (c) the underlying ecological processes and biodiversity values of MNES and MSES are maintained or enhanced. <p>Note—For MNES, consideration must be given to the requirements of the <i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>.</p> <p>Note—To assist in demonstrating achievement of this performance outcome, a detailed environmental and ecological assessment to confirm the extent and nature of values is required to be undertaken by applicants.</p>	<p>AO1 Development locates outside of an area supporting MSES.</p>
<p>PO2 Development is setback from and provides an adequate vegetated buffer to significant vegetation, habitats and areas containing MSES in order to:</p> <ul style="list-style-type: none"> (a) protect these areas and their values from threatening processes (b) avoid edge effects such as undesirable microclimate effects and threats from non-native or pest fauna or flora, and 	<p>AO2 A buffer extending from the outside edge of an area of MSES is provided and has a minimum width of:</p> <ul style="list-style-type: none"> (a) 200m where located outside an urban area, or (b) 50m where located within an urban area.

Performance outcomes	Acceptable outcomes
<p>(c) maintain and enhance ecological connectivity.</p> <p>Note—Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose are provided in addition to a vegetated buffer provided for ecological and environmental protection purposes.</p> <p>Note—An alternative buffer width may be proposed where buffers for significant species and ecological communities, including areas of habitat for listed threatened and migratory species, are based on best practice and current scientific knowledge of individual species requirements and supported by an ecological assessment. Other legislation, including the Nature Conservation Act and EPBC Act may establish other requirements with which applicants must comply.</p>	
<p>PO3 Development within 500m of turtle nesting beaches is located, designed and operated to:</p> <ul style="list-style-type: none"> (a) protect the habitat values of the rookery for turtle breeding (b) maintain a vegetated buffer adjacent to the beach (c) ensure access to the beach nesting area is managed in a way that protects a turtle nesting area, and (d) ensure lighting does not impact on the ecological and habitat values of turtle nesting areas and rookery. 	<p>AO3.1 Development within 500m of a turtle nesting beach ensures any lighting:</p> <ul style="list-style-type: none"> (a) does not spill onto beach areas (b) is on a structure no higher than 8.5m (c) is directed away from the beach, and (d) includes characteristic wavelengths that will not affect turtles. <p>AO3.2 Development is setback from and maintains at least a 200m wide vegetated buffer to turtle nesting beaches. The buffer is maintained in a natural state and is kept free from development.</p>
Wetland and waterway buffers	

Performance outcomes	Acceptable outcomes
<p>PO4 An adequate buffer to a wetland in a wetland protection area is provided and maintained to:</p> <ul style="list-style-type: none"> (a) protect and enhance habitat values, connectivity and other ecological processes and values (b) protect water quality and aquatic conditions (c) maintain natural micro-climatic conditions (d) maintain natural hydrological processes (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding, and (f) prevent loss or modification of chemical, physical or biological properties or functions of soil. <p>Note—Any setbacks or areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological purposes.</p>	<p>AO4 A development free buffer surrounding a wetland in a wetland protection area is provided and has a minimum width of:</p> <ul style="list-style-type: none"> (a) 200m where the wetland is located outside an urban area, or (b) 50m where the wetland is located within an urban area. <p>Note—To avoid conflict, where a development requires multiple buffers to be established by this code to protect waterways, ecological corridors, wetlands or MSES, the greatest distances required by this code will prevail to the extent of any inconsistency.</p>
For all assessable development	
<p>PO5 Alterations to natural landforms, hydrology and drainage patterns do not adversely impact on areas containing MSES.</p>	No acceptable outcome is nominated.
<p>PO6 Development retains and enhances riparian vegetation along watercourses and drainage corridors, and vegetation along timbered ridgelines.</p>	No acceptable outcome is nominated.
<p>PO7 Buffering, rehabilitation or restoration, protects and enhances MSES and their underlying ecological processes, habitat and biodiversity values by:</p> <ul style="list-style-type: none"> (a) using site appropriate and locally occurring native species (b) replicating as far as practicable, the species composition and structural components of healthy remnant vegetation and associated habitats, including understorey vegetation, and (c) excluding environmental weeds, declared plants and other non-native plants likely to displace native flora or fauna species or degrade habitat <p>Note—To assist in demonstrating achievement of this performance outcome, an</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
ecological assessment and rehabilitation plan is undertaken by the applicant.	
<p>PO8 Degraded areas supporting MSES or other environmental values important to the maintenance of underlying ecological processes required to maintain biodiversity, are rehabilitated as near as is practical to the naturally occurring state of native plant species and ecological communities.</p>	No acceptable outcome is nominated.
<p>PO9 Development: (a) avoids the introduction of pest species (plant or animal) that pose a risk to the ecological integrity and biodiversity values of MSES, and (b) includes appropriate pest management practices to control any existing threat of pest species in a way that provides for the long term ecological integrity of MSES.</p>	No acceptable outcome is nominated.
Significant species, wildlife nesting and breeding areas	
<p>PO10 Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats, including disturbance from the presence of vehicles, pedestrian use, increased exposure to domestic animals and noise and lighting impacts. Note—To assist in demonstrating achievement of this performance outcome, a detailed environmental and ecological assessment to identify any significant species or communities that may be impacted by development, is undertaken by applicants.</p>	No acceptable outcome is nominated.
<p>PO11 Areas of habitat that support a critical life cycle stage such as feeding, breeding or roosting or ecological function for threatened species, ecological communities or migratory species are protected and not impacted by development.</p>	No acceptable outcome is nominated.
Ecological corridors	
<p>PO12 Development protects ecological corridors, enhances ecological connectivity to habitats on and/or adjacent to the site. Ecological corridors and habitat linkages have dimensions and characteristics to support: (a) ecological processes and functions that</p>	<p>AO12.1 Development does not occur in an ecological corridor.</p>
	<p>AO12.2 No acceptable solution is nominated where in</p>

Performance outcomes	Acceptable outcomes
<p>enable the natural change in distributions of species and provide connectivity between populations of species over long periods of time</p> <p>(b) ecological responses to climate change</p> <p>(c) connectivity between large tracts and patches of remnant vegetation, habitat areas and areas supporting MNES and MSES, and</p> <p>(d) effective and unhindered day-to-day and seasonal movement of avian, terrestrial and aquatic fauna.</p>	<p>an urban residential zone or centre zone. In all other zones including the Rural Zone, Environmental Management Zone, Conservation Zone, all Industry Zones, Emerging Community Zone and Limited Development Zone: Where an ecological corridor is intended to facilitate fauna movement, access or use of an area supporting MNES or MSES, the ecological corridor is maintained and restored to achieve a minimum width of 350m consisting of:</p> <p>(a) a 250m wide core corridor to support avian species and most arboreal mammals, and</p> <p>(b) a 50m wide vegetated buffer extending from the outside edges on both sides of the core corridor.</p>
<p>PO13</p> <p>Isolated habitat areas are linked by a continuous corridor to provide effective ecological connectivity and to create additional linkages along waterways, wetlands, drainage lines, ridgelines, coastlines and other areas where possible.</p>	<p>AO13</p> <p>Development provides a continuous corridor having a minimum width of 100m linking areas of protected vegetation to each other and other vegetation areas off-site.</p>
<p>PO14</p> <p>Development facilitates the unimpeded use and movement of terrestrial and aquatic fauna accessing the site or likely to use an ecological corridor as part of their normal life cycle by:</p> <p>(a) ensuring that development (e.g. roads, pedestrian access, in-stream structures) during both construction and operation does not create barriers to the movement of fauna along or within ecological corridors</p> <p>(b) providing wildlife movement infrastructure where necessary and directing fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area, and</p> <p>(c) separating fauna from potential hazards through the use of appropriate barriers, fencing and buffers.</p>	<p>No acceptable outcome is nominated.</p>
Monitoring	
<p>PO15</p> <p>During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on areas supporting MNES or MSES and their underlying ecological processes and biodiversity values are</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>avoided or minimised.</p> <p>Note—Compliance with this requirement can be achieved by preparing a Monitoring and Remediation Plan in accordance with best practice. Where necessary, remedial action is identified and carried out on land managed by the entity carrying out the development.</p>	
Environmental offsets	
<p>PO16</p> <p>Where it is not possible to avoid adverse impacts on MSES and development has minimised adverse impacts to the greatest extent possible, development provides an offset for any significant residual impact in accordance with the <i>Queensland Environmental Offset Policy 2014</i>.</p>	No acceptable outcome is nominated.
Wetland protection area	
<p>PO17</p> <p>Development is not carried out in a wetland in a wetland protection area, unless there are no feasible alternatives.</p>	<p>AO17.1</p> <p>Development is not carried out:</p> <p>(a) in a wetland in a wetland protection area, or</p> <p>(b) within an alternative mapped boundary of a wetland in a wetland protection area, as shown in a site assessment prepared in accordance with the <i>Department of Environment and Heritage Protection Queensland Wetland Definition and Delineation Guidelines</i> (or current version).</p> <p>OR</p> <p>AO17.2</p> <p>Where AO17.1 cannot be achieved, development is to comply with PO17 – PO26.</p> <p>OR</p> <p>AO17.3</p> <p>Where AO17.1 or AO17.2 cannot be complied with, an environmental offset as described in PO27, is provided.</p>
Wetland and waterway buffers	

Performance outcomes	Acceptable outcomes
<p>PO18 An adequate buffer to a waterway is provided and maintained to:</p> <ul style="list-style-type: none"> (a) protect and enhance habitat values, connectivity and other ecological processes and values (b) protect water quality and aquatic conditions (c) maintain natural micro-climatic conditions (d) maintain natural hydrological processes (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion or scalding, and (f) prevent loss or modification of chemical, physical or biological properties or functions of soil. <p>Note—Any setbacks or areas required for</p>	<p>No acceptable solution is nominated where in an urban residential zone or centre zone.</p> <p>AO18 In all other zones including the Rural Zone, Environmental Management Zone, Conservation Zone, all Industry Zones, Industry Investigation Zone, Emerging Community Zone and Limited Development Zone: Other than where cropping for forestry for wood production, a vegetated and development free buffer is provided and maintained extending from the high bank of the waterway or plan position of a waterway (whichever is the greater) and with a minimum width of:</p> <ul style="list-style-type: none"> (a) stream order 1 or 2: 25m, or (b) stream order 3 or 4: 50m, or (c) stream order 5 and above: 100m. <p>Note—Stream order is mapped on Fish habitat area mapping in OM.</p>
Wetland hydrology and stormwater management	
<p>PO19 The existing surface water hydrological regime of</p> <p>the wetland protection area (including the area of the wetland) is enhanced or maintained.</p> <p>Note—The hydrological regime of surface waters includes:</p> <ul style="list-style-type: none"> • peak flows • volume of flows • duration of flows • frequency of flows • seasonality of flows • water depth (seasonal average) • wetting and drying cycle. 	<p>AO19.1 Development must:</p> <ul style="list-style-type: none"> (a) provide a net ecological benefit and improvement to the environmental values and functioning of a wetland in a wetland protection area, or (b) rehabilitate the existing hydrological regime, or restore the natural hydrological regime of a wetland in a wetland protection area. <p>OR</p> <p>AO19.2 If the development cannot enhance existing values in accordance with AO19.1, development does not change the existing surface water hydrological regime of a wetland in a wetland protection area, including through channelisation, redirection or interruption of flows.</p> <p>OR</p> <p>AO19.3 If AO19.1 or AO19.2 cannot be complied with, the extent of any change to the existing surface water hydrological regime is minimised to ensure the wetland values and functioning are protected. The change is minimised if, at least:</p> <ul style="list-style-type: none"> (a) there is no change to the reference high-flow duration and low-flow duration frequency curves, low-flow

Performance outcomes	Acceptable outcomes
	<p>spells frequency curve and mean annual flow to, and from, the wetland</p> <p>(b) any relevant stream flows into the wetland comply with relevant environmental flow objectives (EFOs) of the applicable water resource plan under the <i>Water Act 2000</i> for the area</p> <p>for development resulting in an increase to the velocity or volume of stormwater flows into the wetland – the collection and reuse of stormwater occurs in accordance with (a) and (b).</p>
<p>PO20</p> <p>The existing groundwater hydrological regime of the wetland protection area (including the area of the wetland) is enhanced or protected.</p>	<p>AO20.1</p> <p>The water table and hydrostatic pressure in the wetland protection area are returned to their natural state.</p> <p>OR</p> <p>AO20.2</p> <p>If AO20.1 cannot be complied with:</p> <p>(a) the water table and hydrostatic pressure within the wetland protection area is not lowered or raised outside the bounds of variability under pre-development conditions, and</p> <p>(b) the ingress of saline water into freshwater aquifers is prevented.</p> <p>Note—Groundwater modelling is recommended where groundwater hydrology for a wetland in a wetland protection area represents a significant environmental constraint for, and interference is proposed by, the proposed development.</p>
<p>PO21</p> <p>During construction and operation of development in a wetland in a wetland protection area:</p> <p>(a) the wetland is not used for stormwater treatment, and</p> <p>(b) the buffer and water quality values of the wetland are protected from stormwater impacts.</p>	<p>AO21</p> <p>Development does not result in any measurable change to the quantity or quality of stormwater entering a wetland in a wetland protection area during construction and operation.</p> <p>Note—Measurable Change is to be determined by comparing the overall development impact with existing baseline (pre-development) conditions, and should not exceed reference environmental values or be inconsistent with water quality objectives provided under the <i>Environmental Protection (Water) Policy 2009</i>, the <i>Urban Stormwater Quality Planning Guidelines 2010</i>, or other relevant supporting technical reference documents as outlined in the guidelines.</p>
<p>Wetland ecological values</p>	

Performance outcomes	Acceptable outcomes
<p>PO22 Development involving the clearing of vegetation protects the biodiversity, ecological values and processes, and hydrological functioning of a wetland in a wetland protection area, including:</p> <ul style="list-style-type: none"> (a) water quality values (b) aquatic habitat values (c) terrestrial habitat values (d) usage of the site by native wetland fauna species or communities. 	<p>AO22 Vegetation clearing undertaken as a consequence of development does not occur in:</p> <ul style="list-style-type: none"> (a) a wetland in a wetland protection area, or (b) a buffer area for a wetland as described in PO18.
<p>PO23 Development avoids land degradation in a wetland protection area, including:</p> <ul style="list-style-type: none"> (a) mass soil movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding (b) loss or modification of chemical, physical or biological properties or functions of soils. 	<p>AO23.1 Development is not carried out in:</p> <ul style="list-style-type: none"> (a) a wetland in a wetland protection area, or (b) a buffer area for a wetland as described in PO18. <p>OR</p> <p>AO23.2 Based on the prevailing soil and slope characteristics for the development area, all reasonable and practical measures are implemented to establish development specific engineering designs and solutions for the horizontal and vertical alignment of infrastructure, so as to avoid land degradation in a wetland protection area.</p> <p>AND</p> <p>AO23.3 Filling and excavation operations are carried out, and an erosion and sediment control plan is prepared, and implemented, to minimise land degradation in a wetland protection area.</p>
<p>PO24 Development in a wetland protection area ensures that any existing ecological corridors are enhanced or protected and have dimensions and characteristics that will:</p> <ul style="list-style-type: none"> (a) effectively link habitats on or adjacent to the site (b) facilitate the effective movement of terrestrial and aquatic fauna accessing or using a wetland as habitat. 	<p>AO24.1 Development in a wetland protection area does not occur within an existing ecological corridor.</p> <p>OR</p> <p>AO24.2 If AO24.1 cannot be complied with and an ecological corridor is required to facilitate fauna movement:</p> <ul style="list-style-type: none"> (a) an alternative ecological corridor with an appropriate width is provided and maintained in accordance with the <i>Wetland Rehabilitation Guidelines for the Great Barrier Reef Catchment, Department of Environment and Heritage, 2008</i>, or (b) the design, construction and operation of development does not impede movement

Performance outcomes	Acceptable outcomes
	of fauna that may use, is likely to use or may move through a wetland in a wetland protection area as part of their normal life cycle.
<p>PO25 Development does not result in the introduction of non–native pest plants or animals that pose an increased risk to the ecological values, integrity and processes of a wetland in a wetland protection area. In particular:</p> <p>(a) pest dispersal prevention measures are provided in appropriate locations to manage the threat of pest species to a wetland in a wetland protection area, and</p> <p>(b) any pest dispersal prevention measures do not result in a barrier or hazard to the movement of wetland fauna in the wetland protection area.</p>	<p>AO25.1 Existing non–native pest plants or animals are removed or their threat is controlled by adopting pest management practices that provide for the long–term function of a wetland in a wetland protection area.</p> <p>AND</p> <p>AO25.2 Development does not result in the introduction of any non–native or pest species in a wetland in a wetland area.</p>
<p>PO26 During construction and operation of development in a wetland protection area, wetland fauna are protected from impacts associated with noise, light or visual disturbance.</p>	<p>AO26.1 Development in a wetland protection area does not result in noise, light or visual disturbance impacts on wetland fauna, during construction and operation.</p> <p>OR</p> <p>AO26.2 Where AO26.1 cannot be complied with, an assessment of adverse impacts of the development in a wetland protection area on wetland fauna from the impacts of noise, light or visual disturbance is carried out by a qualified ecologist or equivalent, and recommendations for mitigation of these impacts are identified and implemented.</p>
Environmental offsets	
<p>PO27 For development, where it is not possible to enhance existing values or avoid adverse effects or alternatively minimise adverse effects any remaining environmental impacts are offset in accordance with the <i>Queensland Environmental Offset Policy 2014</i>.</p>	<p>AO27 Where environmental offsets are required in this code, they must be provided in accordance with the <i>Queensland Environmental Offset Policy 2014</i>.</p>
Monitoring	
<p>PO28 Development is monitored to ensure environmental values of a wetland in a wetland protection area are maintained.</p>	<p>AO28.1 A monitoring plan for development construction is prepared and implemented to monitor the effects of development on the ecological and hydrological functioning of a wetland in a wetland protection area.</p> <p>AND</p> <p>AO28.2</p>

Performance outcomes	Acceptable outcomes
	Remedial action is carried out on land managed by the entity carrying out the development, where monitoring determines that compliance with the acceptable outcomes is not achieving the relevant policy outcome.

6.2.4 Bushfire hazard

6.2.4.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the bushfire hazard overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.4.2 Purpose

- (1) The purpose of the bushfire hazard overlay code is to ensure that:
- The risks to life, property, community, economic activity and the environment during uncontrolled bushfire events are minimised.
 - Development does not increase the potential for bushfire damage or risk on-site or to other property.

Note—Relationship with the building assessment provisions. For the building assessment provisions, the bushfire prone area defined by this planning scheme under map is also designated to be the bushfire prone area for the BCA or QDC pursuant to section 12 of the *Building Regulation 2006*.

- (2) The purpose of the code will be achieved through the following overall outcomes:
- Development is compatible with the nature of the bushfire hazard except where there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal.
 - Development siting, layout, design and access minimises the risks to personal safety, and damage to property, infrastructure and other assets.
 - Development directly, indirectly and cumulatively avoids an unacceptable increase in severity of bushfires and does not increase the potential for damage on the site or to other properties.
 - The potential for the release of hazardous material as a result of a bushfire event is avoided.
 - Evacuation and disaster management response including firefighting and access for emergency services during bushfire events is facilitated.
 - Community infrastructure is located and designed to function effectively at all times.

6.2.4.3 Assessment benchmarks

Table 8.2.4.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Site suitability	
<p>PO1 Development maintains the safety of people and property by not exposing them to an unacceptable risk from bushfire.</p> <p>Note—A site specific bushfire hazard assessment may demonstrate that the site is not within a bushfire hazard area or has a low degree of bushfire risk.</p>	No acceptable outcome is nominated.
<p>PO2 Development does not result in a higher concentration of people living, working or congregating in a high or very high bushfire hazard area unless it can be demonstrated:</p> <ol style="list-style-type: none"> there is an overriding community need in the public interest, and no other site is suitable and reasonably 	<p>AO2 The following uses are not located on land within a confirmed medium, high or very high bushfire hazard area:</p> <ol style="list-style-type: none"> child care facility community care centre educational establishment rooming accommodation

Performance outcomes	Acceptable outcomes
<p>available.</p> <p>Note—A 'medium, high or very high bushfire risk hazard area' means land mapped on the bushfire overlay map as having medium, high or very high potential bushfire risk.</p>	<p>(e) hospital</p> <p>(f) multiple dwelling</p> <p>(g) non-resident workforce accommodation</p> <p>(h) residential care facility</p> <p>(i) retirement facility</p> <p>(j) shopping centre</p> <p>(k) short-term accommodation</p> <p>(l) tourist attraction</p> <p>(m) tourist park.</p>
Water supply	
<p>PO3</p> <p>Development in areas with a reticulated water supply has adequate flow and pressure for fire-fighting purposes at all times.</p>	<p>AO3</p> <p>The water supply network has a minimum sustained pressure and flow of at least 10L per second at 200kPa.</p>
<p>PO4</p> <p>Development in areas without a reticulated water supply has an appropriate dedicated water supply for fire-fighting purposes that are safely located and freely accessible for fire-fighting purposes at all times.</p>	<p>AO4.1</p> <p>Development involving a gross floor area greater than 50m² where a reticulated water supply is not available is:</p> <p>(a) provided with an easily accessible fire resistant on-site water storage of not less than 5,000L (e.g. concrete tank with fire brigade fittings, in-ground swimming pool, dam fed by a permanent water source) that is within 100m of each class 1, 2, 3, or 4 building, and</p> <p>(b) has a hard standing area allowing a heavy rigid fire appliance safe access to within 6m of the storage facility.</p> <p>Note—Plastic water tanks are not considered to be fire resistant unless they are submerged.</p> <p>AO4.2</p> <p>The location of water supplies is readily identifiable from the street frontage with clear signage directing firefighters to its access point.</p>
Roads, fire access trails and firebreaks	
<p>PO5</p> <p>Roads and fire access trails are designed and constructed to:</p> <p>(a) enable efficient access to buildings and structures for fire-fighting purposes for emergency services, and</p> <p>(b) swift evacuation in emergency situations.</p>	<p>AO5.1</p> <p>Roads and fire access trails are designed and constructed to:</p> <p>(a) separate the development from the hazardous vegetation</p> <p>(b) have a maximum gradient of 12.5%</p> <p>(c) a minimum cleared width of 6m and a minimum formed width of 4m</p> <p>(d) have adequate drainage and erosion control devices</p> <p>(e) provides passing and turning areas for</p>

Performance outcomes	Acceptable outcomes
	<p>fire– fighting appliances at intervals of not less than 200m</p> <p>(f) have a vehicular access at each end to roads or a bushfire trail</p> <p>(g) not involve any cul–de–sac</p> <p>(h) have gates locked with a system authorised by QFES, and</p> <p>(i) have suitable arrangements in place to ensure maintenance in perpetuity.</p> <p>AO5.2 Development has direct access to an evacuation route with a potential fire intensity exposure no greater than 2kw/m².</p> <p>Note—The distance from hazardous vegetation to achieve 2kw/m² is generally:</p> <ul style="list-style-type: none"> • 58m in a very high bushfire hazard areas • 52m in a high bushfire hazard area, and • 44m in a medium bushfire hazard area. <p>AO5.3 Development incorporates an area of managed vegetation that separates lot boundaries from hazardous vegetation by a distance of:</p> <p>(a) 20m to a high or very high bushfire risk area, or</p> <p>(b) 10m to a medium risk bushfire area and includes a fire access trail.</p>
<p>PO6 Development provides for adequate fire breaks that minimise bushfire hazard by:</p> <p>(a) separating hazardous vegetation from development areas, and</p> <p>(b) facilitating access for firefighting and emergency vehicles.</p>	<p>No acceptable outcome is nominated.</p>
Hazardous materials	
<p>PO7 The potential for the release of hazardous materials as a result of a bushfire event is avoided.</p> <p>Note—The term 'hazardous material' is defined in the Glossary of the relevant <i>State Planning Policy</i>.</p>	<p>AO7 Development involving the production or storage of hazardous materials in bulk:</p> <p>(a) is not located within a high or very high bushfire hazard area, or</p> <p>(b) complies with a site specific bushfire management plan.</p>
Reconfiguration of a lot	
<p>PO8 Additional lots avoid the risk of bushfire hazard to personal and property safety and increased risk of damage to assets.</p> <p>Note—A site specific bushfire hazard</p>	<p>AO8 New residential lots (including rear lots) do not occur in a bushfire hazard area.</p>

Performance outcomes	Acceptable outcomes
assessment may demonstrate that the site is not within a bushfire hazard area or has a low degree of bushfire risk.	
Community infrastructure	
<p>PO9 Development for community infrastructure is located, designed and sited to:</p> <ul style="list-style-type: none"> (a) protect the safety of people during a bushfire (b) not increase the exposure of people to the risk from a bushfire event, and (c) function effectively during and immediately after bushfire events. 	No acceptable outcome is nominated.

6.2.5 Coastal hazard

6.2.5.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Coastal hazard overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

Note - The Coastal Hazard Overlay mapping utilised for this overlay code reflects the State Planning Policy mapping which was current as at October 2014. This mapping, now retained by Council, includes a 0.8m factor for potential sea level rise.

6.2.5.2 Purpose

- (1) The purpose of the Coastal hazard overlay code is to:
 - (a) Protect or enhance naturally occurring coastal processes while still providing opportunities for appropriate coastal-dependant development²
 - (b) Avoid or mitigate the risks to people and property and minimise the socio-economic costs of coastal hazard impacts from permanent and temporary inundation associated with sea level rise, coastal erosion and storm tide¹ inundation.
 - (c) Ensure integration of climate change factors in the assessment of coastal hazard impacts on development and to achieve an acceptable or tolerable level of risk to enhance the community's resilience to present day and future coastal hazards.
 - (d) Ensure public access to and from the use of coastal and riverine foreshores is maintained or enhanced.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development maintains the erosion prone area and the foreshore in a natural state allowing for natural coastal processes and fluctuations and, maintains or enhances the protective function of landforms and vegetation that can mitigate the risks of coastal hazard impacts.
 - (b) Development does not occur within the mapped coastal hazard areas unless:
 - (i) the development cannot be feasibly located elsewhere and it is a coastal-dependent development and is located, designed and constructed to withstand coastal hazard impacts and allowing for a sea level rise factor of 0.80m, or
 - (ii) the development is temporary, readily relocatable or able to be abandoned development³.
 - (c) Redevelopment of an existing permanent building in the mapped coastal hazard areas only occurs where:
 - (i) coastal hazard risks can be avoided, or
 - (ii) risks can be mitigated to achieve an acceptable or tolerable⁴ level of risk that maintains the safety of people from present day and future coastal hazard impacts.
 - (d) Sensitive land uses⁵ do not occur in the mapped coastal hazard areas or on land identified as a high or medium storm tide inundation area
 - (e) Development maintains or enhances public access to the foreshore.
 - (f) Development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.
 - (g) Development directly, indirectly and cumulatively avoids an increase in the severity of coastal hazards and the potential for damage to the site or to other properties.
 - (h) The potential for the release of hazardous materials⁶ is avoided.
 - (i) Community infrastructure is located and designed to function effectively during and immediately after a coastal hazard event.

¹ The term 'storm tide' is used to describe the temporary inundation of land by abnormally high ocean levels caused by cyclones and severe storms and 'AEP' means annual exceedance probability. The defined high storm tide level is 2m above the highest

astronomical tide and includes a sea level rise allowance of 0.8m. The medium storm tide level is 1m above the highest astronomical tide level.

²The term 'coastal-dependent development' is defined in the glossary of the relevant *State Planning Policy*.

³ The term 'temporary, readily relocatable or able to be abandoned development' includes, but is not limited to, temporary accommodation such as tents or demountable buildings, picnic areas and associated picnic tables and barbecues, market stalls or stall venues, surf life-saving observation towers, equipment sheds, recreation reserves or walking and biking trails.

⁴ The terms 'acceptable risk' and 'tolerable risk' are defined in the relevant *State Planning Policy Guideline - Guidance on flood, bushfire and landslide hazards*.

⁵ The term 'sensitive land use' is defined in the glossary of the relevant *State Planning Policy*.

⁶ The term 'hazardous material' is defined in the glossary of the relevant *State Planning Policy*.

6.2.5.3 Assessment benchmarks

Table 8.2.5.3.1— Accepted development subject to requirements

Performance outcomes	Acceptable outcomes
PO1 Building work is located and designed to protect people and property from coastal hazards and avoids the need for coastal protection works.	AO1.1 All buildings and structures are located landward of the erosion prone area OR Where an extension or redevelopment of an existing building the extension or rebuilding is located landward of the erosion prone area or relocated as far landward as practical.
	AO1.2 The floor levels of habitable rooms have a minimum floor level at least 1000mm above the high storm tide level.
	AO1.3 Development does not involve the clearing of native coastal vegetation or coastal wetlands, particularly mangroves.

Table 8.2.5.3.2—Assessable development

Performance outcomes	Acceptable outcomes
Development within an erosion prone area	
PO2 Development maintains or enhances the natural processes of the erosion prone area and the protective function of coastal landforms and vegetation, particularly those features that mitigate risks from coastal hazards.	AO2.1 Development locates landward of the erosion prone area. OR AO2.2 Development is coastal dependant development that cannot be feasibly located elsewhere and it is designed and constructed to withstand coastal erosion impacts.
	OR AO2.3 Development is temporary, readily

Performance outcomes	Acceptable outcomes
	relocatable or able to be abandoned development located as far landward or the erosion prone area as practicable.
<p>PO3 Redevelopment of an existing permanent building in an erosion prone area does not increase the exposure of people or property to the risk of coastal hazards and only occurs where:</p> <ul style="list-style-type: none"> (a) coastal hazard risks can be avoided, or (b) risks can be mitigated to achieve an acceptable or tolerable level of risk to improve resilience against future coastal hazards allowing for 0.80m sea level rise. <p>Note—To demonstrate compliance with this performance outcome, a development application is supported by a report prepared by a Registered Professional Engineer of Queensland specialising in coastal engineering and certifying the development achieves an acceptable or tolerable level of risk from present day and future coastal hazard impacts.</p>	No acceptable outcome is nominated
<p>PO4 Development directly, indirectly and cumulatively avoids an unacceptable increase in the severity of coastal erosion and other coastal hazards, and does not significantly increase the potential for damage on the site or to other properties.</p>	No acceptable outcome is nominated.
Development within a high or medium storm tide inundation area	
<p>PO5 Development does not locate in a high or medium storm tide inundation area unless:</p> <ul style="list-style-type: none"> (a) it does not result in an increase in the intensity of development on the site, or (b) it avoids any increase in risk to people or property from coastal hazard impacts, or (c) risks can be mitigated to achieve an acceptable or tolerable level of risk to personal safety and property damage, including impacts from 0.80m sea level rise. <p>Note—The <i>National Construction Code, Building Regulation 2006</i> and the <i>Queensland Development Code Mandatory Part 3.5</i> may also establish requirements with which development will need to comply.</p>	<p>AO5.1 Sensitive land uses do not locate within the high storm tide inundation area.</p> <p>AO5.2 Development has direct and safe access to an evacuation route above the high storm tide inundation level. Evacuation routes do not include land in a high storm tide inundation area.</p> <p>AO5.3 All habitable rooms have a floor level at least 1000mm above the high storm tide event level.</p> <p>OR Where involving an extension to an existing residential use that have habitable rooms below the defined storm tide event level, any extension does not exceed 25m² GFA.</p>

Performance outcomes	Acceptable outcomes
	<p>AO5.4</p> <p>Floor levels of non-habitable rooms (other than Class 10 buildings) are above the medium storm tide inundation level, or allow for the flow through of coastal waters on the ground floor.</p>
<p>PO6</p> <p>Essential services infrastructure (e.g. on-site electricity, gas, water supply, sewerage and telecommunications) maintains its function during and immediately after a defined storm tide event.</p>	<p>AO6</p> <p>Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by coastal waters (e.g. electrical switchgear and motors, water supply pipeline air valves) are:</p> <p>(a) located above the defined storm tide event level, or</p> <p>(b) designed and constructed to prevent coastal water intrusion/infiltration.</p>
<p>PO7</p> <p>Infrastructure and building foundations are designed and constructed to resist hydrostatic and hydrodynamic forces as a result of storm tide inundation.</p> <p>Note—The <i>National Construction Code, Building Regulation 2006</i> and the <i>Queensland Development Code Mandatory Part 3.5</i> may also establish requirements with which development will need to comply.</p>	<p>No acceptable outcome is nominated.</p>
Reconfiguring a lot in a coastal hazard area	
<p>PO8</p> <p>The siting, layout and design of lot reconfiguration avoids adverse impacts of coastal hazards and does not result in the creation of new lots within a coastal hazard area.</p>	<p>AO8.1</p> <p>New lots, roads and infrastructure are not located within a coastal hazard area.</p> <p>OR</p> <p>AO8.2</p> <p>For new lots partly within a coastal hazard area, a building envelope having a minimum area prescribed for that zone is provided landward of the coastal hazard area.</p>
<p>PO9</p> <p>Reconfiguration of land that is partly or wholly within an erosion prone area surrenders the erosion prone area to the State for public purposes.</p>	<p>No acceptable outcome is nominated.</p>
Public access	
<p>PO10</p> <p>Development (structures, buildings and works) maintains or enhances safe and convenient public access to and along the foreshore, except where restriction of access is for safety reasons or the development is for port infrastructure.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>Public access infrastructure is designed and located to:</p> <ul style="list-style-type: none"> (a) maintain or enhance natural and cultural values of the foreshore (b) avoid areas of significant aquatic or terrestrial habitat values (c) maintain the natural movement of sand and sediment (d) avoid contributing to surface or geological instability or erosion of the foreshore (e) utilise single access points wherever possible (f) direct people away from sensitive areas (g) be compatible with scenic coastal landscape values, and (h) ensure users remain on the footpath and walkways to minimise physical impacts on the local environment through appropriate signage and fencing. 	
Coastal protection work	
<p>PO12 Coastal protection works or erosion control structures are:</p> <ul style="list-style-type: none"> (a) consistent with a shoreline management plan for the area, or (b) constructed only to protect coastal-dependant development or other existing permanent structures from imminent adverse coastal erosion impacts if abandonment or relocation of the structures is not feasible, and a relevant shoreline management plan has not been prepared. <p>Note—Erosion control structures are structures designed to protect land or permanently alter sediment transport processes and include structures such as seawalls or revetments (rock walls), groynes, artificial reefs and breakwaters. Where a shoreline erosion management plan has not been prepared and coastal protection work is required to protect existing structures from coastal erosion threats, beach nourishment is favoured in preference to erosion control structures. The location and materials for beach nourishment works are to ensure the natural characteristics and landform of the beach or foreshore is maintained. Applications demonstrate the consideration of beach nourishment techniques and include a statement of why nourishment (in whole or part) has not been adopted as the preferred</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
means of managing the coastal erosion risk.	
Hazardous materials	
<p>PO13 Public safety and the environment are not adversely affected by the impacts of coastal erosion or storm–tide inundation on hazardous materials manufactured or stored in bulk.</p>	<p>AO13.1 Development does not involve the manufacture or storage of hazardous materials within an erosion prone area or high storm tide inundation area.</p> <p>OR</p> <p>AO13.2 Within the medium storm tide inundation area, the manufacture or storage of hazardous materials takes place above the defined storm tide event level.</p> <p>AND</p> <p>AO13.3 Structures used for the manufacture or storage of hazardous material in bulk are designed to prevent the intrusion of floodwaters.</p> <p>AND</p> <p>AO13.4 The quantity of hazardous chemicals is less than:</p> <ul style="list-style-type: none"> (a) flammable gases > 5,000L, or (b) toxic gases >500L, or (c) non–toxic, non–flammable gases including oxidising gases >10,000L, or (d) classes 3, 4, 5, 6.1, 8 and 9 of packing group I > 500 L or kg of the ADG code, or (e) classes 3, 4, 5, 6.1, 8 and 9 of packing group II > 2,500 L or kg of the ADG code, or (f) classes 3, 4, 5, 6.1, 8 and 9 of packing group III > 10,000 L or kg of the ADG code.
Community infrastructure	
<p>PO14 Community infrastructure is able to function effectively during and immediately after a storm tide inundation event.</p>	<p>AO14 Community infrastructure is located in an area that is above the storm tide event level for that activity in accordance with Table 8.2.5.3.3 —Recommended storm–tide event levels for community service infrastructure.</p>

Table 8.2.5.3.3—Recommended storm–tide event levels for community service infrastructure

Type of community service infrastructure	Recommended storm–tide event level (RSTEL)
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Type of community service infrastructure	Recommended storm–tide event level (RSTEL)
Emergency services facilities*	0.2% annual exceedance probability (AEP)
Emergency shelters	See reference **
Hospitals and associated facilities	0.2% AEP
Major switch yards and substations*	0.5% AEP
Police facilities*	0.2% AEP
Power stations	0.2% AEP
Sewerage treatment plants*	0.01% AEP
School facilities	0.55% AEP
Stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP
Water treatment plants*	0.5% AEP
(a) works of an electricity entity not otherwise listed in this table (b) communication network facilities.	No specific recommended storm–tide event 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.

* The RSTEL applies only to electrical and other equipment that, if damaged by floodwater or debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation. Also some police and emergency service facilities (e.g. water police and search and rescue operations) are dependent on direct water access. RSTELs do not apply to these aspects but other operational areas should be located above the RSTEL to the greatest extent possible.

** Design Guidelines for Queensland Public Cyclone Shelters is available at [Department of Housing and Public Works](#).

6.2.6 Extractive resources and minerals

6.2.6.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the extractive resources and minerals overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.6.2 Purpose

- (1) The purpose of the extractive resources and minerals overlay code is to protect extractive resources within a Key Resource Area (KRA) from development that might prevent or constrain current or future extraction of the resource.
- (2) The purpose of this code will be achieved through the following overall outcomes:
 - (a) Development ensures that resource/processing areas and transport routes are protected from encroaching development that is not a compatible extractive industry use of the KRA.
 - (b) Development for a sensitive or incompatible use maintains an effective separation from a key resource area and does not encroach within a key resource area's separation area and its transport route separation area.
 - (c) Development, other than for an extractive industry, is buffered from and is able to mitigate impacts likely to occur as a result of an extraction of resources from a key resource area.

6.2.6.3 Assessment benchmarks

Table 8.2.6.3.1—Assessable development

Performance outcomes	Acceptable outcomes
Development within a resource/processing area	
PO1 Development in the KRA resource/processing area, the KRA separation area or the KRA route separation area maintains the long-term availability and ability to extract the extractive resource.	AO1.1 Development in a KRA resource/processing area is for an extractive industry or is directly associated with an extractive industry. OR AO1.2 Development not associated with the KRA does not involve a sensitive land use and does not increase the number of people living and/or working in the KRA. OR AO1.3 Where involving reconfiguring a lot, development does not result in an increase in the number of lots within the KRA. OR AO1.4 Development is for a temporary use.
PO2 Development will not adversely affect the safe and efficient operation of vehicles transporting extractive materials.	AO2 Development does not increase the number of properties with access points to the KRA transport route.
PO3 Development incorporates measures to mitigate the potential adverse effects from existing or future extractive industry on	AO3.1 The numbers of people working or congregating in the separation area are not increased.

<p>people working or congregating in the separation area.</p>	<p>AO3.2 Development incorporates design, orientation and construction materials that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels by:</p> <ul style="list-style-type: none"> (a) locating buildings and structures the greatest distance practicable from the resource/processing area and associated transportation route, and (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthest from the resource/processing area and associated transportation route, and (c) minimising openings in walls closest to these effects, and (d) providing mechanical ventilation to habitable rooms, and (e) use of appropriate construction methods and materials including insulation and glazing materials, and (f) providing private outdoor recreation space adjacent to a building façade shielded from the extractive industry or resource.
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6.2.7 Flood hazard

6.2.7.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Flood hazard overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.7.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to ensure that development on land subject to a defined flood event (DFE) avoids or mitigates the risk of flood hazard to protect people, property, the environment and economic activity and, to ensure development does not adversely affect other properties or the hydraulic efficiency of a waterway or floodplain.
- (2) The purpose of the code will be achieved through compliance with the following overall outcomes:
 - (a) Development does not occur on land subject to flooding from a defined flood event unless:
 - (i) it is compatible with the level of risk having regard to flow depth, flow velocity, rate of flood level rise and the duration of the inundation, or
 - (ii) the impacts of flooding can be managed such that there can be no foreseeable risk to personal safety or to property.
 - (b) Development does not result in an increase in the extent or severity of flood risk to the site or other land.
 - (c) The flood storage or the conveyance of waterways and flood plains is not diminished.
 - (d) The potential for the release of hazardous material is not increased.
 - (e) Development supports, and does not unduly burden disaster management response or recovery capacity and capabilities.
 - (f) Community infrastructure is located and designed to function effectively during and immediately after a flood hazard event.

Note—The term ‘defined flood event’ (DFE) is the 1% annual exceedence probability (AEP) flood event identified in a flood study adopted by Council (including an allowance for climate change) or, where there is no adopted flood study, the level mapped by the Queensland Reconstruction Authority (QRA) Assessment criteria.

6.2.7.3 Assessment benchmarks

Table 8.2.7.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Siting of development	

Performance outcomes	Acceptable outcomes
<p>PO1 Development:</p> <p>(a) does not provide unacceptable risks to people, property or the environment from flood hazard impacts or, the risks are mitigated to an acceptable or tolerable level, or</p> <p>(b) does not intensify an existing use in flood hazard area in order to avoid risks to people, property or the environment or the risks are mitigated to an acceptable or tolerable level.</p> <p>Note—The terms 'acceptable risk' and 'tolerable risk' are defined in State Planning Policy Guideline – Guidance on flood, bushfire and landslide hazards. The National Construction Code, Building Regulation 2006 and the Queensland Development Code Mandatory Part 3.5 may also establish requirements with which development will need to comply.</p>	<p>AO1 Development, including intensification of an existing use, does not occur on land within a flood hazard area.</p> <p>OR</p> <p>A site specific flood hazard assessment demonstrates that risks associated with the development can be mitigated to an acceptable or tolerable level.</p> <p>OR</p> <p>If the premises is located in a Flood Hazard Investigation Area in the Flood Hazard overlay mapping, a written notice issued by Council at its sole discretion, for the purposes of this acceptable outcome, confirms that it is satisfied that the performance outcome PO1 would be achieved without the need for a site specific flood hazard assessment and/or a Registered Professional Engineer of Queensland certifying the actual level of flood risk for the site and measures required to ensure the risk associated with the development can be mitigated to an acceptable or tolerable level.</p> <p>Note - In exercising its discretion, Gladstone Regional Council may, without limitation, have regard to:</p> <ul style="list-style-type: none"> • the location and characteristics of the site, any existing flood studies or work being carried out in the course of undertaking flood studies which may be relevant to the site • any work undertaken by or on behalf of Gladstone Regional Council in the course of locally verifying the extent of flood hazards which may be relevant to the site. <p>Note—AS/NZ ISO 31000:2009 Risk management – Principles and guidelines provides guidance on identifying and managing risks. Table 8.2.7.3.3—Table to acceptable outcomes sets out the criteria for establishing the level of flood hazard. A Registered Professional Engineer of Queensland with expertise in undertaking risk and flood analysis is to certify the actual level of flood risk for the site and measures required to ensure the risk associated with the development can be mitigated to an acceptable or tolerable level.</p>
<p>PO2 Development is sited to enable safe evacuation in the event of a flood.</p>	<p>AO2 Development has direct access to land above the DFE by an evacuation route that is either</p>

Performance outcomes	Acceptable outcomes
	<p>above the DFE or has a confirmed low or medium flood hazard rating. Evacuation routes do not include an high or extreme flood hazard area.</p> <p>OR</p> <p>If the premises is located in a Flood Hazard Investigation Area in the Flood Hazard overlay mapping, a written notice issued by Council at its sole discretion, for the purposes of this acceptable outcome, confirms that it is satisfied that the performance outcome PO1 would be achieved without the need for a site specific flood hazard assessment and/or a Registered Professional Engineer of Queensland certifying the actual level of flood risk for the site and measures required to ensure the risk associated with the development can be mitigated to an acceptable or tolerable level.</p> <p>Note - In exercising its discretion, Gladstone Regional Council may, without limitation, have regard to:</p> <ul style="list-style-type: none"> • the location and characteristics of the site any existing flood studies or work being carried out in the course of undertaking flood studies which may be relevant to the site • any work undertaken by or on behalf of Gladstone Regional Council in the course of locally verifying the extent of flood hazards which may be relevant to the site. <p>Note—The criteria for a low or medium flood hazard is defined in Table 8.2.7.3.3—Table to acceptable outcomes. A Registered Professional Engineer of Queensland with expertise in undertaking flood analysis is to certify the actual level of risk for the site in accordance with those criteria.</p>
<p>PO3</p> <p>Signage is provided within extreme, high and medium flood hazard areas to alert residents and visitors to the flood hazard.</p>	<p>A03</p> <p>Signage is provided on site (regardless of whether the land is in public or private ownership) indicating:</p> <ol style="list-style-type: none"> (a) the position and path of all safe evacuation routes off the site, and (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves. <p>If the premises is located in a Flood Hazard</p>

Performance outcomes	Acceptable outcomes
	<p>Investigation Area in the Flood Hazard overlay mapping, a written notice issued by Gladstone Regional Council at its sole discretion, may for the purposes of this acceptable outcome, exempt compliance with AO3(a).</p> <p>Note - In exercising its discretion, Gladstone Regional Council may, without limitation, have regard to:</p> <ul style="list-style-type: none"> • the location and characteristics of the site • any existing flood studies or work being carried out in the course of undertaking flood studies which may be relevant to the site • any work undertaken by or on behalf of Gladstone Regional Council in the course of locally verifying the extent of flood hazards which may be relevant to the site.
For all assessable development	
Reconfiguring a lot	
<p>PO4 Reconfiguring a lot other than in a residential zone allows sufficient area and access for the intended use.</p>	<p>AO4.1 For new lots in the rural zone or rural residential zone, a designated building envelope, generally rectangular in shape, having a minimum area of 1,000m² and a finished surface level of not less than 1,000mm above DFE, is provided</p> <p>AO4.2 Access from the building envelope to the evacuation route is located above 5% AEP flood immunity level and has a low or medium hazard rating as per Table 8.2.7.3.3.</p> <p>Notes—Table 8.2.7.3.3—Table to acceptable outcomes sets out the criteria for establishing the level of hazard. A Registered Professional Engineer of Queensland with expertise in undertaking flood analysis is to certify the actual level of risk for the site in accordance with those criteria.</p>
<p>PO5 Road and pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path.</p>	<p>AO5.1 New arterial roads are located above the DFE, sub-arterial and collector roads are located above the 2% AEP flood level and all other roads are above the 5% AEP flood level.</p>

Performance outcomes	Acceptable outcomes
	<p>AO5.2 Development does not involve cul-de-sacs or dead end streets within a flood hazard area.</p> <p>AO5.3 Each new lot has direct access to low or medium hazard evacuation routes as defined in Table 8.2.7.3.3—Table to acceptable outcomes.</p> <p>Note—The criteria for a low or medium flood hazard is defined in Table 8.2.7.3.3—Table to acceptable outcomes.</p>
Building floor levels	
<p>PO6 The floor levels of residential uses and other sensitive land uses are raised above the DFE to provide an allowance above the main flood way for hydraulic gradient, the effects of wave action, uncertainty in estimating flood water heights and unforeseen variation in local flood behaviour.</p>	<p>AO6.1 Habitable rooms have a minimum floor level at least 1000mm above the DFE. OR Where involving an extension to an existing residential use that has habitable rooms below the DFE, any extension does not exceed 25m² GFA.</p> <p>AO6.2 Floor levels of non-habitable rooms (other than Class 10 buildings) are above the DFE, or allow for the flow through of floodwaters.</p> <p>AO6.3 Where a building has been destroyed by flood, the floor levels of the reconstructed building accord with AO7.1 and AO7.2.</p> <p>AO6.4 The filling height of building footprints does not exceed 1000mm and has batters not steeper than 1 in 6.</p>
<p>PO7 Non-residential development is designed and located to minimise damage to property from flooding impacts.</p>	<p>AO7.1 The floor level of non-residential buildings (other than Class 10 buildings) is above the DFE or allows for the flow through of floodwaters on the ground floor.</p> <p>AO7.2 Where located less than 1000mm above the DFE materials stored on-site are those that are easily able to be moved off-site in a flood event.</p>
Earthworks	

Performance outcomes	Acceptable outcomes
<p>PO8 Development, including any earthworks or excavation work in excess of 50 cubic metres, must:</p> <ul style="list-style-type: none"> (a) not adversely impact on or change the flood characteristics of a floodplain or waterway (b) not reduce existing flood storage and flow capacity (c) avoid any physical change to a floodplain or natural waterway (d) avoid increased scour and erosion (e) not increase the depth, velocity or direction of the flow, the rate of flood level rise or the duration of inundation on land external to the site, and (f) not substantially remove any riparian or riverine vegetation. 	<p>No acceptable outcome nominated.</p>
Hazardous materials	
<p>PO9 Public safety and the environment are not adversely affected by the impacts of floodwater on hazardous materials manufactured or stored in bulk.</p>	<p>AO9.1 Development does not involve the manufacture or storage of hazardous materials within a flood hazard area. OR A site specific flood hazard assessment demonstrates that the site is within a low or medium hazard, the manufacture or storage of hazardous materials takes place not less than 1000mm above the DFE flood levels.</p> <p>AO9.2 Structures used for the manufacture or storage of hazardous material in bulk are designed to prevent the intrusion of floodwaters. OR</p> <p>AO9.3 Within the low or medium flood hazard area, the quantity of hazardous chemicals is:</p> <ul style="list-style-type: none"> (a) flammable gases less than 5,000L (b) toxic gases less than 500L (c) non-toxic, non-flammable gases including oxidising gases less than 10,000L (d) classes 3, 4, 5, 6.1, 8 and 9 of packing group I less than 500 L or kg of the ADG code (e) classes 3, 4, 5, 6.1, 8 and 9 of packing group II less than 2,500 L or kg of the ADG code, or (f) classes 3, 4, 5, 6.1, 8 and 9 of packing group III less than 10,000 L or kg of the

Performance outcomes	Acceptable outcomes
	ADG code. Notes—Table 8.2.7.3.3—Table to acceptable outcomes sets out the criteria for establishing the level of hazard. A Registered Professional Engineer of Queensland with expertise in undertaking flood analysis is to certify the actual level of risk for the site in accordance with those criteria.
Intensive animal husbandry	
PO10 The use of land for intensive animal husbandry does not establish or intensify in a flood hazard area, in order to avoid risk to the environment.	AO10 Intensive animal husbandry, including the storage of bulk food and any associated water treatment facilities, does not occur on land below the DFE.
Community infrastructure	
PO11 Community infrastructure is able to function effectively during and immediately after flood events.	AO11 Community infrastructure is provided at or above the recommended flood immunity level specified in Table 8.2.7.3.2—Recommended flood immunity levels for community infrastructure.
PO12 Essential services infrastructure (e.g. gas, water supply, sewerage, telecommunications, and on-site electricity,) maintains its function during and immediately after a DFE flood event.	AO12 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are: (a) located above the DFE, or (b) designed, sited and operated to prevent floodwater intrusion/infiltration.
PO13 Infrastructure is designed, sited and operated to resist hydrostatic and hydrodynamic forces as a result of inundation by a DFE.	No acceptable outcome nominated.

Table 8.2.7.3.2—Recommended flood immunity levels for community infrastructure

Type of Community infrastructure	Recommended flood immunity levels
Community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a child care service under the Child Care Act 2002 is conducted, community centres, meeting halls, galleries and libraries.	1% AEP
Correctional facilities	0.2% AEP
Education establishment/child care centre	0.5% AEP
Emergency services facilities	Emergency services 0.2% AEP

	Emergency shelters 0.5% AEP Police facilities 0.5% AEP
Hospitals and associated institutions	0.2% AEP
Operating works under the Electricity Act 1994	Power stations 0.2% AEP Major switch yards 0.2% AEP Substations 0.5% AEP
Stores of valuable records or items of historic or cultural significance	0.5% AEP
Sewerage treatment plant	0.2% AEP
Water treatment plant	0.5% AEP

Table 8.2.7.3.3—Table to acceptable outcome

Criteria	Degree of Flood Hazard			
	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.2.)	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4.)	Fit adults would have difficulty wading. (Generally, where wading velocity depth product is less than 0.6.)	Wading is not an option
Vehicle navigability	Flood waters are navigable by a two wheel drive sedan (maximum flow depth on vehicle paths <0.2m)	Flood waters are navigable by a two wheel drive sedan (maximum flow depth on vehicle paths <0.25m)	Flood waters are only navigable by a four wheel drive vehicle	Vehicles are unable to pass
Evacuation distances	<200 metres	200–400 metres	400–600 metres	>600 metres
Maximum flood depths	<0.2 metres	<0.6 metres	<1.2 metres	>1.2 metres
Maximum flood velocity	< 0.4 metres per second	<0.8 metres per second	<1.5 metres per second	>1.5 metres per second
Timing Note—This category cannot be implemented until evacuation times have been established in the <i>Counter Disaster Plan (flooding)</i> .	Ample for flood forecasting. Evacuation routes remain passable for twice as long as warning and evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the warning and evacuation time.	Evacuation routes remain trafficable for only up to minimum warning and evacuation time.	There is insufficient evacuation time.

Note—The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan (flooding). Generally safe wading conditions assume even walking surfaces with no obstructions, steps, soft underfoot, etc.

6.2.8 Hazardous activities

6.2.8.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Hazardous activities overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.8.2 Purpose

- (1) The purpose of the Hazardous activities overlay code is to protect community health, safety and sensitive land uses from the impacts of former landfill sites, former mining activities and from contaminated land.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Sensitive land uses are protected from risks associated with disused underground mines, tunnels and shafts, landfill and refuse sites and contaminated land.

6.2.8.3 Assessment benchmarks

Table 8.2.8.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Development within a former mined area	
PO1 Development is not at risk of: <ol style="list-style-type: none"> (a) damage through subsidence, and (b) causing accidental entry into mine shafts. 	AO1.1 Buildings are not located within: <ol style="list-style-type: none"> (a) 100m of known areas of mining subsidence, and (b) 40m of mine shafts or entries.
	AO1.2 Shafts or tunnel entries are sealed to prevent accidental entry.
For all assessable development	
Development on former landfill and refuse sites or on contaminated land	
PO2 Development must: <ol style="list-style-type: none"> (a) demonstrate there is no public health or safety risk as a result for former hazardous land use activities, and (b) ensure land has been appropriately remediated to safely accommodate the proposed land use activity. <p>Note—A validation report that demonstrates land has been appropriately remediated may be required in responding to this performance outcome. This can only be prepared and certified by suitably qualified person as defined in Part 3 of the <i>Environmental Protection Act 1994</i>.</p>	No acceptable outcome is nominated.

6.2.9 Heritage

6.2.9.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Heritage overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.9.2 Purpose

- (1) The purpose of the Heritage overlay code is to ensure:
 - (a) The local heritage places throughout the Gladstone region are conserved for present and future communities.
 - (b) Development is compatible with the cultural heritage significance of the local heritage place.
 - (c) Any development and works undertaken is consistent with the *Australia ICOMOS Burra Charter, 2013*.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The cultural heritage significance of the Gladstone region's local heritage places is maintained and protected.
 - (b) Local heritage places are protected from inappropriate removal and demolition unless there is no adverse impact on the heritage significance of that place or there is an unacceptable human safety risk.
 - (c) Archaeological features and artefacts are identified and appropriately managed.
 - (d) Development within or adjoining a local heritage place is visually subservient to the heritage place and does not impact on its cultural heritage significance.

Note—The *Heritage planning scheme policy* provides further guidance in meeting the requirements of this code. This includes preparing a:

- Statement of Impact for development and works within or adjoining a heritage place
- Heritage Management Plan for development and works within a heritage place
- Archaeological Management Plan for development and works within a heritage place where known or potential archaeological deposits exist.

Note—Council's process for adding or removing a place for the local heritage register is stated in the *Heritage planning scheme policy*.

6.2.9.3 Assessment benchmarks

Table 8.2.9.3.1—Assessable development

Performance outcomes	Acceptable outcomes
Demolition or removal if within a local heritage place	
<p>PO1 Any demolition must:</p> <ol style="list-style-type: none"> (a) not result in the loss of the cultural heritage significance of the local heritage place, or (b) demonstrate the building or structure to be demolished is not capable of structural repair and represents a safety hazard, or (c) ensure that part of the local heritage place is not of cultural heritage significance. <p>Note—The <i>Heritage planning scheme policy</i> provides guidance on the preparation of a Heritage Impact Statement and structural condition report in responding to this performance outcome.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development if within a local heritage place	
<p>PO2 Development is compatible with the conservation and management of the cultural heritage significance of the local heritage place.</p> <p>Note—Development follows the principles of the <i>Burra Charter</i>. The <i>Heritage planning scheme policy</i> provides guidance on preparing a Statement of Impact, Heritage Management Plan and other information necessary to demonstrate satisfaction of this performance outcome.</p>	No acceptable outcome is nominated.
<p>PO3 Development does not adversely affect the heritage significance of the local heritage place and is compatible with its heritage values including:</p> <ul style="list-style-type: none"> (a) maintaining views to and from the place where significant (b) consistency with the character, setbacks, setting or appearance of the place (c) minimising overshadowing on to the place (d) avoiding altering, removing or concealing significant heritage features, and (e) consistency with open space and landscaping features. 	No acceptable outcome is nominated.
<p>PO4 Any reconfiguring a lot:</p> <ul style="list-style-type: none"> (a) does not diminish the cultural significance of the local heritage place including maintaining its historical context, landscape settings and consistency with the prevailing built environment (b) reflects the pattern and layout of the original subdivision in the area, and (c) does not reduce public access to the local heritage place. 	No acceptable outcome is nominated.
Carrying out building work, operational work or other works within a local heritage place	
<p>PO5 Building work incorporates design elements which are compatible with the values of the local heritage place in terms of:</p> <ul style="list-style-type: none"> (a) architectural features, (b) external materials, and (c) finishes and colours. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO6 Excavation or other earthworks do not create an adverse impact on archaeological and heritage values of the local heritage place.</p> <p>Note—The <i>Heritage planning scheme policy</i> provides guidance on responding to this performance outcome.</p>	No acceptable outcome is nominated.
<p>PO7 Any new fencing, landscaping, access or car parking arrangements are designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) does not have a detrimental impact on the significant values or views of the place (b) enhances the overall appearance of the local heritage place, and (c) is sensitive to materials, colours, scale, placement and layout of the place. 	No acceptable outcome is nominated.
Archaeology	
<p>PO8 Development does not adversely impact on known or potential archaeological deposits.</p> <p>Note—The <i>Heritage planning scheme policy</i> provides guidance on the preparation of an Archaeological Management Plan that is necessary to demonstrate satisfaction of this performance outcome.</p>	No acceptable outcome is nominated.
General	
<p>PO9 Any changes as a result of development and associated works to a local heritage place are appropriately managed and documented.</p>	<p>AO9 Development is compatible with a conservation management plan prepared in accordance with the <i>Burra Charter</i>.</p> <p>Note—An archival quality photographic record is made of the features of the place that are impacted because of the development.</p>
Development if adjoining a heritage place	
<p>PO10 Development does not adversely affect the heritage significance of the adjoining local heritage place including:</p> <ul style="list-style-type: none"> (a) maintaining views to and from the heritage place where significant (b) consistency of built form, building materials, fencing and setbacks (c) minimising for overshadowing on to the heritage place, and (d) consistency with open space and landscaping features. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO11 Reconfiguring a lot does not:</p> <ul style="list-style-type: none"> (a) reduce public access to the adjoining local heritage place, or (b) contribute to adversely impacting on significant views to and from the local heritage place, or (c) obscure, destroy or disrupt any pattern of historic subdivision, the historical context, the landscape settings or the scale and consistency of the built environment relevant to the local heritage place. 	<p>No acceptable outcome is nominated.</p>

6.2.10 Regional infrastructure

6.2.10.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Regional infrastructure overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.


6.2.10.2 Purpose


- (1) The purpose of the Regional infrastructure overlay code is to protect regionally significant infrastructure from nearby development that is sensitive to, or creates a risk for the infrastructure, and to protect nearby development from the potential impacts of the infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure requirements are integrated in master planning and subdivision of newly developing areas, including new neighbourhoods.
 - (b) Effective separation and interface treatment is provided to major infrastructure sites and corridors to avoid risk to people and property and to minimise noise, odour and visual impacts.
 - (c) Easy access is provided to and along major infrastructure sites and corridors.
 - (d) Development does not compromise the safe and efficient operation, maintenance or expansion of major infrastructure.
 - (e) Existing and planned regional infrastructure facilities and corridors are protected from encroachment by sensitive land uses or incompatible development.
 - (f) Development does not create any threat to the provision of a safe and reliable supply of services to all users, and avoids any potential interference with the ongoing operation, maintenance and augmentation of the infrastructure.
 - (g) Development does not increase the potential for safety concerns, nuisance and complaints and minimises the need for measures to be introduced in the operation of the infrastructure to reduce potential impacts on surrounding areas.
 - (h) Development minimises overlooking of and visual exposure to the infrastructure sites and corridors.
 - (i) Development over or near major electricity and bulk water supply infrastructure does not compromise or interfere with the integrity of the infrastructure.

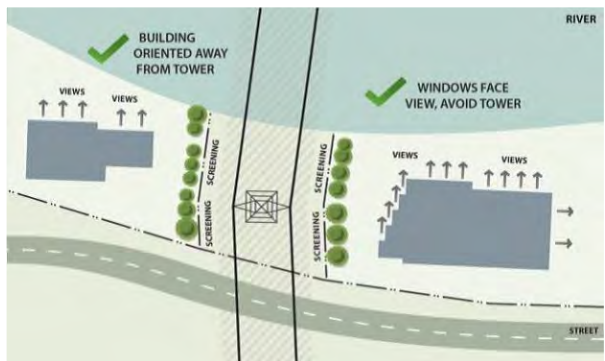
6.2.10.3 Assessment benchmarks

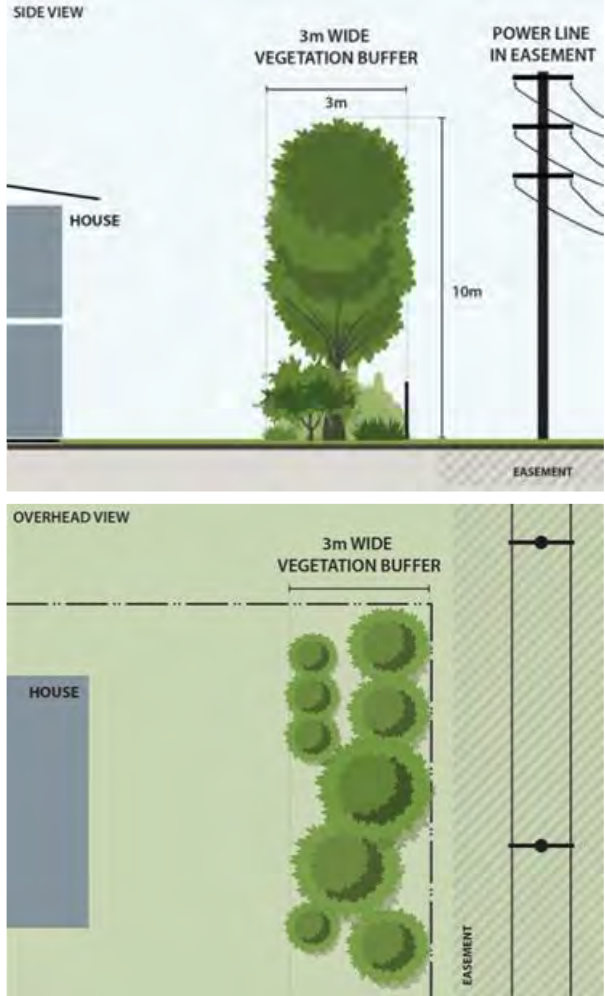
Table 8.2.10.3.1—Assessable development

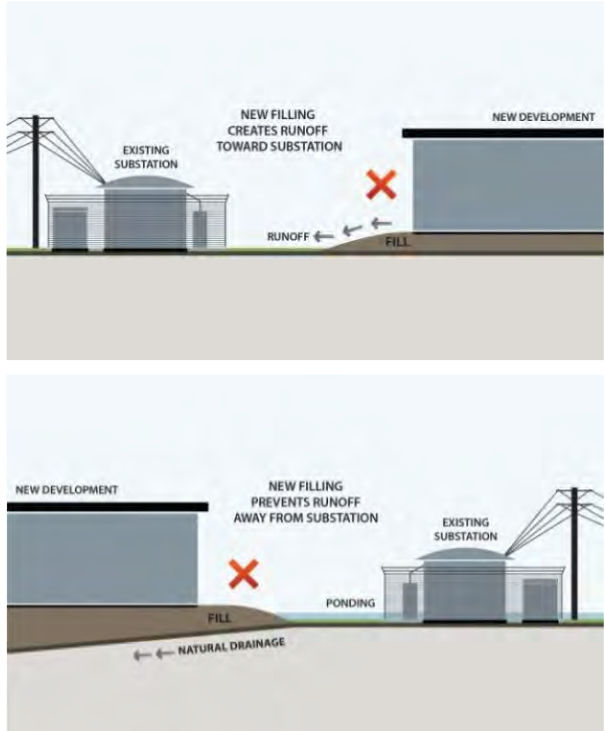
Performance outcomes	Acceptable outcomes
Reconfiguring a Lot	
<p>PO1 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of major electricity and bulk water supply infrastructure networks.</p>	No acceptable outcome is nominated.
<p>PO2 Lot reconfiguration integrates major infrastructure sites and corridors within the overall layout. In particular, the neighbourhood design:</p> <ol style="list-style-type: none"> (a) ensures land of sufficient size and suitability is allocated to accommodate the existing and future major infrastructure network (b) as far as possible, minimises the likely visual prominence of major infrastructure, and (c) provides for an interface or relationship with surrounding uses that minimises the potential for nuisance (including noise and odour), health and safety concerns. 	<p>No acceptable outcome is nominated.</p> <p>Note—Applicants should consult with the electricity providers early in the master planning process to determine electricity infrastructure requirements.</p>

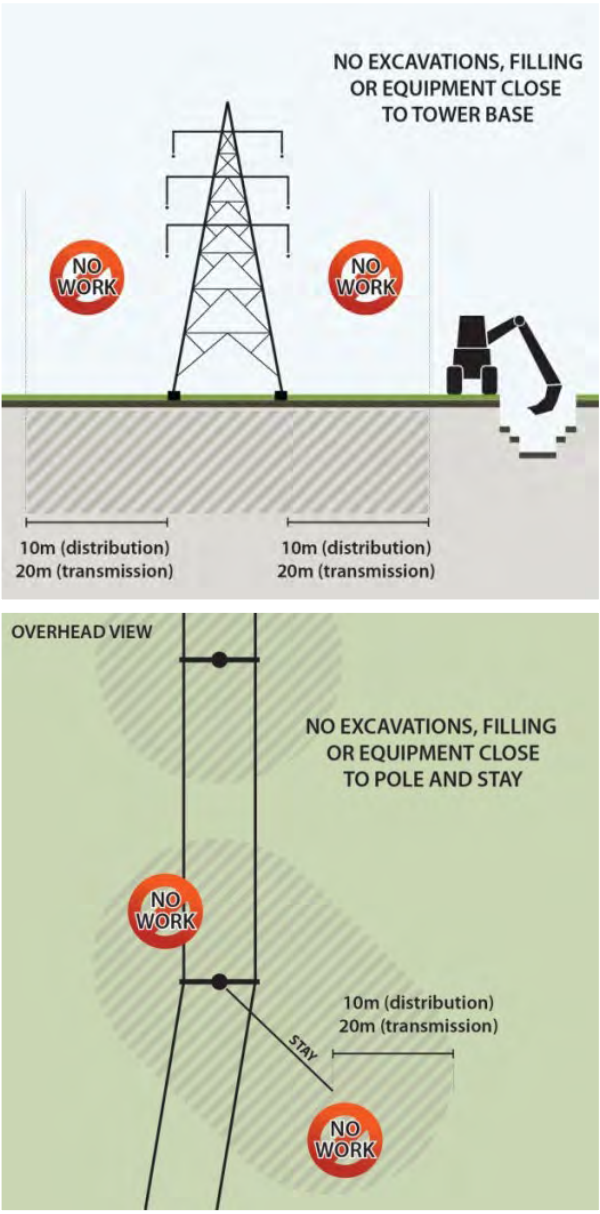
Performance outcomes	Acceptable outcomes
<p>PO3</p> <p>Landscaping is provided which substantively assists in screening and softening poles, towers or other structures and equipment associated with major infrastructure.</p>	<p>AO3</p> <p>A minimum 5m wide densely planted landscaped buffer is provided, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p> <p>Note—Applicants may find further guidance in Powerlink’s <i>“Screening your home from powerlines – A guide for planting trees and shrubs outside of easements to screen powerlines”</i>.</p>
<p>PO4</p> <p>Development within a water supply pipeline and buffer identified on the Regional infrastructure overlay map:</p> <p>(a) is located, designed and constructed to protect the integrity of the water supply pipeline, and</p> <p>(b) maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.</p>	<p>AO4</p> <p>Buildings and structures (other than those associated with electricity infrastructure) are setback a minimum of 10m from a water supply pipeline as identified on the Regional infrastructure overlay map.</p>
<p>PO5</p> <p>Where the reconfiguration involves a major electricity infrastructure corridor, the corridor is incorporated within a useable public open space network wherever possible.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO6</p> <p>Where major electricity infrastructure is located within public open space, the dimensions and characteristics of the open space area are sufficient to accommodate the electricity easement or site, in combination with compatible recreational facilities and landscaping, so that:</p> <p>(a) it has an open and expansive character, with landscape design which assists in breaking up the linear and vertical dominance of the infrastructure</p> <p>(b) landscaping is located outside the easement area and substantively screens and softens the appearance of poles, towers or other structures, and</p> <p>(c) recreational facilities and landscaping are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials and access to the electricity infrastructure by the electricity provider.</p>	<p>No acceptable outcome is nominated.</p> <p>Note—The figures below provide an example of a well-integrated transmission corridor.</p> 

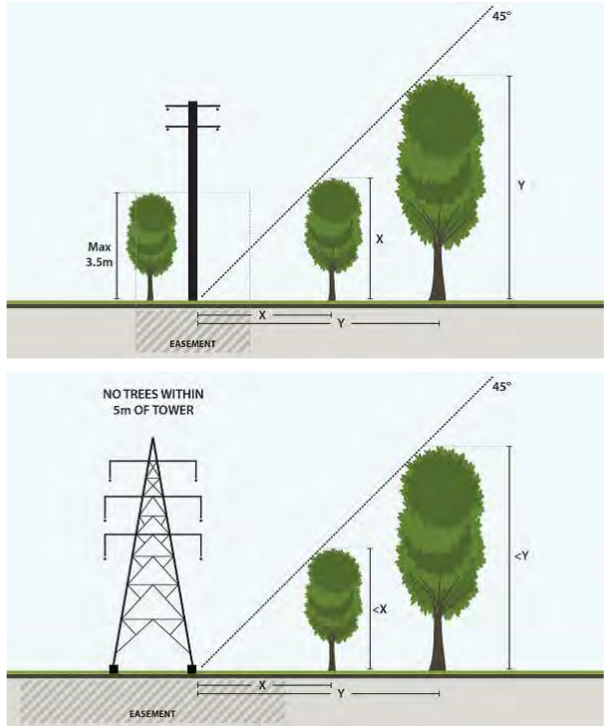
Performance outcomes	Acceptable outcomes
	
<p>PO7 Where major electricity infrastructure is located in a road:</p> <ul style="list-style-type: none"> (a) an attractive, functional and safe streetscape is achieved (b) street furniture, planting and lighting are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials (c) the reserve has sufficient width to accommodate significant landscaping which assists in screening and softening poles, towers or other structures and equipment from nearby sensitive land uses (d) the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2002</i> can be achieved, and (e) convenient access to the infrastructure by the electricity provider is maintained. 	<p>No acceptable outcome is nominated.</p>
Material change of use	
<p>PO8 Development does not increase risk to community health or safety, or the operation and reliability of major electricity or bulk water supply infrastructure.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO9 Development involving a sensitive land use is sufficiently separated from major electricity or bulk water supply and wastewater infrastructure to minimise the likelihood of nuisance or complaint.</p>	<p>For electricity infrastructure.</p> <p>AO9.1 Buildings (other than class 10 buildings) maintain a setback of at least:</p> <ul style="list-style-type: none"> (a) 50m from a transmission (Powerlink operated) substation (b) 20m from any other substation, and (c) 20m from a transmission line easement.

Performance outcomes	Acceptable outcomes
	<p>For water or wastewater treatment plants</p> <p>AO9.2</p> <p>Sensitive land uses are not established or intensified within the buffer of a water or wastewater treatment plants identified on the Regional Infrastructure Overlay Map.</p>
<p>PO10</p> <p>Development avoids potential noise nuisance from substations.</p>	<p>AO10</p> <p>Noise emissions do not exceed 5db(A) above background noise level at the facia of a building measured in accordance with AS 1055.</p>
<p>PO11</p> <p>Other than where they are separated from the infrastructure by a road, buildings are oriented to avoid direct overlooking of major electricity infrastructure or substations.</p>	<p>No acceptable outcome is nominated.</p> <p>Note—The figure below provides an illustration of buildings oriented away from infrastructure.</p> 
<p>PO12</p> <p>Development includes sufficient space within the site to establish landscaping which substantively assists in screening and softening poles, towers or other structures and equipment associated with major electricity infrastructure and substations.</p>	<p>AO12</p> <p>A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p> <p>Note—The figures below provide an example but are not drawn to scale. Applicants may find guidance in Powerlink’s “<i>Screening your home from powerlines – A guide for planting trees and shrubs outside of easements to screen powerlines</i>”. Applicants should also note that vegetation will need to maintain statutory clearances (refer Ergon’s Standard for Vegetation Management and Standard for Vegetation Clearance Profile.) Applicants should also note that vegetation will need to maintain statutory clearances (refer Ergon’s Standard for Vegetation Management and Standard for Vegetation Clearance Profile)</p>

Performance outcomes	Acceptable outcomes
	 <p>The diagrams illustrate the acceptable outcomes for easement protection. The top diagram, labeled 'SIDE VIEW', shows a grey rectangular 'HOUSE' on the left. To its right is a '3m WIDE VEGETATION BUFFER' containing several green trees. A vertical dimension line indicates a height of '10m' for the trees. To the right of the buffer is a 'POWER LINE IN EASEMENT', represented by a tall black pole with cross-arms and wires. The ground area under the power line is shaded with diagonal lines and labeled 'EASEMENT'. The bottom diagram, labeled 'OVERHEAD VIEW', shows a top-down perspective. The 'HOUSE' is a grey rectangle on the left. The '3m WIDE VEGETATION BUFFER' is a vertical strip of green containing several circular tree symbols. To the right of the buffer is the 'EASEMENT' area, shaded with diagonal lines and containing a vertical line representing the power line with two horizontal cross-arms.</p>
<p>PO13 Major electricity or bulk water supply infrastructure within private land is protected by easement in favour of the service provider.</p>	<p>AO13 Existing easements are maintained and where none currently exist, new easements are created which are sufficient for the provider's requirements.</p>
<p>PO14 Development does not compromise or adversely impact upon the efficiency and integrity of major electricity and bulk water supply infrastructure networks.</p>	<p>AO14 For bulk water infrastructure, buildings and structures (other than those associated with electricity infrastructure) are setback a minimum of 20m from a water supply pipeline. No acceptable outcome for major electricity infrastructure.</p>
Operational works and infrastructure	
<p>PO15 Development within a water supply infrastructure buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> (a) protect the integrity of the water supply infrastructure (b) maintains adequate access for any required maintenance or upgrading work to the water supply infrastructure. 	<p>AO15 Development does not involve works within a water supply infrastructure buffer.</p>

Performance outcomes	Acceptable outcomes
<p>PO16 Earthworks do not restrict access to substations or to and along major electricity infrastructure by the electricity providers, using their normal vehicles and equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17 There is no worsening of flooding, drainage or erosion conditions affecting the infrastructure.</p>	<p>No acceptable outcome is nominated. Note—The figures below illustrate the concept.</p>  <p>The top diagram shows a cross-section of the ground with an 'EXISTING SUBSTATION' on the left and 'NEW DEVELOPMENT' on the right. A 'FILL' area is located between them. Arrows indicate 'RUNOFF' from the fill towards the substation. A red 'X' is placed over the runoff path, indicating this is an unacceptable scenario. The bottom diagram shows the same setup, but the 'FILL' is positioned such that 'NATURAL DRAINAGE' (indicated by arrows) is blocked, leading to 'PONDING' near the 'EXISTING SUBSTATION'. A red 'X' is placed over the ponding area, indicating this is also an unacceptable scenario.</p>
<p>PO18 Development maintains the clearances required under schedules 4 and 5 of <i>the Electrical Safety Regulation 2013</i>.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO19 Any earthworks are undertaken in a way which:</p> <ul style="list-style-type: none"> (a) ensures stability of the land on or adjoining substations and major electricity infrastructure (b) does not otherwise impact on the safety and reliability of the electricity infrastructure, and (c) does not restrict the placement or use of the electricity provider's equipment. 	<p>AO19.1 No earthworks are undertaken:</p> <ul style="list-style-type: none"> (a) for overhead transmission infrastructure, within 20m of a transmission tower or pole (b) for overhead distribution infrastructure, within 10m of a tower, pole or stay, or (c) for substations, within 10m of a property boundary shared with the substation. <p>Note—The figures below illustrate the concept.</p>

Performance outcomes	Acceptable outcomes
	 <p>AO19.2 No earthworks are undertaken, or other loading or displacement of earth caused, within the easement of an underground power line.</p>
<p>PO20 Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of substations or major electricity infrastructure.</p>	<p>AO20.1 Underground services are not located within 20m of a tower, pole, stay or substation boundary.</p> <p>AO20.2 No valve pits occur within: (a) for transmission infrastructure, 60m of a tower, pole or stay, or (b) for distribution infrastructure, 20m of a tower, pole or stay.</p> <p>AO20.3 Pipelines with cathodic protection systems, comply</p>

Performance outcomes	Acceptable outcomes
	<p>with part 11 of <i>Electrical Safety Regulation 2013</i>.</p> <p>AO20.4 Underground services traversing an easement, cross at right angles to the overhead or underground lines.</p> <p>AO20.5 Trenches for services are backfilled to be compacted in 150mm layers to at least 95% modified dry density compaction ratio.</p> <p>AO20.6 Trenches under construction are not left open overnight.</p>
<p>PO21 Vegetation does not pose a risk to the safety or reliability of electricity infrastructure.</p>	<p>AO21.1 Vegetation planted within an easement of an overhead power line or, where there is no easement, the area of influence of a power line, has a mature height of no more than 3.5m.</p> <p>AO21.2 Vegetation planted within an underground power line easement does not have a mature root system in >150mm depth and is not located directly over the power line.</p> <p>AO21.3 Vegetation adjoining easements complies with the clearance dimensions illustrated in the figure below.</p> 

Performance outcomes	Acceptable outcomes
	<p>AO21.4 Planting complies with (as relevant to the infrastructure concerned):</p> <ul style="list-style-type: none"> (a) Energex's Safe tree guidelines, or (b) Ergon's Plant Smart brochures at www.ergon.com.au, or (c) Powerlink's Screening your home from powerlines information sheet at www.powerlink.com.au

6.2.11 Scenic amenity

6.2.11.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Scenic amenity overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.11.2 Purpose

- (1) The purpose of the Scenic amenity overlay code is to ensure that development in areas of high scenic amenity is sited and designed to minimise adverse impacts on those scenic amenity values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development avoids areas of high scenic amenity, or, is sited and designed to minimise the impact on the scenic qualities of the area to the maximum extent possible.
 - (b) The scenic qualities of headlands, landmarks and lookouts are not diminished by inappropriate development.
 - (c) Development avoids or minimises adverse impacts on the scenic amenity of important views and vistas.

Note—For the purpose of this code ‘scenic amenity’ is defined as ‘a measure of the relative contribution of each place in the landscape to the collective appreciation of open space as viewed from places that are important to the public’.

6.2.11.3 Assessment benchmarks

Table 8.2.11.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Siting of development	
PO1 Any buildings or structures are sited to minimise the impact on the natural landscape and topographical features.	AO1 Any buildings or structures are not located on ridgelines.
For all assessable development	
Siting and design of development	
PO2 Development is visually integrated with the landscape elements to maintain or enhance the landscape and scenic amenity values. Note—The scenic amenity values of and visible from the land must be assessed and confirmed in a Scenic Amenity Assessment report prepared by a suitably qualified and experienced person. The report is to address strategies and design responses in order to demonstrate compliance with this performance criterion. <i>The South East Queensland Regional Plan 2005–2026 Implementation Guideline No. 8: Identifying and Protecting Scenic Amenity Values</i> provides a process for identifying areas with high scenic amenity as well as significant and popular viewpoints.	No acceptable outcome is nominated.
PO3	No acceptable outcome is nominated.

<p>The building design:</p> <p>(a) minimises visual impact and prevents buildings from dominating the natural landscape</p> <p>(b) is compatible with the natural characteristics of the area, and</p> <p>(c) avoids skyline intrusion.</p>	
<p>PO4 Building colours and materials blend in with the natural landscape to soften the visual impact of buildings.</p>	<p>AO4.1 Buildings utilize external finishes and colours that are of a low to moderate Light Reflectance Value (50% LRV or lower).</p> <p>AO4.2 Development includes variations in wall and roof lines so as to minimise the appearance of building bulk. No external face of the building in a single continuous plane has a surface area of more than 100 square metres.</p>
Coastal development in rural areas	
<p>PO5 The dominance of the natural character of landscapes, views and vistas in the coastal zone in rural areas is to be maintained or enhanced when viewed from the foreshore or significant viewer locations.</p>	<p>AO5.1 Development does not protrude above any horizon or ridge line when viewed from any place readily accessible to the public such as parks and public spaces.</p> <p>AO5.2. The external colours of all buildings, structures and paved areas have a subdued natural tone that complements the predominant colours of the landscape.</p> <p>AO5.3. Cut and fill for retaining walls, driveway access and landscaping areas is no greater than 1m.</p> <p>AO5.4 All external lighting is directed downwards from a low intensity source situated not more than 1,500mm above natural ground level.</p>
<p>PO6 Development maintains and/or enhances natural scenic amenity values through vegetated buffers between development and coastal waters.</p>	<p>AO6 Trees and vegetation are used to screen buildings and infrastructure.</p>
Visibility of development	
<p>PO7 Development visible from identified significant viewer locations does not adversely impact upon significant views and landscape and scenic amenity values.</p>	<p>No acceptable outcome is nominated.</p>
Reconfiguration of a lot	
<p>PO8 The creation of new lots and roads are</p>	<p>No acceptable outcome is nominated.</p>

<p>designed and oriented to minimise their visual impacts to:</p> <ul style="list-style-type: none"> (a) preserve natural vegetation, particularly on ridgelines; (b) minimise the cutting and filling of the natural topography; and (c) minimise the impacts of new trunk infrastructure on existing vegetation. 	
Signage	
<p>PO9 Signage does not detract from the natural landscape character of an area.</p>	<p>AO9 No acceptable outcome is nominated.</p>

6.2.12 Steep land

6.2.12.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Steep land overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.12.2 Purpose

- (1) The purpose of the Steep land overlay code is to ensure:
 - (a) The safety of people, property and hazardous materials are protected from landslide hazard risk.
 - (b) The potential for environmental degradation is minimised.
- (2) The purpose of the Steep land overlay code will be achieved through the following overall outcomes:
 - (a) Development is compatible with the level of risk associated with the landslide hazard.
 - (b) Development is adequately protected from landslide hazard.
 - (c) Development does not increase the extent or severity of landslide hazard risk.
 - (d) Development provides for a useable and accessible building envelope and safe access.
 - (e) Development follows natural contours and topography in order to minimise the earthworks.
 - (f) Community infrastructure is located and designed to function effectively at all times.

6.2.12.3 Assessment benchmarks

Table 8.2.12.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
General	
<p>PO1 Development:</p> <ol style="list-style-type: none"> (a) ensures people and property are protected from landslide hazard originating from inside or external to the site (b) ensures the long term stability of the land (c) ensures access is not at risk from being permanently impeded by a landslide event (d) does not increase the risk of landslide to adjoining properties, and (e) incorporates appropriate building types and structures that minimise disturbance to the land. <p>Note—To achieve compliance with this performance outcome, a Geotechnical Report can be prepared and certified by a RPEQ in accordance with the Landslide Risk Management – Australian Geomechanics Journal.</p>	<p>AO1.1 Development is not located on that part of the land identified on the Steep land overlay.</p> <p>OR</p> <p>AO1.2 Where development is located on land identified on the Steep land overlay, a site-specific geotechnical report is provided that certifies:-</p> <ol style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained during both the construction and operational life of the development; (b) the site is not subject to risk of landslide activity originating from other land, including land above the site; and (c) the development will not increase the risk of landslide on other land. <p>Note—The Geotechnical Report is to be certified by a RPEQ in accordance with the Landslide Risk Management – Australian Geomechanics Journal.</p>
<p>PO2 Paths, driveways and roads:</p> <ol style="list-style-type: none"> (a) avoid the steepest parts of the land, and 	<p>AO2.1 Paths, driveways and roads do not traverse land with a slope exceeding 25%.</p>

Performance outcomes	Acceptable outcomes
(b) are constructed to an appropriate standard to minimise landslide impacts, and (c) follow natural contours and minimise crossing with natural drainage lines.	AO2.2 Paths, driveways and roads are sealed with asphalt, concrete or another type of hardstand where traversing a slope greater than 10%.
PO3 Earthworks: (a) minimises disturbance to the natural contours of the site and adjoining properties, and (b) do not increase the risk of landslide inside or external to the site.	AO3.1 Earthworks do not: (a) change the ground level more than 1m at any point (b) occur within 1.5m of any property boundary, and (c) result in retaining walls located within 3m of a property boundary, other than where retaining walls are less than 1m in height on a continuous vertical plane.
AO3.2	
If involving a dwelling house	
PO4 Development must have sufficient size to accommodate a dwelling house, outdoor recreation area and an on site wastewater treatment system.	AO4.1 Development is in accordance with a Reconfiguring a Lot Development Permit in which there is a Plan of subdivision and associated Operational Works (Earthworks) approval. Note – the Steep Land overlay mapping represents the best mapping information available at the time. It is acknowledged subsequent Reconfiguring a Lot and associated Operational Works (Earthworks) approvals may necessitate regular amendments to update the Steep land overlay mapping. AO4.1 recognises development may proceed in accordance with these approvals should the Steep land overlay mapping be triggered in the event the overlay mapping has not been updated.
AO4.2	
Where no Reconfiguring a Lot Development Permit and associated Plan of subdivision and associated Operational Works (earthworks) approval applies to the land, development includes a building envelope that: (a) is not located on land steep than 15%, and (b) has a minimum area of 1,000m ² , and (c) has a minimum dimension of 18m.	
For all assessable development	
Hazardous materials	

Performance outcomes	Acceptable outcomes
<p>PO5</p> <p>The manufacture or storage of hazardous material in bulk:</p> <p>(a) is not located on land, or in the immediate surrounds of land with a risk of landslide, and</p> <p>(b) does not represent a risk to people and property from landslide hazard.</p>	<p>AO5</p> <p>The manufacture or storage of hazardous material in bulk is not located on land identified on the Steep land overlay map.</p>
Minimisation of landslide hazard	
<p>PO6</p> <p>Development incorporates measures to minimise the landslide risk level by:</p> <p>(a) avoiding works on the steepest parts of the land, and</p> <p>(b) retaining existing vegetation.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>Paths, driveways and roads are designed to:</p> <p>(a) follow natural contours and have the minimum length necessary, and</p> <p>(b) minimise the number of crossings of water courses and drainage lines.</p>	No acceptable outcome is nominated.
Community infrastructure and emergency services	
<p>PO8</p> <p>Community infrastructure and emergency services are able to function effectively during and immediately after landslide events.</p>	No acceptable outcome is nominated.

6.2.13 Water resource catchment

6.2.13.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Water resource catchment overlay code. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.13.2 Purpose

- (1) The purpose of the Water resource catchment overlay code is to ensure that development does not, individually or cumulatively, adversely impact on the quality or quantity of water entering:
 - (a) Lake Awoonga
 - (b) Lake Awoonga's catchment area
 - (c) the Agnes Water bores buffer area
 - (d) the Miriam Vale water bores buffer area, or
 - (e) the Bororen water bores buffer area.
- (2) The purpose of the code will be achieved through compliance with the following overall outcome:
 - (a) Development, cumulatively or individually, maintains or improves water quality within the catchment and buffer areas.

6.2.13.3 Assessment benchmarks

Table 8.2.13.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
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Reconfiguring a lot	
<p>PO1 Development does not cause or permit pollutants, sediments or nutrients to enter a watercourse, wetland, lake, spring or aquifer within the catchment and buffer areas.</p>	<p>AO1 Development complies with the specific outcomes and measures contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>

Part 7 Development codes

7.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirements apply to development under schedule 6 of the Regulation are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the codes and requirements under the Regulation for development in the planning scheme area:
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme
 - (b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14 division 2 of the Regulation.
- (5) The following are the use codes for the planning scheme:
 - (a) Advertising devices
 - (b) Development design
 - (c) Extractive industry
 - (d) Home based business
 - (e) Landscaping
 - (f) Operational works
 - (g) Reconfiguring a lot
 - (h) Telecommunications facility use
- (6) The following are the other development codes for the planning scheme:
 - (a) State Development Areas – *State Development and Public Works Organisation Act 1971*
 - (b) Port of Gladstone and Port Alma (part)
 - (c) Priority Development Areas – *Economic Development Act 2012*.

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

Editor's note — the following schedules of the Regulation are relevant to the Gladstone Regional Council planning scheme:

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production
- Schedule 12 of the Regulation, particular reconfiguring a lot requiring code assessment.

7.3 Use codes

7.3.1 Advertising devices

7.3.1.1 Application

This code applies to the assessment of operational work for placing an advertising device on a road corridor or on premises, where the code is identified as applicable in the tables of assessment.

7.3.1.2 Purpose

- (1) The purpose of the advertising devices code is to:
 - (a) Facilitate economic activity through the advertising of business, products, services and to share information with the community.
 - (b) Provide unique and creative static and digital signage that contributes to the character and vibrancy of the setting.
 - (c) Ensure that advertising devices do not adversely affect visual amenity, the character of the local area and public safety.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) An advertising device complements, and does not detract from, the desirable characteristics of the natural and built environment in which the advertising device is exhibited.
 - (b) An advertising device is designed and integrated on the site so as to minimise visual clutter, particularly along major road corridors.
 - (c) An advertising device does not pose a hazard for pedestrians, cyclists or drivers of motor vehicles.
 - (d) An advertising device does not unreasonably impede views, sunlight or breezes for residents on adjoining sites, or create nuisance as a result of noisy, flashing or illuminated devices.

7.3.1.3 Description of advertising devices

Advertising device type	Written description
<p>On premises advertising device</p> 	<p>An advertising device intended to display the name or occupation of the use on the site or use on another site irrespective of particular design features.</p>

Advertising device type	Written description
<p data-bbox="247 250 686 286">Transport corridor advertising device</p> 	<p data-bbox="880 250 1332 398">A free standing or roof mounted advertising device located near or adjacent to a transport corridor for the purpose of advertising to the community.</p>

7.3.1.4 Description of urban and non-urban zones

Urban zone	Non-urban zone
<p data-bbox="247 1444 630 2016"> Low density residential Low-medium density residential Medium density residential Centre Community facilities Principal centre Neighbourhood centre Sport and recreation Low impact industry Medium impact industry Special industry Major tourism Minor tourism Mixed use Specialised centre Township </p>	<p data-bbox="809 1444 1149 1747"> Character residential Open space Environmental management Conservation Industry investigation Emerging community Limited development Rural Rural residential Special purpose </p>

Note - Table 9.3.1.4 is only to be used in conjunction with the Advertising devices code and is not to be used for assessment with any other code of the planning scheme.

7.3.1.5 Assessment benchmarks

Table 9.3.1.5.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Character and amenity	
<p>PO1 The advertising device is designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) results in a size that does not adversely impact on: <ul style="list-style-type: none"> (i) the visual amenity of a building, streetscape, locality or natural landscape setting (ii) the visual amenity of a main transport entrance into an urban area or township, and (f) is integrated with the design of other development on premises (g) does not visually dominate the premises, streetscape, locality or natural landscape setting (h) does not resemble traffic or road signs, and (i) are separated by distance so that the character and amenity of the locality and existing view and vista corridors are not adversely impacted. 	<p>AO1.1 Advertising devices do not exceed 8.5m in height from natural ground level in an urban zone and no greater than the permissible building height in a non-urban zone.</p> <p>AO1.2 On premises advertising device do not exceed more than 10% of the total building façade where in a non-urban zone.</p> <p>OR</p> <p>AO1.3 On premises advertising device do not exceed more than 30% of the total building façade where in a urban zone.</p> <p>AO1.4 Transport corridor advertising device do not exceed a maximum face area of 48m² per advertising device.</p> <p>AO1.5 Transport corridor advertising devices, are located a minimum distance of at least 800 meters from any other existing or approved advertising device where in a non-urban zone.</p> <p>OR</p> <p>AO1.6 Transport corridor advertising devices, are located a minimum distance of at least 200 meters from any other existing or approved advertising device where in a urban zone.</p>

Performance outcomes	Acceptable outcomes
<p>PO2 An advertising device only incorporates illumination, lighting, sound, odour or movement where it:</p> <ul style="list-style-type: none"> (a) is appropriate to its setting and is compatible with the amenity of the local area (b) does not cause nuisance or distraction to pedestrians, vehicle traffic or adjoining land uses (c) does not create glare, reflecting or flaring of colours, and (d) will not create a potential safety hazard, including a traffic safety hazard. 	<p>AO2.1</p> <ul style="list-style-type: none"> (a) the advertising device is only illuminated, includes sound or odour where it is located within a urban zone other than residential zones; or (b) associated with a business that operates at night. <p>AO2.2 Where the advertising device is illuminated it:</p> <ul style="list-style-type: none"> (a) has a maximum luminance of 350 candelas per m² (b) does not incorporate flashing lights or digital displays, and (c) is switched off between 11:00pm and 5am the following day or at any time the business is not operating between these hours. <p>AO2.3 The advertising device does not revolve, contain moving parts or have a moving border.</p>
Safety of pedestrians and vehicles	
<p>PO3 An advertising device is designed so as not to create a traffic or pedestrian safety hazard.</p>	<p>AO3.1 The advertising device does not physically obstruct the passage of pedestrians or vehicles.</p> <p>AO3.2 The advertising device does not mimic, and is not able to be confused with, a traffic control device or traffic signage.</p> <p>AO3.3 The advertising device does not restrict sight lines at intersections and site access points.</p>
Services and Infrastructure	
<p>PO4 Advertising devices do not impact, damage or cause consequential damage to public utilities or services.</p>	<p>AO4.1 The footings of an advertising device are not located within the zone of influence of any public utilities or services.</p> <p>Note—A Building Section Plan is provided to demonstrate compliance with AO4.1 and Council Policy 19.7 - Revision 1 - Building Adjacent to and Over Sewers, Stormwater and Water Assets (or relevant policy).</p>
Heritage places	

Performance outcomes	Acceptable outcomes
<p>PO5 Advertising adjacent to or located at a place of local heritage significance is designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) is compatible with the significance of the local heritage place (b) does not detrimentally impact on the values or setting of the heritage place (c) does not obscure the appearance or prominence of features of the local heritage place when viewed from adjacent public or semi-public streets or open spaces, and (d) does not intrude into that place. 	<p>AO5.1 The advertising device is not proposed on or adjoining a premises that is listed as a local heritage place or shown on the heritage overlay.</p>

7.3.2 Development design

7.3.2.1 Application

This code applies to assessing all development within the Gladstone Regional Council area where indicated in the Table of assessment.

7.3.2.2 Purpose

- (3) The purpose of the development design code is to:
 - (a) Ensure all development is provided with appropriate infrastructure, services and parking provisions.
 - (b) Ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental water values specified in the *Environmental Protection (Water) Policy 2009*.
 - (c) Protect surface water and ground water.
 - (d) Ensure adverse impacts of development on the environment and the amenity of the locality are avoided.
- (4) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is adequately serviced by utility and access infrastructure including roads, water, waste water, power, telecommunications, stormwater management and waste management.
 - (b) The integrity and efficiency of utility and access infrastructure systems is maintained.
 - (c) Environmental values of receiving water are protected from adverse development impacts arising from stormwater quality and flow.
 - (d) Environmental values of receiving water are protected from waste water impacts.
 - (e) Environmental values of receiving water are protected from development impacts arising from the creation or expansion of non-tidal artificial waterways.
 - (f) Public health and safety are protected and damage or nuisance caused by stormwater is avoided.
 - (g) Stormwater is designed to maintain or recreate natural hydrological processes and minimise run-off.
 - (h) The function, safety and efficiency of the transport network is optimised.
 - (i) Development within close proximity to existing or future public passenger transport facilities supports an integrated approach to land use and transport integration.
 - (j) Development provides adequate on-site vehicular access and adequate parking and servicing facilities for vehicles and parking facilities for bicycles.
 - (k) Access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development.
 - (l) Provision of safe and non-discriminatory public and pedestrian access is provided.
 - (m) Works in public streets and spaces enhance the pedestrian amenity and improve streetscape appearance.
 - (n) Sensitive land uses in close proximity to activities generating amenity impacts are located and designed to mitigate their impacts.
 - (o) Waste generation is minimised and re-use and recycling increased.
 - (p) Development provides for the storage of generated waste in an environmentally acceptable and nuisance free manner and waste storage facilities are functionally appropriate for users of the facilities, and
 - (q) Developments accessed by common private title have appropriate fire hydrant and infrastructure and unimpeded access to emergency service vehicles for the protection of people, property and environment from fire and chemical incidents.

Note—The term common private title covers areas such as roads in community title developments or strata title unit access which are private and under group or body corporate control.

7.3.2.3 Assessment benchmarks

Table 9.3.2.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Utility infrastructure and services	
<p>PO1 Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.</p> <p>Note—Council's documented Maximum Service Level (MSL) is to be considered.</p>	<p>AO1.1 Development is connected to Council's reticulated water supply network, including the installation of easily accessed water meters, in accordance with the <i>Engineering design planning scheme policy</i>.</p> <p>OR</p> <p>AO1.2 If connection to Council's reticulated water supply network is not possible, a potable on-site water supply is provided in accordance with the <i>Engineering design planning scheme policy</i>.</p>
<p>PO2 Development is serviced by appropriate sewerage disposal infrastructure which ensures:</p> <ul style="list-style-type: none"> (a) no adverse ecological impacts on the receiving environment (b) cumulative impacts of onsite waste water treatment is considered in assessing the likely environmental impacts (c) public health is maintained (d) the location, site area, soil type and topography is suitable for any on site waste water treatment, and (e) the reuse of waste water does not contaminate any surface water or ground water. 	<p>AO2.1 Development is connected to Council's reticulated sewerage treatment system, in accordance with the <i>Engineering design planning scheme policy</i>.</p> <p>OR</p> <p>AO2.2 If connection to Council's reticulated sewerage treatment system is not possible, development waste water is treated in accordance with Council's <i>Engineering design planning scheme policy</i> and relevant Australian Standards (including AS1547) and State requirements as amended.</p>
<p>PO3 Where not located in the Rural zone, electricity supply network and telecommunication service connections are provided to the site and are connected.</p>	<p>AO3.1 The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.</p> <hr/> <p>AO3.2 Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.</p>

Performance outcomes	Acceptable outcomes
<p>PO4 Development in areas serviced by a reticulated water supply where:</p> <p>(a) areas of the development are accessed by common private title or</p> <p>(b) the council infrastructure is not sufficient to provide fire fighting service in terms of pressure, flow or proximity,</p> <p>(c) is serviced with appropriate privately owned internal fire hydrant infrastructure and provides unimpeded emergency access.</p>	<p>AO4.1 Development, including buildings, both attached and detached, and not covered in other legislation or planning provisions mandating fire hydrants, conform with SPP Code: Fire services in developments accessed by common private title.</p> <p>AO4.2 Fire fighting infrastructure located within private property (excluding reticulated mains and hydrants on reticulated mains) is owned maintained by a party other than Council.</p>
Stormwater management	
<p>PO5 Stormwater management is designed and operated to:</p> <p>(a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows, and</p> <p>(b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status.</p>	<p>AO5.1 Development does not result in an increase in flood level flow velocity or flood duration on upstream, downstream or adjacent properties.</p> <p>AO5.2 Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the <i>Engineering design planning scheme policy</i>.</p>
<p>PO6 Stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.</p>	<p>AO6 Stormwater infrastructure is designed and constructed in accordance with the requirements of the <i>Engineering design planning scheme policy</i>.</p>
Wastewater	
<p>PO7 Wastewater is managed to:</p> <p>(a) avoid wastewater discharge to any waterway, and</p> <p>(b) if wastewater discharge to waterways cannot be practically avoided, discharge is minimised by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p> <p>Note—Wastewater is defined in accordance with Environmental Protection (Water) Policy 2009, schedule 2).</p> <p>Note—A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> • wastewater type, and • climatic conditions, and 	<p>AO7 Development does not discharge wastewater into any waterways.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> • water quality objectives (WQOs), and • best-practice environmental management. 	
Earthworks and retaining walls	
<p>PO8 Development is designed such that earthworks and any associated retaining structures:</p> <ul style="list-style-type: none"> (a) result in a landform that is stable, (b) maintain as far as practical, and minimise alteration to, the existing landforms, (c) minimise height of batter faces and retaining structures, (d) do not unduly impact on the amenity or privacy for occupants of the site or on adjoining land, (e) do not unduly impact on the amenity of the streetscape, (f) achieves a high level of visual amenity, (g) does not prevent or obstruct the function of adjacent sites including land in Council ownership; and (h) are designed and constructed so that they do not cause unintentional ponding (i.e. ponding not associated with stormwater control) on the site or on nearby land. 	<p>AO8.1 Earthworks and any retaining structures (including anchors, sheet piling, seepage drains, construction requirements and retained soil etc.) and their zone of influence must:</p> <ul style="list-style-type: none"> (a) be wholly contained within the development site; (b) ensure the top and toe of any batter slope (excluding those associated with road works) is a minimum of 0.9m horizontally from the boundary of the development site; (c) not be located on land in Council ownership (e.g. road reserves, parks and drainage reserves) (d) not include any services within the retained soil (as determined by the internal friction angle of the soil being retained) or the zone of influence of the retaining structures' foundation; and (e) allow for the installation and maintenance of services within any retaining structures (f) excavating or filling is no greater than 1m. <p>AO8.2 Development is designed such that the steepest formed batter slope is 1 vertical to 4 horizontal</p> <p>AO8.3 Earthworks and any associated retaining structures are designed and constructed in accordance with the Engineering Design Planning Scheme Policy</p> <p>AO8.4 For Reconfiguring A Lot applications:</p> <ul style="list-style-type: none"> (a) constructed embankment slopes are located along the rear and side boundaries of adjoining allotments and are designed and constructed: <ul style="list-style-type: none"> i. within the development site, ii. on land which is not to enter Council ownership, iii. within the allotment located on the low side of the common boundary, and iv. with a top and toe at least 0.9m

Performance outcomes	Acceptable outcomes
	<p>horizontally from the boundary</p> <p>(b) retaining walls are located along the rear and side boundaries of adjoining allotments and are designed and constructed either:</p> <ul style="list-style-type: none"> i. on the low side of the common boundary with a top at least 0.9m horizontally from the boundary; or ii. on the high side of the common boundary with a toe at least 5m horizontally from the boundary
Parking and access	
<p>PO9</p> <p>Development includes the provision of adequate and convenient car and bicycle parking on-site to satisfy the anticipated requirements of the activity.</p>	<p>AO9</p> <p>Car parking and bicycle parking is provided on site in accordance with the rates specified in the <i>Parking rates planning scheme policy</i>.</p>
<p>PO10</p> <p>Where in urban areas, development provides end of trip facilities to encourage people to engage in active transport (bicycles and pedestrians):</p> <ul style="list-style-type: none"> (a) to meet the needs of users and promote active modes of travel (b) at convenient, easily identifiable, safe locations, and (c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths. 	<p>AO10</p> <p>Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the <i>Queensland Development Code</i>.</p>
<p>PO11</p> <p>Access driveways are designed and constructed to:</p> <ul style="list-style-type: none"> (a) provide convenient access to the site and maintain the safety and efficiency of the road (b) minimise conflicts with traffic and pedestrians, and (c) are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic. 	<p>AO11.1</p> <p>Access driveways are:</p> <ul style="list-style-type: none"> (a) designed and constructed in accordance with the <i>Engineering design planning scheme policy</i>, and (b) in accordance with AS2890 as amended, and (c) certified by a Registered Professional Engineer of Queensland. <p>AO11.2</p> <p>Access driveways allow vehicles (with the exception of dwelling house and dual occupancy) to enter and exit the site in a forward gear.</p>
<p>PO12</p> <ul style="list-style-type: none"> (a) Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, parking areas (car and bicycle) and service bays) are designed to ensure: <ul style="list-style-type: none"> (i) a gradient appropriate for the type of vehicles (ii) a surface suitable for the 	<p>AO12</p> <p>Manoeuvring, loading and unloading areas, and parking areas (car and bicycle) are:</p> <ul style="list-style-type: none"> (a) designed and constructed in accordance with the <i>Engineering design planning scheme policy</i> (b) <i>Imperviously sealed using concrete or asphalt bitumen</i>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> proposed use (iii) effective stormwater drainage (iv) clearly marked and signed spaces (v) convenience and safety for drivers and pedestrians, and (vi) adequate dimensions to meet user requirements, including access and egress for emergency vehicles. 	<ul style="list-style-type: none"> (c) In accordance with AS2890 as amended, and (d) certified by a Registered Professional Engineer of Queensland.
<p>PO13 Footpaths provide pedestrian and bicycle access to the site, which is designed to:</p> <ul style="list-style-type: none"> (a) provide safe movement; (b) avoid unnecessary conflict between pedestrians, bicycles and motor vehicles; (c) include durable and stable materials; and (d) match any adjacent footpath. 	<p>AO13 Footpaths are:</p> <ul style="list-style-type: none"> (a) provided to the full road frontage and designed in accordance with the Engineering Design Planning Scheme Policy (b) connected to the existing footpath network, and (c) certified by a Registered Professional Engineer of Queensland.
<p>PO14 Pedestrian access to buildings:</p> <ul style="list-style-type: none"> (a) does not obstruct pedestrian movement (or form physical clutter) on public footpaths (b) are not visually overbearing (or form visual clutter) in the streetscape, and (c) provide safe, efficient, equitable and convenient access including wheelchair access. 	<p>AO14 Pedestrian access steps, escalators, ramps and lifts are:</p> <ul style="list-style-type: none"> (a) located wholly within the site (b) setback a minimum of 1.5m from the front boundary, and (c) compliant with the Disability Discrimination Act 1992.
Acoustic and air quality	
<p>PO15 Development minimises potential conflicts with, or impacts on, other uses having regard to odour, dust or other emissions.</p>	<p>AO15 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008, as amended</i>.</p>
<p>PO16 Development prevents or minimises the generation of any noise or vibration so that:</p> <ul style="list-style-type: none"> (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses, and (b) desired ambient noise levels in residential areas are not exceeded. 	<p>AO16 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008, as amended</i>.</p> <p>Note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities to achieve the appropriate acoustic objectives (measured at the receptor dB(A)).</p>
<p>PO17 Sensitive development adjacent to State controlled roads or Council controlled arterial and sub-arterial roads minimise through their own design the nuisance caused by noise, vibration and dust emissions.</p>	<p>AO17 Sensitive development (other than Class 1, 2, 3 or 4 buildings) complies with the requirements of the Department Main Roads – <i>Road Traffic Noise Management Code of Practice and the Environmental Protection (Noise) Policy 2008</i>.</p>

Performance outcomes	Acceptable outcomes
Lighting	
<p>PO18 External lighting is provided in urban areas to ensure a safe environment.</p>	<p>AO18 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.</p>
<p>PO19 Outdoor lighting does not cause undue disturbance to any person, activity or fauna because of emission, either directly or by reflection.</p>	<p>AO19 The vertical illumination resulting from direct, reflected or other incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p>
<p>PO20 Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.</p>	<p>AO20 Street lighting and signage comply with the requirements of the <i>Engineering design planning scheme policy</i>.</p>
Waste management	
<p>PO21 Development:</p> <ul style="list-style-type: none"> (a) minimises waste generation (including construction, demolition and operational waste) (b) provides adequate facilities on-site for the storage of waste and recyclables. 	<p>AO21 Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Waste Management Planning Scheme Policy</i>.</p>
<p>PO22 Development is designed to allow for safe and efficient servicing of waste and recycling containers through:</p> <ul style="list-style-type: none"> (a) a development layout that is designed to facilitate direct and unobstructed servicing of waste and recycling containers, and (b) minimising the potential for nuisances to be caused by way of noise and odour. 	<p>AO22.1 Where on-site waste and recycling collection services are proposed:</p> <ul style="list-style-type: none"> (a) collection vehicle entry and exit from the site is carried out in a forward motion, and (b) the proposed point of servicing is designed in accordance with the <i>Waste Management Planning Scheme Policy</i>.
	<p>AO22.2 Where on-street (kerbside) collection is proposed for any standard waste and recycling containers or bulk bin waste and recycling, waste management is designed in accordance with the <i>Waste Management Planning Scheme Policy</i>.</p>
For all assessable development	
Stormwater management	
<p>PO23 Stormwater management systems:</p> <ul style="list-style-type: none"> (a) implement water sensitive urban design 	<p>AO23 Stormwater management systems are designed and constructed in accordance with the <i>Engineering Design Planning</i></p>

Performance outcomes	Acceptable outcomes
<p>(WSUD) principles that:</p> <ul style="list-style-type: none"> (i) protect natural systems and waterways (ii) allow for the detention of stormwater instead of rapid conveyance (iii) minimise impervious areas (iv) utilise stormwater to conserve potable water (v) integrate stormwater treatment into the landscape (vi) ensure water quality values are protected <p>(b) where privately owned must be maintained (including costs) for the life of the system</p> <p>(c) provide for safe access and maintenance</p> <p>(d) maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses, coastal wetlands and beaches from point source and non-point source stormwater discharges, and</p> <p>(e) are designed to minimise ongoing maintenance costs</p>	<p><i>Scheme Policy.</i></p> <p>Note—A site stormwater quality management plan (SQMP) is prepared in accordance with Engineering Design Planning Scheme Policy and the State Planning Policy requirement for stormwater quality treatment measures.</p>
<p>PO24 Development allows for sufficient site area to accommodate an effective stormwater management system.</p>	<p>No acceptable outcome specified.</p>
<p>PO25 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ul style="list-style-type: none"> (a) existing capacity of stormwater infrastructure and ultimate catchment conditions (b) discharge for existing and future upstream development. 	<p>No acceptable outcome specified.</p>

Performance outcomes	Acceptable outcomes
<p>PO26 Construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO26 The release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 9.3.1.3.2—Construction phase, or local equivalent for:</p> <ul style="list-style-type: none"> (a) drainage control (b) erosion control (c) sediment control, and (d) water quality outcomes. <p>Note—An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:</p> <ul style="list-style-type: none"> • erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions, or • how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to this Acceptable outcome.
<p>PO27 Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to:</p> <ul style="list-style-type: none"> (a) minimise impacts on the water cycle (b) protect waterway health by improving stormwater quality and reducing site run-off, and (c) avoid large impervious surfaces. 	<p>No acceptable outcome specified.</p>
Wastewater Management	
<p>PO28 Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including:</p> <ul style="list-style-type: none"> (a) protecting applicable water quality objectives for the receiving waters (b) managing soil disturbance or altering natural hydrology in coastal areas (c) avoiding or minimising the release of nutrients of concern so as to minimise the occurrence, frequency and intensity 	<p>No acceptable outcome specified.</p>

Performance outcomes	Acceptable outcomes
<p>of coastal algal blooms, and</p> <p>(d) avoiding lowering groundwater levels where potential or actual acid sulfate soils are present in coastal areas.</p> <p>Note—Compliance with part of this performance outcome may be demonstrated by following the management advice in the guideline: Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland by the Department of Environment and Heritage Protection.</p>	
<p>PO29</p> <p>Where involving trade waste or contaminated wastewaters, they are managed so that:</p> <p>(j) the pH of any wastewater discharged is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium, and metals</p> <p>(k) holding times of neutralised wastewaters ensures the flocculation and removal of any dissolved iron prior to release</p> <p>(l) visible iron floc is not present in any discharge</p> <p>(m) precipitated iron floc is contained and disposed of, and</p> <p>(n) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste.</p>	No acceptable outcome specified.
Bridge and culvert work	
<p>PO30</p> <p>Bridges and culverts for flood immunity:</p> <p>(a) are designed and located to minimise traffic disruption</p> <p>(b) improve public safety</p> <p>(c) provides for fauna habitat movement where possible, and</p> <p>(d) makes appropriate allowance for active transport.</p>	<p>AO30</p> <p>Bridges and culvert works are provided in accordance with the <i>Engineering Design Planning Scheme Policy</i>.</p>
Road design	
<p>PO31</p> <p>Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.</p>	<p>AO31</p> <p>External road works are provided in accordance with the requirements of the <i>Engineering Design Planning Scheme Policy</i>.</p>
Land use and transport integration	
<p>PO32</p> <p>Development:</p>	No acceptable outcome specified.

Performance outcomes	Acceptable outcomes
<p>(a) supports a road hierarchy which facilitates efficient movement of all transport modes including public transport, and</p> <p>(b) appropriately integrates and connects with surrounding movement networks.</p> <p>Note—Where roads are required for buses refer to the design and construction requirements in the IDAS code in the Transport Planning and Coordination Regulation 2005, schedule, part 2.</p>	
<p>PO33</p> <p>Development enhances connectivity between existing and future public passenger transport facilities and other transport modes through:</p> <p>(a) providing direct linkages for passengers between existing and future public passenger transport facilities and other transport modes, and</p> <p>(b) way-finding information for existing public transport facilities and interconnecting transport modes.</p>	No acceptable outcome specified.
<p>PO34</p> <p>Development provides direct, safe and equitable access to and use of public passenger transport facilities.</p>	<p>AO34</p> <p>Public passenger transport facilities and any through-site pathway connections, including road crossings, to public passenger transport facilities are provided in accordance with the Engineering Design Planning Scheme Policy and the Disability Discrimination Act 1992.</p>
<p>PO35</p> <p>Development is located and designed to maintain the operational and structural efficiency of public utility infrastructure.</p>	No acceptable outcome specified.
Acoustic and air quality	
<p>PO36</p> <p>Where located in close proximity to an operational railway corridor, sensitive land uses mitigate amenity impacts and maintain the operational integrity of the rail corridors.</p>	No acceptable outcome specified.
<p>PO37</p> <p>Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are:</p> <p>(a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical, and</p> <p>(b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.</p>	No acceptable outcome specified.

Performance outcomes	Acceptable outcomes
Weed control	
<p>PO38 Weed control practices and plant and equipment cleaning and inspection protocols are:</p> <ul style="list-style-type: none"> (a) implemented to avoid the introduction and spread of weeds along transport routes and delivery points (b) undertaken to control existing declared weeds and pest animals prior to the commencement of and during works. <p>Note—Refer also to the Queensland Guideline for Limiting Weed Seed Spread (DNR 2000).</p>	No acceptable outcome specified.
If a non-tidal artificial waterway	
<p>PO39 Development protects water environmental values in existing natural waterways by ensuring:</p> <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected (b) any groundwater recharge areas are not affected (c) the location of the non-tidal artificial waterway incorporates low lying areas of a catchment connected to an existing waterway, and (d) existing areas of ponded water are included. 	No acceptable outcome specified.
<p>PO40 Development is designed such that non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas (b) to minimise disturbing soils or sediments. and (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. 	No acceptable outcome specified.
<p>PO41 Development is compatible with existing tidal waterways where any tidal flow alteration does not adversely impact on the tidal waterway.</p>	<p>AO41 Where development is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar:</p> <ul style="list-style-type: none"> (a) there is sufficient flushing or a tidal range greater than 0.3m, and (b) there is no introduction of salt water into freshwater environments.
<p>PO42 Any non-tidal artificial waterway associated</p>	No acceptable outcome specified.

Performance outcomes	Acceptable outcomes
<p>with the development is designed and managed to function by:</p> <ul style="list-style-type: none"> (a) providing amenity including aesthetics, landscaping and recreation (b) incorporating flood management measures (c) including stormwater harvesting as part of an integrated water cycle management plan, and (d) accommodating aquatic habitat. 	
<p>PO43</p> <p>Any non-tidal artificial waterways associated with the development are designed, managed and operated to achieve water quality objectives in natural waterways through:</p> <ul style="list-style-type: none"> (a) monitoring and maintenance programs adaptively manage water quality in any non-tidal artificial waterway to achieve relevant water-quality objectives downstream of the waterway, and (b) monitoring and maintenance programs that ensure aquatic weeds achieve a low percentage of coverage of the water surface area (less than 10%) and pests and vectors (such as mosquitoes) are managed through avoiding stagnant water areas, providing for native fish predators, and any other best practices for monitoring and treating pests. <p>Note—Achieving compliance with the performance outcomes is to be undertaken by suitably qualified persons such as a registered professional engineer, Queensland (RPEQ) with specific experience in establishing and managing artificial waterways</p> <p>Note—Any non-tidal artificial waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that:</p> <ul style="list-style-type: none"> • identifies the waterway • states a period of responsibility for the entity • states a process for any transfer of responsibility for the waterway • states required actions under the agreement for monitoring the water quality of the waterway and receiving waters • states required actions under the agreement for maintaining the waterway to achieve the outcomes of this code and any relevant conditions of a development approval, and 	<p>No acceptable outcome specified.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> identifies funding sources for the above, including bonds, headworks charges or levies. 	
If Port services where a Marina (ship sourced pollutants reception facilities)	
<p>PO44 Development provides facilities for the handling and disposal of ship-sourced pollutants that minimises impacts on the environment and include:</p> <p>(a) facilities that are designed and operated to ensure the risk of spillage from operations is minimised</p> <p>(b) common user facilities are situated in a suitable location with appropriate equipment available for immediate use to contain and remove spillages, and</p> <p>(c) a pollutant reception facility that is connected to sewerage or other waste reception infrastructure, where practical.</p> <p>Note—Refer to Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</p> <p>Note—Reception facilities require compliance assessment under the Plumbing and Drainage Act 2002. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p>	No acceptable outcome specified.
Structures over multiple lots	
<p>PO45 Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.</p>	<p>AO45 No acceptable outcome specified.</p>

Table 9.3.2.3.2—Construction phase: stormwater management design objectives

Issue		Design objectives
Drainage control	Temporary drainage works	<p>(a) Design life and design storm for temporary drainage works:</p> <p>(i) disturbed area open for < 12 months—1 in 2-year ARI event</p> <p>(ii) disturbed area open for 12–24 months—1 in 5-year ARI event</p> <p>(iii) disturbed area open for > 24 months—1 in 10-year ARI event</p> <p>(b) design capacity excludes minimum 150 mm freeboard</p> <p>(c) temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.</p>

Issue		Design objectives
Erosion control	Erosion control measures	<ul style="list-style-type: none"> (a) Minimise exposure of disturbed soils at any time (b) divert water run-off from undisturbed areas around disturbed areas (c) determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods (d) implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	<ul style="list-style-type: none"> (a) Determine appropriate sediment control measures using: <ul style="list-style-type: none"> (i) potential soil loss rate, or (ii) monthly erosivity, or (iii) average monthly rainfall (b) collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> (i) design storm for sediment basin sizing is 80th% five-day event or similar (c) site discharge during sediment basin dewatering: <ul style="list-style-type: none"> (i) TSS < 50 mg/L TSS, and (ii) Turbidity not >10% receiving waters turbidity, and (iii) pH 6.5–8.5.
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ul style="list-style-type: none"> (a) avoid wind-blown litter; remove gross pollutants (b) ensure there is no visible oil or grease sheen on released waters (c) dispose of waste containing contaminants at authorised facilities
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

7.3.3 Extractive industry

7.3.3.1 Application

This code applies to assessing a material change of use for extractive industry development.

7.3.3.2 Purpose

- (1) The purpose of the extractive industry code is to:
 - (a) Facilitate the optimum use of extractive resources in identified areas in the region limited to the Extractive resources and minerals overlay area and parts of the Rural zone.
 - (b) Ensure extractive industry operations occur in a manner that minimises impacts on public safety, amenity, the natural environment, road traffic and the road network.
 - (c) Ensures rehabilitation occurs following extraction.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Extractive industry activities including haulage routes are separated from sensitive land uses to mitigate encroachment on extractive industry operations by sensitive land uses, and
 - (b) Extractive industry operational impacts on sensitive land uses including visual, light, vibration, air, noise and water quality impacts.
 - (c) Extractive industry activities are designed and managed to mitigate as far as possible, impacts on the site's and surrounding area's environmental values.
 - (d) Extractive industry activities are designed and managed as far as possible to protect the visual amenity and landscape character of the surrounding area.
 - (e) Conflict on the region's road network between public road users and haulage traffic is minimised through the use of specified transport routes by heavy vehicles.
 - (f) Land disturbed by extractive industry activities is progressively rehabilitated to ensure the site is environmentally stable and capable of reuse.

7.3.3.3 Assessment benchmarks

Table 9.3.3.3.1—Assessable development

Performance outcomes	Acceptable outcomes
Design and operation	
PO1 The extractive industry is located and operated to maintain public safety and minimise potential visual, light, vibration, air, noise and water quality impacts on nearby areas and sensitive land uses.	AO1.1 Extractive industry activities are separated from nearby areas in accordance with the following: <ol style="list-style-type: none"> (a) where the extraction or processing of the extractive resource involves blasting or crushing (namely rock), a minimum distance of 1,000m from: <ol style="list-style-type: none"> (i) sensitive land uses (ii) public roads, and (iii) driveways of adjoining and nearby properties (b) for any other extractive resource not involving blasting or crushing (namely sand, gravel, clay and soil), a minimum distance of 200m.
	AO1.2 Extractive industry activities visible from outside the property are designed to be screened from surrounding land and protected by a 50m buffer from boundary ridges.

Performance outcomes	Acceptable outcomes
	<p>AO1.3 Extractive industry activities are screened from view from public roads, public vantage points and sensitive land uses by:</p> <ul style="list-style-type: none"> (a) natural topographic features such as ridgelines, or (b) a minimum 30m wide landscaped native vegetation buffer. <p>AO1.4 Noise and vibration impacts do not exceed acceptable levels contained within the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p> <p>AO1.5 Air quality impacts including dust do not exceed acceptable levels contained within the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>AO1.6 Blasting and crushing operations are limited to the hours of 9am to 5pm Monday to Friday.</p> <p>AO1.7 Other extractive industry operations are limited to the hours of 6am to 6pm Monday to Saturday.</p>
<p>PO2 Extractive industry operations protect the visual and landscape character of hilltops and ridgelines.</p>	<p>AO2 Extractive industry operations areas are located a minimum of 50m from any hilltop or ridgeline (measured horizontally from the peak).</p>
<p>PO3 Extractive industry operations avoid or minimises impact on areas of ecological significance, ecological processes or biodiversity values external to the site.</p>	<p>No acceptable outcome is nominated.</p>
<p>Stormwater management</p>	
<p>PO4 Stormwater drainage systems are designed, constructed and maintained to:</p> <ul style="list-style-type: none"> (a) prevent ponding in excavated areas (b) minimise and control erosion (c) prevent pollution of ground and surface water, and (d) provide opportunities to conserve and re-use water on site. 	<p>No acceptable outcome is nominated.</p>
<p>Public safety and access</p>	

Performance outcomes	Acceptable outcomes
<p>PO5 Public safety is maintained by:</p> <ul style="list-style-type: none"> (a) preventing public access into operations areas, and (b) informing the public of the presence and nature of operations. 	<p>AO5.1 Public entry is prevented through the provision of:</p> <ul style="list-style-type: none"> (a) security fencing with a minimum height of 1.8m on the perimeter of the site, and (b) security gates a minimum height of 1.8m at all access points. <p>AO5.2 Signs that inform of operations and safety hazards, are installed on:</p> <ul style="list-style-type: none"> (a) any public road adjoining the site, and (b) gates/fencing surrounding the site.
Haulage	
<p>PO6 Extractive industry activities are located to ensure:</p> <ul style="list-style-type: none"> (a) the safe and efficient operation of vehicles transporting extractive materials, and (b) extractive industry haulage vehicles access the site on designated haulage routes. <p>Note—Designated haulage routes are identified on the Extractive resources and minerals overlay map.</p>	<p>No acceptable outcome is nominated.</p>
Rehabilitation	
<p>PO7 Progressive and staged rehabilitation of completed extraction sites must be undertaken that incorporates:</p> <ul style="list-style-type: none"> (a) decontamination of both soil and water (b) land profiling to establish useable and stable landforms and soil profiles (c) revegetation with native plant species, and (d) monitoring and maintenance of works and rehabilitation sites. 	<p>No acceptable outcome is nominated.</p>
<p>PO8 Rehabilitation ensures created water bodies will be useable by the establishment of suitable water quality, hydraulic and bed and bank conditions.</p>	<p>AO8 Created water bodies:</p> <ul style="list-style-type: none"> (a) have a depth and bed and bank profile suitable to establish and sustain aquatic vegetation (b) establish water quality suitable to establish and sustain aquatic vegetation and animal, and (c) are revegetated and stocked to establish native aquatic vegetation and fauna communities and riparian vegetation.

7.3.4 Home based business

7.3.4.1 Application

This code applies to a material change of use for home based business where the code is identified as applicable in the tables of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

7.3.4.2 Purpose

- (1) The purpose of the home based business use code is to ensure that home based business uses are subordinate to a dwelling and residential activity and do not adversely impact on the amenity of surrounding residential activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The scale and intensity of development is low impact.
 - (b) Development does not compromise the viability of designated centres and employment areas.
 - (c) Development does not adversely impact on the amenity of adjoining premises.
 - (d) Development maintains the character of residential neighbourhoods.

7.3.4.3 Assessment benchmarks

Table 9.3.4.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For Accepted development subject to requirements and assessable development	
PO1 Development is of a scale and intensity similar to surrounding dwellings.	AO1.1 Development has a maximum GFA of 100m ² .
	AO1.2 Development generates a demand for no more than 10 vehicular trips to and from the site per day.
	AO1.3 Development generates a demand for no more than 1 delivery per week from a delivery vehicle exceeding 2.5 tonnes in weight.
	AO1.4 The home based business is conducted by: <ol style="list-style-type: none"> (a) 1 or more of the permanent residents of the principal dwelling house, and (b) no more than 2 non-resident employees at any time.
	AO1.5 Development is wholly contained within the dwelling house or ancillary outbuilding on the site.

Performance outcomes	Acceptable outcomes
	<p>AO1.6 Bed and breakfast accommodation:</p> <ul style="list-style-type: none"> (a) is wholly contained within the principal dwelling house on the site (b) allows a maximum continuous period of stay for any guest of no more than 4 weeks (c) does not contain more than: <ul style="list-style-type: none"> (i) 2 guest bedrooms if within a residential, centre, township or rural residential zone, or (ii) 4 guest bedrooms if within the rural zone.
<p>PO2 Development is consistent with the streetscape character of the zone.</p>	<p>AO2 Goods, equipment and activities associated with the development are not visible from the street or adjoining premises.</p>
<p>PO3 Development does not adversely impact on the amenity of area.</p>	<p>AO3 The home based business (where not a Bed and breakfast) is conducted between the hours of:</p> <ul style="list-style-type: none"> (a) 7am to 7pm on week days, and (b) 7am to 1pm on Saturdays.
<p>PO4 Vehicle parking (not associated with the dwelling):</p> <ul style="list-style-type: none"> (a) is associated with the onsite home based business, and (b) does not adversely affect the amenity of neighbouring properties. 	<p>AO4.1 Not more than 2 vehicles associated with the home based business is parked on the site at any one time.</p> <p>AO4.2 Activities on the premises do not involve the repairing, servicing, cleaning, or loading of motor vehicles.</p>

7.3.5 Landscaping

7.3.5.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

7.3.5.2 Purpose

- (1) The purpose of the landscape code is to ensure landscaping in both the private and public domain:
 - (a) Complements built form, topography and existing landscape elements.
 - (b) Enhances the visual appeal and local identity of different places throughout the region.
 - (c) Is designed and constructed to a high standard.
 - (d) Is functional for users and remains fit for purpose over the long-term.
- (2) The purpose of the code will be achieved by the following overall outcomes:
 - (a) Landscaping creates shade and shelter on streets and public spaces.
 - (b) Landscaping conserves energy, water usage and creates comfortable microclimates.
 - (c) Landscaping creates high quality streetscapes and enhances local character.
 - (d) Landscape design is used to integrate the natural and built form elements of the site and the locality.
 - (e) Landscape elements contribute to the useability, legibility and understanding of the city and the region and its places.
 - (f) Landscaping is used for screening to soften built form, mitigate adverse aesthetic impacts, improve amenity and provide privacy.
 - (g) Plant species and landscaping materials are suitable for local climatic conditions.
 - (h) Plant species, landscaping materials and surface treatments are suited to their intended function and user requirements and are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term.
 - (i) Landscape design facilitates an accessible, safe and comfortable environment for all users.
 - (j) Mature on-site vegetation is retained, protected and integrated into the site design wherever practicable.

7.3.5.3 Assessment benchmarks

Table 9.3.5.3.1—Assessable development

Performance outcomes	Acceptable outcomes
General landscape design and works	
<p>PO1 Landscape design of both public and private spaces:</p> <ol style="list-style-type: none"> (a) complements the intended character of the streetscape and zone, and (b) is functional and designed to be visually appealing in the long-term. 	No acceptable outcome is nominated.
<p>PO2 Landscape works and plant selection ensure:</p> <ol style="list-style-type: none"> (a) climatically appropriate species are planted 	<p>AO2.1 Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5–10 years of planting.</p>

Performance outcomes	Acceptable outcomes
(b) the provision of shade in appropriate locations (c) an appropriate mix of soft and hard elements, and (d) planting densities and stock sizes are suitable for their location, purpose and hardiness.	AO2.2 A minimum of 50% of landscaped areas are to be covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.
PO3 Street trees are provided in appropriate locations to: (a) provide shade for pedestrians along footpaths (b) reinforce the legibility of the movement network (c) avoid damage to public or private property or infrastructure (d) enhance the character of the streetscape, and (e) ensure visibility is maintained from entrances and exits to properties and at intersections.	AO3.1 Street trees are provided at the rate whichever is the lesser of: (a) one street tree per lot frontage or one tree per 10 linear metres of road frontage or (b) a minimum of 1 tree per 400m ² of site area. AO3.2 Species of street trees are selected in accordance with the plant species list in Table 9.3.4.3.2
PO4 Street treatments including pavement, seating, lighting, rubbish bins are provided to: (a) enhance the usability and amenity of streets and public spaces (b) facilitate social interaction, and (c) maintain clean streetscapes.	No acceptable outcome is nominated.
PO5 Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site.	AO5.1 Existing mature trees and vegetation are retained and incorporated into the landscape design. AO5.2 Removed or damaged mature vegetation is replaced with mature vegetation of a comparable quantity and species.
Landscaping along boundaries and edges	
PO6 Planting and landscape elements along boundaries and edges assist in: (a) maintaining privacy between adjoining buildings (b) protecting local views, vistas and sightlines (c) enhancing the visual appearance of the built form (d) screening service, utility and parking areas (e) minimising noise impacts between noise sources and sensitive receiving environments, and (f) reducing the visual impact of acoustic fences, retaining walls and long unbroken walls.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Open air car parking	
<p>PO7 Open air car parking areas are provided with suitable levels of shade through the use of appropriate planting.</p>	<p>AO7.1 Shade trees are located at the rate of 1 tree per 6 car spaces.</p>
	<p>AO7.2 Wheel stops are provided to protect vegetation.</p>
	<p>AO7.3 Tree selection is in accordance with plant species list.</p>
Sustainability	
<p>PO8 Landscape design including irrigation methods optimise water and energy efficiency and responds appropriately to local conditions, by:</p> <ul style="list-style-type: none"> (a) maximising the exposure to the prevailing summer breezes and the north–east winter morning sun (b) minimising exposure to the prevailing winter winds and western summer sun (c) optimising shade to create useable and comfortable areas, and (d) maintaining infiltration to subsurface soil. 	<p>No acceptable outcome is nominated.</p>
Safety	
<p>PO9 Landscape elements enhance the safety, legibility of places and do not undermine the surveillance of paths, walkways, parking areas, streets and public spaces by ensuring:</p> <ul style="list-style-type: none"> (a) landscape elements (including signage and other infrastructure) does not interfere with sightlines (b) spaces are well lit, free from obstructions and clearly defined by landscape treatments, and (c) public and private areas are clearly distinguishable and accessible. <p>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>AO9.1 Plant selection adjacent to pedestrian movement areas provides a clear trunk of at least 2m at maturity.</p>
	<p>AO9.2 Understorey planting maintains a height of less than 600mm at maturity.</p>
Maintenance	
<p>PO10 Landscape elements do not adversely affect stormwater quantity or quality by ensuring:</p> <ul style="list-style-type: none"> (a) the flow of water along overland flow paths is not restricted (b) opportunities for water infiltration are maximised, and (c) areas of pavement, turf and mulched garden beds are appropriately located and 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
adequately drained.	
PO11 Landscape elements: <ul style="list-style-type: none"> (a) provide high levels of durability and robustness (b) are cost effective, and (c) have the ability to be maintained conveniently over the long-term. 	No acceptable outcome is nominated.
PO12 Drainage of podium planters allows for flush out in future and is adequately drained.	No acceptable outcome is nominated.
PO13 Landscape works and plant selection protects the structural integrity and function of: <ul style="list-style-type: none"> (a) buildings and structures; (b) overhead and underground services, and (c) other forms of infrastructure. 	No acceptable outcome is nominated.

Table 9.3.5.3.2—Plant species list

Botanical name	Common name	Height metres	Spread metres	Endemic Y/N	Street trees
<i>Acanthus mollis</i>					
<i>Acmena brachyandra</i>	Red Apple	12	6	N	
<i>Acmena smithii</i>	Lilly Pilly	6	5	Y	
<i>Acronychia imperforata*</i>	Fraser Island Apple	3	2	Y	
<i>Adiantum</i> spp.	Maidenhair Ferns	0.5	0.5		
<i>Alectryon connatus</i>		4	2	N	
<i>Aleurites moluccana</i>	Candle Nut	12	6	Y	
<i>Allocasuarina littoralis</i>	Black She-Oak	8	5	Y	
<i>Allocasuarina torulosa</i>	Forest She-Oak	6	5	Y	
<i>Alphitonia excelsa</i>	Red Ash	6	5	Y	
<i>Alphitonia petriei</i> Pink Ash	Pink Ash	12	8	Y	
<i>Angophora leiocarpa</i>	Smooth Barked Apple	10	4	Y	
<i>Anigozanthos</i> spp.	Kangaroo Paws				
<i>Araucaria bidwillii</i>	Bunya Pine	20	6	Y	
<i>Araucaria cunninghamii</i>	Hoop Pine	20	6	Y	
<i>Archontophoenix alexandrae</i>	Alexandra Palm	15	5	Y	
<i>Archontophoenix cunninghamiana</i>	Bangalow / Piccabeen Palm	12.5	3	Y	
<i>Argyrodendron</i> spp.		Various	Sizes	Y	
<i>Aristolochia praevenosa</i>	Birdwing Butterfly Vine		Vine	Y	
<i>Aristolochia tagala</i>		Vine			
<i>Arytera divaricata</i>	Twin Leaved Coogera	8	4	Y	
<i>Arytera lautereriana</i>	Corduroy Tamarind	8	4	Y	

Botanical name	Common name	Height metres	Spread metres	Endemic Y/N	Street trees
	– Mischarytera				
<i>Austromyrtus dulcis</i>	Midyim	1	2	Y	
<i>Backhousia citriodora</i>	Lemon Scented Myrtle	4	2	Y	
<i>Backhousia myrtifolia</i>	Sweet Carro / Grey Myrtle	4	2	Y	<input checked="" type="checkbox"/>
<i>Baeckea</i> spp.		Various	Sizes	Y	
<i>Baeckea</i> spp. (suggested <i>B. la petite</i> , <i>camphorate</i> , <i>virgata</i> mt <i>tozer</i>)		Various	Sizes		
<i>Baeckea virgata</i> miniature		3	3		
<i>Banksia aemula</i>	Old Man Banksia	5	3	Y	
<i>Banksia ericifolia</i>	Heath Banksia	4	4	N	
<i>Banksia integrifolia</i> *	Coastal Banksia	6	4	Y	<input checked="" type="checkbox"/>
<i>Banksia oblongifolia</i>		2	2	Y	
<i>Banksia robur</i>	Swamp Banksia	2	2	Y	
<i>Banksia serrata</i>	Saw Banksia	5	6		
<i>Banksia spinulosa</i>	Honeysuckle Banksia	3	2	Y	
<i>Banksia</i> spp.		Various	Sizes	Y	
<i>Barklya syringifolia</i>	Crown of Gold	8	5		
<i>Bauera rubiodes</i>	Wiry Dog Rose	1	1		
<i>Bauera ruby glow</i>		1	1		
<i>Brachychiton acerifolius</i>	Flame Tree	8	4	Y	<input checked="" type="checkbox"/>
<i>Brachychiton discolour</i>	Queensland Lace Bark	6	3	Y	<input checked="" type="checkbox"/>
<i>Brachyscome</i> spp.	River Daisies	0.5	0.5		
<i>Buckinghamia celcissima</i>	Ivory Curl	6	4		<input checked="" type="checkbox"/>
<i>Caldcluvia paniculosa</i>	Rose Leaf Marara	8	6	N	
<i>Callicarpa pedunculata</i>	Velvet Leaf	4	2	Y	
<i>Callicoma serratifolia</i>	Black Wattle	4	4	Y	
<i>Callistemon little john</i>		1	1		
<i>Callistemon</i> spp.		Various	Sizes	Y	<input checked="" type="checkbox"/>
<i>Callistemon</i> spp. (<i>Allocasuarina</i> spp.) (suggested <i>C. anzac</i> , <i>captain cook</i> , <i>candy pink</i> , <i>dawson river</i> , <i>endeavour</i> , <i>formosis</i> , <i>pachyphyllus</i> , <i>pink champagne</i> , <i>salignus</i> , <i>viminalis</i> , <i>wildfire</i>)		Various	Sizes	Y	
<i>Callitris columellaris</i>	Bribie Island Pine	8	4	Y	
<i>Calophyllum inophyllum</i>	Beauty Leaf	10	7		
<i>Carpobrotus glaucescens</i>	Pigface	0.3	1	Y	
<i>Cassia brewsteri</i>	Leichardt Bean	8	4		<input checked="" type="checkbox"/>
<i>Castanospermum australe</i>	Black Bean	10	6	Y	<input checked="" type="checkbox"/>

Botanical name	Common name	Height metres	Spread metres	Endemic Y/N	Street trees
<i>Castanospora alphandii</i>	Brown Tamarind	10	5	N	
<i>Casuarina cunninghamiana</i>	River She-Oak	12	6	Y	
<i>Casuarina</i> spp. (suggested <i>C. glauca</i> , <i>littoralis</i> , <i>cunninghamia</i> , <i>torulosa</i>)		Various	Sizes	Y	
<i>Casuarina equisetifolia</i> *	Horsetail She-Oak	6	6	Y	
<i>Casuarina glauca</i>	Swamp Oak	8	3	Y	
<i>Cinnamomum oliveri</i>	Oliver's sassafras	10	6	Y	
<i>Cissus antarctica</i>	Kangaroo Vine	Vine		Y	
<i>Clerodendrum floribundum</i>	Lolly Bush	3	2	Y	
<i>Clerodendrum inerme</i>	Scrambling Clerodendrum	3	2	Y	
<i>Clivia miniata</i>					
<i>Commersonia bartramii</i>	Brown Kurrajong	6	3	Y	
<i>Cordyline</i> spp.		Various	Sizes	Y	
<i>Corymbia citriodora</i>	Spotted Gum				
<i>Correa reflexa</i>					
<i>Corymbia intermedia</i>	Pink Bloodwood	8	4	Y	
<i>Crinum pedunculatum</i>	Spider Lily / Crinum Lily	1	1	Y	
<i>Crocea exalta</i>	Small Crocea	1	1		
<i>Cryptocarya glaucescens</i>	Laurel	8	4	Y	
<i>Cryptocarya</i> spp.	Laurel	Various	Sizes	Y	
<i>Cryptocarya McDonaldii</i>	Brown Beech	10	4	Y	
<i>Cryptocarya triplinervis</i>	Brown Laurel	8	4	Y	
<i>Cupaniopsis anacardioides</i>	Tuckeroo / Cupania	6	6	Y	<input checked="" type="checkbox"/>
<i>Cupaniopsis</i> spp.	Tuckeroo / Cupania	6	4	Y	
<i>Cyathea cooperi</i>	Tree Fern	4	3	Y	
<i>Cymbopogon ambiguus</i>	Lemon Scented Grass	1	1		
<i>Cymbopogon refractus</i>	Barbed Wire Grass	1	1	Y	
<i>Dampiera hederacea</i>		0.3	1		
<i>Dampiera purpurea</i>					
<i>Dampiera stricta</i>		0.3	0.5	Y	
<i>Danthonia racemosa</i>	Wallaby Grass	1	1		
<i>Darlingia darlingiana</i>	Brown Silky Oak	10	4	N	
<i>Darwinia</i> spp. (suggested <i>D.</i> <i>fraserianum</i> , <i>muelleri</i>)		0.5	1		
<i>Davallia pyxidata</i>	Fleur Lily	0.5	0.5	Y	
<i>Davidsonia pruriens</i>	Davidson Plum	8	3		
<i>Dianella caerulea</i>	Flax Lily	0.5	0.3		
<i>Dianthus</i> hybrids					
<i>Dicanthium sericeum</i>	Queensland Blue Grass	0.5	0.5		

Botanical name	Common name	Height metres	Spread metres	Endemic Y/N	Street trees
<i>Dietes robinsoniana</i>					
<i>Diploglottis australis</i>	Native Tamarind	10	6	N	
<i>Diploglottis campbelli</i>	Small Leaved Tamarind	10	6	N	<input checked="" type="checkbox"/>
<i>Dysoxylum</i> spp. (suggested <i>D. fraserianum</i> , <i>muellen</i>)	Rosewood	10	6	Y	<input checked="" type="checkbox"/>
<i>Echinopogon ovatus</i>	Hedgehog Grass				
<i>Elaeocarpus kirtonii</i>	Blueberry Ash	8	3	N	
<i>Elaeocarpus grandis</i>	Blue Quandong	35	10	Y	
<i>Elaeocarpus obovatus</i>	Blueberry Ash	10	6	Y	
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8	6	Y	
<i>Elaeocarpus</i> sp. (suggested <i>E. angustifolius</i> , <i>eumundi</i> , <i>grandis</i> , <i>obovatus</i> , <i>reticulatus</i>)	Quandongs	Various	Sizes	Y	<input checked="" type="checkbox"/>
<i>Elaeocarpus</i> spp.		Various	Sizes	Y	
<i>Endiandra discolour</i>	Tickwood	7	3	Y	
<i>Endiandra sieberi</i>	Corkwood	10	4	Y	
<i>Endiandra</i> spp. (Suggested <i>E. discolour</i> , <i>globosa</i> , <i>sieberi</i>)	Walnut	12	4	Y	
<i>Eucalyptus crebra</i>	Narrow Leaf Grey Ironbark				
<i>Eucalyptus major</i>	Grey Gum				
<i>Eucalyptus robusta</i>	Swamp Mahogany	10	5	Y	
<i>Eucalyptus racemosa</i>	Scribbly Gum	8	5	N	
<i>Eucalyptus tereticornis</i>	Forest Red Gum/ Queensland Blue Gum	10 to 15	5 to 6	Y	
<i>Corymbia tessellaris</i> *	Moreton Bay Ash	10	6	Y	
<i>Eugenia reinwardtiana</i> *	Beach Cherry	2	1	Y	
<i>Euroschinus falcatus</i> *	Ribbonwood	12	6	Y	
<i>Ficus obliqua</i>	Small Leaved Fig	15	5	Y	
<i>Ficus rubiginosa</i>	Small Leaved Moreton Bay Fig	10	4	Y	
<i>Ficus</i> spp. (including sandpaperfigs but excluding <i>F. elastica</i>)	Fig Trees	Various	Sizes	Y	<input checked="" type="checkbox"/>
<i>Flindersia australis</i>	Crows Ash / Australian Teak	30	4	Y	
<i>Flindersia collina</i>	Leopard Wood	8	4	N	
<i>Flindersia schottiana</i>	Bumpy Ash	12	3	Y	
<i>Geissis benthami</i>	Red Carabeen	8	4		
<i>Glochidion ferdinandii</i>	Cheese Fig	8	5	Y	
<i>Gmelina leichardtii</i>	White Beech	12	6	Y	
<i>Goodenia</i> spp.		0.3	1	Y	

Botanical name	Common name	Height metres	Spread metres	Endemic Y/N	Street trees
Graptophyllum excelsum	Scarlet Fuschia	2	1		
Grevillea lanigera – dwarf					
Grevillea baileyana	White Oak	8	4		
Grevillea bronze Rambler		0.3	3		
Grevillea forest Rambler		0.3	3		
Grevillea hilliana	Yiel yiel	8	5	Y	
Grevillea robusta	Silky Oak	15		N	
Grevillea royal mantle		0.3	3		
Grevillea spp.		Various	Sizes	Y	
Grevillea spp. (suggested shrubs – G.banksii, coastal glow, honey gem, majestic, moonlight, orange marmalade, pink surprise, Sandra Gordon and trees – G. baileyana, hilliana, robusta)		Various	Sizes		<input checked="" type="checkbox"/>
Hardenbergia violacea	Native Sarsparilla		Vine	Y	
Harpullia pendula	Tulipwood	6	4	Y	
Hibbertia scandens	Snake Vine / Guinea Flower	0.2	2.5	Y	
Hibbertia spp.					
Hibbertia vestita		0.3	0.5	Y	
Hibiscus tiliaceus	Cottonwood	6	6	Y	
Hoya australis	Wax Flower	Vine		Y	
Hymenosporum flavum	Native Frangipani	8	3	Y	
Indigofera australis					
Ipomea pes-caprae*	Goats Foot Creeper	0.3	3		
Jacksonia scoparia	Dogwood /Native Broom	4	6	Y	
Jagera pseudorhus	Foambark Tree	6	3	Y	<input checked="" type="checkbox"/>
Lagerostroemia indica					
Lavandula angustifolia					
Leptospermum cardwell	Cardwell Tea Tree	2	2		
Leptospermum polygalifolium	Tea Tree	3	2	Y	
Leptospermum neglectum	Coast Tea Tree	4	2		
Leptospermum petersonii	Lemon Scented Tea Tree	4	2	Y	<input checked="" type="checkbox"/>
Leptospermum Pacific Beauty		Various	Sizes	Y	<input checked="" type="checkbox"/>
Licuala ramsayi	Fan Palm	8	3	Y	
Linospadix monostachya	Walking Stick Palm				
Livistonia australis	Cabbage Tree Palm				
Livistonia decipiens	Weeping Cabbage Plam	8	3		

Botanical name	Common name	Height metres	Spread metres	Endemic Y/N	Street trees
<i>Livistonia decora</i>	Cabbage Tree Palm	10 to 12	3 to 4	Y	
<i>Lobelia membranacea</i>		0.3	0.5	Y	
<i>Lomandra confertifolia</i>		0.3	1	Y	
<i>Lomandra histrix</i>	Mat Rush	1	1	Y	
<i>Lomandra longifolia</i>	Mat Rush	1	1	Y	
<i>Lophostemon confertus</i>	Brush Box	10 to 23	6	Y	<input checked="" type="checkbox"/>
<i>Macadamia</i> spp.		Various	Sizes		
<i>Macaranga tanarius</i>	Macaranga	4	4	Y	
<i>Mallotus discolor</i>	Yellow Kamala	6	4	Y	
<i>Mallotus philipensis</i>	Red Kamala			Y	
<i>Melaleuca bracteata</i>	Revolution Gold and Green	7	5	Y	
<i>Melaleuca erubescens</i>	Swamp Tea Tree (Qld)	4	3		
<i>Melaleuca linariifolia</i>	Snow in Summer	4	3	Y	
<i>Melaleuca linariifolia</i> "snowstorm"		2	2		
<i>Melaleuca nodosa</i>	Prickly Leaf Paperbark	3	2.5	Y	
<i>Melaleuca quinquenervia</i>	Broadleaved Paperbark	8 to 10	3 to 4	Y	<input checked="" type="checkbox"/>
<i>Melaleuca sieberi</i>	Swamp Tea Tree (NSW)	6	3	N	
<i>Melaleuca</i> spp.		Various	Sizes	Y	
<i>Melaleuca stypheloides</i>	Prickly Leaf Paperbark	6	3	Y	
<i>Melaleuca viridiflora</i>	Red Flowering Paperbark / Broad Leaved Paperbark	6	4		<input checked="" type="checkbox"/>
<i>Melia azedarach</i>	White Cedar	8	4	Y	
<i>Melicope elleryana</i>	Pink Euodia	6	4	Y	<input checked="" type="checkbox"/>
<i>Metrosideros</i> spp.					
<i>Metrosideros thompsonii</i>	New Zealand Christmas Bush	6	4		
<i>Myoporum ellipticum</i>		0.5	3	Y	
<i>Myoporum ellipticum</i>					
<i>Nuclea orientalis</i>	Leichardt Tree	8	6	Y	<input checked="" type="checkbox"/>
<i>Neolitsea dealbata</i>	White Bolly Gum	8	4	Y	
<i>Omalanthus populifolius</i>	Bleeding Heart	5	3	Y	
<i>Omolanthus populifolius</i>	Native Bleeding Heart	8	6	Y	
<i>Orthosiphon aristatus</i>	Cats Whiskers	2	1		
<i>Pandanus tectorius</i> *	Pandanus	8	4	Y	
<i>Parachidendron priunsum</i>	Snow Wood	6	4	Y	
<i>Peperomia tetraphylla</i>		0.3	1		

Botanical name	Common name	Height metres	Spread metres	Endemic Y/N	Street trees
<i>Petalostigma pubescens</i>	Quinine Bush	5	4	Y	
<i>Phaleria clerodendrum</i> (Poisonous fruit)	Scented Daphne	4	4		
<i>Phebalium woombye</i>	Woombye	2	2	Y	
<i>Phebalium woombye</i> prostate form		0.3	1	Y	
<i>Pilidostigma glabra</i>	Plum Myrtle	3			
<i>Pilidostigma rhytisperma</i>	Small Leaved Plum Myrtle	2	1	N	
<i>Pittosporum rhombifolium</i>	White Holly	6	2	Y	<input checked="" type="checkbox"/>
<i>Pittosporum</i> spp.		Various	Sizes	Y	
<i>Pittosporum undulatum</i>	Mock Orange	6	4	N	
<i>Plumbago auriculata</i>					
<i>Poa australis</i>		0.5	0.5		
<i>Poa labillardierii</i>	Tussock Grass	1	1		
<i>Podocarpus elatus</i>	Plum Pine / Brown Pine	10	5	Y	<input checked="" type="checkbox"/>
<i>Polyscias elegans</i>	Celerywood	6	2	Y	
<i>Polyscias murrayi</i>	Pencil Cedar		4	N	
<i>Pongamia pinnata</i>		6	4		<input checked="" type="checkbox"/>
<i>Proiphys cunninghamii</i>	Brisbane Lily	0.5	0.5	Y	
<i>Ptychosperma elegans</i>	Solitaire Palm				
<i>Pultenea stutzeri</i>	Hard Alder	4	3	Y	
<i>Pultenea</i> spp.		Various	Sizes	Y	
<i>Pultenea</i> spp. (suggested <i>P. villose</i> , wallum gold)		1	1	Y	
<i>Randia</i> spp. (suggested <i>P. chartacea</i> , <i>fitzalanii</i>)		Various	Sizes	Y	
<i>Baloskion tetraphyllum</i>	Foxtails	1	0.5	Y	
<i>Rhodosphaera rhodanthema</i>	Deep Yellow Wood	8	4	N	
<i>Ricinocarpus pinifolius</i> prostrate form	Wedding Bush	0.3	2	Y	
<i>Scaevola</i> spp.					
<i>Scaevola</i> spp. (Suggested <i>S. aemula</i> , <i>albida</i> , <i>calendulaceae</i> , purple clusters)		0.3	1		
<i>Scleranthus biflorus</i>					
<i>Sloanea woollsii</i>	Yellow Carabeen	6	3	Y	
<i>Smilax australis</i>	Austral sarsparilla /Barbed Wire Vine			Y	
<i>Sowerbaea juncea</i>	Vanilla Lily	0.3	0.5	Y	
<i>Stenocarpus sinuatus</i>	Firewheel Tree	10	4	N	<input checked="" type="checkbox"/>
<i>Stipa verticillata</i>	Slender Bambo Grass	0.3		Y	

Botanical name	Common name	Height metres	Spread metres	Endemic Y/N	Street trees
<i>Sterelitzia reginae</i>	Bird of Paradise				
<i>Stylidium graminifolium</i>					
<i>Syncarpia glomulifera</i>	Turpentine	8	3	Y	
<i>Syzygium francissii</i>	Francis' Water Gum	6	4	Y	
<i>Syzygium australe</i>	Scrub Cherry (sth form)	6	4	Y	<input checked="" type="checkbox"/>
<i>Syzygium fibrosum</i>	Fibrous Satinash	4	3		
<i>syzygium leuhmanii</i>	Small Leaved Lilly Pilly	6	4	Y	<input checked="" type="checkbox"/>
<i>Syzygium oleosum</i>	Blue Lilly Pilly	6	4	Y	<input checked="" type="checkbox"/>
<i>Syzygium paniculatum</i>					
<i>Syzygium</i> spp.		Various	Sizes	Y	<input checked="" type="checkbox"/>
<i>Tecomanthe hillii</i>	Fraser Island Creepervine	0.5	Vine	N	
<i>Tecomanthe</i> spp. Roaring meg		0.3	Vine		
<i>Terminalia sericocarpa</i>	Damson Tree	10	5		
<i>Tetradlea thymifolia</i>	Black-eyed Susan	0.5	0.5	N	
<i>Themeda triandra</i>	Kangeroo Grass	1	1.5	Y	
<i>Melastoma malabathricum</i>	Dwarf Lasiandra	1	1		
<i>Toona australis</i>	Red Cedar	12	6	Y	
<i>Tristaniopsis laurina</i>	Water Gum	7	3	N	
<i>Viola hederacea</i>	Native Violet	0.3	1	Y	
<i>Vitex ovata</i> (compact)	Beach Vitex	0.5	2		
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	8	4	Y	<input checked="" type="checkbox"/>
<i>Waterhousia unipunctatum</i>	Roly Poly Satinash	5	3		
<i>Westringia fruticosa</i>	Coastal Rosemary	2	2		
<i>Xanthorrhoea</i> spp.	Grass Trees	2	1	Y	
<i>Xanthostemon chrysanthus</i>	Golden Penda	4	2	N	

7.3.6 Operational works

7.3.6.1 Application

This code applies to assessing all development within the Gladstone Regional Council area.

7.3.6.2 Purpose

- (1) The purpose of the Operational Works code is to:
 - (a) Ensure all operational works (earthworks) are undertaken to appropriate levels and standard.
 - (b) Maintain a high standard of environmental amenity.
 - (c) Protect surface water and ground water.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Operational works involving filling and excavation does not impact adversely on the site or the surrounding area in terms of the physical services and the environment or social values.
 - (b) The use of fill material that is safe and uncontaminated.
 - (c) Maintain the amenity of adjoining land, particularly the visual amenity of residential land.
 - (d) Operational works are located in areas that do not result in increased flooding and drainage problems on upstream and downstream property.
 - (e) Works are undertaken such that soil erosion is properly controlled to avoid unacceptable increased erosion and sediment loads into watercourses.

7.3.6.3 Assessment benchmarks

Table 9.3.6.3.1—Assessable development

Performance outcomes	Acceptable outcomes
Earthworks	
PO1 Earthworks are undertaken in a manner that: <ol style="list-style-type: none"> (a) produces stable landforms and structures (b) maintains natural landforms (c) minimises height of retaining walls and batter faces (d) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land, and (e) does not unduly impact on the amenity of the streetscape. 	AO1.1 Earthworks and retaining walls comply with the <i>Engineering Design Planning Scheme Policy</i> .
	AO1.2 Retaining walls are certified by a Registered Professional Engineer of Queensland.
	AO1.3 The extent of filling or excavation with a depth of 200mm or greater does not exceed 40% of the site.
	AO1.4 Excavating or filling is no greater than 1m, and height or depth and the combined height of retaining walls and fences does not exceed 2m.
	AO1.5 Soil to be used for filling if stockpiled for more than 1 month is stabilised and grassed.
	AO1.6 Retaining walls are set back from any boundary and are stepped or terraced so that landscaping can soften the visual impact.

Performance outcomes	Acceptable outcomes
<p>PO2 Earthworks maintain the efficiency of the road network and do not adversely impact upon residents or road infrastructure, including not creating any difficulty for access to the site.</p>	No acceptable outcome is nominated.
<p>PO3 Earthworks do not result in the contamination of land or water, and avoids risk to people and property.</p>	<p>AO3 No contaminated material or acid sulfate soil is used as fill.</p>
<p>PO4 Earthworks do not generate a dust nuisance.</p>	No acceptable outcome is nominated.
Bridge and culvert work	
<p>PO5 Bridges and culverts for flood immunity minimise traffic disruption, improve public safety, consider fauna habitat movement and allow for bikeways during and after construction.</p>	No acceptable outcome is nominated.
Road design	
<p>PO6 Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.</p>	<p>AO6 External road works are provided in accordance with the requirements of the <i>Engineering Design Planning Scheme Policy</i>.</p>
Erosion and sediment control	
<p>PO7 Earthworks do not create or worsen any flooding, drainage issues, ponding or an increase in flow directions or volumes, on the site or adjoining or nearby sites to ensure that:</p> <p>(a) environmental values and water quality objectives of receiving waters within or downstream of the proposal are protected or enhanced during the construction, operation and maintenance phases, and</p> <p>(b) The release of sediment-laden stormwater for all land disturbances is minimised through the use of all reasonable and practicable erosion and sediment control measures with degraded areas reinstated.</p>	<p>AO7 Earthworks comply with flooding, drainage and erosion sediment control requirements of the <i>Engineering design planning scheme policy</i>.</p>

Performance outcomes	Acceptable outcomes
<p>PO8 Construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO8 The release of sediment–laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 9.3.5.3.2 (construction phase) or local equivalent, for:</p> <ul style="list-style-type: none"> (a) drainage control (b) erosion control (c) sediment control, and (d) water quality outcomes. <p>Note—An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:</p> <ul style="list-style-type: none"> • erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions; or • how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to this Acceptable outcome.
<p>PO9 Progressive rehabilitation of disturbed areas within the site is undertaken, as part of the completion of each stage of development, or where there are no stages, prior to the issuing of certificates of classification for building work or certificates of completion for operational work.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10 Development provides for a comprehensive rehabilitation program which ensures that disturbed areas are stabilised, temporarily and long term, within reasonable timeframes to minimise erosion on site and sediment discharge from the site.</p>	<p>AO10 Development provides the following:</p> <ul style="list-style-type: none"> (a) Erosion control is undertaken in a staged manner, such that disturbed areas are exposed for 30 days or less, in accordance with the Engineering Design Planning Scheme Policy (b) Grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths (c) High velocity flows are diverted away from disturbed areas, and (d) The site is long term stabilised by preparing the site for planting, re–spreading stored topsoil stripped from the site or new topsoil, planting the disturbed area with native species of

Performance outcomes	Acceptable outcomes
	grasses, ground covers and trees, and placing mulch.
<p>PO11 Premises in rural areas adopt a comprehensive approach to soil erosion and sedimentation management by:</p> <ul style="list-style-type: none"> (a) avoiding land clearing or earthworks in the riparian corridor to a designated stream (b) avoiding land clearing and earthworks on land with a slope steeper than 15% (c) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10% (or 1:10) (d) managing and controlling surface drainage by using natural flow paths (e) rehabilitating disturbed areas as soon as practical after completion of works by re-establishing the vegetation including seeding with native grasses, ground covers and trees and spreading mulch over the surface, and (f) constructing ponds or small dams off natural flow paths, for collection of surface drainage from areas disturbed for prolonged periods, such as depots, quarries, and stock sales yards. 	No acceptable outcome is nominated.
Weed control	
<p>PO12 Weed control practices and plant and equipment cleaning and inspection protocols are:</p> <ul style="list-style-type: none"> (a) implemented to avoid the introduction and spread of weeds along transport routes and delivery points, and (b) undertaken to control existing declared weeds and pest animals prior to the commencement of and during works. 	<p>AO12 Reasonable steps have been taken to ensure that the vehicle or 'thing' being moved by road is free of reproductive material of any Class 1, 2 or 3 declared weeds. For example, compliance with the <i>Queensland Guideline for Limiting Weed Seed Spread (DNR 2000)</i>.</p>
Amenity, acoustic and air quality	
<p>PO13 Development is planned, designed and managed to ensure emissions and odours from activities achieve the appropriate air quality and noise objectives (measured at the receptor).</p> <p>Note—These levels are in accordance with the Environmental Protection (Air) Policy 2008, and Environmental Protection (Noise) Policy 2008.</p>	<p>AO13 No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO14 Development does not generate vibration from activities that will affect the amenity of surrounding land uses.</p>	<p>AO14 The development does not result in vibration impacts outside of the development site.</p>
Lighting	
<p>PO15 External lighting is provided in urban areas to ensure a safe environment.</p>	<p>AO15 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO16 Outdoor lighting does not cause undue disturbance to any person, activity or fauna because of emission, either directly or by reflection.</p>	<p>AO16 The vertical illumination resulting from direct, reflected or other incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p>
Operational works and electricity infrastructure	
<p>PO17 The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure will not create potential damage or hazard.</p> <p>Note—Development involving filling, or excavation or laying of metal pipes on land contiguous to electricity supply infrastructure should be referred to the relevant electricity entity for safety advice on the proposed development.</p>	<p>AO17.1 Excavation or filling does not occur within:</p> <ul style="list-style-type: none"> (a) 10m of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment (b) 5m of a substation site boundary (c) 2m of a padmount substation, or (d) 1m of a padmount transformer or an underground cable. <p>AO17.2 The laying of metal pipes does not occur within:</p> <ul style="list-style-type: none"> (a) 5m of any pole, tower, foundation, ground anchorage or stay supporting electric lines or associated equipment (b) 15m of any substation site boundary, or (c) 5m of, and parallel to, an electric line shadow.

Table 9.3.6.3.2—Construction phase: Stormwater management design objectives

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

7.3.7 Reconfiguring a lot

7.3.7.1 Application

This code applies to assessing reconfiguring a lot development other than reconfiguring one lot into two to which the state wide code – Reconfiguring a lot (subdividing one into two lots) and associated operational work code applies. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

7.3.7.2 Purpose

- (1) The purpose of the reconfiguring a lot code is to:
 - (a) Ensure that new lots are configured in a manner that facilitates the achievement of the sustainable urban and rural outcomes expressed in the relevant zone codes.
 - (b) Ensure that new lots are provided with infrastructure and access appropriate for their intended use.
 - (c) Minimise adverse environmental impacts and protect the landscape character of Gladstone's natural resources.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) New lots are of a size and shape appropriate for their intended use and the character of the applicable zone.
 - (b) New lot reconfiguration is responsive to topography, natural drainage systems, vegetation and habitat corridors and protects the landscape character of the locality.
 - (c) Lots ensure the amenity of and minimise impacts on adjoining land.
 - (d) Each new lot is provided with a suitable level of infrastructure, services and access.
 - (e) New neighbourhood development is characterised by walkability, housing choice and conveniently located centres providing enhanced opportunities for social interaction.
 - (f) Neighbourhoods are designed to allow development to incorporate climate responsive, energy efficient design principles.
 - (g) Streets are legible, safe, highly interconnected and designed to achieve enhanced streetscapes.
 - (h) Rural areas are not fragmented to the detriment of productive grazing, agricultural or other rural uses.
 - (i) Open space meets the active and passive recreational needs of the community and protects the biodiversity of natural areas and systems.

Note—In order to demonstrate compliance with this code, Council may request the preparation of a Plan of development for the locality, which may include land external to the site. This is likely where the proposed development involves more than 5 lots or the construction of a new road. The Plan of development should be prepared in accordance with the provisions of this code in conjunction with SC6.3 Plans of development particularly in regard to the development of New Neighbourhoods in the Emerging community zone. Plan of development may form the basis of a preliminary approval for development in an area.

7.3.7.3 Criteria for assessment

Table 9.3.7.3.1—Assessable development

Performance outcomes	Acceptable outcomes
Lot design	

Performance outcomes	Acceptable outcomes
<p>PO1 Reconfiguration creates lots that are of a sufficient size, shape and dimension:</p> <ul style="list-style-type: none"> (a) that are consistent with the character of the zone (b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone (c) that does not compromise the future development potential of land in the emerging community zone for urban purposes, and (d) are sufficient to protect areas with significant ecological values. 	<p>AO1 Lots comply with the minimum lot size and dimensions specified for its zone in Table 9.3.6.3.2—Minimum lot size and dimensions.</p>
<p>PO2 Rear lots are only created where:</p> <ul style="list-style-type: none"> (a) they are for the purpose of a single dwelling house (b) the topography of the land or other physical features ensure that the amenity of adjoining lots would not be detrimentally affected (c) the circumstances of the particular case are such that it would not be desirable or practical to provide full frontage lots (d) the safety of the frontage road is not adversely affected (including for waste collection), and (e) the access handle has sufficient width to provide vehicular access and services to the rear lot. 	<p>AO2.1 Only 1 rear lot is provided behind each full frontage lot.</p>
	<p>AO2.2 The number of adjoining rear lots does not exceed 2 and not more than 4 lots directly adjoin a rear lot (excluding lots that adjoin at one point).</p>
	<p>AO2.3 The minimum size of a rear lot, excluding its access handle is:</p> <ul style="list-style-type: none"> (a) the same as the minimum lot size for the relevant zone in accordance with Table 9.3.6.3.2—Minimum lot size and dimensions, and (b) is capable of containing a building envelope having minimum dimensions of 15m x 20m.
	<p>AO2.4 The access handle of the rear allotment has a minimum width of 4m.</p>
<p>PO3 Any boundary realignment must:</p> <ul style="list-style-type: none"> (a) improve the shape or utility of the existing lot (b) be consistent with the character of the zone, and (c) not create additional lots. 	<p>AO3.1 No additional lots are created.</p>
	<p>AO3.2 The realignment meets the minimum lot size and dimensions in accordance with Table 9.3.6.3.2—Minimum lot size and dimensions.</p>
<p>PO4 Any boundary realignment that is resolving a building encroachment must:</p> <ul style="list-style-type: none"> (a) be an improvement on the existing situation, and (b) not create a situation where, as a result of the reconfiguration the building/s 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
become unlawful.	
General design	
<p>PO5 The layout of lots, streets and infrastructure avoids or minimises impacts on environmental features by:</p> <ul style="list-style-type: none"> (a) following the natural topography and minimising earthworks (b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas, ecological corridors or steep land, and (c) maintaining natural drainage features and hydrological regimes. 	No acceptable outcome is nominated.
<p>PO6 Reconfiguration is designed to ensure integration with the surrounding locality, having regard to:</p> <ul style="list-style-type: none"> (a) connections to surrounding streets, pedestrian and cycle networks and other infrastructure networks (b) open space networks, habitat areas or corridors (c) connections to centres, employment areas and recreation areas (d) surrounding landscaping and streetscape treatments, and (e) the interface between adjoining land uses. 	No acceptable outcome is nominated.
Neighbourhood design in residential zones (Note: This also applies to Plans of development in the Emerging community zone)	
<p>PO7 Reconfigurations are designed to ensure:</p> <ul style="list-style-type: none"> (a) the creation of seamless interlinked neighbourhoods with residential character and identity (b) pedestrian movement is encouraged, and (c) neighbourhoods are concentrated around community focus points such as neighbourhood centres and parks. 	No acceptable outcome is nominated.
<p>PO8 A variety of lot sizes are provided in close proximity to neighbourhood centres and parks to promote a wider housing choice and mix that is consistent with zone outcomes.</p>	No acceptable outcome is nominated.
<p>PO9 Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland .	
PO10 Movement and open space networks are: (a) safe, clearly legible and have a high degree of connectivity, and (b) interconnected through a grid or modified grid pattern.	AO10.1 Street blocks have a maximum length of 200m and depth of 80m.
	AO10.2 Where street blocks have a length in excess of 150m a mid-block pedestrian link not less than 5m wide is provided to encourage walkability.
	AO10.3 Collector roads linking neighbourhoods are provided on a grid of not less than 800m.
PO11 Movement networks prioritise walking, cycling and public transport within neighbourhoods.	AO11 Ninety percent of all dwellings are within 400m walking distance of an existing or planned public transport stop, park and or community facility.
PO12 The permeability and connectivity of streets is not compromised by the use of cul-de-sacs unless no alternative arrangement is possible.	No acceptable outcome is nominated.
Climate responsive design	
PO13 Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.	AO13 Streets are generally configured to run in a north-south direction between 30° east and 20° west of true north or an east-west direction between 20° north and 30° south of east.
PO14 Smaller or wider lots are located as north facing lots and larger or narrower lots are located as south facing lots.	No acceptable outcome is nominated.
Lot reconfiguration in industrial zones	
PO15 Reconfiguration includes a range of lot sizes to facilitate industrial activities applicable to the zone.	No acceptable outcome is nominated.
PO16 Reconfiguration maximises access to any railway, transport route, intermodal terminal or sea port.	No acceptable outcome is nominated.
PO17 Where reconfiguration adjoins land in another zone, lots are of a sufficient size to mitigate any noise, air quality and visual impacts on	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
that adjoining land.	
Lot reconfiguration in the Rural zone	
<p>PO18 Reconfiguration:</p> <ul style="list-style-type: none"> (a) maintains rural, open space and landscape character (b) protect the productive capacity of rural land resources, and (c) allows for the efficient operation of rural activities. 	No acceptable outcome is nominated.
<p>PO19 Reconfiguration of land identified as Agricultural land Class A and B does not:</p> <ul style="list-style-type: none"> (a) adversely impact on the viability of land for agricultural or grazing purposes, and (b) constrain existing farming activities. <p>Note—Class A and B agricultural land is identified in the Agricultural land classification overlay map.</p>	<p>AO19 Fragmentation of land designated as Agricultural land Class A or B does not occur in the Rural zone.</p>
<p>Infrastructure and services</p> <p>Note—Refer also to the Development design code.</p>	
<p>PO20 Each reconfigured lot is provided with infrastructure and services appropriate to its intended use and location in a manner that:</p> <ul style="list-style-type: none"> (a) is efficient (b) is adaptable to allow for future infrastructure upgrades (c) minimises risk of adverse environmental or amenity-related impacts (d) promotes the efficient use of water resources, and (e) minimises whole of life cycle costs for that infrastructure. 	<p>AO20.1 Lots created within a designated Priority Infrastructure Plan area for a reticulated water supply and/or a reticulated sewerage supply, are connected to that supply in accordance with the <i>Engineering design planning scheme policy</i>.</p>
	<p>AO20.2 Lots created include stormwater infrastructure in accordance with the design requirements of the <i>Engineering design planning scheme policy</i>.</p>
	<p>AO20.3 Lots are connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.</p>
	<p>AO20.4 Electricity and telecommunications infrastructure is provided underground where the reconfiguration occurs in an urban area and exceeds 5 new lots.</p>
<p>PO21 Where reconfiguration proposes individual on-site waste water disposal, it must be demonstrated that:</p> <ul style="list-style-type: none"> (a) the soil type and permeability, slope, 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>and hydrology of the land is capable of accommodating the proposed loads within the lot, and</p> <p>(b) individually and collectively, the impacts of the existing and proposed systems do not adversely impact on the groundwater quality of the locality.</p>	
<p>Access and road design</p> <p>Note—Refer also to the Development design code.</p>	
<p>PO22</p> <p>Lots have safe access for vehicles and pedestrians through:</p> <p>(a) direct frontage to a properly constructed public road or to common property having a direct frontage to a properly constructed public road created under a community management statement, and</p> <p>(b) providing access appropriate for the type of vehicle associated with development.</p>	<p>AO22</p> <p>Lots are designed to achieve safe vehicle and pedestrian access in accordance with the <i>Engineering design planning scheme policy</i>.</p>
<p>PO23</p> <p>Reconfiguration involving the creation of new roads must:</p> <p>(a) provide for the safe, efficient and convenient movement for all modes of transport</p> <p>(b) are designed and constructed to support their intended function for all relevant design vehicle types</p> <p>(c) provide safe and easy access to the frontage of lots</p> <p>(d) are designed and constructed to give priority to pedestrian and bicycle pathways at intersections</p> <p>(e) where practicable, facilitate the provision of an integrated public transport system within 400m of lots</p> <p>(f) where practicable, align with open space corridors and waterways, and</p> <p>(g) where appropriate provide connections to adjoining land.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO24 New roads include streetscape and landscape treatments that:</p> <ul style="list-style-type: none"> (a) create an attractive and legible environment which establishes character and identity (b) maintain important views and vistas where possible (c) enhance safety and comfort, and meet user needs (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour (e) support safe pedestrian and cycling movement (f) maximise infiltration of stormwater runoff wherever practicable, and (g) minimise maintenance and whole of lifecycle costs. 	<p>No acceptable outcome is nominated.</p>
<p>PO25 Rear lanes:</p> <ul style="list-style-type: none"> (a) provide appropriate width to enable safe vehicle movement, including service vehicles (b) connect to other streets at both ends (c) enable safe access into and out of garages (d) avoid a direct through-route alternative for vehicles, cyclists or pedestrians than the adjoining street network (e) ensure rear yards of properties can be fenced for security, and (f) do not provide for visitor parking within the lane. <p>Note— Applicants should have regard to Crime Prevention through <i>Environmental Design Guidelines for Queensland</i>.</p>	<p>AO25 Rear lanes are designed in accordance with the <i>Engineering design planning scheme policy</i>.</p> <p>Note— In accordance with Councils road hierarchy, rear lanes are to be constructed as access lanes.</p>
<p>Pedestrian and cycle infrastructure Note—Refer also to the Development design code.</p>	
<p>PO26 Reconfiguration includes appropriate pedestrian and cycle infrastructure that:</p> <ul style="list-style-type: none"> (a) provides a high level of connectivity and permeability that links residential areas with schools; centres, community activity uses; parks, employment areas and public transport stops (b) provides for safe street crossings and for safety between pedestrians and cyclists (c) is designed taking into account 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>topography and convenience for users, and</p> <p>(d) meets disability access standards.</p>	
<p>Stormwater management</p> <p>Note—Refer also to the Development design code.</p>	
<p>PO27</p> <p>Reconfiguring a lot development:</p> <p>(a) manages the stormwater quality, quantity and velocity flow characteristics from the lot to maintain or improve the pre-development levels, and</p> <p>(b) where practicable incorporates stormwater re-use.</p>	<p>No acceptable outcome is nominated.</p>
<p>Parks and open space</p> <p>Note—Where acceptable outcomes are set out in this section, it is acknowledged that they may only be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure agreement.</p>	
<p>PO28</p> <p>Reconfiguring a lot provides parkland or open space which:</p> <p>(a) meets the needs of the community for a range of active and passive uses, and</p> <p>(b) is of a sufficient size and shape to accommodate recreation activities with associated equipment and facilities.</p>	<p>AO28</p> <p>Parkland is provided in accordance with the Local Government Infrastructure Plan.</p>
<p>PO29</p> <p>The design of parkland or open space:</p> <p>(a) contributes to the character of the neighbourhood or area</p> <p>(b) is safe and functions as a focal point for the neighbourhood or community</p> <p>(c) minimises the interface between residential lots and open space through appropriate treatments including alignment, fencing and landscaping</p> <p>(d) maximises road frontage to facilitate casual surveillance</p> <p>(e) incorporates natural areas including important local vegetation, waterways, ridgelines, coastal access, wetlands</p> <p>(f) preserves landscape features important to the scenic amenity of a locality</p> <p>(g) is linked to existing parkland or open space networks wherever possible</p> <p>(h) offers a broad range of informal and formal experiences to the community</p> <p>(i) is cost effective to maintain, and</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(j) is provided in the early stages of staged developments.	
PO30 The location of parkland or open space is conveniently located to residential neighbourhoods.	AO30 Parkland is provided within 400m of all residential dwellings.
PO31 Open space for conservation purposes protects riparian corridors, beach front vegetation, endangered plant communities and wildlife habitat and movement corridors.	No acceptable outcome is nominated.
Volumetric reconfiguration	
PO32 Volumetric reconfiguration (subdivision of space above or below the surface of land): (a) facilitates efficient development that is consistent with the intent for the zone, or (b) is consistent with a development approval.	No acceptable outcome is nominated.
Access easement	
PO33 The access easement must: (a) be of adequate width (b) be constructed to a standard appropriate to the situation, and (c) not result in unreasonable detriment or nuisance to neighbours.	AO33 The access easement is designed in accordance with the design requirements of the <i>Engineering design planning scheme policy</i> .
Community title subdivisions	
PO34 Community title subdivisions are only supported in instances where: (a) reticulated services are unavailable or limited; (b) land is constrained by natural hazards; or (c) land has high value scenic amenity or biodiversity value. Note—Community title subdivisions are not supported in any other instance.	AO34 No acceptable outcome is nominated.

Table 9.3.7.3.2—Minimum lot size and dimensions

Column 1 Zone	Column 2 Minimum lot size	Column 3 Minimum frontage
Low density residential	600m ² ; or 800m ² if in the Calliope neighbourhood precinct	17m

Column 1 Zone	Column 2 Minimum lot size	Column 3 Minimum frontage
Low–medium density residential Medium density residential	400m ² ; or 1,000m ² where in the Beaches village circuit precinct	10m; or 30m where in the Beaches village circuit precinct
Character residential	Not specified	Not specified
Mixed use Principal centre Centre	600m ²	15m
Neighbourhood centre	400m ²	15m
Specialised centre	1,000m ²	15m
Township	800m ² where unsewered, subject to capability of the site to sustainably dispose of effluent on site	20m
Sport and recreation	Not specified	Not specified
Open space	Not specified	Not specified
Conservation	Not specified	Not specified
Low impact industry	1,000m ²	20m
Medium impact industry	4,000m ²	40m
Special industry	Not specified	Not specified
Industry investigation	50ha	Not specified
Community facilities	Not specified	Not specified
Environmental management	Not specified	Not specified
Limited development (constrained land)	50ha where in the Flood affected lands precinct 250ha where in the Major industry buffer precinct	Not specified
Rural zone	250ha	300m
Rural residential	6,000m ² (where lots are provided with full service reticulated water supply) 1.5ha (in all other circumstances including the Beecher/Burua constant flow precinct)	40m
Emerging community	50ha	Not specified
Major tourism	2ha	40m
Minor tourism	600m ²	15m
Special purpose	Not specified	Not specified

7.3.8 Telecommunications facility use

7.3.8.1 Application

This code applies to a material change of use for telecommunications facilities where the code is identified as applicable in the tables of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

Note—Low impact telecommunications facilities are not regulated by the planning scheme. *The Telecommunications (Low Impact Facilities) Determination 1997* provides a full list of low impact facilities. Low impact facilities remain the responsibility of the Commonwealth.

7.3.8.2 Purpose

- (1) The purpose of the telecommunications facilities use code is to ensure that telecommunication facilities are located, designed and managed to minimise impacts on the amenity of adjoining premises.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development does not unreasonably impact on the amenity of adjoining premises and the zone.
 - (b) Development facilitates co-location of infrastructure wherever possible.
 - (c) Development does not unreasonably impact on the character and streetscape of the locality.

7.3.8.3 Assessment benchmarks

Table 9.3.8.3.1— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Design	
PO1 Development minimises visual amenity impacts on surrounding land uses.	AO1.1 Development does not exceed the maximum building height for the zone.
	AO1.2 Where in the Rural zone, development has the following minimum setbacks from all dwellings: <ol style="list-style-type: none"> (a) 10m, where the height of the structure is less than 20m (b) 15m, where the height of the structure is between 20m and 30m, and (c) 20m, where the height of the structure is greater than 30m.
	AO1.3 Where in any zone other than the Rural zone or residential zones, development has the following minimum setbacks from all property boundaries: <ol style="list-style-type: none"> (a) 10m, where the height of the structure is less than 20m (b) 15m, where the height of the structures is between 20m and 30m, and (c) 20m, where the height of the structure is greater than 30m.
Noise	
PO2 Development does not generate noise which:	AO2 Development provides that:

Performance outcomes	Acceptable outcomes
(a) causes nuisance, or (b) exceeds ambient noise levels.	(a) noise levels measured as the adjusted maximum sound pressure level L _{Amax} , adj. T at a noise sensitive place do not exceed: <ul style="list-style-type: none"> (i) background noise level plus 5dB(A) between the hours of 7am and 10pm (ii) background noise level plus 3dB(A) between the hours of 10pm and 7am, and (b) noise levels measured as the adjusted maximum sound pressure level L _{Amax} , adj. T at a business place do not exceed: <ul style="list-style-type: none"> (i) background noise level plus 10dB(A) between the hours of 7am and 10pm, and (ii) background noise level plus 8dB(A) between the hours of 10pm and 7am.
Screening and landscaping	
PO3 Any building associated with a telecommunications facility is screened: <ul style="list-style-type: none"> (a) from view from any adjoining use and street, and (b) by vegetation. 	AO3.1 A vegetation buffer with a minimum width of 2m surrounds the Telecommunications facility. AO3.2 All vegetation buffers must: <ul style="list-style-type: none"> (a) be semi-mature vegetation upon planting, and (b) grow to a minimum height of 2m within 3 years of being planted.
Security	
PO4 Fencing prevents unauthorised access to telecommunications facilities.	AO4 A fence with a minimum height of 2m is provided around all buildings and structures.
Co-location	
PO5 Development is designed to facilitate co-location of telecommunication facilities.	AO5 Development: <ul style="list-style-type: none"> (a) ensures the design facilitates co-masting or co-siting with other carriers, or (b) involves co-location with an existing telecommunications facility.

Part 8 Other plans

Development within certain areas of the region is governed by plans and legislation which overrides or otherwise affects the operation of the Gladstone Region Planning Scheme.

The following sections provide an overview of the areas affected and the effect of the other plans on the planning and development of those areas.

For further detail on the specific effects, reference should be made to those plans and their governing legislation.

8.1 State Development Areas – *State Development and Public Works Organisation Act 1971*

Gladstone Region includes three areas declared by the state government as State development areas (SDAs). SDAs are clearly defined areas of land established by the Coordinator-General to promote economic development in Queensland.

State development areas are created under section 77 of the *State Development and Public Works Organisation Act 1971*.

The SDAs are listed in the *State Development and Public Works Organisation (State Development Areas) Regulation*, which identifies the regulatory maps for each SDA.

Each SDA is subject to a development scheme that controls land-use and infrastructure planning and development in the SDA. The Coordinator-General is responsible for the planning, establishment and ongoing management of SDAs throughout Queensland.

In an SDA, the Coordinator-General:

- (1) Controls land-use activities.
- (2) Implements the development scheme.
- (3) Assesses and approves all development, or material change of use, applications.

Any material change of use (MCU) within an SDA requires a development approval.

8.1.1 Gladstone State Development Area

The Gladstone SDA development scheme provides for industrial development of national, State and regional significance and complementary industrial, infrastructure and service uses.

Further detail regarding development within this SDA can be found within the Gladstone SDA Development Scheme.

[Gladstone State Development Area Mapping](#)

8.1.2 Callide Infrastructure Corridor State Development Area

The Callide Infrastructure Corridor SDA provides for the establishment of an efficient and effective infrastructure corridor of regional, state and national significance for co-located underground pipelines (principally for the transportation of gas) between Callide and the Gladstone SDA, to facilitate economic development.

Further detail regarding development within this SDA can be found within the Callide Infrastructure Corridor SDA Development Scheme.

[Callide Infrastructure Corridor State Development Area Mapping](#)

8.1.3 Stanwell–Gladstone Infrastructure Corridor State Development Area

The Stanwell–Gladstone Infrastructure Corridor SDA provides land for underground infrastructure purposes to facilitate economic development in the Rockhampton and Gladstone area.

Further detail regarding development within this SDA can be found within the Stanwell–Gladstone Infrastructure Corridor SDA Development Scheme.

[Stanwell–Gladstone Infrastructure Corridor State Development Area Declaration Plan Overview Map 4 of 5](#)
[Stanwell–Gladstone Infrastructure Corridor State Development Area Declaration Plan Overview Map 5 of 5](#)

8.2 Port of Gladstone and Port Alma (part)

Gladstone Region includes port lands operated by the Gladstone Port Corporation (GPC) being the Port of Gladstone and a part of Port Alma.

The *Transport Infrastructure Act 1994* (TIA) provisions require GPC to gazette a land use plan to facilitate management and assessment of development on port authority land. The Gladstone Ports Corporation Land Use Plan (LUP2012) was gazetted in March 2012.

The purpose of the LUP 2012 is to provide a strategic framework for the management and assessment of development on Strategic Port Land, through identifying land use precincts and appropriate land uses and defining the outcomes sought to manage growth and development of the port.

GPC undertakes the responsibilities of Assessment Manager under the *Planning Act 2016* for assessable development on Strategic Port Land.

The LUP 2012 applies only to Strategic Port Land identified within the LUP 2012. Any other land not identified in the LUP 2012, which is owned or leased by GPC, is governed by the planning schemes of relevant local or state government authorities.

Strategic Port Land which is also in the Gladstone State Development Area is governed by the Gladstone State Development Area Development Scheme.

[Gladstone Ports Corporation Land Use Plan \(LUP 2012\)](#)

8.3 Priority Development Areas – *Economic Development Act 2012*

The Gladstone region includes three areas declared by the state government as Priority Development Areas (PDAs) under the *Economic Development Act 2012*.

PDAs are declared to facilitate the development of land in Queensland for economic development or development for community purposes.

The declarations fast track and streamline the planning for and assessment of development in the declared PDA areas.

Development within each PDA is managed within a Development Scheme approved by the Minister for Economic Development Queensland.

8.3.1 Clinton, Gladstone

Declared in April 2010, the Clinton PDA is a residential housing development intended as a model residential neighbourhood.

Officers of Economic Development Queensland are the assessment manager for development in this PDA under the Clinton Development Scheme.

[Clinton Priority Development Area \(PDA\)](#)

8.3.2 Tannum Sands

Declared in September 2011, the Tannum Sands PDA is a residential housing development including a mixed use precinct delivering small scale commercial, retail and other neighbourhood services.

Officers of Economic Development Queensland are the assessment manager for development in this PDA under the Tannum Sands Development Scheme.

[Tannum Sands Priority Development Area](#)

8.3.3 Toolooa

Declared in December 2011, the Toolooa PDA is a residential housing development incorporating the preservation of bushland and open space.

Officers of Economic Development Queensland are the assessment manager for development in this PDA under the Toolooa Development Scheme.

[Toolooa Priority Development Area \(PDA\)](#)

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
- (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.

Note—Development comprising a combination of defined uses is not considered to be an undefined use.

- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1; do not form part of the definition.

Table Sc1.1.1—Index of use definitions

<ul style="list-style-type: none">• Adult store• Agricultural supplies store• Air services• Animal husbandry• Animal keeping• Aquaculture• Bar• Brothel• Bulk landscape supplies• Caretaker's accommodation• Car wash• Cemetery• Child care centre	<ul style="list-style-type: none">• Hardware and trade supplies• Health care services• High impact industry• Home based business• Hospital• Hotel• Indoor sport and recreation• Intensive animal industry• Intensive horticulture• Landing• Low impact industry• Major electricity infrastructure• Major sport, recreation and	<ul style="list-style-type: none">• Port services• Relocatable home park• Renewable energy facility• Research and technology industry• Residential care facility• Resort complex• Retirement facility• Roadside stall• Rooming accommodation• Rural industry• Rural workers' accommodation
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<ul style="list-style-type: none"> • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre 	<ul style="list-style-type: none"> entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking station • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery
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Table Sc1.1.2—Use definitions

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Air services	<p>Premises used for any of the following:</p> <ul style="list-style-type: none"> • the arrival and departure of aircraft • the housing, servicing, refuelling, maintenance and repair of aircraft • the assembly and dispersal of passengers or goods on or from an aircraft • any ancillary activities directly serving the needs of passengers and visitors to the use • associated training and education facilities • aviation facilities. 	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.		Club, hotel, nightclub entertainment facility, tavern

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings, each for a separate household, and consisting of: <ul style="list-style-type: none"> • a single lot, where neither dwelling is a secondary dwelling or • two lots sharing common property where one dwelling is located on each lot. 	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premise containing non-residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant 	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—Additional examples may be shown in SC1.1.2 Industry thresholds.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>demand on the local infrastructure network</p> <ul style="list-style-type: none"> the use may involve night time and outdoor activities onsite controls are required for emissions and dangerous goods risks. 		
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise minimal traffic generation and heavy-vehicle usage demands imposed upon the local infrastructure network consistent with surrounding uses the use generally operates during the day (e.g. 7am to 6pm) offsite impacts from storage of dangerous goods are negligible the use is primarily undertaken indoors. 	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—Additional examples may be shown in SC1.1.2 Industry thresholds.</p>	<p>Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</p>
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the Electricity Act 1994. The use may include ancillary telecommunication facilities.	Power lines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Marine industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste.	Boat building, boat storage, dry dock	Marina
Market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates an elevated demand on the local infrastructure network • onsite controls are required for emissions and dangerous goods risks • the use is primarily undertaken indoors • evening or night activities are undertaken indoors and not outdoors. 	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—Additional examples may be shown in SC1.1.2 Industry thresholds.</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment. Nature-based tourism activities typically: <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Premises used to provide entertainment, which may include cabaret, dancing and music. The use generally includes the sale of liquor and food for consumption on site.		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long term camping. The use may involve permanent low scale built infrastructure.</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	Premises used for the following: <ul style="list-style-type: none"> the arrival and departure of vessels the movement of passengers or goods on or off vessels any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		Tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace, and biotechnology.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <ul style="list-style-type: none"> • restaurants and bars • meeting and function facilities • sporting and fitness facilities • staff accommodation • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence	Retirement village	Residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.		
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. <p>Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	Premises used for storage, processing and packaging of products from a rural use. The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.	Display dwelling	Bank, office
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: <ul style="list-style-type: none"> • a large area for handling, display or storage • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant 	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers Note—Additional examples may be shown in SC1.1.2 Industry thresholds.	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	separation from non-industrial uses.		
Substation	<p>Premises forming part of a transmission grid or supply network under the Electricity Act 1994, and used for:</p> <ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another • regulating voltage in an electrical circuit • controlling electrical circuits • switching electrical current between circuits • a switchyard, or • communication facilities for 'operating works' as defined under the Electricity Act 1994 or for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the Telecommunications Act 1997
Theatre	Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises. The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services: <ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas • sewerage, drainage or stormwater services • transport services including road, rail or water • waste management facilities, or • network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary		Animal keeping

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC1.1.1 Defined activity groups

There are no defined activity groups for the planning scheme.

SC1.1.2 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table Sc1.1.2.1—Low impact industry, Medium impact industry, High impact industry and Special industry.

Table Sc1.1.2.1—Industry thresholds

Use	Additional examples include
Low impact industry	<ol style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting. (2) Repairing and servicing lawn mowers and outboard engines. (3) Fitting and turning workshop. (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting. (5) Assembling wood products not involving cutting, routing, sanding or spray painting. (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ol style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum. (2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum.

Use	Additional examples include
	<ul style="list-style-type: none"> (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the Work Health and Safety Act 2011. (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum. (5) Enamelling workshop using less than 15 000 litres of enamel per annum. (6) Galvanising works using less than 100 tonnes of zinc per annum. (7) Anodising or electroplating workshop where tank area is less than 400 square metres. (8) Powder coating workshop using less than 500 tonnes of coating per annum. (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum. (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components. (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum. (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum. (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum. (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum. (15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum. (16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum. (17) Recycling and reprocessing batteries. (18) Repairing or maintaining boats. (19) Manufacturing substrate for mushroom growing. (20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum. (21) Recycling or reprocessing tyres including retreading. (22) Printing advertising material, magazines, newspapers, packaging and stationery. (23) Transport depot, distribution centre, contractors depot and storage yard. (24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools). (25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum. (26) Reconditioning metal or plastic drums. (27) Glass fibre manufactures less than 200 tonnes per annum. (28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
High impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing 10 tonnes or greater of metal castings per annum (2) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum. (3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes. (4) Scrap metal yard including a fragmentiser. (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum. (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum. (7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum. (8) Manufacturing wooden products including cabinet making, joinery, wood

Use	Additional examples include
	<p>working, producing greater than 500 tonnes per annum.</p> <p>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum.</p> <p>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum.</p> <p>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum.</p> <p>(12) Enamelling workshop using 15 000 litres or greater of enamel per annum.</p> <p>(13) Galvanising works using 100 tonnes or greater of zinc per annum.</p> <p>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater.</p> <p>(15) Powder coating workshop using 500 tonnes or greater of coating per annum.</p> <p>(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum.</p> <p>(17) Concrete batching and producing concrete products.</p> <p>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote.</p> <p>(19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manure, sewage, septic sludge and domestic waste.</p> <p>(20) Manufacturing fibreglass pools, tanks and boats.</p> <p>(21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools).</p> <p>(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum.</p> <p>(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre.</p> <p>(24) Abattoir.</p> <p>(25) Recycling chemicals, oils or solvents.</p> <p>(26) Waste disposal facility (other than waste incinerator).</p> <p>(27) Recycling, storing or reprocessing regulated waste.</p> <p>(28) Manufacturing batteries.</p> <p>(29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum.</p> <p>(30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum.</p> <p>(31) Crematoria.</p> <p>(32) Glass fibre manufacture producing 200 tonnes or greater per annum.</p> <p>(33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Special industry	<p>(1) Oil refining or processing.</p> <p>(2) Producing, refining or processing gas or fuel gas.</p> <p>(3) Distilling alcohol in works producing greater than 2,500 litres per annum.</p> <p>(4) Power station.</p> <p>(5) Producing, quenching, cutting, crushing or grading coke.</p> <p>(6) Waste incinerator.</p> <p>(7) Sugar milling or refining.</p> <p>(8) Pulp or paper manufacturing.</p> <p>(9) Tobacco processing.</p> <p>(10) Tannery or works for curing animal skins, hides or finishing leather</p> <p>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing.</p> <p>(12) Rendering plant.</p> <p>(13) Manufacturing chemicals, poisons and explosives.</p> <p>(14) Manufacturing fertilisers involving ammonia.</p> <p>(15) Manufacturing polyvinyl chloride plastic.</p>

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in Table Sc1.2.2 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table Sc1.2.1—Index of administrative definitions

<ul style="list-style-type: none"> • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Demand unit • Development footprint • Domestic outbuilding • Dwelling • Electrical entity • Gross density 	<ul style="list-style-type: none"> • Gross floor area • Ground level • Household • Minor building work • Minor electricity infrastructure • Mixed use centres • Net density • Net developable area • Netserv plan • New neighbourhoods • Non-resident workers • Outermost projection • Planning assumptions 	<ul style="list-style-type: none"> • Plot ratio • Projection area(s) • Secondary dwelling • Setback • Service catchment • Site • Site cover • Storey • Temporary use • Ultimate development • Urban purposes • Urban revitalisation neighbourhoods
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Table Sc1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature

Column 1 Term	Column 2 Definition
	that is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: <ul style="list-style-type: none"> (a) if the projection is a roof and there is a fascia—the outside face of the fascia, or (b) if the projection is a roof and there is no fascia—the roof structure. (c) The term does not include rainwater fittings or ornamental or architectural attachments.
Building height	If specified: <ul style="list-style-type: none"> (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level, or (c) in both metres and storeys, both (a) and (b) apply.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: <ul style="list-style-type: none"> (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.
Electrical entity	An entity that is an electrical entity as that term is defined in the <i>Electricity Act 1994</i> .
Gross density	Dwellings per hectare of land (including all lots, parks, minor and major roads, shops, schools, open spaces).
Gross floor area (GFA)	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	<p>All aspects of development for an electricity supply network as defined under the Electricity Act 1994, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:</p> <ul style="list-style-type: none"> (a) augmentations/upgrades to existing power lines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the Electricity Act 1994) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Mixed use centres	Mixed use centres focus on non-residential activities like shopping, office-based employment, government and community services, higher education and entertainment. Mixed use centres are found at various scales, from local centres to town centres. Mixed use centres are a focus of transport networks, and a hub for public transport, walking and cycling routes. Mixed use centres also contain higher density housing. Increasingly the region's mixed use centres will be designed around streets and public spaces. Mixed use centres are vibrant places, busy with people in the day and at night. Their streets are lined with street trees. Mixed use centres are usually grid based and connected in a way that is easy to find your way around.
Narrow lot	A lot that has an average width less than 15m and/or an area less than 450m ² . These lots are associated with development for dwelling houses as outlined in the relevant zone code.
New neighbourhoods	New neighbourhoods are characterised by walkability and offer a wide choice of housing types, including detached houses, duplexes, row houses, shop-top housing and live/work buildings. New neighbourhoods are generally low in scale. Development provides for an increased number of dwellings per hectare of land, compared with conventional suburbia.
Net density	Dwellings per hectare of land (only including lots, local parks, local streets and half of the major roads if bordering the site).
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope.

Column 1 Term	Column 2 Definition
	Note—For the purpose of a priority infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Netserv plan	A distributor–retailer’s plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the South East Queensland Water (Distribution and Retail Restructuring) Act 2009.
Non–resident workers	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly–in/fly–out or drive–in/drive–out arrangements.
Outermost projection (OMP)	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Secondary dwelling	A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.
Service catchment	An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas. Note—For example: <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage. The term does not include: <ol style="list-style-type: none"> (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure

Column 1 Term	Column 2 Definition
	(b) basement car parking areas located wholly below ground level (c) eaves and sun shading devices
Storey	A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only: <ul style="list-style-type: none"> (a) a lift shaft, stairway or meter room (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment (c) a combination of the above. A mezzanine is a storey. A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey. A basement is not a storey.
Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services. Note—Provisions for temporary use timeframes for defined uses may be provided in section 1.7 Local government administrative matters. Note—It is recommended that local government use the ability under section 1.7 to further refine this definition for use in the local government area for defined uses.
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Urban purposes	For the purpose of priority infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Urban revitalisation neighbourhoods	Urban revitalisation neighbourhoods are well located with good access to public transport, and walking and cycling routes to the city centre and other locations. They offer excellent access to services, parks and often have infrastructure capacity. They are usually supported by a grid street pattern. Urban revitalisation neighbourhoods are characterised by mixed use, providing access to a range of employment, shopping, community and other local services. Housing – of many kinds, is an important feature of these neighbourhoods too. Urban revitalisation neighbourhoods have a sense of enclosure at street level provided by small building setbacks.

Schedule 2 Mapping

SC2.1 Map index

The table(s) below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area. Maps relevant to other plans have also been included.

Editor's note—Mapping for the PIP is contained in Schedule 3 of the planning scheme.

Editor's note - Mapping is accessible through Council's [online mapping site](#).

Table Sc2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
	Strategic Framework Theme: Building it Better – Our Urban Places. Built Form Transect	
	Strategic Framework Theme: Community Living and Building it Better – Our Urban Places	
	Strategic Framework Theme: Connecting our Places	
	Strategic Framework Theme: Our Environment and Heritage	
	Strategic Framework Theme: Our Rural and Coastal Townships and Places	
Zone maps		
	Centre (level 1 Zone)	
	Character residential	
	Community facilities	
	Conservation	
	Emerging community	
	Environmental management	
	High density residential	
	Industry (level 1 Zone)	
	Industry investigation zone	
	Limited development (constrained land)	
	Low density residential	
	Low impact industry	
	Low–medium density residential	
	Major tourism	
	Medium density residential	
	Medium impact industry	
	Minor tourism	
	Mixed use	
	Neighbourhood centre	

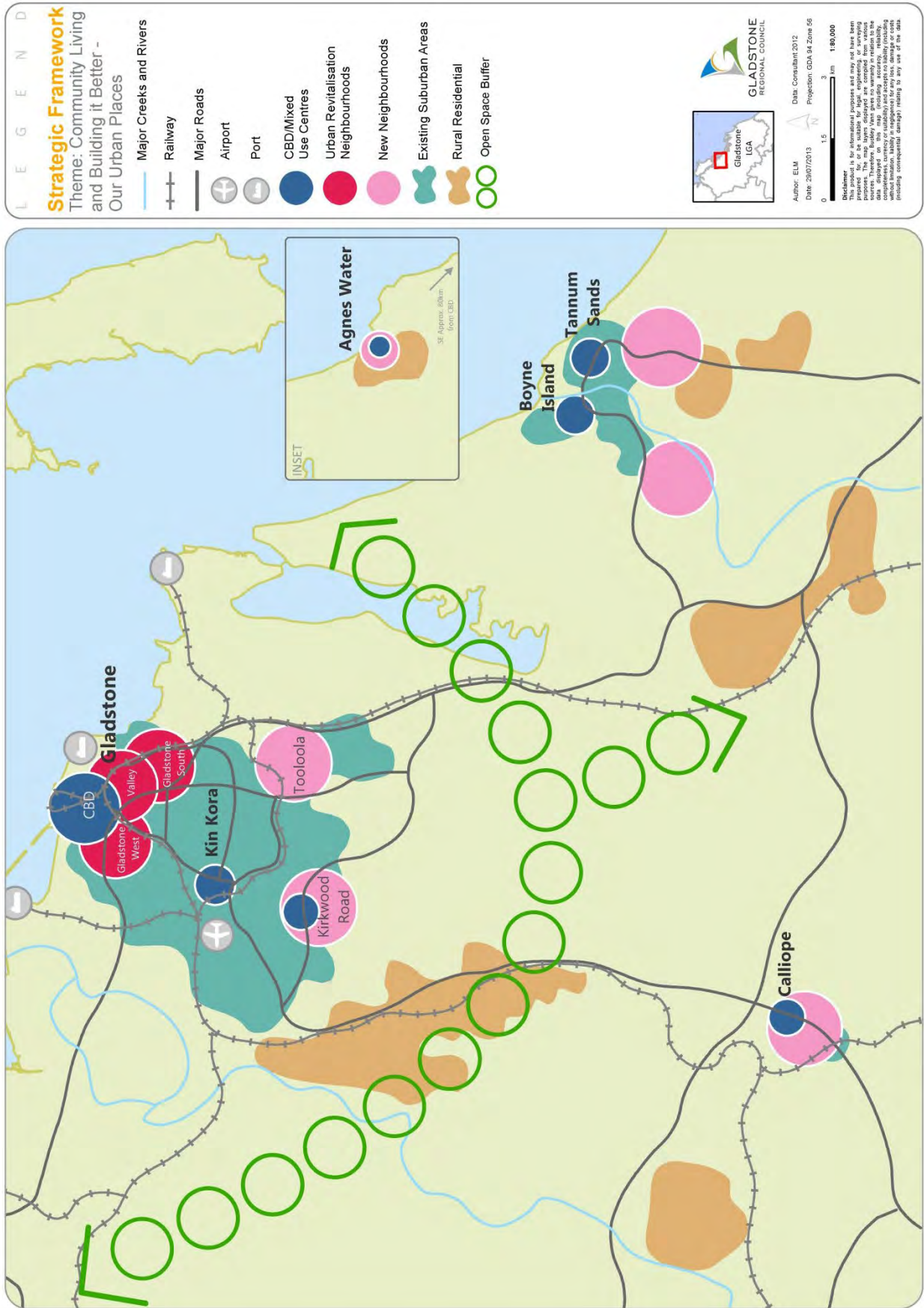
	Open space	
	Principal centre	
	Rural	
	Rural residential	
	Special industry	
	Special purpose	
	Specialised centre	
	Sport and recreation	
	Township	
Local plan maps		
Nil		
Overlay maps		
	Airport	
	Acid sulphate soils	
	Agricultural land classification	
	Biodiversity	
	Building height and frontages	
	Bush fire hazard	
	Coastal hazard	
	Extractive resources and minerals	
	Flood hazard	
	Heritage	
	Historic mine sites	
	Regional infrastructure	
	Scenic amenities	
	Steep land	
	Stock routes	
	Water resource catchment	
Other plans maps		
	Agnes Water & Seventeen Seventy Structure Plan	
	Boyne Island & Tannum Sands Structure Plan	
	Calliope Structure Plan	

SC2.2 Strategic framework maps

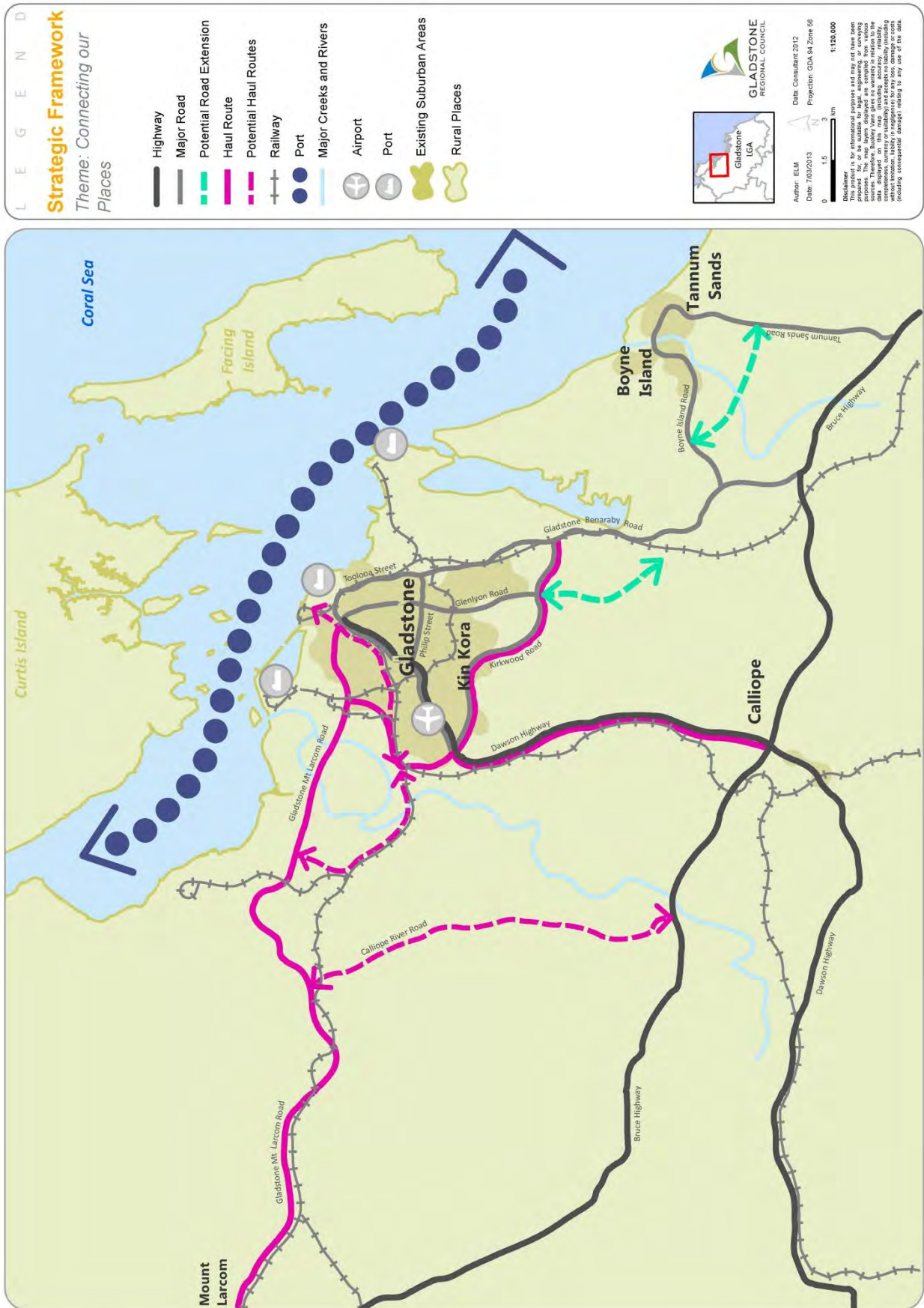
Strategic Framework Theme: Building it Better – Our Urban Places. Built Form Transect



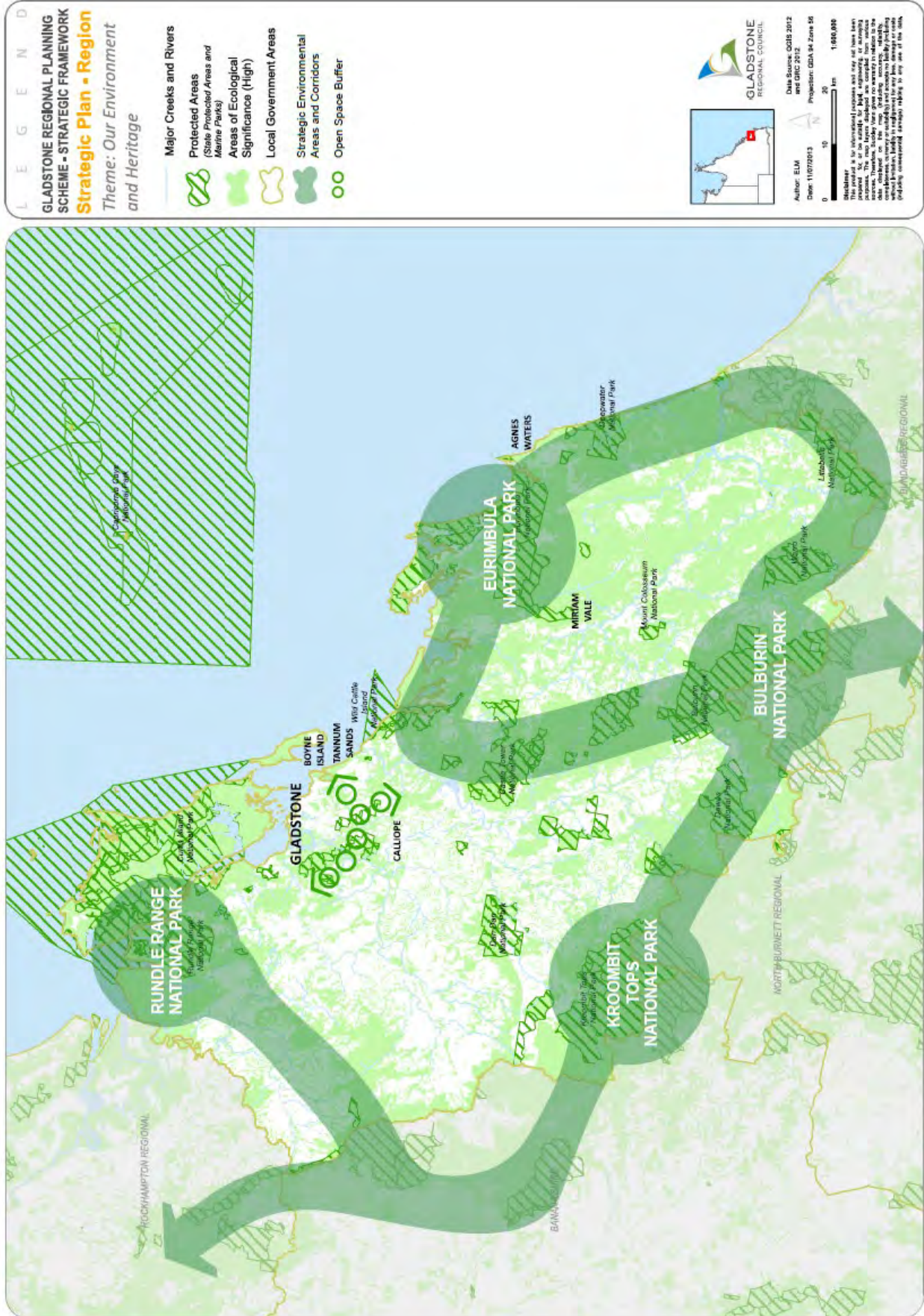
Strategic Framework Theme: Community Living and Building it Better – Our Urban Places



Strategic Framework Theme: Connecting our Places



Strategic Framework Theme: Our Environment and Heritage



Strategic Framework Theme: Our Rural and Coastal Townships and Places

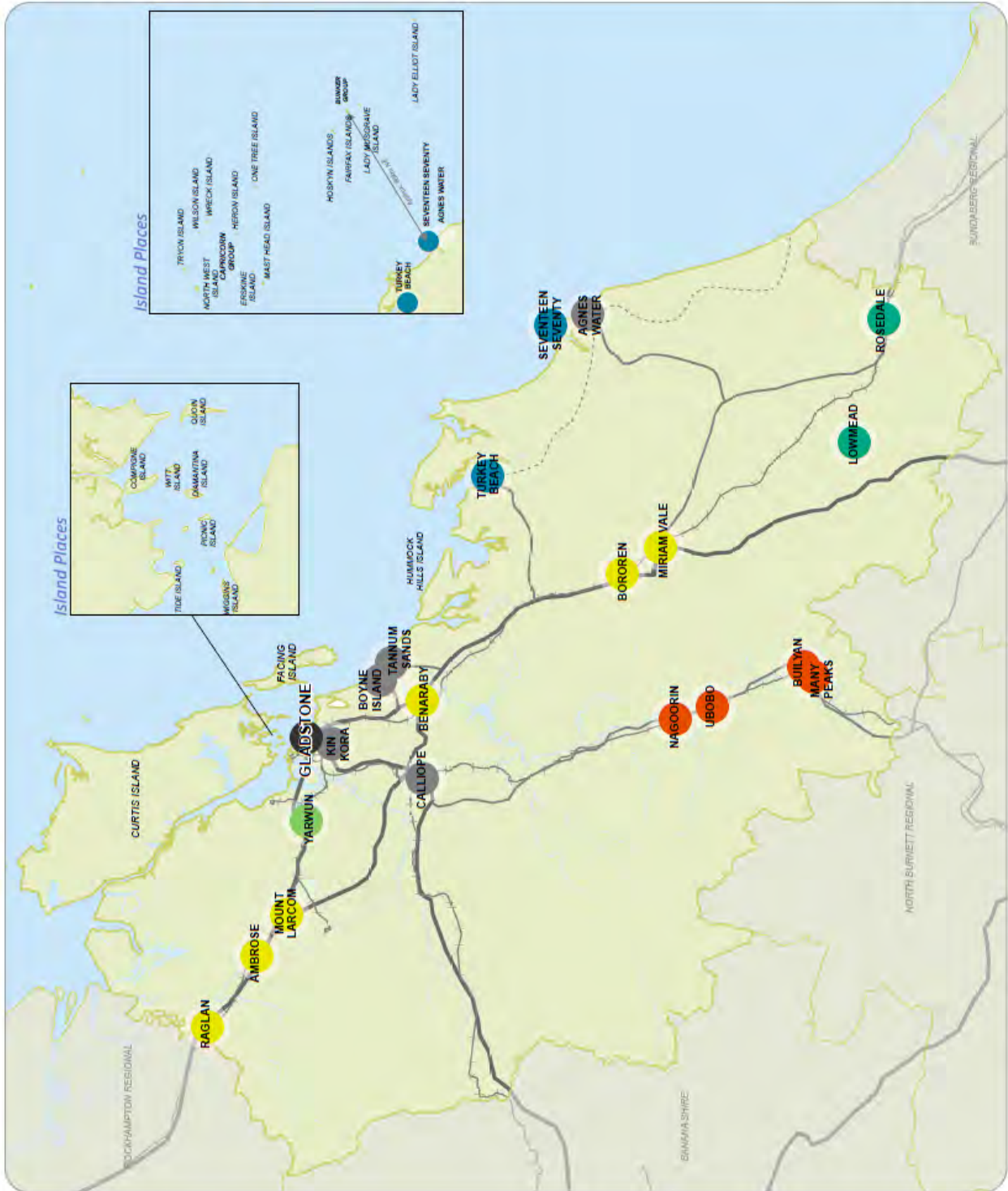
L E G E N D

Strategic Framework
Theme: Our Rural and Coastal Townships and Places

- Urban Centres
- Boyne Valley Towns
- Coastal Towns
- Highway Towns
- Northern Towns
- Southern Towns
- Major Creeks and Rivers
- Major Road
- Minor Road
- Proposed Road
- Railway
- Local Government Areas

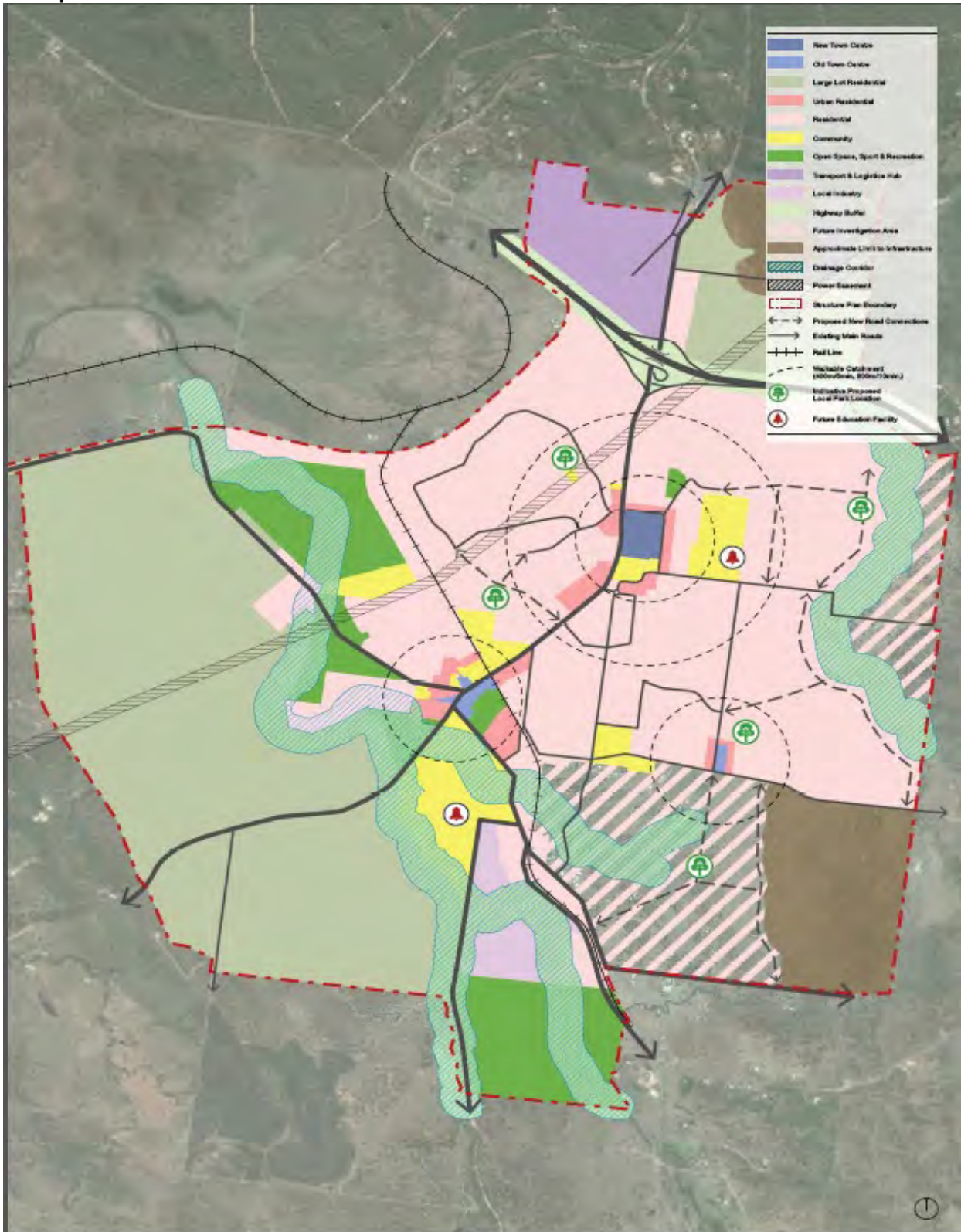
Author: ELM Date: Source: QGIS 2012
 Date: 20/02/15 Projection: GDA 94 Zone 56
 0 10 20 30 km 1:850,000

Disclaimer: This information is provided as a guide only. It is not intended to be used as a basis for any legal or financial decision. The map is not intended to be used as a basis for any legal or financial decision. The map is not intended to be used as a basis for any legal or financial decision. The map is not intended to be used as a basis for any legal or financial decision.



SC2.3 Other plans maps

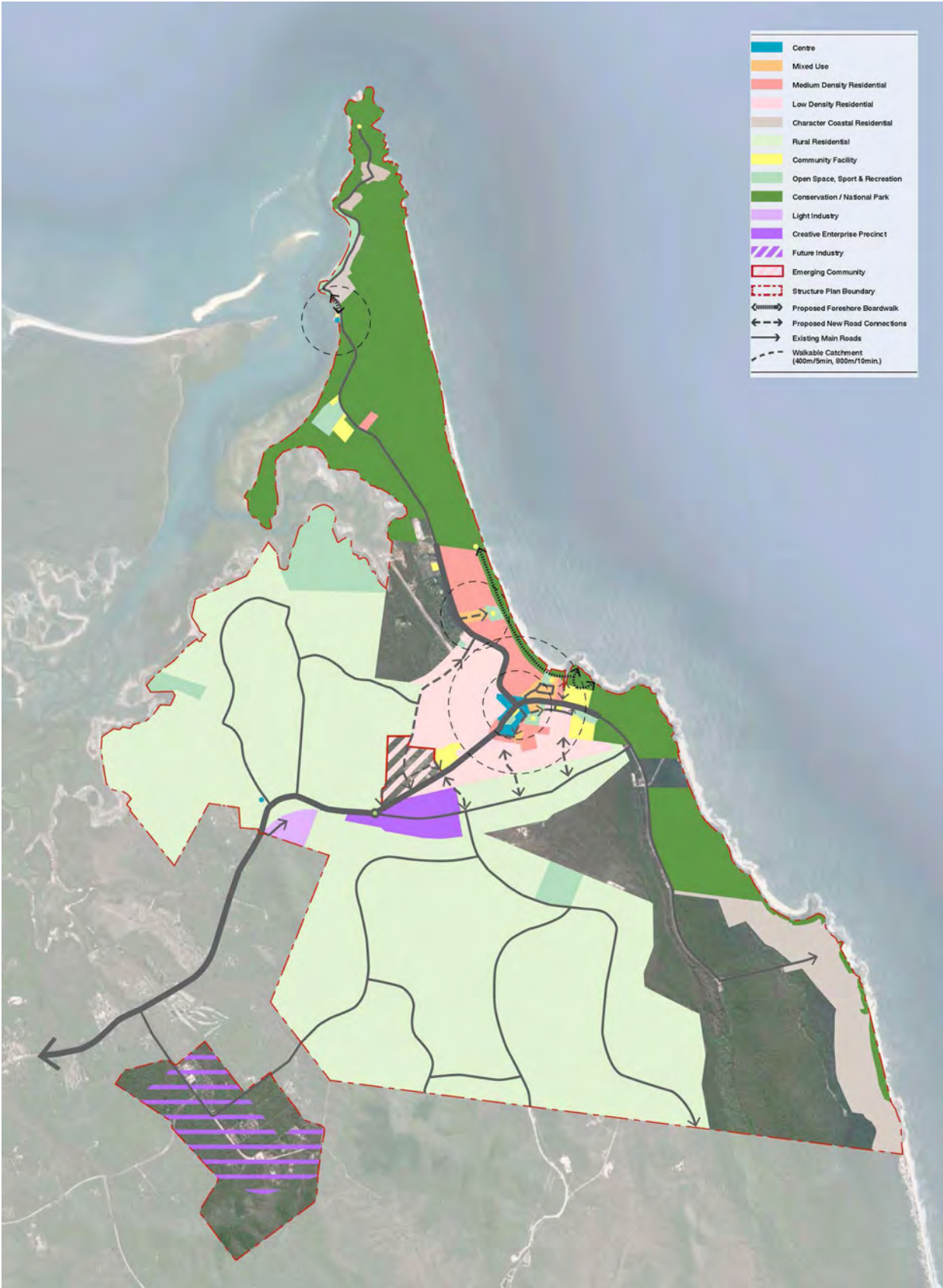
Calliope Structure Plan



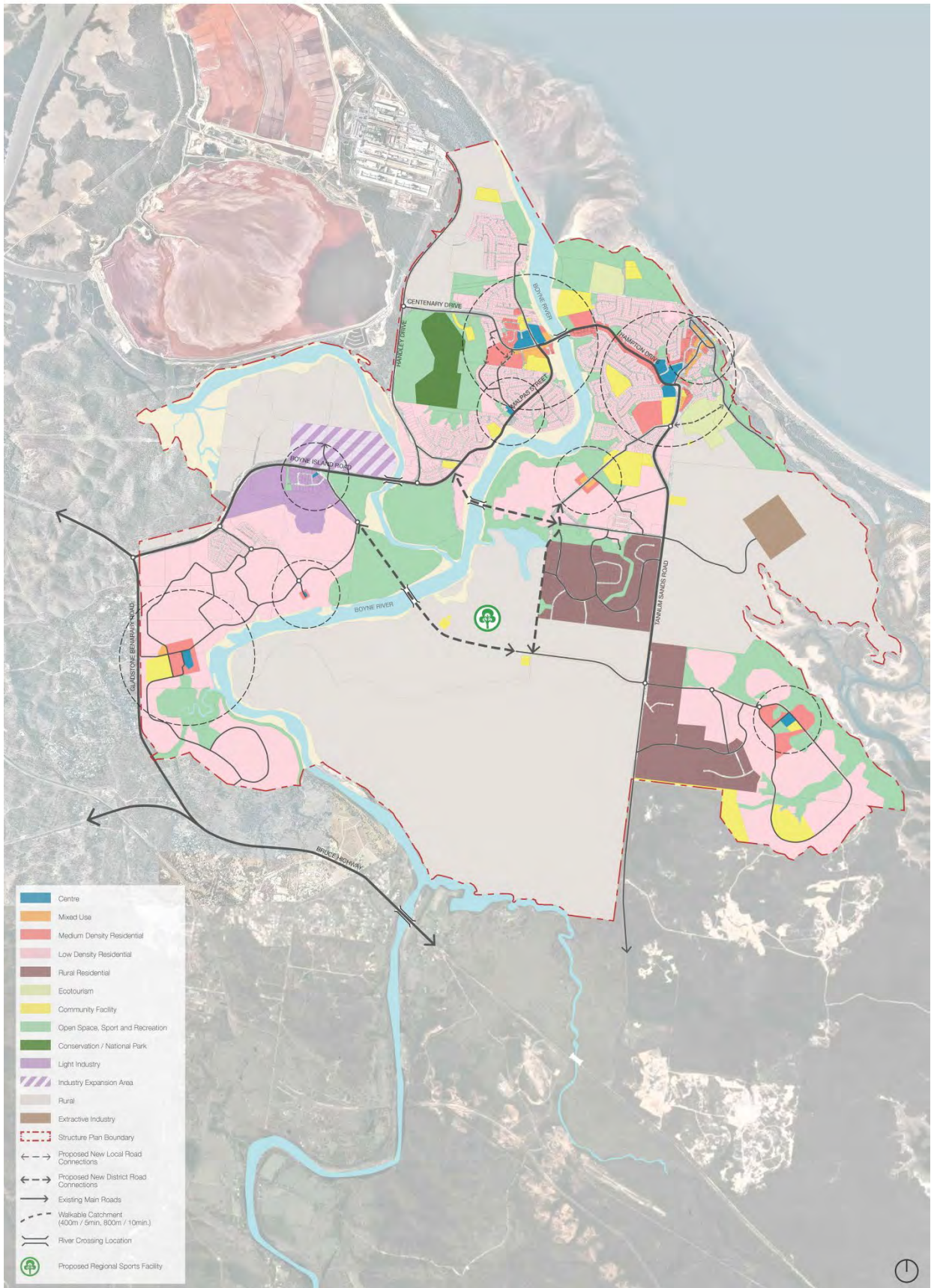
Calliope Structure Plan
Scale: 1:20,000 @ A1 | 30 January 2014



Agnes Water & Seventeen Seventy Structure Plan



Boyne Island & Tannum Sands Structure Plan



Schedule 3 Local Government Infrastructure Plan (LGIP) mapping and support material

SC3.1 Planning assumptions tables

Table SC3.1.1—Existing and projected population

Column 1 Projection Area	Column 2 LGIP Development Type	Column 3 Existing and Projected Population				
		2011	2016	2021	2026	2031
Gladstone (Previously South Gladstone, Barney Point and CBD)	Single Dwelling	5,753	6,694	7,909	8,521	9,254
	Multiple Dwelling	603	702	829	893	970
	Other	141	165	194	209	227
	Total	6,497	7,560	8,933	9,624	10,451
West Gladstone	Single Dwelling	4,737	5,393	6,594	7,299	7,787
	Multiple Dwelling	497	565	691	765	816
	Other	116	133	162	179	191
	Total	5,350	6,091	7,447	8,244	8,795
Kin Kora – Sun Valley	Single Dwelling	3,765	4,020	4,494	5,748	7,016
	Multiple Dwelling	395	421	471	602	735
	Other	93	99	110	141	172
	Total	4,252	4,540	5,075	6,492	7,924
Telina – Sth Trees- Glen Eden – Tooloola – O'Connell	Single Dwelling	5,048	5,827	6,191	6,204	6,225
	Multiple Dwelling	529	611	649	650	653
	Other	124	143	152	153	153
	Total	5,701	6,581	6,992	7,007	7,031
Calemondah – Clinton – New Auckland	Single Dwelling	10,107	12,392	12,949	14,790	16,783
	Multiple Dwelling	1,059	1,299	1,357	1,550	1,759
	Other	248	305	318	364	413
	Total	11,415	13,995	14,625	16,704	18,955
Boyne Island – Tannum Sands – Benaraby	Single Dwelling	5,383	6,677	9,727	12,390	14,870
	Multiple Dwelling	179	222	324	413	495
	Other	407	505	736	938	1,125
	Total	5,970	7,405	10,787	13,741	16,491
Gladstone Hinterland (aka Calliope)	Single Dwelling	5,747	6,891	8,431	9,632	10,850
	Multiple Dwelling	191	230	281	321	361
	Other	435	521	638	729	821
	Total	6,374	7,642	9,350	10,681	12,033
Agnes Waters – Miriam Vale	Single Dwelling	2,810	3,097	3,363	3,632	3,906
	Multiple Dwelling	130	143	156	168	181

	Other	464	511	555	600	645
	Total	3,404	3,751	4,074	4,400	4,732
Outside PIA	Single Dwelling	9,294	11,110	14,348	17,103	19,751
	Multiple Dwelling	334	397	507	601	692
	Other	871	1,025	1,286	1,511	1,727
	Total	10,498	12,532	16,141	19,215	22,170
Gladstone Regional Area	Single Dwelling	52,644	62,101	74,006	85,320	96,444
	Multiple Dwelling	3,917	4,590	5,265	5,964	6,662
	Other	2,900	3,407	4,153	4,823	5,476
	Total	59,461	70,098	83,424	96,107	108,582

Table SC3.1.2—Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column3 Existing and Projected Employment (employees)				
		2011	2016	2021	2026	2031
Gladstone (Previously South Gladstone, Barney Point and CBD)	Commercial	1,709	1,784	1,839	1,982	2,152
	Retail	0	0	0	0	0
	Industrial	150	157	161	174	189
	Community	240	250	258	278	302
	Other [#]	0	0	0	0	0
	Total	2,099	2,191	2,259	2,433	2,642
West Gladstone	Commercial	401	418	431	477	509
	Retail	0	0	0	0	0
	Industrial	0	0	0	0	0
	Community	179	187	192	213	227
	Other [#]	0	0	0	0	0
	Total	579	605	623	690	736
Kin Kora – Sun Valley	Commercial	33	34	35	45	55
	Retail	0	0	0	0	0
	Industrial	0	0	0	0	0
	Community	54	56	58	74	90
	Other [#]	0	0	0	0	0
	Total	87	91	93	119	146
Telina – Sth Trees – Glen Eden – Tooloola – O'Connell	Commercial	156	163	168	169	169
	Retail	0	0	0	0	0
	Industrial	1,091	1,139	1,174	1,177	1,181
	Community	26	27	28	28	28
	Other [#]	0	0	0	0	0

	Total	1,274	1,330	1,371	1,374	1,379
Calemondah – Clinton – New Auckland	Commercial	412	430	443	506	574
	Retail	0	0	0	0	0
	Industrial	1,003	1,046	1,079	1,232	1,398
	Community	117	122	126	144	164
	Other [#]	0	0	0	0	0
	Total	1,531	1,598	1,648	1,882	2,136
Boyne Island – Tannum Sands – Benaraby	Commercial	1,168	1,446	1,764	2,247	2,697
	Retail	0	0	0	0	0
	Industrial	2,886	3,572	4,358	5,551	6,662
	Community	445	551	672	857	1,028
	Other [#]	0	0	0	0	0
	Total	4,500	5,569	6,794	8,655	10,387
Gladstone Hinterland (aka Calliope)	Commercial	373	462	564	644	726
	Retail	0	0	0	0	0
	Industrial	12	14	18	20	23
	Community	84	104	127	145	164
	Other [#]	0	0	0	0	0
	Total	469	581	709	810	912
Agnes Waters, Miriam Vale	Commercial	757	899	1,038	1,177	50
	Retail	285	338	390	442	220
	Industrial	253	300	347	393	160
	Community	213	253	292	331	0
	Other [#]	0	0	0	0	0
	Total	1,508	1,790	2,066	2,343	430
Outside PIA	Commercial	33	34	35	35	25
	Retail	0	0	0	0	110
	Industrial	530	554	571	571	80
	Community	24	25	26	26	0
	Other [#]	3,298	3,779	4,283	4,422	0
	Total	3,885	4,392	4,914	5,054	215
Gladstone Regional Area	Commercial	5,043	5,671	6,318	7,282	6,957
	Retail	285	338	390	442	330
	Industrial	5,925	6,782	7,707	9,118	9,693
	Community	1,382	1,576	1,780	2,096	2,003
	Other [#]	3,298	3,779	4,283	4,422	0
	Total	15,933	18,147	20,478	23,360	18,983

Table SC3.1.3—Planned density table

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density
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		Non-residential plot ratio	Residential density (dwellings/dev ha)
Residential			
Township	Dwelling house		12.5
	Dual occupancy		5
Character	Dwelling house		16.6
	Dual occupancy		16.6
Emerging communities	Residential (Calliope)		12.5
	Residential (all other areas)		15
Low density residential	Dwelling house (Calliope)		12.5
	Dwelling house (all other areas)		16.6
	Dual occupancy		25
Low-medium density residential	Dwelling house		25
	Dual occupancy		33.3
	Terraced/row house		41.6
	Multiple dwelling		41.6
Medium density residential	Dwelling house		25
	Dual occupancy		33.3
	Terraced/row house		41.6
	Multiple dwelling		194.2
Mixed use	Dwelling house		16.6
	Dual occupancy		33.3
	Multiple dwelling		194.2
	Mixed use (primary frontage building – 4 storey)		128.2
	Mixed use (secondary frontage building – 4 storey)		128.2
	Mixed use (primary frontage building – 6 storey)		213.7
	Mixed use (secondary frontage building – 6 storey)		213.7
	Mixed use (Multiple Dwelling - 3 storey – Agnes Water)		97.2
Principal centre	Principal centre (primary frontage building – 8 storey)		278.6
	Principal centre (secondary frontage building – 8 storey)		278.6
Limited development (Constrained Land)	Dwelling house		0.02
Rural	Dwelling house		0.004

Rural residential	Dwelling house (urban water service)		1.7
	Dwelling house (less than urban water service)		0.7
Non residential			
Centre zone	Centre zone	*	
Neighbourhood centre	Neighbourhood centre	*	
Specialised centre	Specialised centre	*	
Mixed use	Mixed use (Primary frontage building)	0.72m ² GFA/m ² site area	
	Mixed use (Secondary frontage building)	0.48m ² GFA/m ² site area	
	Mixed use (Agnes Water)	0.6m ² GFA/m ² site area	
Principal centre	Principal centre (Primary frontage building)	0.72m ² GFA/m ² site area	
	Principal centre (Secondary frontage building)	0.48m ² GFA/m ² site area	
Community facilities	Community facilities	First principles	
Sport and recreation	Sport and recreation	First principles	
Open space	Open space	First principles	
Low impact industry	Low impact industry	28.1ET/ha	
Medium impact industry	Medium impact industry	28.1ET/ha	
High impact industry	High impact industry	28.1ET/ha	
Special industry	Special industry	28.1ET/ha	

* Based on existing approvals

Table SC3.1.4—Demand generation rate for trunk infrastructure networks

Planning scheme identification (zone)	Planned infrastructure demand rate				
	Water Supply (EP/Gross ha)	Sewerage (EP/Gross ha)	Stormwater Quantity (imp fraction)	Transport (trips/net dev. ha)	Public Parks and land for community facilities (EP/Gross dev. ha)
Rural	0	0	0	10	2.6 persons/dwelling
Rural Residential	4.4	4.4	0.4	17	*
Village	23	23	0.5	100	*
Residential	29	29	0.6	100	*
Commercial	30	30	0.9	**	0
Local Industry	30	30	0.9	**	0
Other	*	*	*	*	*

Notes*—Assessed by Council on a case by case basis

Notes**—Assessed by Council on a case by case basis due to high variability of demand across different types of commercial and local industry activity

Table SC3.1.5—Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2011	2016	2021	2026	2031
Gladstone (Previously South Gladstone, Barney Point and CBD)	Single dwelling	2,266	2,660	3,171	3,448	3,744
	Multiple dwelling	403	473	564	613	666
	Other	85	100	119	129	140
	Total	2,754	3,233	3,855	4,190	4,550
West Gladstone	Single dwelling	1,866	2,143	2,644	2,953	3,151
	Multiple dwelling	332	381	470	525	560
	Other	70	80	99	111	118
	Total	2,268	2,605	3,213	3,589	3,829
Kin Kora – Sun Valley	Single dwelling	1,483	1,598	1,802	2,326	2,839
	Multiple dwelling	264	284	321	414	505
	Other	56	60	68	87	106
	Total	1,802	1,942	2,190	2,826	3,450
Telina – Sth Trees – Glen Eden – Tooloola – O'Connell	Single dwelling	1,988	2,316	2,483	2,510	2,519
	Multiple dwelling	354	412	442	447	448
	Other	75	87	93	94	94
	Total	2,416	2,815	3,017	3,051	3,061
Calemondah – Clinton –	Single dwelling	3,981	4,925	5,192	5,984	6,790

New Auckland	Multiple dwelling	708	876	924	1,064	1,208
	Other	149	185	195	224	255
	Total	4,838	5,985	6,311	7,273	8,253
Boyne Island – Tannum Sands – Benaraby	Single dwelling	1,972	2,487	3,684	4,773	5,728
	Multiple dwelling	103	130	193	250	300
	Other	236	298	441	571	686
	Total	2,311	2,915	4,318	5,594	6,713
Gladstone Hinterland (aka Calliope)	Single dwelling	2,105	2,567	3,194	3,710	4,180
	Multiple dwelling	110	134	167	194	219
	Other	252	307	382	444	500
	Total	2,467	3,008	3,743	4,348	4,899
Agnes Waters – Miriam Vale	Single dwelling	1,489	1,725	1,969	2,234	2,402
	Multiple dwelling	82	95	108	123	132
	Other	297	344	392	445	479
	Total	1,868	2,163	2,469	2,802	3,013
Outside PIA	Single dwelling	3,711	4,519	5,898	7,144	8,207
	Multiple dwelling	197	239	312	378	433
	Other	523	633	811	974	1,110
	Total	4,431	5,391	7,020	8,496	9,750
Gladstone Regional Area	Single dwelling	20,860	24,939	30,036	35,082	39,559
	Multiple dwelling	2,552	3,025	3,500	4,007	4,471
	Other	1,743	2,093	2,600	3,080	3,489
	Total	25,155	30,057	36,136	42,169	47,519

Table SC3.1.6—Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2011	2016	2021	2026	2031
Gladstone (Previously South Gladstone, Barney Point and CBD)	Commercial	512,801	535,200	551,776	594,459	645,568
	Retail	0	0	0	0	0
	Industrial	16,135	16,839	17,361	18,704	20,312
	Community	47,935	50,029	51,578	55,568	60,345
	Other#	0	0	0	0	0
	Total	576,870	602,068	620,715	668,730	726,225
West Gladstone	Commercial	120,175	125,424	129,309	143,147	152,719
	Retail	0	0	0	0	0

	Industrial	0	0	0	0	0
	Community	35,759	37,321	38,477	42,594	45,443
	Other#	0	0	0	0	0
	Total	155,934	162,745	167,785	185,741	198,162
Kin Kora – Sun Valley	Commercial	9,877	10,309	10,628	13,595	16,594
	Retail	0	0	0	0	0
	Industrial	0	0	0	0	0
	Community	10,766	11,236	11,584	14,818	18,087
	Other#	0	0	0	0	0
	Total	20,643	21,545	22,212	28,413	34,682
Telina – Sth Trees – Glen Eden – Tooloola – O'Connell	Commercial	46,918	48,967	50,484	50,592	50,762
	Retail	0	0	0	0	0
	Industrial	117,424	122,553	126,348	126,619	127,045
	Community	5,255	5,484	5,654	5,666	5,685
	Other#	0	0	0	0	0
	Total	169,596	177,004	182,486	182,878	183,492
Calemondah – Clinton – New Auckland	Commercial	123,467	128,860	132,851	151,738	172,185
	Retail	0	0	0	0	0
	Industrial	107,862	112,574	116,060	132,560	150,423
	Community	23,455	24,479	25,237	28,825	32,709
	Other#	0	0	0	0	0
	Total	254,784	265,913	274,149	313,122	355,317
Boyne Island – Tannum Sands – Benaraby	Commercial	29,209	36,151	44,102	56,181	67,424
	Retail	0	0	0	0	0
	Industrial	230,886	285,756	348,612	444,085	532,963
	Community	0	0	0	0	0
	Other#	0	0	0	0	0
	Total	260,095	321,906	392,714	500,265	600,387
Gladstone Hinterland (aka Calliope)	Commercial	9,337	11,556	14,097	16,104	18,142
	Retail	0	0	0	0	0
	Industrial	927	1,148	1,400	1,599	1,802
	Community	0	0	0	0	0
	Other#	0	0	0	0	0
	Total	10,264	12,703	15,497	17,704	19,944
Agnes Waters – Miriam Vale	Commercial	18,931	22,478	25,941	29,414	1,250
	Retail	31,306	37,171	42,896	48,640	24,200

	Industrial	20,238	24,030	27,731	31,444	12,800
	Community	0	0	0	0	0
	Other#	0	0	0	0	0
	Total	70,475	83,679	96,568	109,497	38,250
Outside PIA	Commercial	9,877	10,309	10,628	10,628	625
	Retail	0	0	0	0	12,100
	Industrial	57,068	59,561	61,406	61,406	6,400
	Community	4,742	4,949	5,103	5,103	0
	Other#	0	0	0	0	0
	Total	71,688	74,819	77,137	77,137	19,125
Gladstone Regional Area	Commercial	880,592	929,254	969,816	1,065,857	1,125,269
	Retail	31,306	37,171	42,896	48,640	36,300
	Industrial	550,540	622,460	698,918	816,417	851,744
	Community	127,911	133,499	137,633	152,574	162,270
	Other#	0	0	0	0	0
	Total	1,590,350	1,722,383	1,849,263	2,083,487	2,175,583

Table SC3.1.7—Existing and projected demand for the water supply network

Column 1 Service catchment		Column 2 Existing and projected demand (EP)				
Catchment no	Catchment name (*)	2012	2017	2022	2027	2032
Gladstone	Gladstone	33,215	38,768	43,072	48,071	52,900
BTC	Boyne/Tannum/Calliope Village	6,868	8,012	9,242	9,242	29,606
BTC	Beecher	370	431	498	574	1,062
ML	Mt Larcom	140	147	150	150	150
MV	Miriam Vale	386	459	529	600	700
AW	Agnes/1770	1,723	2,046	2,361	2,677	3,000
Totals		42,702	49,863	55,852	61,314	87,418

Table SC3.1.8—Existing and projected demand for the sewerage network

Column 1 Service catchment		Column 2 Existing and projected demand (EP)				
Catchment no	Catchment name (*)	2012	2017	2022	2027	2032
A1	A1	2,662	2,720	2,737	2,737	2,825
A2	A2	660	698	723	723	855
A5	A5	592	601	607	607	635
A6	A6	1,227	1,269	1,295	1,295	1,435
A7	A7	1,124	1,269	1,295	1,295	1,435

A10	A10	1,239	1,239	1,239	1,239	1,239
C1	C1	711	714	715	715	722
C2	C2	787	841	860	860	964
C3	C3	94	96	96	96	96
D1	D1	347	348	348	348	349
D2	D2	23	30	33	33	51
D3	D3	–	8	14	14	49
S1	S1	6,477	6,834	7,024	7,024	7,324
S4	S4	813	882	906	906	1,029
T1	T1	137	140	140	140	140
T2	T2	1,053	1,176	1,209	1,209	1,382
T5	T5	256	276	276	276	276
ST1	ST1	53	126	185	185	493
ST4	ST4	14	59	152	152	179
ST6	ST6	–	14	26	26	89
ST3	ST3	308	365	385	385	490
Boyne/Tannum	Boyne/Tannum	4,620	5,460	6,604	8,035	9,466
Calliope	Calliope	1,797	2,183	2,617	3,146	7,937
Miriam Vale	Agnes & 1770	1,723	2,046	2,361	2,677	3,000
Totals		26,718	29,392	31,847	34,123	42,460

Table SC3.1.9—Existing and projected demand for the transport network

Column 1 Service catchment		Column 2 Existing and projected demand (trips)				
Catchment no	Catchment name (*)	2012	2017	2022	2027	2032
	Gladstone	143,878	160,886	181,673	204,146	228,644
	Calliope	56,953	71,689	88,940	104,895	115,385
	Miriam Vale	23,981	29,920	36,283	43,230	50,177
Totals		224,812	262,495	306,895	352,271	394,206

Table SC3.1.10—Existing and projected demand for the parks and land for community facilities network

Column 1 Service catchment		Column 2 Existing and projected demand (pop)				
Catchment no	Catchment Name (*)	2012	2017	2022	2027	2032
	Gladstone	33,215	38,768	43,072	48,071	48,100
	Calliope	20,573	25,078	33,561	40,704	40,800
	Miriam Vale	5,673	6,252	6,791	7,333	7,400
Totals		59,461	70,098	83,424	96,107	96,300

SC3.2 Schedules of works

Table SC3.2.1—Water supply network

Column 1 Asset ID	Column 2 Description	Column 3 Establishment timing	Column 4 Establishment cost
ES-PB358	200NB main extension on Coronation Drive to Dahl Road	2014	\$475,500
EB-PB364	375NB main feed to Tannum Waters from Res	2016	\$245,000
ES-PB372	300NB extension of main toward Cemetery boundary	2017	\$390,000
ES-PB347	Acquire 'Heidelberg' Reservoir site land	2017	4617,006
ES-PB376	New 10ML "Heidelberg" Reservoir	2017	\$3,750,000
ES-PB373	Construct Temporary Pump Station at Boyne Island and Tannum Sands	2017	\$633,750
ES-PB371	New 450NB reticulation trunk main Reservoir to general retic	2017	\$220,000
ES-PB377	300NB Heidelberg distribution main	2018	\$692,500
ES-PB383	375NB Heidelberg distribution main	2020	\$1,232,500
ES-PB361	Reservoir, 1770 including PRV and associated mains (AWIWP works)	2014	\$1,340,000
ES-PB348	Acquire new reservoir site L5 SP190794	2021	\$685,562
ES-PB362	300NB Don Cameron Drive upgrade from Walker Street	2014	\$550,000
ES-PB384	New boosters Calliope and South Gne	2020	\$2,087,500
ES-PB385	6ML No.2 Reservoir - Mt Elizabeth	2020	\$2,725,000
WTM_AW_013	Capacity upgrade from Starfish Street to Banksia Drive	2014	\$190,000
WRM_NRG_082	For resolution of local low pressures	2014	\$200,000
WTM_NRG_091	New supply main to NRG WSZ	2014	\$1,120,000
WTM_PAT_036	Supply to new Paterson Reservoir, pipe work upstream of proposed Paterson WPS	2014	\$50,000
WTM_PAT_037	Supply to new Paterson Reservoir, from WPS to existing 450mm main in Glenlyon Road. 450mm main will be dedicated for supply to Paterson WSZ and parallel 300mm main will be dedicated for supply to the Fisher Street, Radar Hill and Ferris Hill reservoir	2014	\$750,000
WTM_PAT_042	Paterson 2 reservoir inlet	2014	\$180,000
WTM_PAT_043	Paterson 2 reservoir outlet	2014	\$160,000
WTM_PAT_044	Paterson outlet trunk main connection	2014	\$500,000
WTM_PAT_046	Internal trunk main connection to facilitate	2014	\$30,000

	supply into the CBD area		
WTM_PAT_047	Paterson internal trunk main, to facilitate supply into the CBD area	2014	\$150,000
WTM_PAT_048	Paterson zone internal trunk connection	2014	\$40,000
WTM_PAT_049	Paterson zone internal trunk connection	2014	\$270,000
WTM_PAT_058	Connection from Paterson 2 reservoir to internal Paterson network	2014	\$450,000
WRM_PAT_083	Paterson zone internal trunk connection	2014	\$60,000
WTM_PAT_090	Western outlet from Paterson 2 reservoir	2014	\$2,080,000
WTM_ZoneA_045	Fisher Street reservoir to Zone A connection	2014	\$20,000
WTM_ZoneA_089	Replacement of 300mm diameter main in Glenlyon Road	2014	\$940,000
WTM_ZoneD_018	Internal trunk main for connection of the Kirkwood low reservoir to the Zone D water supply network	2014	\$770,000
WTM_ZoneD_019	Internal trunk main for connection of the Kirkwood low reservoir to the Zone D water supply network	2014	\$640,000
WTM_ZoneD_020	Internal trunk main for connection of the Kirkwood low reservoir to the Zone D water supply network	2014	\$660,000
WTM_ZoneD_028	Kirkwood Low reservoir outlet	2014	\$80,000
WTM_ZoneD_030	Kirkwood Low reservoir inlet	2014	\$730,000
WTM_ZoneD_033	Kirkwood Low reservoir inlet	2014	\$80,000
WTM_ZoneD_050	Clinton reservoir dedicated supply works	2014	\$30,000
WTM_ZoneD_051	Clinton reservoir dedicated supply works	2014	\$10,000
WTM_ZoneD_052	Clinton reservoir dedicated supply works	2014	\$20,000
WTM_ZoneD_053	Clinton reservoir dedicated supply works	2014	\$10,000
WTM_ZoneD_054	Kirkwood low reservoir outlet	2014	\$920,000
WTM_ZoneD_055	Kirkwood low reservoir outlet	2014	\$40,000
WTM_ZoneD_056	High lift pumps station upgrade - pipework. GAWB Asset	2014	\$20,000
WTM_ZoneD_057	High lift pump station upgrade - pipework. GAWB Asset	2014	\$20,000
WTM_ZoneD_059	Clinton reservoir outlet to replace dedicated inlet main	2014	\$1,570,000
WTM_ZoneD_076	Internal water main to resolve low pressure at Bembooka Close Glen Eden	2014	\$360,000
WRM_ZoneD_081	Proposed for resolution of low pressure in Marian Close	2014	\$120,000
WTM_ZoneD_087	Internal Zone D interconnection for low pressures Brindabella Parade and to facilitate supply from the Clinton reservoir	2014	\$260,000

	into this area		
WTM_AW_003	WTP dedicated reservoir supply, sized to ultimate	2016	\$1,650,000
WTM_AW_004	WTP dedicated reservoir supply, sized to ultimate	2016	\$1,100,000
WTM_ZoneD_078	proposed main to resolve low pressure in St Clements Close and Birmingham Close	2016	\$310,000
WRM_ZoneD_079	proposed to assist low pressure around corner of Kauri Drive and Cypress Close	2016	\$80,000
WRM_ZoneD_080	proposed to assist low pressure around corner of Kauri Drive and Cypress Close	2016	\$50,000
WTM_ZoneD_088	Zone D internal connection for low pressure Goodnight Place	2016	\$110,000
WTM_AW_007	Required to resolve low pressures in northern Agnes Water	2021	\$800,000
WTM_ZoneD_067	Round Hill reservoir outlet upgrade, for reduction in head loss through the current single 600mm outlet	2021	\$1,330,000
WTM_FERRIS_084	Ferris Hill interconnection for rezone establishment	2026	\$10,000
WTM_ZoneA_085	Zone A rezoning establishment	2026	\$20,000
WTM_ZoneD_060	Extension of Clinton reservoir outlet to replace dedicated inlet main	2026	\$370,000
WTM_ZoneD_068	Support to supply from Round Hill to Clinton and NRG and reduce high head losses and velocities in these mains	2026	\$1,030,000
WTM_ZoneD_069	Interconnection of trunk mains from Round Hill reservoir	2026	\$20,000
WTM_FERRIS_032	Ferris Hill No. 2 pipework	2031	\$100,000
WTM_FERRIS_035	Ferris Hill No. 2 pipework	2031	\$60,000
WTM_NRG_040	New reservoir pipework	2031	\$50,000
WTM_NRG_041	New reservoir pipework	2031	\$60,000
WTM_ZoneD_021	Augmentation of 375mm diameter supply to Calliope and Kirkwood Road low level supply	2031	\$3,060,000
WTM_ZoneD_034	Augmentation of 375mm diameter supply to Calliope and Kirkwood Road low	2031	\$870,000
WTM_ZoneD_038	Round Hill 2 pipework	2031	\$20,000
WTM_ZoneD_039	Round Hill 2 pipework	2031	\$30,000
WRS_PAT_202	Paterson St WSZ reservoir 2 - new storage (25.0 ML)	2014	\$5,460,000
WRS_ZONED_200	Kirkwood Low reservoir (11 ML)	2014	\$2,970,000
WRS_FERRIS_203	Ferris Hill No. 2 reservoir (2.0 ML)	2031	\$1,020,000
WRS_NRG_204	New NRG WSZ reservoir (13.5.0 ML)	2031	\$3,620,000

WRS_ZONED_206	Round Hill 2 (7.2 ML)	2031	\$2,340,000
LAND_AW_210	Acquisition of land for future Agnes Water reservoir site	2016	\$-
WPS_PAT_103	Paterson 2 reservoir WPS	2014	\$740,000
WPS_ZONED_102	New WPS Kirkwood Road low	2014	\$330,000
WPS_ZONED_102A	New WPS Kirkwood Road - upgrade 2	2031	\$630,000
WPS_PAT_103A	Paterson 2 reservoir WPS upgrade	2036	\$930,000
WTP_AW_600	1.5 ML/d upgrade of existing WTP for treatment capacity of 3.0 ML	2016	\$17,500,000
WTP_AW_600a	1.5 ML/d upgrade of Agnes Water WTP to total treatment capacity of 4.5 ML/d	2021	\$17,500,000

Table SC3.2.2—Sewerage network

Column 1 Map reference (LGIP ID)	Column 2 Asset name	Column 3 Description	Column 3 Establishment timing	Column 4 Establishment cost
ES-PB413	Gladstone STP – upgrade 2015	Biological filter plant refurbishment & replacement of clarifiers	2016	\$28,000,000
ES-PB442	Gladstone STP – upgrade 2026	New oxidation ditch	2019	\$14,520,000
ES-PB445	South Trees STP – upgrade 2021	Treatment plant augmentation	2021	\$7,605,301
ES-PB388		Gravity – RET Increase main from 225NB	2014	\$115,200
ES-PB401		STP main – Calliope	2014	\$260,000
ES-PB435		Treatment – TS new clarifier	2019	\$2,739,507
ES-PB330	PS #1, Stage 1	Upgrade storage capacity of site (emergency and operational) Emergency storage of 110m ³ Operating of 6m ³	2014	\$558,103
ES-PB407	PS #4, Stage 1	Upgrade storage capacity of site (emergency and operational) Emergency storage of 26m ³ Operational storage of 1.3m ³	2014	\$269,837
ES-PB436	PS #6, Stage 1	Relocate pump station and rising main due to development New well to have operating storage of 2m ³ , emergency storage 40m ³ Pumps typically 9kW	2015	\$528,705

		Rising main to be 100 PVC-M		
ES-PB426	RET 6.1	New 225NB main entering new PS	2015	\$143,474
ES-PB427	RET 7.1	New 375NB trunk main in Catchment 7	2015	\$394,884
ES-PB428	RET 7.2	New 300NB trunk main in Catchment 7	2015	\$542,307
ES-PB430	RET 7.3	New 225NB trunk main in Catchment 7	2015	\$172,432
ES-PB403	Effluent reuse schemes	This is some of the area currently being irrigated, need to improve Golf Club irrigation capabilities	2017	\$1,053,024
ES-PB409	PS #9, Stage 1	Pump effluent to STP via Don Cameron Drive Pumps at 10.2l/s @ 39m, typically 70kW Emergency of 40m ³ Operating of 1.5m ³ Rising main of 100 PVC-M, 10000m	2015	\$1,179,387
ES-PB399	RET 1.3	New 225NB main from Herbertson Road to Muirhead Street servicing sub catchment 1A	2014	\$225,084
ES-PB404	Wet weather storage	Construct 30ML storage in addition to existing	2014	\$1,447,908
ES-PB431	RET 7.4	Regrade existing 'flat' main to gain additional flow capacity	2015	\$145,944
ES-PB391	RET 1.5	New 225NB main servicing catchment 1D and 1E	2016	\$157,953
ES-PB410	Effluent reuse schemes	Requires increase of treatment capacity to Class A+	2021	\$6,293,464
ES-PB424	MISC1	Possible Council contributions to 9" mains	2015	\$218,750
ES-PB416	PS #2, Stage 2	Reroute station to #9 Downsize pumps to 7KW (20l/s @ 13m) Rising main to be 150mm PVC-M	2017	\$370,204
ES-PB423	PS #9, Stage 2	Pump effluent to Tannum Sands STP New well operating storage of 7m ³ , emergency storage of 140m ³	2016	\$9,416,886

		Pumpset to 46l/s @ 68m, typically 120kW Rising main 200 PVC-M		
ES-PB438	PS #10, Stage 1	Construct New Station Divert #5 into catchment Pumpset required 15l/s @ 23m, typically 10kW Rising main 100mm Emergency storage = 43m ³ Operating of 2.2m ³	2018	\$876,971
ES-PB434	Additional clarifiers	Duplicate clarifiers to bring plant capacity to 15,000EP	2018	\$814,448
ES-PB432	PS #5, Stage 2	Re-route rising main to PS10 Smaller pumps can be installed (typically 4kW) Rising main to be 90 OD Poly	2018	\$202,926
ES-PB436	PS #6, Stage 2	Relocate the rising main due to Calliope STP capacity being reached New rising main to be 100PVC-M New pumps required due to elevation, typically 62kW	2033	\$1,010,705
ES-PB393	Boyne Island pump station No. 2 upgrade		2014	\$263,256
ES-PB392	Boyne Island improve lagoon capacity (lining)		2014	\$197,442
ES-PB433	Boyne Island improve pumped disposal capacity (new pumps and station)		2018	\$411,337
ES-PB444	Boyne Island improve site storage capacity (Lagoon North East Corner)		2020	\$548,450
ES-PB440	SPS C - AW		2020	\$336,000
ES-PB441	Rising mains - AW		2025	\$ -
ES-PB398	SPS new treatment facility on existing site - MV scheduled		2014	\$7,000,000

SGM_A_002	Corner of Hanson Road/Yarroon Street	Augmentation required to resolve flooding and surcharging in corner of Hanson Road/Yarroon Street	2031	\$40,000
SGM_A_012	Hughes Street/Gladstone Benaraby Road	Augmentation required to resolve flooding and surcharging in Hughes Street/Gladstone Benaraby Road	2021	\$40,000
SGM_A_014	Mylne Street	Augmentation required to resolve flooding and surcharging in Mylne Street	2026	\$30,000
SGM_A_015	Palm Drive	Augmentation required to resolve flooding and surcharging in Palm Drive	2031	\$40,000
SGM_S_003	Near Red Rover Road/Bensted Street/Wicks Street/Shaw Street	Augmentation required to resolve under capacity gravity sewer and resolve surcharging in Near Red Rover Road/Bensted Street Wicks Street/Shaw Street	2026	\$10,000
SGM_S_004	Emmadale Drive/Creekwood Cl/Clarence Drive	Augmentation required to resolve flooding and surcharging in Emmadale Drive/Creekwood Cl/Clarence Drive	2031	\$10,000
SGM_S_005	Huntington Court/Liriope Drive	Augmentation required to resolve under capacity gravity sewer and resolve surcharging in Huntington Court/Liriope Drive	2031	\$30,000
SGM_S_008	Rugby League Ground, Harvey Road	Augmentation required to resolve under capacity gravity sewer and resolve surcharging in Rugby League Ground, Harvey Road	2031	\$50,000
SGM_T_001	Parallel to Billabong Drive	Augmentation required to resolve under capacity gravity sewer and resolve surcharging in Billabong Drive	2021	\$60,000
SGM_AW_001	Near Seaspray Drive	Augmentation required to resolve under capacity gravity sewer and resolve surcharging in Near Seaspray Drive	2016	\$30,000
SGM_AW_003	Near Fitzroy Crescent/Captain Cook Drive	Augmentation proposed as per Agnes Water's Future Sewerage Strategy in Near Fitzroy	2016	\$440,000

		Crescent/Captain Cook Drive		
SGM_AW_004	Near Fitzroy Crescent/Captain Cook Drive	Augmentation proposed as per Agnes Water's Future Sewerage Strategy in Near Fitzroy Crescent/Captain Cook Drive	2016	\$290,000
SGM_AW_005	Springs Road	Augmentation proposed as per Agnes Water's Future Sewerage Strategy in Springs Road	2016	\$200,000
SGM_AW_006	Near Bicentennial Drive/Jarvey Drive/Watermark Avenue	Augmentation proposed as per Agnes Water's Future Sewerage Strategy in Near Bicentennial Drive/Jarvey Drive/Watermark Avenue	2016	\$680,000
SRM_A_001	Friend Street	0	2014	\$2,460,000
SRM_AW1770_001	Near Discovery Drive	0	2016	\$680,000
SRM_AW1770_003a	Anderson Way	0	2016	\$640,000
SRM_AW1770_003b	Anderson Way	0	2016	\$1,900,000
SPS_A_001	Lord Street	0	2014	\$8,477,378
SPS_A_002	Strokarch Street	0	2014	\$197,580
SPS_A_004	Friends Street	0	2014	\$365,190
SPS_A_005	Palm Drive	0	2014	\$365,190
SPS_A_006	Young Street	0	2014	\$100,000
SPS_A_007	Morgan Street	0	2014	\$100,000
SPS_A_009	Chapple Street (North)	0	2014	\$100,000
SPS_A_010	Marina (terminal building)	0	2014	\$100,000
SPS_A_011	Clinton coal facility	0	2014	\$231,990
SPS_S_001	Neil Street	0	2014	\$100,000
SPS_S_002	Cemetery Road	0	2014	\$1,721,610
SPS_S_004	Parsloe Street	0	2014	\$172,050
SPS_T_004	Boys Road	0	2014	\$100,000
SPS_T_006	Cavella Drive, Glen Eden	0	2014	\$113,220
SPS_AW_001	Near Jarvey Drive	0	2016	\$591,630
SPS_AW_004	Near Captain Cook Drive	0	2016	\$802,530

SPS_AW_005	Springs Road	0	2016	\$300,810
SPS_T_005	Glen Eden	0	2016	\$434,010
SPS_S_003	Parksville Estate (Emerdale)	0	2026	\$100,000
SPS_A_012	Beckinsale Street	0	2031	\$892,440
SES_A_001	Lord Street	0	2014	\$308,580
SES_A_003	Agnes Street	0	2014	\$105,450
SES_A_004	Friend Street	0	2014	\$105,450
SES_A_005	Palm Drive	0	2014	\$105,450
SES_A_006	Morgan Street	0	2014	\$23,310
SES_A_007	Soppa Street	0	2014	\$23,310
SES_A_008	Clinton coal facility	0	2014	\$23,310
SES_S_001	Aerodrome Road	0	2014	\$66,600
SES_S_002	Cemetery Road	0	2014	\$358,530
SES_T_001	Boys Road	0	2014	\$42,180
SES_T_002	Glen Eden	0	2014	\$105,450
SES_T_003	Cavella Drive, Glen Eden	0	2014	\$23,310
SES_AW_002	Thomson Street	0	2026	\$23,310
SES_A_002	Strokarck Street	0	2026	\$66,600
SES_AW_001	Jeffery Court	0	2031	\$23,310
SES_A_009	Beckinsale Street	0	2031	\$42,180
SES_S_003	Parksville Estate (Emmadale)	0	2031	\$42,180

Table SC3.2.3 – Transport network

Column 1 Asset ID	Column 2 Map reference (LGIP ID)	Column 3 Asset name	Column 4 Establishment timing	Column 5 Establishment cost
Blain Drive	R-BLN-001	Blain Drive (Dawson Highway - Railway Crossing)	2026-2031	\$680,000
Blain Drive	R-BLN-002	Blain Drive (Railway Crossing - Auckland Creek)	2026-2031	\$1,540,000
Blain Drive	R-BLN-003	Blain Drive / Palm Drive Intersection	2026-2031	\$560,000
Blain Drive	R-BLN-004	Blain Drive (Auckland Creek Bridge)	2026-2031	\$1,470,000
Blain Drive	R-BLN-005	Blain Drive (Auckland Creek - Hanson Road)	2026-2031	\$1,930,000
Callemondah	R-CAL-001	Callemondah Drive (Roseanna	Post 2031	\$860,000

		Street - Railyards)		
Callemondah	R-CAL-002	Red Rover Road (Power Station Rail Bridge - Benstead Street South)	2016-2021	\$580,000
Callemondah	R-CAL-003	Red Rover Road (Benstead Street South - Benstead Street North)	2016-2021	\$1,350,000
Callemondah	R-CAL-004	Red Rover Road (Benstead Street North - Hanson Road)	2016-2021	\$970,000
Callemondah	R-CAL-005	Red Rover Road / Benstead Street South Intersection	2016-2021	\$750,000
Callemondah	R-CAL-006	Red Rover Road / Benstead Street North Intersection	2016-2021	\$750,000
Clinton	R-CLN-001	Don Young Drive / Col Brown Avenue Intersection	2016-2021	\$790,000
Clinton	R-CLN-002	Dawson Highway / Kirkwood Road / Don Young Drive Intersection	2014-2016	\$2,050,000
Clinton	R-CLN-003	Dawson Highway / Harvey Road / Chapman Drive Intersection	2021-2016	\$250,000
Clinton	R-CLN-004	J Hickey Avenue / Chapman Drive Intersection	Post 2031	\$540,000
Clinton	R-CLN-005	Col Brown Avenue / J Hickey Avenue Intersection East	2021-2026	\$540,000
Clinton	R-CLN-006	Harvey Road / Carinya Drive Intersection	2021-2026	\$410,000
Gladstone	R-CBD-001	Goondoon Street (Lord Street - Yarroon Street)	2016-2021	\$540,000
Gladstone	R-CBD-002	Goondoon Street / Yarroon Street Intersection	2016-2021	\$660,000
Gladstone	R-CBD-003	Goondoon Street / Roseberry Street Intersection	2016-2021	\$660,000
Gladstone	R-CBD-004	Goondoon Street / William Street Intersection	2016-2021	\$660,000
Gladstone	R-CBD-005	Auckland Street / Herbert Street Intersection	2016-2021	\$660,000
Gladstone	R-GLD-001	Hanson Road / Palm Drive Intersection	2014-2016	\$1,330,000
Gladstone	R-GLD-002	Hanson Road / Lord Street Intersection	2016-2021	\$1,080,000
Glen Eden	R-GED-001	John Dory Drive Extension (John Dory Drive - Glen Eden Drive)	Post 2031	\$2,030,000
Glen Eden	R-GED-002	Kirkwood Road / Glen Eden Drive Extension Intersection	Post 2031	\$590,000
Glen Eden	R-GED-003	John Dory Drive / Glen Eden Drive Intersection	Post 2031	\$370,000

Glenlyon Road	R-GLY-001	Glenlyon Street (Bramston Street - Herbert Street)	2016-2021	\$1,230,000
Glenlyon Road	R-GLY-002	Glenlyon Road (Herbert Street - Derby Street)	2016-2021	\$2,680,000
Glenlyon Road	R-GLY-003	Glenlyon Road (Derby Street - Philip Street)	2016-2021	\$5,940,000
Glenlyon Road	R-GLY-004	Glenlyon Road (Philip Street - Dixon Drive)	2026-2031	\$5,650,000
Glenlyon Road	R-GLY-005	Glenlyon Road (Dixon Drive - Victoria Avenue)	Post 2031	\$4,760,000
Glenlyon Road	R-GLY-006	Glenlyon Road (Victoria Avenue - Kirkwood Road)	Post 2031	\$2,970,000
Glenlyon Road	R-GLY-007	Glenlyon Road Extension (Kirkwood Road to Mt Rollo)	Post 2031	\$3,850,000
Kin Kora	R-KKA-001	Dawson Highway / Philip Street Intersection	2014-2016	\$2,090,000
Kin Kora	R-KKA-002	Philip Street (Waterson Drive - 144 Philip Street)	2026-2031	\$2,290,000
New Auckland	R-NAK-001	Penda Avenue / Shaw Street Intersection	2016-2021	\$2,010,000
South Gladstone	R-SGL-001	Auckland Street / Short Street Intersection	2016-2021	\$600,000
South Gladstone	R-SGL-002	Coon Street / Toolooa Street Intersection	2021-2026	\$660,000
South Gladstone	R-SGL-003	Derby Street / Coon Street Intersection	2016-2021	\$660,000
South Gladstone	R-SGL-004	Derby Street / Ann Street Intersection	2016-2021	\$1,310,000
South Gladstone	R-SGL-005	Philip Street / Oxley Drive Intersection	2021-2026	\$540,000
Telina	R-TEL-001	Dixon Drive / Witney Street Intersection	2021-2026	\$540,000
Telina	R-TEL-002	Dixon Drive / Mercury Street Intersection	2021-2026	\$540,000
Toolooa	R-TOO-001	Dalrymple Drive / John Dory Drive Intersection	2021-2026	\$410,000
Toolooa	R-TOO-002	Gladstone-Benaraby Road / Dalrymple Road Intersection	2016-2021	\$800,000
West Gladstone	R-WGL-001	Dawson Highway / Scenery Street Intersection	2021-2026	\$1,310,000
West Gladstone	R-WGL-002	Dawson Highway / Paterson Street / Cemetary Street Intersections	2021-2026	\$1,500,000
West Gladstone	R-WGL-003	Breslin Street / Boles Street Intersection	Post 2031	\$840,000
Yarwun	R-YAR-001	Red Rover Road / Don Young	Post 2031	\$760,000

		Drive / Reid Road Extension Intersection		
Yarwun	R-YAR-002	Reid Road Extension (Red Rover Road - Calliope River)	Post 2031	\$2,890,000
Yarwun	R-YAR-003	Reid Road Extension (Calliope River Bridge)	Post 2031	\$74,250,000
Yarwun	R-YAR-004	Reid Road Extension (Calliope River - Port Curtis Way)	Post 2031	\$10,590,000
Yarwun	R-YAR-005	Calliope River Road	2016-2021	\$3,850,000
Boyne Island	R-BIS-001	Boyne Island Road (undefined)	2021-2026	\$16,870,000
Hampton/Tannum Sands	R-HTS-001	Hampton Drive / Booth Avenue West Intersection	2016-2021	\$330,000
Hampton/Tannum Sands	R-HTS-002	Hampton Drive / Latrobe Street Intersection	2016-2021	\$330,000
Hampton/Tannum Sands	R-HTS-003	Hampton Drive / Garnet Road Intersection	2016-2021	\$330,000
Hampton/Tannum Sands	R-HTS-004	Hampton Drive / Booth Avenue East Intersection	2016-2021	\$333,000
Hampton/Tannum Sands	R-HTS-005	Hampton Drive / Cremorne Drive Intersection	2016-2021	\$333,000
Hampton/Tannum Sands	R-HTS-006	Hampton Drive / Tannum Sands Road Intersection	2016-2021	\$940,000
Hampton/Tannum Sands	R-HTS-007	Hampton Drive (Malpas Street - Latrobe Street)	2016-2021	\$4,910,000
Hampton/Tannum Sands	R-HTS-008	Tannum Sands Road / Coronation Drive Intersection	2026-2031	\$1,050,000
Hampton/Tannum Sands	R-HTS-009	Tannum Sands Road (Hampton Drive - Silverton Drive)	2026-2031	\$4,240,000
Malpas Street	R-MAL-001	Malpas Street / Beltana Drive Intersection	2021-2026	\$330,000
Malpas Street	R-MAL-002	Malpas Street / Tarcoola Drive Intersection	2021-2026	\$330,000
Malpas Street	R-MAL-003	Malpas Street / Centenary Drive Intersection	2021-2026	\$450,000
Malpas Street	R-MAL-004	Malpas Street (Centenary Drive - Boyne Island Road)	2021-2026	\$6,380,000
Pioneer Drive	R-PNR-001	Pioneer Drive (Tannum STP Road)(Tannum Sands Road - Tannum STP)	2021-2026	\$5,200,000
Pioneer Drive	R-PNR-002	Pioneer Drive Extension (Tannum STP - Boyne Island Road)	2021-2026	\$3,080,000
Pioneer Drive	R-PNR-003	Pioneer Drive Extension (Boyne River)	2021-2026	\$74,250,000
Pioneer Drive	R-PNR-004	Pioneer Drive Extension (Floodway)	2021-2026	\$7,890,000

Pioneer Drive	R-PNR-005	Pioneer Drive Extension (Cattle Creek)	2021-2026	\$5,610,000
Tannum Sands	R-TNS-001	Coronation Drive Extension (Coronation Drive - Dahl Road)	2021-2026	\$2,550,000
Tannum Sands	R-TNS-002	Coronation Drive Extension (Dahl Road - Pioneer Drive)	Post 2031	\$4,070,000
Tannum Sands	R-TNS-003	Dahl Road Extension (Dahl Road - Coronation Drive Extension)	2021-2026	\$3,570,000
Tannum Sands	R-TNS-004	Coronation Drive / Cremorne Drive Intersection	2021-2026	\$430,000
Agnes Water	R-AGW-001	Seventeen Seventy Link Road (Round Hill Road - Captain Cook Drive)	Post 2031	\$7,360,000
Agnes Water	R-AGW-002	Bicentennial Drive / Round Hill Road Intersection	Post 2031	\$120,000
Agnes Water	R-AGW-003	Round Hill Road (various rural sections)	2016-2026	\$2,890,000
Agnes Water	R-AGW-004	Round Hill Road / Captain Cook Drive Intersection	2026-2031	\$730,000
Agnes Water	R-AGW-005	Captain Cook Drive (GRC Depot - 1770 Marina)	2021-2026	\$3,880,000
Calliope East	R-CPE-001	Drynan Drive East (Dawson Highway - Morris Avenue)	2026-2031	\$500,000
Calliope East	R-CPE-002	Morris Avenue (Don Cameron Drive - Central Avenue)	2026-2031	\$800,000
Calliope East	R-CPE-003	Don Cameron Drive (Walker Drive - Central/East Intersection)	2026-2031	\$1,600,000
Calliope East	R-CPE-004	Lightning Street (Dawson Highway - Trudy Street)	2016-2021	\$430,000
Calliope East	R-CPE-005	Trudy Street (Lightning Street - Herbertson Road)	2016-2021	\$370,000
Calliope East	R-CPE-006	Panorama Road 1 (Herbertson Road - Panorama Road 2)	2021-2026	\$2,210,000
Calliope East	R-CPE-007	Don Cameron Drive / Morris Avenue Intersection	Post 2031	\$410,000
Calliope East	R-CPE-008	Morris Avenue / Drynan Drive Intersection	Post 2031	\$540,000
Calliope East	R-CPE-009	Trudy Street / Herbertson Road / Panorama 1 Intersection	2016-2021	\$550,000
Calliope East	R-CPE-010	Panorama 1 / Panorama 2 Intersection	2021-2026	\$550,000
Calliope East	R-CPE-011	Don Cameron / Central / East Intersection	2026-2031	\$550,000
Calliope East	R-CPE-012	Morris Avenue / Central Avenue Intersection	2026-2031	\$410,000
Calliope South	R-CPS-001	Sutherland Street (Dawson	2026-2031	\$620,000

		Highway - Pujolas Street)		
Calliope South	R-CPS-002	Pujolas Street (Bloomfield Street - Sutherland Street)	2026-2031	\$270,000
Calliope South	R-CPS-003	Archer Street (Pujolas Street - Stowe Road)	2026-2031	\$1,600,000
Calliope South	R-CPS-004	Stowe Road (Archer Street - Ninganga Court)	2026-2031	\$1,720,000
Calliope South	R-CPS-005	Archer Street / Bloomfield Street / Pujolas Street Intersection	2026-2031	\$540,000
Calliope West	R-CPW-001	Drynan Drive West (Dawson Highway - Elliot Drive)	2026-2031	\$1,350,000
Calliope West	R-CPW-002	Major Collector (Drynan Drive - Dawson Highway)	2026-2031	\$1,110,000
Calliope West	R-CPW-003	Liffey Way (Drynan Drive - end of existing formation)	2026-2031	\$740,000
Calliope West	R-CPW-004	Drynan Drive / Liffey Way Intersection	2026-2031	\$410,000
Calliope West	R-CPW-005	Drynan Drive / Capricornia Drive Intersection	2016-2021	\$430,000
Calliope West	R-CPW-006	Drynan Drive / Major Collector Intersection	2026-2031	\$410,000
Calliope Dawson Hwy	R-CPD-001	Dawson Highway / Drynan Drive Intersection	2026-2031	\$990,000
Calliope Dawson Hwy	R-CPD-002	Dawson Highway / Don Cameron Drive / Herbertson Road Intersection	2021-2026	\$990,000
Calliope Dawson Hwy	R-CPD-003	Dawson Highway / Lightning Drive Intersection	Post 2031	\$990,000
Calliope Dawson Hwy	R-CPD-004	Dawson Highway / Bloomfield Street Intersection	2026-2031	\$150,000
Calliope Dawson Hwy	R-CPD-005	Dawson Highway / Sutherland Street Intersection	2026-2031	\$990,000

Table SC3.2.4– Parks and land for community services

No works scheduled.

SC3.3 Local government infrastructure plan maps

Table Sc3.3.1—Map index

Note - Mapping is accessible through Council's [online mapping site](#).

Map number	Map title	Gazettal date
	Priority Infrastructure Area for Gladstone Regional Council (LGIP - LGIP_PIA)	
	Plan for trunk infrastructure - Water supply (LGIP - LGIPWaterPFTI)	
	Plan for trunk infrastructure - Sewerage (LGIP - LGIPSewerPFTI)	
	Plan for trunk infrastructure - Transport (LGIP - LGIPRoadsPFTI)	
	Plan for trunk infrastructure - Parks (LGIP - LGIPParksPFTI)	

SC3.4 Glossary and abbreviations

Term	Acronym	Definition
Apportionment		The division of costs so that each user pays for their proportional use or planned allocation of the assets needed to provide the Desired Standard of Service.
Assessable demand		The Infrastructure demand for the network, assessed for a development application. This is expressed in Trips for Transport, Impervious Hectares (Imp Ha) for Stormwater, Equivalent persons (EP) for Sewer and Water Services and Equivalent residential lots for Recreation Facilities.
Base date		Date from which a local government has estimated its projected infrastructure demands and costs.
Broad hectare land		Future land supply for residential development within the Urban Expansion and Urban Residential zones. The identified land is known as Broad hectare land and possesses the characteristics of being suitable, potentially available and with servicing intent for water supply and/or sewerage.
Capital works		Infrastructure or other works that ensures the land is suitable for development for its intended purpose
Capital works program		The schedule of works and capital costs outlined in the Plans for Trunk Infrastructure and associated Infrastructure Schedules
Charge Rate	CR	Rate applied to development in accordance with Council Adopted Infrastructure Charges Resolution (AICR)
Contributions catchment		A generic reference to water supply regions/zones, sewerage catchments/sub catchments, stormwater catchments, transport sectors and open space
Cost Impact Assessment Policy	CIA	Cost Impact assessments (undertaken on applications that are in any way inconsistent with the assumptions contained in the planning scheme) will be undertaken in accordance with Council Cost Impact Assessment Policy

Defined water/sewer service area		The area declared under sections 161 -163 of the Water Supply (safety and Reliability) Act for provision of retail water services and/or sewerage services to customers. Areas within the service area will generally be able to be connected directly and separately to the service provider's infrastructure for the area
Degree of Saturation	DOS	The degree of saturation (used in regards to transport modelling) is the arrival flow divided by the entry (absorption) capacity of a lane or intersection.
		Unit of demand that applies to each type of infrastructure to express the demand
Offsets		An amount offset against the Infrastructure Charge for the relevant infrastructure network to recognise the value (less any contingency amounts) of land or items of trunk infrastructure supplied as part of a development.
Development sequences		A time period used for Planning Assumptions e.g. 2011 – 2016 and timeframe where the identified land may be made available for development.
Developable area		The area of land available for development. It does not include land that cannot be developed due to constraints such as conservation land, flood affected land or steep slope.
Discounting		The process of expressing the value of a future asset (or revenue stream) in present day terms.
Discounted value		The present value of a future asset.
Equivalent Tenement	ET	A property-based unit of measurement used to indicate infrastructure demand. The demand from a property, with a single detached dwelling is 1 ET.
Equivalent Person	EP	A unit of measurement used for determining water demand or the quality and/or quantity of sewerage discharge for a person in a detached house/dwelling.
Estimated Resident Population	ERP	The estimated total population less visitors.
Extrinsic material		All relevant background studies and reports prepared in relation to the preparation of an LGIP, e.g. planning reports documenting the network planning, preparation of demand generation rates and report(s) documenting the preparation of the planning assumptions.
Fee simple		Outright, unqualified ownership of real estate, free of any liens or other claims against title.
First principles assessment		The process for determining the demand generated by development which is significantly different to those land uses envisaged in the LGIP.
Fraction impervious		The part of a catchment / site which is the impervious area, expressed as a decimal or percentage.
Future investigation		Areas identified in the LGIP as possible urban expansion areas for specific uses, Areas subject to further investigation. Investigation areas are not included in planning assumptions or in the PIA.
Future urban expansion areas		Areas identified for urban growth for specific uses and included in the planning assumptions and PIA.

Impervious area		A surface or area within a Stormwater drainage catchment where the majority of rainfall will become runoff (no infiltration).
Infrastructure agreements register		A register of all Infrastructure Agreements in the Council Area.
Infrastructure credit		The credit which may be attributed for previous contributions or an existing lawful use or existing lawful right permitted under the current Planning Scheme, on the site at the time of lodging the application. Infrastructure credits are determined for each network.
Impervious fraction		The proportion of a site from which rainfall will become runoff (i.e. no infiltration)
LGIP Planning assumptions		The assumptions about the type, scale, location and timing of future urban growth, which have informed preparation of the LGIP.
Planned capacity		Capacity which may exist within the existing trunk infrastructure assets and which is required to service future planned growth.
Planned demand		The demand expected (in size, form, location and sequencing) based on Council's Planning Scheme and LGIP Planned Infrastructure calculations.
Planning scheme		Gladstone Regional Council Planning Scheme (2014)
Planned trunk infrastructure		Trunk infrastructure that is included in Council's capital works program and contained in reports and strategies (PFTI), reviewed from time to time.
Present Value	PV	Value on a given date of a series of future cash flows, discounted to reflect the time value of money. The present value is calculated as at the base date.
Planning and Forecasting Information Unit	PIFU	The Department of Infrastructure and Planning's business unit responsible for forecasting growth across Queensland
Proposed application demand		Infrastructure demand calculated for a specific proposed development and site.
Redevelopments		Development on developed land where the intensity or density of the land is increased.
State infrastructure plans		Plans for the supply of State infrastructure in a Local Government area prepared by the supplier of the State infrastructure.
Statistical Local Area	SLA	An Australian Standard Geographical Classification defined area.
Stormwater Quality Improvement Devices	SQIDS	Infrastructure that serves the function of improving stormwater quality.
Trips		The number of trips generated from a traffic district between a generator and attractor (or from origin to destination) as a single trip
Traffic district		A sector or series of sectors identified within the traffic modelling as being representative of a broader pattern of traffic use within a given area.
Unplanned trunk infrastructure		Infrastructure that is not illustrated within Council's Plans for Trunk Infrastructure (PFTI).
Ultimate development		The realistic extent of development anticipated to be achieved when a site (or locality) is fully developed.

Schedule 4 Notations required under the Planning Act 2016

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1—Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
14/06/2006	7 RP905784 1 SP228533 10 SP118590	Preliminary Approval Overriding the Planning Scheme S3.1.6 of IPA – Mixed Use Development Precinct, Higher Density Residential Precinct, Urban Residential Precinct, Rural Residential Precinct, Community Title Precinct, & Open Space Precinct	DA/5850/2005
22/08/2007	981 SP250639	Preliminary Approval Overriding the Planning Scheme S3.1.6 of IPA – Material Change of Use for Residential Subdivision & Reconfiguring a Lot (Stages 3 to 24 – 3 Lots into 544 Lots) & Development Permit For Reconfiguring a Lot (Stages 1 & 2 – 2 Lots into 62 Lots)	DA/6696/2005
27/02/2008	3 SP253021 1 SP231539 3 SP100337	Preliminary Approval Overriding the Planning Scheme S3.1.6 of IPA –Material Change of Use for a Residential Subdivision & Reconfiguring a Lot (1 into 102)	DA/7962/2006
7/10/2009	1 SP150256 3 SP150256 10 SP171136 35 CTN1238	Preliminary Approval Overriding the Planning Scheme – Boyne Island Community Resort	DA/20549/2007
1/12/2009	900 SP144790 2 RP899392 911 SP250657 243 SP174113 301 SP174113	Preliminary Approval Overriding the Planning Scheme S3.1.6 of IPA –Material Change of Use – Residential Subdivision in Urban Expansion & Rural Zones; Staged Reconfiguring a Lot (5 into 513) and Multiple Unit Residential Over 5 Key Sites (Total 233 Units)	DA/10762/2008
8/03/2010	9 FD 803715	Duplex (Multiple Dwelling) Assessment Against Superseded Planning Scheme Prior Amendment and Adoption of Policy 4.17 on 21 August 2007	DA/44444/2008
9/06/2010	600 SP 261769	Residential Subdivision and Reconfiguring a lot (1 into 134) & Operational Works (clearing of native vegetation) under the Superseded Planning Scheme	DA/10817/2008
2/07/2010	1 RP601689	Preliminary Approval Overriding the Planning Scheme – Material Change of Use for Industry (Low Impact) and Reconfiguring a Lot (1 into 44) Local Industry Estate	DA/20729/2009
29/10/2010	1 RP619033 5 RP 620667	Preliminary Approval Overriding the Planning Scheme – Material Change of Use for Boyne Tannum Precinct Mixed Use Development	DA/20701/2008

Date of decision	Location (real property description)	Decision type	File/Map reference
05/07/2011	61 RP608758 10 RP853988 78 RP610994 79 RP610994 62 RP610994 63 RP610994 64 RP610994 65 RP610994 66 RP610994 67 RP610994 80 RP610994	Preliminary Approval Overriding the Planning Scheme – Material Change of Use for Multiple Unit Residential (119 units), Motel (60 rooms and Restaurant), Commercial Premises (Conference Facility), Licensed Premises (Hotel & Bottle Shop) & Gaming Premises and Reconfiguring a Lot (11 into 3 & access easements)	DA/209/2010
19/07/2011	1 RP 612257	Preliminary Approval Overriding the Planning Scheme – Material Change Of Use for 220 Dwellings & Commercial Land Use & Reconfiguring a Lot (1 Into 225 Under Community Management Scheme) & Environmentally Relevant Activity 15B (Sewerage Treatment)	DA/20648/2008
4/10/2011	2 SP152520	Multiple Unit Residential (28 units) under the superseded Planning Scheme	DA/77/2009
1/11/2011	1 RP608779 25 CTN1967 26 P4041 27 P4041 28 P4041 33 P4041 36 P4041 1 RP612624 2 RP612623 3 RP612625 4 RP612625 35 CTN1238 2 SP142970	Preliminary Approval Overriding the Planning Scheme – Master Planned Urban Community Comprising Residential, Local Industry, Commercial, Open Space & Recreation, Conservation & Community Uses	DA/20621/2008
17/02/2012	4 CP860403: TL213279 2 CP860403 198 NPW655 8 CP 860464	Preliminary Approval Overriding the Planning Scheme – Turtle Street Beach Resort.	DA/99/2009
22/03/2012	1 RP605875	Preliminary Approval Overriding the Planning Scheme – Material Change of Use – Small Lot Housing & Reconfiguration of a Lot	DA/348/2011
29/05/2012	19 RP 86142	Multiple Dwelling (6 units) – Superseded Planning Scheme for former Miriam Vale Shire	DA/277/2011

Date of decision	Location (real property description)	Decision type	File/Map reference
29/06/2012	3 SP 253021 1 SP 231539 3 SP 100337	Preliminary Approval Overriding the Planning Scheme S3.1.6 of IPA – Material Change of Use (Superseded Planning Scheme) for Residential Development and Development Permit for Stage 1 of staged Reconfiguration of a Lot (1 into 91) Including New Road and Park	DA/11307/2008
28/11/2012	2 SP103802	Preliminary Approval Overriding the Planning Scheme –Material Change of Use for Residential Community – Maximum 2,000 Dwelling Units in accordance with The Tannum Waters Residential Community Development Plan	DA/20390/2004
17/03/2014	7 RP618441	Preliminary Approval Overriding the Planning Scheme – Material Change of Use (Change in Density For Residential Land Use) for Community Advisory Service Centre, Neighbourhood Centre, Child Care Centre, 4 Community Facility Lots, Food Premises, 54 Dwelling House Lots, 7 Duplex Lots, 6 Park Lots & Reconfiguration of a Lot (1 Into 67)	DA/658/2012
17/09/2015	243 SP 174113 301 SP 174113	Preliminary Approval Overriding the Planning Scheme – Material Change of Use (Change in Density Urban Expansion to Commercial Zone) and Showrooms and Development Permit for a Reconfiguring of a Lot (2 into 5 Lots)	DA/1008/2014

Editor's note—This schedule must include details of:

- development approvals that are substantially inconsistent with the planning scheme
- variation approvals
- decisions agreeing to a superseded planning scheme request to apply to a superseded scheme to a particular development

SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
18 November 2014	19 November 2014	Adopted Infrastructure Charges Resolution (No.1) 2014	Available on Councils Website
03 November 2015	04 November 2015	Adopted Infrastructure Charges Resolution (No.1) 2015	Available on Councils Website here
20 December 2016	21 December 2016	Adopted Infrastructure Charges Resolution (No.1) 2015 - Amendment 1	Available on Councils Website here
07 March 2017	08 March 2017	Adopted Infrastructure Charges Resolution (No.1) 2015 - Amendment 2	Available on Councils Website here

Editor's note—This schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC4.3.1—Notation of registrations made under section 267 of the Act

Date of registration of the premises	Location of premises (real property description)	Details of registration	Term of registration
Nil	Nil	Nil	Nil

Schedule 5 Designation of premises for development

Table SC5.1—Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
19/01/2001	31 CTN1 20 SP106093 21 SP106093 22 SP106093 6 CTN1122 43 CTN116 1 SP121313 13 CTN1229 161 CTN124 162 CTN124 171 CTN124 181 CTN124 182 CTN124 152 CTN124 131 CTN124 132 CTN124 141 CTN124 151 CTN124 201 CTN124 61 CTN1327 4 CTN1364 43 CTN1370 36 CTN1432 3 RP15332 4 RP15332 64 CTN1550 583 FTY1595 17 CTN166 79 CTN1668 90 CTN1668 35 CTN1715 48 CTN1754 102 CTN1796 1 CTN181 2 CTN181 35 CTN1834 36 CTN1954 73 CTN2058 7 CTN207 14 CTN207 6 CTN207 23 CTN207		(l) parks and recreational facilities (m) railway lines, stations and associated facilities (n) State-controlled roads (p) water cycle management infrastructure (r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q)

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
	24 CTN207 2 CTN207 3 CTN207 4 CTN207 5 CTN207 9 CTN207 16 CTN207 2 CTN208 2 CTN209 3 CTN209 2 CTN211 9 CTN212 10 CTN212 29 CTN212 31 CTN212 3 CTN217 2 CTN217 4 CTH217 5 CTN217 9 CTN272 1 CTN275 75 CTN324 76 CTN324 71 CTN324 1 CTN33 2 CTN36 291 CL40109 348 CL40121 341 CL40122 350 CL40199 468 CL40211 486 CL40228 491 CL40230 536 CL40255 9 CL40289 5 CL40289 13 CL40307 21 CL40307 17 CL 40308 27 CL40312 18 CL40313 25 CL40314 17 CL40315 19 CL40326 21 CL40327 29 CL40349		

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
	23CL40351 24 CL40352 42 CL40353 27 CL40359 12 CL40375 11 CL40375 28 CL40395 19 CTN438 50 CTN438 52 CTN438 36 CTN439 37 CTN439 7 USL44540 18 USL44586 61 CTN468 62 CTN468 1 CTN492 30 CTN492 1 CTN54 2 RP601566 2 RP601567 3 RP601567 4 RP601670 1 RP601670 3 RP601670 7 RP601670 2 RP601670 1 RP601726 3 RP601726 2 RP601726 1 RP601727 1 RP601730 3 RP601730 2 RP602598 3 RP602598 1 RP605433 3 RP605433 1 RP608206 1 RP608337 2 RP608337 3 RP608337 4 RP608577 3 RP608577 2 RP608577 1 RP608677 2 RP608678		

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
	2 RP 608679 2 RP608680 2 RP608681 3 RP608681 4 RP608681 7 RP608747 8 RP608747 5 RP608748 6 RP608748 3 RP608749 4 RP608749 1 RP608750 2 RP608750 1 RP608751 2 RP608751 1 RP608752 3 RP608753 4 RP608753 5 RP608753 1 RP608753 2 RP608753 1 RP608754 2 RP608754 1 RP608755 2 RP608755 3 RP608755 1 RP608756 2 RP608756 1 RP608780 2 RP608780 4 RP608781 5 RP608781 1 RP608782 2 RP608782 1 RP608783 2 RP608783 3 RP608783 4 RP608784 1 RP609099 1 RP609128 2 RP609128 2 RP609261 1 RP609285 2 RP609285 3 RP609285 2 RP609526		

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
	1 RP610470 10 RP611368 11 RP611368 12 RP611368 13 RP611368 14 RP611368 8 RP611368 9 RP611368 15 RP611368 16 RP611368 17 RP611368 18 RP611368 3 RP611416 4 RP611416 5 RP611416 6 RP611416 7 RP611416 1 RP612072 1 RP612518 1 RP613433 2 RP615267 2 RP615331 1 RP615331 3 RP615332 4 RP615332 5 RP615333 6 RP615333 1 RP615470 1 RP616234 1 RP620329 22 CTN70 105 CTN77 1 RP843214 2 RP843214 3 RP859885 4 RP859885 24 CTN865 2 RP866110 3 RP866110 1 CP881488 3 RP889244 6 CTN932 2 CTN941 331 NPW96 5 CTN994 22 CTN995		

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
6/07/2001	10 DS734	Raglan Street MOUNT LARCOM QLD 4695	(g) emergency services facilities
26/04/2002	9 FD1110	cnr Springs Road, Tate Street and Donohue Drive MIRIAM VALE QLD 4677	(r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q) (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions
18/07/2003	3 RP889241 3 RP889241	cnr Curtis Avenue and Banksia Street BOYNE ISLAND QLD 4680	(g) emergency services facilities
12/01/2004	6 SP103557 349 FTY1050 170 FTY1282 14 RN1347 15 RN1352 23 RN1392 25 MPH14073 24 RN1599 2 CTN1749 27 MPH23015 20 MPH23015 36 CTN260 13 CTN301 12 CTN301 13 CTN344 14 CTN344 412 CL40158 479 CL40215 524 CL40243 525 CL40243 534 CL40257 67 CL40347 68 CL40347 5 CL40380 12 CL 40391 25 CTN406 3 CTN 466 55 CTN515 10 RN52 3 RP604371		(k) operating works under the <i>Electricity Act 1994</i>

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
	2 RP609065 1 RP609065 6 RP609065 2 RP614969 4 RP615957 3 RP801363 6 CTN812615 6 RP848846 15 RP848908 16 RP84890 6 RP889910 4 RN903 9 RP912763 8 RP912763 10 RP912765 20 RN94		
21/12/2009	1SP196790	Lot 1 Round Hill Road AGNES WATER QLD 4677	(g) emergency services facilities
23/04/2010	113 CTN799	Harry Road, Callemondah	(k) operating works under the <i>Electricity Act 1994</i>
14/02/2012	5 CTN1962	120 Glenlyon Street GLADSTONE QLD 4680	(7) emergency services facilities (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part
27/04/2012	110 CTN2047	4 Bloomfield Street CALLIOPE QLD 4680	(7) emergency services facilities (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part
<p>A designation may include:</p> <p>(a) requirements about works or the use of the land for the community infrastructure, including the height, shape, bulk or location of the works on the land, vehicular access to the land, vehicular and pedestrian circulation on the land, hours of operation of the use, landscaping on the land and ancillary uses of the land, and</p> <p>(b) other requirements designed to lessen the impacts of the works or the use of the land for community infrastructure, including procedures for environmental management.</p>			

Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC6.1.1—Planning scheme policy index

Planning scheme policy titles
<ul style="list-style-type: none">• Engineering design• Plans of development• Community and economic needs assessment• CBD redevelopment• Beecher/Burua constant flow precinct• Flood hazard• Heritage• Non-resident workers accommodation• Vehicle parking rates• Waste management

SC6.2 Engineering design

SC6.2.1 Introduction

Short Title – The planning scheme policy may be cited as the Engineering Design PSP.

SC6.2.2 Purpose

The purpose of the planning scheme policy is to provide guidance to applicants on the required relevant Engineering and development design standard documents that are to be utilised for development.

SC6.2.3 Legislative authority

This planning scheme policy is made under the relevant requirements section 22(1) of the *Planning Act 2016* and the associated requirements of *Queensland Planning Provisions* version 4.

Relationship to the Gladstone Planning Scheme: Our Place Our Plan.

This Planning Scheme Policy is referred to in a number of Codes within the Planning Scheme and reference is made to the most recently adopted version of each document at a particular point in time.

SC6.2.4 Terminology

Terms used in the planning scheme policy are defined in Schedule 1—Definitions.

SC6.2.5 Documents included in this policy include:

- (1) The *Capricorn Municipal Development Guidelines* (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications as they relate to Gladstone Regional Council).
- (2) Adopted Infrastructure Contribution Policy.
- (3) *Build Over or Adjacent to Council Services Policy*.
- (4) Rural Roads—*Construction of Roads in Rural Areas Policy*.
- (5) Water—*Metered Standpipe (Mobile & Fixed) and Hydrant Usage Policy*.
- (6) Water—*Direct Connection of Pumps to Council Water Network Policy*.

SC6.3 Plans of development

SC6.3.1 Purpose

The purpose of this planning scheme policy is to:

- (1) Provide guidelines for the information and format required to make Plans of development in support of a Development application.

SC6.3.2 Application

This planning scheme policy applies to Development applications for a Material change of use or Reconfiguration of a lot where a Variation approval is sought under the *Planning Act 2016*. Plans of development are required where detailed planning has not been undertaken to achieve development outcomes in investigative zones such as the Emerging community and Industry investigation zones.

SC6.3.3 What is a Plan of development

A Plan of development is the preferred planning tool used to identify development outcomes on a plan, and if proposed, a planning code to achieve outcomes for a Variation approval that varies the Planning scheme under the *Planning Act 2016*. The Plan of development is largely influenced by the accompanying detailed planning, environmental, social and infrastructure studies and also demonstrates compliance with the Strategic framework.

The Plan of development is to demonstrate:

- (1) How the lot layout/design of the proposal responds to specific opportunities and constraints both onsite and within the surrounding locality;
- (2) How the lot layout/design of the proposal results in a highly integrated development/community which does not result in adverse impacts to neighbouring properties or the locality;
- (3) How the staging of the proposal results in the timely provision of physical and social infrastructure which meets the needs to the community and does not place unreasonable economic burden on the community; and
- (4) How the proposed variations to the Planning scheme comply with the intent of the Strategic framework and other Planning scheme provisions to such an extent considered acceptable by the Planning scheme.

SC6.3.4 Guidelines and process for preparing a plan of development

A Plan of development should demonstrate how the proposal has responded to the various planning, urban design, engineering, environmental and social issues raised through the various Planning scheme codes. A Plan of development is informed and created through the synthesis of three components which are outlined below:

- (1) **Contextual assessment** - this is to include higher level assessment of the regional and local context and the nature of development in surrounding areas. The assessment is to inform the integration of the proposal with established areas in terms of connectivity, land use and development density. Matters to be addressed but limited to are:
 - (a) Strategic intent, strategic outcomes and elements of the Strategic framework that relate to the proposal and how the proposal aligns with these; and
 - (b) Demonstration of clear economic and community need in accordance with SC6.4.
- (2) **Site analysis** - this should identify constraints and opportunities of the development area in the form of technical studies and include but be not limited to:
 - (a) Key access points and road networks, including level and hierarchy;
 - (b) Public transport routes;
 - (c) Pedestrian and cyclist networks;
 - (d) Infrastructure and service corridors (transmission lines, water, sewer and gas pipelines);
 - (e) State or local places of heritage significance or matters relating to native title;
 - (f) Surrounding incompatible land uses (agricultural land, extractive resources, industry, community infrastructure, sensitive land uses);
 - (g) Open space networks (including waterways);
 - (h) Stormwater management infrastructure (including overland flow paths); and
 - (i) Environmental values and constraints (ecologically significant areas, bushfire, topography, steep land, flood natural hazard, coastal natural hazard, acid sulfate soils, land contamination.
- (3) **Preparation of the Plan of development** - should demonstrate the clear responses to components 1 and 2 and describe how the proposed planned outcome integrates these components. Matters to be addressed include but are not limited to:
 - (a) Proposed additions and linkages to the components found in Part 2 (road networks, public transport routes, pedestrian and cycle networks);

- (b) Interface with incompatible land uses (agricultural land, extractive resources, industry, community infrastructure and sensitive land uses);
- (c) Response to environmental values and constraints;
- (d) Proposed landform variations (preliminary earthwork design/intent where change to ground level is proposed or where subsequent development is to utilise slope sensitive design);
- (e) Lot yields, densities, Gross floor areas for each part of the site (including planned infrastructure demand arising from management lots on a standalone subdivision);
- (f) Building envelopes where proposed;
- (g) Details of proposed staging of the development; and
- (h) End zone recommendations to be applied upon completion of the development.
- (i) In some circumstances, a code that reflects the above but not limited to:
 - (i) Preamble as to how the code is to be read in accordance with the Planning scheme;
 - (ii) Level of assessment for the development should the code vary the Planning scheme;
 - (iii) Purpose and Overall outcomes for the development should the code vary the Planning Scheme; and
 - (iv) Performance and Acceptable outcomes for the development should the code vary the Planning scheme. This may include relevant siting and design standards that deal with respective built form types, minimum lot sizes and other relevant planning outcomes.

The Plan of development should extend outside of the proposed development area to a scale necessary to demonstrate how the layout and design of the development addresses external site opportunities and constraints and contributes to an integrated community, while not negatively impacting the development of adjoining sites.

SC6.3.5 Varying codes

A Variation approval may seek to affect the Planning scheme by varying an existing code or by creating a new code. If the development seeks to vary the effect of a code identified in the Planning scheme, the proposal should include a copy of the Planning scheme code and a copy of the proposed variation to the code, with a written statement about the differences between the two codes. Any new codes or variations to codes must be drafted in a way that reflects the format and structure of codes in the Planning scheme. Council will not accept Plans of development which include codes which are drafted outside of the prescribed format of the current Planning scheme.

The Council's preference is for a zone of the Planning scheme to be applied together with a Plan of development that may identify alternative built form or scale/intensity outcomes through alternative acceptable outcomes of Planning scheme codes. These built form variations should be accompanied by the appropriate urban design documentation including building typologies, 3D photomontages and massing plans.

Codes should not introduce building code matters that are outside of the scope of the Planning scheme or introduce new regulation for design elements of Dwelling houses that the Planning scheme currently does not regulate. For example, fences, energy efficiency, mail box design, colours of the house, roof or fence etc. or building appearance/materials.

New land uses undefined by the Planning scheme cannot be introduced.

SC6.3.6 Varying categories of development and assessment

If the proposal seeks to vary the category of development and assessment identified in the Planning scheme, the proposal must include a copy of the provisions of the Planning scheme that prescribe the category of development and assessment and a copy of the proposed category of development and assessment table. This is accompanied with a written statement of the differences between the two documents. Any new category of development and assessment tables, or variations to existing tables, must be drafted in a way that reflects the format and structure of level of assessment tables in the Planning scheme.

SC6.4 Community and economic needs assessment

SC6.4.1 Purpose

The purpose of this planning scheme policy is to:

- (1) Provide the guidelines and format for the information required to make community and economic need assessment in support of a Development application.

SC6.4.2 Application

This planning scheme policy applies to Development applications for a Material change of use or Reconfiguration of a lot where a Variation approval is sought under the *Planning Act 2016*. Community and economic needs assessments are required when the demand for the desired development outcome may not be known or exist at the time of lodgement. Community and economic needs assessments form part of the basis for determining whether sufficient grounds exist to support a Development application where the proposal is inconsistent with the Strategic Framework of the Planning scheme.

SC6.4.3 What is a Community and economic needs assessment

The Gladstone region has long been characterised by periods of rapid population growth followed by more stable phases - placing fluctuating demands on the regions centres and residential housing supplies. Whilst this growth has occurred in preferred locations, this cycle has led to issues in both undersupply and oversupply of which the former Planning schemes have struggled to address.

In response to this, the Strategic Framework seeks to protect the economic viability and long term function of existing and future centres as well as to ensure that residential development occurs in step with community need. A community and economic needs assessment is the primary supporting document used to justify whether there is need for a particular proposed development and whether such a proposal will have any adverse impacts to the existing social, economic and urban fabric of the immediate and surrounding locality. These impacts include:

- (1) Whether a proposal may negatively impact on an existing centre to the point where it may become economically unsustainable or whether it will enhance the viability of an existing centre;
- (2) Whether a proposal may create unnecessary community and economic hardship or alleviate existing or emerging issues; and
- (3) Whether a proposal may result in adverse market conditions due to the scale of proposed increased supplies or relieve pressures on existing demands by meeting existing or emerging demands.

SC6.4.4 Guidelines and process for preparing a Community and economic needs assessment

A community and economic needs assessment is to include, but is not limited to, the following:

- (1) **Residential:**
 - (a) An outline of the purpose of the assessment;
 - (b) A description of the methodology used and why this methodology is appropriate for the type of proposal;
 - (c) A description of the proposed size (lot/density/unit numbers) together with details of any pre-commitment;
 - (d) An examination of the population growth prospects and socio-economic characteristics of the area, including socio-economic factors;
 - (e) The identification of any approved or proposed development that may affect the proposal or be affected by the proposal (Council expects at a minimum, that all existing, under construction and approved Development permits are acknowledged and taken into consideration as part of any assessment. Council will not accept any assessments which do not accurately identify and consider all relevant development activity within the immediate and surrounding areas;
 - (f) An estimation of the demand, or likely future demand, for future residential lots, units and/or accommodation;
 - (g) An estimation of the market share of the proposal and commentary on changes to the supply/demand balance upon approval and implementation of the proposal, including whether the proposal would represent an excess of supply for the community;
 - (h) If the proposal is located outside of the Emerging community zone, evidence that feasible alternatives in appropriately zoned locations have been investigated and assessed so that the reasoning behind the selection of the preferred site is clear. It is noted that Council will not accept justification based upon ownership of land as the primary reason for location choice; and

- (i) A summary of the overall need for the proposal including a description of the potential community and economic benefits and potential negative impacts. This summary is to consider aspects other than employment through construction related roles. Historically large developments, which have a short-term increase in construction roles, generally result in low levels of long-term employment benefits. Applicants are to demonstrate the long term community and economic and outcomes such a proposal is expected to provide.
- (2) **Commercial:**
- (a) An outline of the purpose of the assessment;
 - (b) A description of the methodology used and why this methodology is appropriate for the type of proposal;
 - (c) A description of the proposed size, gross floor area, function and tenancy mix of the proposed development, together with details of any pre-commitment;
 - (d) An examination of the business growth prospects and economic characteristics of the area, including economic factors such as demand for that type of commercial land;
 - (e) The identification of any approved or proposed development that may affect the proposal or be affected by the proposal (Council expects at a minimum, that all existing, under construction and approved Development permits are acknowledged and taken into consideration as part of any assessment. Council will not accept any assessments which do not accurately reflect and consider all relevant development activity within the immediate and surrounding areas);
 - (f) The identification of the location, size, nature, function and tenancy mix of competitive business, commercial or centre uses likely to be affected by the proposal and how such a proposal may impact on these existing economic centres;
 - (g) An estimation of the demand, or likely future demand, for business, commercial or centre floor space in the trade area and commentary on changes to the supply/demand balance upon approval of the proposal, including whether the proposal represents an excess of supply for the community or is meeting an existing or emerging demand;
 - (h) The identification of the impacts the proposal would have on the successful trading of other centres (including the period of time) and the identification of the impacts on the Gladstone regional centre hierarchy and functionality of existing activity centres;
 - (i) If the proposal is located outside of the Emerging community zone, evidence as to why the proposal is required, including why the proposal cannot be accommodated within an existing centre. It is noted that Council will not accept justification based upon ownership of land as the primary reason for location; and
 - (j) A summary of the overall need for the proposed development including a description of the community benefits. Council requests that this summary of benefits consider aspects other than employment through construction related roles. Historically large developments, which have a short-term increase in construction roles, generally result in low levels of long-term employment benefits. Applicants are to provide comparative examples of projected long term employment numbers and indirect 'flow on' employment numbers. Applicants are to also demonstrate the long term community and economic outcomes such a proposal is expected to provide; and
 - (k) For commercial proposals that are trade area based, the definition of the trade area should have due consideration to the following:
 - (i) The existing centre hierarchy and their intended strategic purpose as per the Planning scheme and other relevant competition;
 - (ii) The nature, scale and functionality (higher/lower order services) of the proposal including the target market;
 - (iii) The nature of the potential users of the development (e.g. residents, workers, students, other businesses);
 - (iv) Typical travel routes of potential users of the development including whether trips are intended to be local, district, regional or inter-regional;
 - (v) The attracting capacity of any neighbouring uses; and
 - (vi) A map(s) of the trade area which clearly defines the trade area boundary, identifies relevant existing centres, identifies the site of the proposed development and includes key transport corridors. A justification of the proposed trade area boundary.

These reports are to be prepared by a suitable competent person.

SC6.5 CBD redevelopment

SC6.5.1 Purpose

The purpose of this planning scheme policy is to:

- (1) Provide the guidelines for development within the Principal centre zone in achieving the outcomes within the Jumpstart our City Heart Urban Renewal Strategy.

SC6.5.2 Application

This planning scheme policy applies to Development applications for a Material Change of Use or Reconfiguration of a Lot within the Principal centre zone.

SC6.5.3 Introduction

In 2016, the Gladstone Regional Council adopted the Jumpstart our City Heart Urban Renewal Strategy, supported by the existing CBD Streetscape design manual with the vision to create a 'vibrant City Heart destination, playing and learning from its unique heritage to allow dynamic opportunities for residential living, active business uses, engaging entertainment and cultural activity for all'. The project included 8 guiding principles for transformation throughout 5 new precincts, and an implementation plan to support its renewal.

Where a Development application is lodged within the Principal centre zone, it is the expectation of Council that the site specific outcomes of the Jumpstart our City Heart Urban Renewal Strategy and CBD Streetscape design manual are met. In achieving compliance with these documents, compliance is also achieved with the relevant provisions of the Principal centre zone code.

SC6.5.4 Delivery of works

Where a proposal is located on a Primary or Secondary frontage as per the Building heights and frontages overlay, the Applicant as part of their common material must demonstrate to Council how the proposal complies with the outcomes expressed within the Jumpstart our City Heart Urban Renewal Strategy through the delivery of works in accordance with the CBD Streetscape design manual. Works are to include:

- (1) Street furniture (litter bins, drink fountains, bike hoops, seats, signage and ash receptacles);
- (2) Landscaping including street trees;
- (3) Footpaths; and
- (4) Public artwork.

Where a proposal fails to provide compliance with these requirements, Council will by use of conditions, require the Applicant to provide the following:

Table 6.5.4.1

Application Type	Provisions Required
Material Change of Use and involving the reuse of an existing building, whether or not involving an increase in Gross floor area	<ul style="list-style-type: none">• Streetscaping works in accordance with the CBD Streetscape design manual totalling 1% of the overall cost of building works.
Material Change of Use for a new development	<ul style="list-style-type: none">• Full streetscaping works along any primary and secondary frontages in accordance with the CBD Streetscape design manual; and• Artworks at a cost of no less than 1% of the total construction works.
Reconfiguring a Lot	<ul style="list-style-type: none">• Full streetscaping works along any primary and secondary frontages in accordance with the CBD Streetscape design manual.

SC6.6 Beecher/Burua constant flow precinct

SC6.6.1 Purpose

The purpose of this planning scheme policy is to:

- (1) Provide the guidelines for development within the Beecher/Burua constant flow precinct with respect to water capacity and future development potential.

SC6.6.2 Application

This planning scheme policy applies to Development applications for a Reconfiguration of a Lot where within the Beecher/Burua constant flow precinct.

SC6.6.3 Introduction

The water infrastructure network within the Defined water supply area of Beecher and Burua is a Constant flow water supply network. Development outside of the projected levels will place increased demands on the existing water supply network and ultimately affect the expected future performance of the potable water infrastructure. The control of development is required to achieve the desired standard of service and to ensure that there is sufficient water capacity available. To achieve this control, water modelling and analysis has been undertaken to understand the maximum capacity of the supply network.

SC6.6.4 Water capacity and future development potential

As a result of the water modelling and analysis, Table 6.6.4.1 provides the available capacity for the Beecher/Burua constant flow precinct in terms of available developable lots. The table is the primary tool used for achieving compliance with the Rural residential zone code with respect to demonstrating available water capacity within the water supply network.

Table 6.6.4.1

Registered lots	Approved lots (not yet registered)	Available lots for development
664	267	139

Note—Table 6.6.4.1 will continuously be reviewed in accordance with development activity.

SC6.7 Flood hazard

SC6.7.1 Purpose

The purpose of this planning scheme policy is to:

- (2) Provide advice about achieving outcomes in the Flood hazard overlay code.
- (3) Identify and provide guidance about information that may be required to support a development application where subject to the Flood hazard overlay code.
- (4) Identify guidelines that may be relevant to achieving outcomes in the Flood hazard overlay code.

SC6.7.2 Application

This planning scheme policy applies to development which requires assessment against the Flood hazard overlay code.

SC6.7.3 Background information—Flood mapping

Council's Flood hazard overlay maps are derived from:

- (1) Detailed flood modelling studies identified in Appendix 1 of this planning scheme policy.
- (2) Interim flood assessment overlay mapping completed by the Queensland Reconstruction Authority.

SC6.7.4 Guidelines for achieving Flood hazard overlay code outcomes

For the purposes of the performance outcomes and acceptable outcomes in the Flood hazard overlay code, the following are relevant guidelines:

- (1) *Floodplain Management in Australia: Best Practice Principles and Guidelines SCARM Report 73 (CSIRO, 2000).*
- (2) the relevant *State Planning Policy* (Department of State Development, Infrastructure and Planning) and *State Planning Policy Guidelines*.

- (3) *Planning for stronger more resilient floodplains*, Part 2, Measures to support floodplain management in future planning scheme (Queensland Reconstruction Authority, 2012).
- (4) *Queensland Urban Drainage Manual 2013* (QUDM), (Department of Energy and Water Supply).
- (5) Australian Rainfall and Runoff (IEAust, 1999).

SC6.7.5 Climate change/variability

Climate change/variability investigations must include tailwater increases that account for a projected sea level rise of 0.8m and must include the effects of an increase in 1% AEP rainfall intensity of 20%.

SC6.7.6 Guidelines for the preparation of a flood hazard assessment report and flood hazard mitigation report

- (4) Flood hazard assessment report
 - (a) A flood hazard assessment report is to be certified by a Registered Professional Engineer Queensland with demonstrated expertise in hydrology, hydraulic modelling and stormwater engineering and is to:
 - (i) Be prepared in accordance with the methodology prescribed in Queensland Reconstruction Authorities publication *Planning for stronger more resilient floodplains Part 2*.
 - (ii) Include accurate hydrological and hydraulic modelling of the waterway network and assessment of existing flooding and flood levels of major water systems including accounting for climate change/variability.
 - (iii) Include modelling of the 10%, 2% 1%, 0.5%, 0.2% and 0.1% AEP flood events and any other relevant AEPs based on development category and the PMF. This analysis is to include volumes, depths of flooding, and velocity.
 - (iv) Include a qualitative assessment of the piped drainage and hydraulic analysis of the drainage network particularly in relation to the potential for a regional event to cause backflow flooding of the drainage network.
 - (v) Address the potential impacts of climate change.
- (5) Flood hazard mitigation report
 - (a) A flood hazard mitigation report is to:
 - (i) Assess the potential impacts of the development on flood hazard.
 - (ii) Assess the potential impacts of flood hazard on the development.
 - (iii) Recommend strategies to be incorporated into the proposed development to satisfy the outcomes of the Flood hazard overlay code.
 - (iv) Describe and evaluate the impact of the proposed mitigation strategies on the existing and likely future use of land and buildings in proximity to the proposed development.
 - (v) Address the following:
 - (A) waterways, including bank stability
 - (B) impacts on adjacent properties both upstream and downstream
 - (C) preferred areas and non-preferred areas on site for various activities, based on the probability of inundation and the volume, depth, velocity and depth velocity products of flows. The preferred areas are also to be based on availability of evacuation routes
 - (D) the use of flood resistant materials and construction techniques able to withstand relevant hydraulic and debris loads where appropriate
 - (E) the location and height of means of ingress and egress, including possible flood-free escape routes which are to be passible by a two wheel drive sedan during the 1% AEP flood event.
 - (F) the location and height of buildings, particularly habitable floor areas
 - (G) structural design, including the design of footings and foundations to take account of static and dynamic loads (including debris loads and any reduced bearing capacity owing to submerged soils)
 - (H) the location and design of plant and equipment, including electrical fittings
 - (I) the storage of materials which are likely to cause environmental harm if released as a result of inundation or stormwater flows
 - (J) the appropriate treatment of water supply, sanitation systems and other relevant infrastructure
 - (K) relevant management practices, including flood warning and evacuation measures
 - (L) details of any easements or reserves required for stormwater design, and

- (M) details of detention/retention storages to achieve non worsening and located above the 1% AEP flood level.
- (6) Flood risk management
 - (a) A flood risk assessment is:
 - (i) Only required to address a performance outcome of the Flood hazard overlay code where the proposed land use is not compatible with the acceptable outcomes of the code.
 - (ii) To be carried out by a Registered Professional Engineer Queensland with demonstrated expertise in flood risk management and shall comply with the procedures outlined in AS/NZS ISO31000:2009 Risk Management.
 - (iii) To ensure that risks are compatible with the flood hazard and level of flood immunity and the risks to people and property is minimised.
 - (b) A risk assessment process should include the following elements:
 - (i) The number of people likely to be at risk and may need to be evacuated.
 - (ii) Hazards associated with floods larger than the DFE.
 - (iii) Flood warning time.
 - (iv) Evacuation routes and the safety thereof.
 - (v) The potential for isolation for extended periods.
 - (vi) The impact to special needs groups (the publication *Evacuation Planning by Emergency Management Australia* lists special needs groups).
 - (vii) Flood recovery times and economic impacts.
 - (viii) Impacts of greater rainfall intensity.

SC6.7.7 Appendix 1

Calliope River Flood Risk Assessment Study, Sargent Consulting, April 2006.

Auckland Creek Flood Study Report, GHD, August 2006.

Report on Awoonga Dam, Boyne River Dam Break and Flood Modelling Study, Sunwater, October 2003.

SC6.7.8 Floodplain risk management

The flood management strategy used by the Council is based on the principles of floodplain risk management to ensure that development on a floodplain occurs having regard to:

- (1) The compatibility of the development type with the flood hazard to minimise the risk to people's safety or structural damage to buildings.
- (2) The social, economic and environmental costs and benefits of developing within a floodplain when balanced against the flood risks.
- (3) While development controls may apply to land affected by the defined flood events which is typically, but not always a 1% AEP flood event, significantly larger floods can occur up to a probable maximum flood. Some types of development that are more susceptible to flooding will need to consider, mitigate for or design to floods larger than the 1% AEP.
- (4) When considering the safety of people, a full range of flood probabilities up to the probable maximum flood need to be considered. Development should not wholly rely on Council's disaster management response for managing the risk with such rare floods, although it is a consideration in managing the risk.

SC6.8 Heritage

SC6.8.1 Introduction

Short Title—The planning scheme policy may be cited as the Heritage PSP.

SC6.8.2 Purpose

The purpose of the planning scheme policy is to provide applicants with additional information and guidance in meeting the requirements of the Heritage overlay code.

SC6.8.3 Legislative authority

This planning scheme policy is made under relationship to the Gladstone Plan.

SC6.8.4 Terminology

Terms used in the planning scheme policy are defined in Schedule 1 Definitions. A term used in the planning scheme policy which is not defined in Schedule 1 Definitions, is to be interpreted in accordance with Sc6.7.7.

SC6.8.5 Development within a heritage place

Preparing a statement of impact

A Statement of impact prepared by a suitably qualified professional will demonstrate how a proposed development will conserve and/or impact the cultural heritage significance of a local heritage place, including its setting and context. A Statement of Impact is required to address demolition or removal if within a local heritage place and development if within a local heritage place.

Requirements for a statement of impact are:

- (1) The statement of impact is prepared by a suitably qualified professional.
- (2) Preparation of the statement is made with reference to the *ICOMOS Charter for Places of Cultural Significance (Burra Charter)*.
- (3) Includes a section that describes the history of the place and a description of the place (including any relevant components, contents, spaces and views that contribute to the significance of the place noted in the Place Card).
- (4) Includes a review of the Statement of Significance of the place.
- (5) Includes reference to an existing Conservation Management Plan or Archaeological Management Plan and the management policies included in either plan (if available).
- (6) Includes an outline of the proposed development.
- (7) Identifies the impact of the proposed development on the cultural heritage significance of the Local Heritage Place. The assessment should discuss how the proposed development conserves, or minimises the impact on, the significance of the place and, if relevant, reflects the management policies contained in the Conservation Management Plan or Archaeological Management Plan.
- (8) If it is determined that the proposed development will impact the significance of the place, information must be provided to demonstrate why the change is required, what options were considered and what measures are provided to reduce the detrimental impact that may result from the change.
- (9) List any references used in the production of the statement and any relevant technical information or correspondence from government departments.

Preparing a Heritage Management Plan

A Heritage Management Plan is required to address demolition or removal if within a local heritage place.

Requirements for a Heritage Management Plan are:

- (1) The Heritage Management Plan is prepared by a suitably qualified professional.
- (2) A description of the extent of the heritage boundary (curtilage) and the specific heritage features within the boundary.
- (3) An outline of the requirements for the management of any approved works within sensitive areas, including:
 - (a) Council conditions of approval for the work
 - (b) Work Method Statements for work requiring particular care and attention to appropriate conservation methods, and
 - (c) training of contractors, including 'tool box talks'.
- (4) An assessment of the risk inherent in particular activities to the significance of the place and appropriate mitigation and/or monitoring responses.
- (5) A procedure for the incidental discovery of items of potential cultural heritage significance, including archaeological artefacts.
- (6) An archival recording of the place or particular features of the place directly affected by the demolition/removal activities. The archival recording is in accordance with the standards required in the Department of Environment and Heritage *Protection Guideline: Archival Recording of Heritage Places (2013)* or subsequent versions.

Preparing an Archaeological Management Plan

Requirements for an Archaeological Management Plan are:

- (1) The Archaeological Management Plan is prepared by a suitably qualified professional.

- (2) Outline a methodology for evaluating the extent, nature and integrity of the site and its significance should ground breaking activities be unavoidable.
- (3) Define appropriate management measures for the site, having regard to its potential significance, inclusive of the establishment of any ground disturbance exclusion zones and/or monitoring areas.
- (4) Specify the process for dealing with new/unexpected finds of an archaeological nature resulting from ground-breaking activities, including advising Council of any such discovery.
- (5) Outline the process for the curation and long-term ownership and management of any archaeological material collected as a result of development activities within the curtilage of a Local Heritage Place that has been identified as an archaeological place.

Requirements for a suitably qualified professional

For the purposes of the drafting of a Statement of Impact or a Heritage Management Plan, a suitably qualified professional is considered to be a person who:

- (1) Holds a minimum of a bachelor degree in an area related to heritage conservation (e.g. archaeology, architecture, history, museum studies, engineer, and planner).
- (2) Has demonstrable competence in identification and assessment of heritage significance and development of management strategies and recommendations for the management of heritage places.

For the purposes of the drafting of an Archaeological Management Plan, a suitably qualified professional is considered to be an Archaeologist who:

- (1) Holds a minimum of an honours or other postgraduate university qualification in archaeology.
- (2) Has demonstrable competence in the survey, identification and recording of archaeological sites; archaeological site assessment and evaluation; and the development of management strategies and recommendations concerning the management of archaeological sites.

For the purposes of determining the structural condition of a Local Heritage Place or part of a Local Heritage Place, a suitably qualified person is considered to be a structural engineer, preferably with heritage related experience.

For the purposes of assessing the ability for a place to be economically repaired or the anticipated cost and feasibility of adapting or repairing the place for specific uses, a suitably qualified person is considered to be a quantity surveyor, builder, building designer or architect (or equivalent) that has demonstrable experience in the estimation of construction costs and project feasibility.

SC6.8.6 Entering or removing a place from the Local Heritage Register (LHR)

Criteria for entry of a place onto the Local Heritage Register

Note—Successful applications for adding a place to the Local Heritage Register will result in a formal amendment to the Gladstone Plan as required by the *Planning Act 2016*.

A place must meet one or more of the following criteria (adapted from the *Queensland Heritage Act 1992*):

- (1) The place is important in demonstrating the evolution or pattern of the region's history.
- (2) The place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage.
- (3) The place has potential to yield information that will contribute to an understanding of the region's history.
- (4) The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.
- (5) The place is important to the region because of its aesthetic significance.
- (6) The place is important in demonstrating a high degree of creative or technical achievement at a particular period for the region.
- (7) The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
- (8) The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.
- (9) A place need only meet one criterion for entry on the register.

How to nominate to add a place to Gladstone Regional Council Local Heritage Register

Any person or body, including the Gladstone Regional Council, can nominate a place for entry on the LHR. The nomination of a place for entry on the LHR must include the following information:

- (1) The name of the place (and other names if known).
- (2) The specific location of the place.
- (3) A description of the place.
- (4) A brief history of the place.
- (5) A Statement of Significance for the place.
- (6) An estimation of the integrity and condition of the place.
- (7) The date on which the place was inspected for the purposes of compiling the nomination.
- (8) Recent photos of the place.
- (9) References of works used to compile the history and/or description of the place.

The place card forms an example for anyone proposing to nominate a place for entry on the LHR. In determining whether a place should or should not be entered onto the LHR, Council may seek additional information or assistance from:

- (1) The owner of the place, if the owner did not make the nomination.
- (2) Any person or body with a special knowledge of, or interest in, the place.
- (3) Any person or body with a special knowledge or interest in the region's cultural heritage.

Send the completed application and supporting information to:

Chief Executive Officer
Gladstone Regional Council
PO Box 29
GLADSTONE QLD 4680

How to nominate to remove a place from Gladstone Regional Council Local Heritage Register

For the removal of a place from the register, the applicant should identify the name and location of the place and provide information that clearly demonstrates the place is no longer of cultural heritage significance. To achieve this, the applicant must address the Statement of Significance for the place.

Send the completed application and supporting information to:

Chief Executive Officer
Gladstone Regional Council
PO Box 29
GLADSTONE QLD 4680

Note—Please note that if a place is nominated to be included on, or to be removed from the Local Heritage Register, Gladstone Regional Council will be required to undertake an amendment to the planning scheme.

SC6.8.7 Criteria for assessment

For the purposes of this planning scheme policy and overlay code the following terms have the following meanings.

Term	Meaning
Archaeological Management Plan	A plan that describes the significant archaeological features and artefacts of a place, or the potential for archaeological for archaeological features and artefacts to be present, and the proposed methodology to manage impacts on the features and artefacts during approved ground-breaking activity, including the procedure to manage unexpected discoveries.
Ground-breaking activity	An activity which involves: (a) The use of machinery to break the topsoil or surface rock layer of the ground, including by use of an end loader, excavator, backhoe, bobcat, rotary hoe, drill or ditch digger, or (b) The removal of mature vegetation by disturbing root systems and exposing underlying soil.
Heritage Management Plan	A plan that outlines the significance of the place, the conditions of approval for development to a Local Heritage Place and particular requirements to manage the significance of the place during development, including where necessary an archival recording of the place where demolition or removal is required.
Local Heritage Place	A place of regional heritage significance listed in Gladstone Regional Council Local Heritage Register.
Place	A site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views (<i>Australia ICOMOS Burra Charter, 1999</i>).
Statement of Impact	A statement (generally in the form of a report) that outlines the significance of a place and provides an analysis determining the extent to which a proposed development activity will impact or conserve that significance.
Statement of Significance	The significance of the Local Heritage Place related to the heritage criteria a–h.

SC6.9 Non-resident workers accommodation

SC6.9.1 Introduction

Gladstone is a focus for industrial development of State and national importance. Traditionally the construction phase of these developments has placed significant pressures on the local economy when a large non-resident workforce competes for scarce short term rental accommodation. The impacts to the local community include a general decline in the availability of accommodation, sharp increases in the cost of rental accommodation and an instability in the overall cost of housing.

Council is committed to alleviating these adverse impacts by encouraging the provision of purpose built non-resident workers accommodation that can respond to the peak demands of those construction phases. These facilities are not necessarily seen as an end use, rather a temporary support for short term accommodation provided in serviced apartments.

Workers accommodation needs to provide a high level of health, safety and comfort for their occupants commensurate with the needs of modern mobile workforce working day and night shifts.

Council is also committed to ensuring that, by applying appropriate development standards, new development is appropriately located and serviced, is able to be socially integrated into existing communities and compatible with existing land uses.

Relationship to the planning scheme

This planning scheme policy applies to Material change of use applications which require assessment against the Planning Scheme Policy for Non-resident workers accommodation.

Purpose

The purpose of the planning scheme policy is to provide guidance on the appropriate location, development standards, and built form of non-resident workers accommodation that will achieve high quality outcomes that support the needs of major industrial development.

SC6.9.2 Location

Council's preferred location for non-resident workers accommodation is in those locations where there is access to relevant infrastructure and services and where workers contribute to the cultural and social values of those communities.

The development should not adjoin incompatible land uses which have impacts that cannot be managed by the development. It should also have a site area sufficient to enable it to incorporate measures that will avoid adverse impacts to adjoining residential land uses including matters such as noise generated by early morning and late night shift traffic.

Strong links to workplaces, retail, entertainment and recreational services and facilities are important.

Where an urban or urban edge location is not practicable, developments need to be either capable of connecting to existing reticulated water and waste water systems or demonstrate that adequate services can be provided on-site in an ecologically sustainable manner. A higher level of on-site dining, social and recreational facilities would be expected to compensate for their more remote location.

Sites should avoid land constrained by overlay codes including natural hazard areas, steep land, areas with biodiversity or scenic values, areas of higher quality agricultural land, and should be separated from surrounding uses that may generate noise, light or dust emissions.

Benchmark—Location

- The land is physically suitable for the development having regard to matters including flooding, tidal surge, bushfire risk, steep land, drainage, contamination and biodiversity and scenic values.
- The scale of the development proposed is compatible with existing development in the locality and with the expected outcomes of the particular zone code.
- Development avoids locations that adjoin incompatible uses where the impacts from noise, dust or light emissions cannot be mitigated.
- Development does not adversely impact on the amenity of existing residential uses.
- The land is capable of being provided with acceptable levels of infrastructure, community services and facilities.
- Developments are located within a reasonable distance of workplaces.
- Developments in urban or urban fringe locations are able to be fully integrated with existing communities.
- In the case of development proposed in rural areas, the development is not located on Class A or Class B agricultural land.

SC6.9.3 Site area

The site area needed to accommodate the development will be largely dependent on the size of the accommodation facility, style of development, the on-site facilities provided, the need to incorporate measures to mitigate impacts to/from adjoining premises, site characteristics and, in some cases, its landscape setting and the need to make provision for an on-site water supply and/or waste water disposal.

Benchmark—Site area

- The site area is to be sufficient for the development to be compatible with the scale and nature of its locality, the scale of facilities to be provided and its landscape setting.
- As a guideline, in urban or urban fringe locations, a minimum lot size of 2ha and a maximum bed density of 1 room per 50m² of site area is considered appropriate.

SC6.9.4 Infrastructure and services

In urban and urban fringe areas developments are to be connected to a reticulated water supply, reticulated sewerage, stormwater drainage systems, electricity and telecommunication facilities. In rural areas developments will need to provide all of that infrastructure.

Benchmark—Infrastructure and services

- Development demonstrates that either the development can be connected to Council's reticulated water supply or a drinking water quality management plan in accordance with the *Water Supply (Safety and Reliability) Act 2008* is provided and complied with for the life of the development
- In areas not connected to Council's reticulated supply, a sufficient size lake, dam water tank or swimming pool is provided for firefighting purposes in accordance with the QFRS guidelines.
- Development demonstrates that either the development can be connected to Council's reticulated sewerage supply or that an adequate alternative waste water treatment plant conforming to the *Queensland Plumbing and Wastewater Code* will be available to the site and that the disposal of waste water will have no measurable adverse environmental impacts on adjoining land.
- Existing emergency services will be available to the site within acceptable response times or on-site provision is made available for those services.
- A specific fire safety plan is prepared, including training of fire wardens, periodic testing and monitoring of fire safety equipment and periodic drills.
- Provision is made for the removal of waste in accordance with PSP for Waste management.
- Waste storage areas are appropriately located and screened to be unobtrusive within and external to the site.

SC6.9.5 Connectivity

Non-resident worker accommodation facilities can generate considerable traffic with defined peak periods. This can have a considerable impact on exiting road and intersection capacities and larger developments (>200 beds) need to identify and mitigate adverse impacts.

As shift changes often occur during noise sensitive times it is important that traffic does not impact on residential communities. Desirably development will have direct access to collector roads rather than residential streets and avoid direct access to major roads where the capacity of the network could be compromised.

Benchmark—Connectivity

- Development does not have direct access to a State controlled road or local residential streets.
- Council may require a traffic study identifying traffic generation, likely traffic routes, existing road and intersection capacity, impacts on existing road network, traffic safety and traffic noise to be submitted.
- Developments make provision for the transportation of workers to workplaces, Gladstone airport, and where not provided on-site, to retail, health, entertainment, and recreational services that are in excess of 400m from the development site.

SC6.9.6 Built form

The typology and quality of non-resident workers accommodation varies considerably in part due to their location, whether they are for a specific project provided on-site, their size or the economic sector they serve. In the past poor quality accommodation in the nature of 'mining camps' often had negative impacts on the community generally, and particularly where there was a lack of integration into an established community or there was a failure to provide adequate on-site facilities.

There is also a large variety of workers' living facilities. Recent developments in Gladstone have been large (+ 1,400 beds), provide full dining facilities, laundry and recreational facilities including swimming pools, tennis and basketball courts, gymnasiums, recreation centres, licensed taverns, games rooms and libraries.

While this policy is intended to apply to non-resident workers accommodation in its various forms it has particular relevance to larger scale developments.

Council encourages a building form and scale capable of integration with its existing environment. It does not support a contention that the temporary nature of such a use should offer a basis of reduced development standards given that the community will perceive these developments as part of their community.

Benchmark—Built form
<ul style="list-style-type: none">• Buildings and structures should not exceed 8.5m.• Building materials and finishes should be of a high standard and complement the surrounding environment.• The use of reflective building materials is avoided.• Buildings are setback a minimum of 10m from a side or rear boundary and 6m from a street boundary. In highly exposed sites or in rural areas, larger setbacks should be provided to enable a scale of landscaping sufficient to screen the development.• The development should provide a positive visual contribution to the street or rural road it fronts.• Non-residential buildings such as reception buildings should be located towards the street frontage to provide legibility.• Where non-residential facilities are open to the public they should be located to permit direct access from the street.• Large car parking areas are fully screened by buildings or landscaping and should be located to avoid noise and light impacts to surrounding developments.• Security lighting should not adversely impact on adjoining premises.• Security fencing should be transparent and provided in association with landscaping.• The amenity of residents is protected by locating accommodation units away from potentially intrusive adjoining uses.

SC6.9.7 Vehicle, pedestrian and cycle movement

Developments need to ensure that adequate on-site car parking is provided for occupants. It is recognized that demand will vary according to occupancy rates and that a proportion of the occupants will be fly-in, fly-out.

Internal access roads should be designed to allow for pick up and set down points, for bus access and goods delivery. In relevant cases thought needs to be given to the needs of possible reuse options for the site.

Benchmark—Vehicle, pedestrian and cycle movement
<ul style="list-style-type: none">• Sufficient on-site car parking is provided to cater for expected demand. As a guideline a minimum of 0.75 car spaces per bed should be provided.• Where use of non-resident facilities is proposed, additional car parking is provided are the rates

specified for those use types.

- A car washing facility should be provided.
- Car and bus parking areas, access roads and pick up/set down points are designed to minimise noise and lighting impacts to adjoining premises and to accommodation areas.
- The internal layout makes provision for queuing for check-in, check out adjacent to reception areas.
- Internal roads and cycle ways are sealed and drained and conform to the dimensions specified in Table 1.
- The visual impact of car parking and other hard standing areas is minimised through appropriate landscaping.
- Make provision for pedestrian and cycle movement around the site and to and from the site.
- Access for fire fighting vehicles is provided to within 50m of all buildings.

SC6.9.8 On-site amenity

The characteristics of the workers will be a primary driver in determining the level of on-site amenity. The nature of the workers rosters may require different daily patterns of vehicle movements, sleeping, eating and general activity. The type of accommodation provided needs to be responsive to their male/female ratio, whether or not they are single/couples/families and their likely length of occupation is days/weeks/months.

The level of integration with existing communities will also determine the need for non-residential on-site facilities including dining and recreational facilities, car parking and transport arrangements to work and community facilities. These are more important in rural locations.

The comfort and safety are primary considerations in the design of the accommodation facility.

Benchmark—On-site amenity

- Identify the expected characteristics of workers
- A separate bed is provided for each worker, hot bedding is avoided.
- Double bunks are not advisable for fire safety reasons.
- All rooms are provided with an ensuite bathroom and lockable door.
- All accommodation room windows are provided with black out blinds or devices.
- Accommodation rooms are constructed minimize the intrusion of noise.
- Air conditioning is provided to all buildings.
- Except where it can be demonstrated that a need exists in the wider community, on-site facilities are of a type and scale consistent with the needs of the occupants only.
- Where on-site facilities such as a convenience store or cafe serve a wider community, those facilities are located to provide convenient street access.
- Development has access to, or, in the case of developments in rural localities, provides dining, rooms, passive and active recreational facilities, laundry facilities, first aid facilities and internet connection facilities sufficient to meet the day to day needs of the occupants.
- Developments are designed to incorporate CPTED principles.
- Opposing accommodation room entries are separated by a 1.2m wide concrete pathway, a landscape buffer strip 2m wide in addition to front entry deck thresholds.
- Open space for active and passive uses is provided at the rate of the greater of 5m² per occupant or 10% of the site area.
- Active and passive open space areas are distributed to provide consolidated areas for each 100 rooms.

SC6.9.9 Climate responsive design

Gladstone's sub-tropical climate means that most areas buildings will be air-conditioned to provide adequate comfort for occupants, many of whom will be sleeping during hotter daylight hours. Developments should incorporate passive design principles and respect the micro-climate of the particular site.

This should include an appreciation that large car parking and hard-standing areas will generate reflective heat and should be located to ensure prevailing breezes assist in minimizing heat transfer to buildings.

Benchmark—Climate responsive design
<ul style="list-style-type: none">• Buildings are separated to allow penetrating breezes to flow through the site• Buildings are orientated to buildings to manage• Roofs have eaves of a minimum of 600mm• Avoid locating accommodation units on the western side and use landscaping to shade western facades.• Large parking and hard-standing areas are located downwind of habitable areas to minimize heat transfer.• Use landscaping to create microclimates in communal outdoor areas.

SC6.9.10 Affordability

Not all temporary non-resident workers are highly skilled and highly paid but are still essential to the development phase. Scarce accommodation during construction phases can significantly disadvantage those that are on lower wages but still an essential part of the development process. For larger developments a contribution towards affordable accommodation will be required.

Benchmark—Affordable housing
<ul style="list-style-type: none">• For developments over 100 rooms, 5% of all rooms are to be provided to eligible persons as affordable housing in accordance with <i>Queensland Urban Development Authority Priority Development Area Guideline No 16</i>.

SC6.9.11 Landscaping

Large non-resident workers accommodation facilities can have a considerable visual impact, particularly in rural areas where they are out of character with expected. Large building setbacks will provide the opportunity to provide landscaping in scale with the development.

On-site amenity will be greatly enhanced where high quality soft and hard landscaping is incorporated highly trafficked areas and in and around each building.

Landscaping should also be used to assist in the achievement of stormwater quality objectives.

Benchmark—Landscaping
<ul style="list-style-type: none">• Landscaping reinforces the local character of the area by using locally indigenous native plant species.• Landscaping enhances local biodiversity and wildlife habitat through corridor planting.• Landscaping softens perimeter fencing.• Landscaping conceals undesirable views into and from the site.• Landscaping provides a visual and functional amenity to occupants and neighbours.• Landscaping contributes to on-site stormwater quality management.• Front, side and rear boundary setbacks are primarily used for landscaping rather than for recreational purposes.

- Exiting on-site trees are retained as far as practicable.

SC6.9.12 Changing circumstances or decommissioning

Population growth in Gladstone over the past 50 years has occurred as a series of steps linked to major new industry and port developments and this pattern of growth is likely to continue within the foreseeable future. The demand for purpose built workers accommodation is directly related to the industrial growth and at present is an essential component of the housing stock. Over time, however, the demand is likely to decline as it in turn competes in a much larger housing market including high density apartments in central locations. As such it is therefore expected that decommissioning and removal of these facilities will occur and, in the case of developments in more remote locations, Council may impose a condition on planning consents requiring their removal within a particular time frame.

The removal of, or of, non-resident workers accommodation is an important consideration, particularly those developments in locations distant from the existing urban areas.

In well located areas adaption and reuse other uses such as affordable accommodation, aged care housing or tourist accommodation may be feasible.

Benchmark—Adaptable reuse or decommissioning

- Identify longer term options for the development particularly those that are within or close to fully serviced urban or urban fringe locations.
- Ensure that infrastructure, parking and facilities are compatible with identified reuse options.
- The development is capable of being scaled down while retaining functionality and visual amenity.
- Where reuse is not practical, a decommissioning strategy should be prepared for lodgement with the development application.

Table SC6.9.12.1—Internal vehicle pedestrian and cycle standards

Feature	Dimensions
Entrances and exits	
Two-way entrance/exit streets	7 metres wide
One-way entrance	4 metres wide
One-way exit	5 metres wide
Major street serving common buildings	7 metres wide
Where bus access is required	9 metres wide
Internal streets within the site	
One-way or cul-de-sac	4 metres wide
Two-way streets	6 metres wide
Pedestrian and cycle ways	
Pedestrian pathways	1.2 metres wide
Shared pedestrian/cycle ways/on-site service vehicles	6 metres wide
Emergency vehicles	As required by service
Planted buffer strip on either side of uncovered paths	

SC6.10 Vehicle parking rates

SC6.10.1 Application

This planning scheme policy is triggered where assessment is required against the provisions of the Development design code.

SC6.10.2 Purpose

The purpose of the planning scheme policy is to provide adequate levels of on-site parking for development.

Table SC6.10.2.1—Minimum on-site parking rates

Use	Vehicles	Bicycles
Agricultural Supplies Store	1 space per 50m ² of GFA.	1 space per 400m ² GFA (minimum 4 spaces)
Air Services	1 space per employee, plus 10 visitor spaces for the administration building.	1 space per 200m ² GFA (minimum 4 spaces)
Animal Husbandry	1 space per 2 employees, plus 2 visitor spaces.	Nil
Animal Keeping	1 space per 2 employees, plus 2 visitor spaces. Minimum of 4 spaces for Cattery and Kennels	Nil
Aquaculture	1 space per 2 employees, plus 2 visitor spaces. Heavy vehicles must be able to be accommodated and turned on site.	Nil
Bulk Landscape Supplies	1 space per 100m ² of site area used for display and sale purposes, plus 1 space per employee. Minimum of 6 spaces.	Nil
Car Wash	1 space per service bay. Queuing space, clear of the road reserve, for 4 vehicles.	Nil
Caretaker's Residence	1 space, adjacent to the residence.	Nil
Cemetery	10 spaces otherwise adequate spaces in accordance with a traffic management plan.	Minimum 4 spaces
Child Care Centre	1 space per full time equivalent employees; plus 1 space per 5 children able to be accommodated on the site. Provision is to be made for the setting down and picking up of children.	1 space per 100m ² GFA (minimum 4 spaces)
Club/Bar/Hotel/Nightclub	Principal centre zone: 1 space per 30m ² . All other zones: 1 space per 20m ² GFA, plus 1 space per 15m ² GFA of bar, lounge, gaming and dining area. Queuing space, clear of the road reserve, for 12 vehicles in any drive-in bottle department.	Club/Bar/Hotel – 1 space per 400m ² GFA (minimum 4 spaces)
Community Use	1 space per 50m ² of GFA	1 space per 400m ² GFA (minimum 4 spaces)
Dual Occupancy	2 spaces per dwelling	Nil
Dwelling House	2 spaces per dwelling	Nil

Use	Vehicles	Bicycles
Educational Establishment	1 car space per 50m ² of gross floor area, plus an off-street area sufficient in size to accommodate three vehicles for pick-up and sit-down purposes.	1 space per 100m ² GFA OR for a tertiary education facility, the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 6 spaces)
Emergency Services	1 space per 50m ² of GFA, otherwise sufficient spaces to accommodate the amount of vehicular traffic, including emergency vehicle access, likely to be generated by the particular use in accordance with a traffic management plan.	1 space per 400m ² GFA (minimum 4 spaces)
Extractive Industry	1 space per 2 employees, plus 2 visitor spaces. Heavy vehicles must be able to be accommodated and turned on site.	Nil
Food & Drink Outlet	Principal centre zone and Mixed use zone: 1 space per 30m ² GFA. All other zones: 1 space per 15m ² . GFA. For any drive-through facility, queuing space, clear of the road reserve, for 10 vehicles being served or awaiting service.	1 space per 200m ² GFA (minimum 4 spaces)
Funeral Parlour	1 space per employee, plus 1 space per 5 chapel seats.	Nil
Garden Centre	1 space per 100m ² of site area used for display and sale purposes, plus 1 space per employee. Minimum of 6 spaces.	1 space per 200m ² GFA (minimum 4 spaces)
Hardware & Trade Supplies	Principal centre zone and Mixed use zone: 1 space per 30m ² GFA. All other zones: 1 space per 25m ² GFA.	1 space per 400m ² GFA (minimum 4 spaces)
Health Care Services	1 space per 20m ² GFA	1 space per 400m ² GFA (minimum 4 spaces)
High Impact Industry	1 space per employee. Based on maximum employees per shift. Heavy vehicles must be able to be accommodated and turned on site.	1 space per 400m ² GFA (minimum 4 spaces)
Home Based Business	Refer to requirements within the "Home Based Business Code".	Nil
Hospital	1 space per 5 beds, plus 1 space per 2 employees. Based on maximum employees per shift. Heavy vehicles must be able to be accommodated and turned on site. Appropriate emergency vehicular facilities.	1 space per 400m ² GFA OR the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 4 spaces)
Indoor Sport & Recreation	1 space per 20m ² GFA, or 1 space per 5 spectators able to be seated, or 4 spaces per court or lane. Whichever is the greater.	1 space per 400m ² GFA (minimum 4 spaces)

Use	Vehicles	Bicycles
Intensive Animal Industry	1 space per 2 employees, plus 2 visitor spaces. Provision for loading and unloading where a cattle feedlot, piggery, poultry farm, stables.	Nil
Low Impact Industry	1 space per 50m ² GFA for the first 500m ² , plus 1 space per 100m ² GFA thereafter. Heavy vehicles must be able to be accommodated and turned on site.	1 space per 400m ² GFA (minimum 4 spaces)
Major Electricity Infrastructure/ Utility Installation	1 space per employee plus 1 space for maintenance vehicle (excluding transmission lines, pipelines, etc.)	1 space per 400m ² GFA (minimum 4 spaces)
Major Sports, Recreation & Entertainment	1 space per 5 spectators able to be seated or 50 spaces per playing field, or 30 spaces per bowling green, or 4 spaces per court. Otherwise sufficient spaces to accommodate the amount of vehicular traffic, including emergency vehicle access, likely to be generated by the particular use in accordance with a traffic management plan.	To be provided in accordance with a traffic management plan.
Marine Industry	1 space per 50sqm of GFA. Heavy vehicles must be able to be accommodated and turned on site.	1 space per 400m ² GFA (minimum 4 spaces)
Market	2 spaces per stall.	1 space per 400m ² GFA (minimum 4 spaces)
Multiple Dwelling	Principal centre zone and Mixed use zone: 1 space per 1 bedroom unit. 1.5 spaces for 2 or more bedrooms. All other zones: 1.5 spaces per unit.	1 space for 4 dwellings (minimum 4 spaces)
Nature-based Tourism	1 space in addition to those required for the dwelling house, plus 1 additional space for every non-resident employee.	Nil
Non- Res Workforce Accommodation	1 space per dwelling unit and 1 space per every 4 rooming units, and 1 visitor space every 4 dwelling units, and 1 visitor space every 10 rooming units.	1 space for 10 rooming units (minimum 4 spaces)
Office	Principal centre zone and Mixed use zone: 1 space per 30m ² GFA. All other zones: 1 space per 25m ² GFA.	1 space per 400m ² GFA OR the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 4 spaces)
Outdoor Sales	1 space per 100m ² site area used for the purposes of display and sale to the public.	1 space per 400m ² GFA (minimum 4 spaces)
Outdoor Sport & Recreation	1 space per 20m ² GFA, or 1 space per 5 spectators able to be seated; or 4 spaces per court or lane.	1 space per 400m ² GFA (minimum 6 spaces)
Place of Worship	1 space per 10 people able to be seated	1 space per 400m ² GFA (minimum 4 spaces)

Use	Vehicles	Bicycles
Port Services	1 space per 50m ² GFA; plus 1 space per berth or mooring facility available. Heavy vehicles must be able to be accommodated and turned on site.	1 space per 400m ² GFA (minimum 4 spaces)
Relocatable Home Park/Caravan Park	1 space per caravan, plus 1 space per cabin site or relocatable home site to be located adjacent to such site plus 1 space per camping site, plus 1 space per 10 van sites, cabin site and relocatable home site for visitors. Emergency vehicle access and parking facilities. Emergency vehicle access and parking facilities.	1 space per relocatable home site (minimum 4 spaces)
Resort Complex	2 spaces, plus 1 space per dwelling unit or rooming unit, plus 1 space per 30m ² GFA of any restaurant and/or conference facilities, plus 1 space per 2 employees, plus those spaces required in accordance with the particular use accommodated on the site (i.e. 1 per 30sqm GFA for commercial premises etc.)	1 space per 10 sites (minimum 4 spaces)
Retirement Facility Residential Care Facility	1 space per 4 nursing home beds plus 1 space per employee; plus 1 space per 4 hostel type units, plus 1 space per self-contained unit, plus 1 space per 2 employees.	1 space per 10 beds (minimum 4 spaces)
Roadside Stall	3 spaces. Provision for vehicles to safely decelerate and park off-road and to accelerate and re-enter traffic stream.	Nil
Rooming Accommodation	1.5 spaces per unit.	1 space per 10 rooming units (minimum 4 spaces)
Rural Industry	1 space per 50m ² GFA for the first 500m ² , plus 1 space per 100m ² GFA thereafter. Heavy vehicles must be able to be accommodated and turned on site.	Nil
Rural Workers Accommodation	1 space per unit or rooming unit.	Nil
Sales Office	2 sealed spaces. Frontage to a sealed road to allow for roadside parking.	Nil
Service Industry	1 space per 30sqm GFA.	1 space per 400m ² GFA (minimum 4 spaces)
Service Station	1 space per employee, plus 2 visitor spaces. Minimum 4 spaces. Heavy vehicles must be able to be accommodated and turned on site.	1 space per 400m ² GFA (minimum 6 spaces)
Shop	Principal centre zone and Mixed use zone: 1 space per 30m ² GFA. All other zones: 1 space per 25m ² GFA.	1 space per 200m ² GFA (minimum 4 spaces)

Use	Vehicles	Bicycles
Shopping Centre	Principal centre zone and Mixed use zone: 1 space per 30m ² GFA. All other zones: 1 space per 25m ² GFA. All zones: Heavy vehicles must be able to be accommodated and turned on site. Emergency vehicle access and parking facilities.	1 space per 200m ² GFA OR the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 4 spaces)
Short Term Accommodation	Principal centre zone: 0.5 spaces per unit. All other zones: 2 spaces, plus 1 space per dwelling or rooming unit, plus 1 space per 30m ² GFA of any restaurant and/or conference facilities.	1 space per 10 rooming units (minimum 4 spaces)
Showroom	1 space per 30m ² GFA. Heavy vehicles must be able to be accommodated and turned on site.	1 space per 400m ² GFA (minimum 4 spaces)
Special Industry	1 space per employee. Based on maximum number of employees per shift. Heavy vehicles must be able to be accommodated and turned on site.	1 space per 400m ² GFA (minimum 4 spaces)
Telecommunications Facilities	1 space for maintenance purposes to be available on the site, adjoining land or street reserve.	Nil
Theatre	1 space per 6 seats.	1 space per 400m ² GFA (minimum 4 spaces)
Transport Depot	1 space per 50m ² GFA for the first 500m ² ; plus 1 space per 100m ² GFA thereafter. Heavy vehicles must be able to be accommodated and turned on site.	1 space per 400m ² GFA (minimum 4 spaces)
Veterinary Services	1 space per 2 employees, plus 2 visitor spaces.	1 space per 400m ² GFA (minimum 4 spaces)
Warehouse	1 space per employees, plus 2 visitor spaces, plus 1 space per 50m ² GFA for the first 500m ² , plus 1 space per 100m ² GFA thereafter. Heavy vehicles must be able to be accommodated and turned on site.	1 space per 400m ² GFA (minimum 4 spaces)

SC6.11 Waste management

SC6.11.1 Application

This planning scheme policy applies to Material change of use applications which require assessment against the waste management provisions of the Development design code.

SC6.11.2 Purpose

The purpose of the planning scheme policy is to:

- (1) Provide general advice about achieving outcomes in the Waste management code.
- (2) State standards identified in the Waste management code for waste storage and servicing.
- (3) Provide guidelines about the preparation of a waste management plan.

SC6.11.3 General

- (1) In determining compliance with the Waste management code in terms of waste minimisation, waste storage and waste servicing, Council may require submission of a Waste Management Plan for certain types of development including:

- (a) a residential use with more than 10 dwelling units
 - (b) business activities with a total use area greater than 500m²
 - (c) an environmentally relevant activity (as defined by Schedule 1 of the *Environmental Protection Regulation 2008*)
 - (d) construction or demolition of a building, other than construction of a dwelling house, or Class 10 building, and
 - (e) another use or activity where identified as having significant waste management requirements.
- (2) Council may also consider the following matters in assessing the appropriateness of waste minimisation, waste storage and waste servicing arrangements:
- (a) the type of waste generated by the development
 - (b) the amount of waste likely to be generated by the development having regard to Table Sc6.10.3.1—Indicative waste and recycling generation rates for particular uses
 - (c) the minimum service levels required to accommodate the waste management needs of the development having regard to Table Sc6.10.3.2—Minimum waste service levels for particular uses
 - (d) the types of waste storage bins best suited to the needs of the development
 - (e) the required size of waste storage areas
 - (f) the need for and preferred location of waste storage areas and bin wash down areas
 - (g) the distance waste needs to be moved to a waste storage area and/or collection area
 - (h) whether the collection service will be kerbside or on private property
 - (i) the mechanism or pathway used to move bins to and from the waste storage area
 - (j) safe vehicle and pedestrian access to bins
 - (k) Guidelines provided by other jurisdictions including *Better Practice Guide for Waste Management in Multi – unit Dwellings* by Department of Environment and Climate Change NSW, or similar, and
 - (l) a waste management plan prepared by a competent person in accordance with the Guidance Note – Preparation of waste management plans.

Table SC6.11.3.1—Indicative waste and recycling generation rates for particular uses

Use	Waste Generation Rate	Recycling Generation Rate
Accommodation building where for backpackers accommodation	40L / occupant / week	20L / occupant / week
Accommodation building where for a boarding house or guest house	40L / occupant / week	20L / occupant / week
Motel (where not including a public restaurant)	5L / bed / day 10L / 1.5m ² / of dining area / day	1L / bed / day
Entertainment/catering use and retail business use where for a: (a) butcher (b) delicatessen (c) fish shop (d) greengrocer (e) hairdresser (f) restaurant (g) supermarket (h) takeaway	80L / 100m ² floor area / day 80L / 100m ² floor area / day 80L / 100m ² floor area / day 240L / 100m ² floor area / day 80L / 100m ² floor area / day 10L / 1.5m ² floor area / day 240L / 100m ² floor area / day 80L / 100m ² floor area / day	40L 40L 40L 120L / 100m ² / day 40L 2L / 1.5m ² floor area / day 240L / 100m ² / day 40L
Entertainment/catering use where for a hotel	5L / bed / day 50L / 100m ² / bar area / day 10L / 1.5m ² of dining area / day	50L / 100m ² / of bar and dining areas / day
Entertainment/catering use where for a licensed club	50L / 100m ² / bar area / day 10L / 1.5m ² / of dining area / day	50L / 100m ² / of bar and dining areas / day

<p>A retail business use where for:</p> <p>(a) a shop or shops having a gross leasable floor area not exceeding 100m²</p> <p>(b) a shop of shops having a gross leasable floor area 100m² or greater.</p>	<p>50L / 100m² / floor area / day</p> <p>50L / 100m² / floor area / day</p>	<p>25L / 100m² / floor area / day</p> <p>50L / 100m² / floor area / day</p>
<p>A retail business use where for a showroom</p>	<p>40L / 100m² / floor area / day</p>	<p>10L / 100m² / floor area / day</p>
<p>A commercial business uses where for an office</p>	<p>10L / 100m² / day</p>	<p>10L / 100m² / day</p>

Table SC6.11.3.2—Minimum waste service levels for particular uses

Use	Minimum service level
Dual occupancy, dwelling house	(a) one 240L waste storage bin serviced once a week, and (b) one 240L recycling bin serviced fortnightly, per dwelling.
All other uses	(a) bulk bins as determined as part of assessment of proposal, and (b) provide a Waste Management Plan in accordance with Appendix 1.

SC6.11.4 Standards for waste storage outcomes

For the purposes of the waste management code the following are the standards identified in the code for waste storage areas.

- (1) Waste container storage areas generally:
- (a) waste container storage areas must be attractively designed to minimise their visual impact on the streetscape and surrounding areas
 - (b) waste and waste storage bins must not be placed where they may impede safe use of any exit, exit corridor, doorway or stairway, under stairways or near any existing or potential heat source
 - (c) waste storage bins must be made of non-combustible materials
 - (d) where the storage area contains more than two standard domestic bins, a waste wash down area must be provided for the regular cleaning of waste storage containers, which:
 - (i) is located such that waste containers can be easily moved to the waste wash down area and is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property
 - (ii) has a floor graded to fall to a drainage point located within the wash down area
 - (iii) provides for drainage by means of a trapped gully connected to the sewer, and is designed such that rainfall and other surface water cannot flow into the wash down, and
 - (iv) has a hose cock located in the vicinity of the wash down area.
 - (e) waste chutes may be provided for both general waste and recyclables and in particular for multi-unit residential and commercial developments of more than three storeys or 12 metres in height
 - (f) any waste chute and associated accessories must:
 - (i) be cylindrical with a diameter not less than 450mm
 - (ii) have a bottom edge which finishes at least 25mm below the level of the ceiling in the waste storage room with a maximum of 300mm between the bottom edge (and any extension thereof) and the top of the waste container
 - (iii) as far as practicable, be vertical throughout the chute length up to the level of the highest hopper
 - (iv) discharge centrally above the waste container or compactor in the waste storage room
 - (v) be continued in full bore above the roof of the building, but not less than 600mm above the level of the highest hopper
 - (vi) be fully supported at each floor level and contained in fire rated shafts in compliance with the appropriate standards
 - (vii) provide for access at appropriate levels to assist in clearing obstructions and cleaning with a nylon brush or similar appliance on a pulley system
 - (viii) be ventilated in a manner that ensures air does not flow from the chute through service openings, and the flow of air in the chute does not impede the downward movement of waste
 - (ix) where the chute is not continued to the full height of the building, incorporate a vent formed of non-combustible material having a minimum diameter of 150mm carried to a point of at least 2.0 metres above the eaves of the building or the eaves of any building within 10.0 metres
 - (x) incorporate a shutter fitted for closing off the chute in the case of fire or when the waste container is withdrawn that is:
 - (A) self-closing and constructed of galvanised steel sheet or other approved metal
 - (B) assembled with bolts, hinges or rollers of non-corrosive material so that it can be dismantled and re-assembled if necessary

- (C) be fitted with a fusible link for automatic operation in the case of a fire in the waste container or waste room, which is selected to operate at a temperature at least 5 degrees Celsius above the operating temperature of the automatic fire control system installed
 - (D) be constructed of materials which are non-combustible and non-corrosive or otherwise coated / treated with a non-corrosive compound and of adequate strength for their purpose
 - (E) have a chute interior and chute branch and joints with smooth, impervious, and non-corrosive surfaces that provide uninterrupted flow for the passage of waste and are insect and vermin proof, and
 - (F) be part of a whole of waste disposal system, including all chutes, rooms, compartments and equipment that is designed and constructed so that the use and operation of the system does not at any time give rise to transmission of vibration to the structure of the premises, or odour in excess of 1 odour unit beyond the disposal and storage points.
- (2) Waste disposal points
- (3) Hoppers for disposal of waste into waste chutes must:
- (a) be provided on each residential floor and be located in a freely ventilated position in the open air (e.g. a sheltered balcony or in a dedicated waste disposal room)
 - (b) be easily accessed by the occupants of each unit
 - (c) be separate from any habitable room or place used in connection with food preparation or living areas
 - (d) be designed and installed so as to:
 - (i) close off the service opening in the chute when the device is open for loading
 - (ii) be between 1.0 metre and 1.5 metres above floor level
 - (iii) automatically return to the closed position after use
 - (iv) permit free flow into the chute
 - (v) not project into the chute, and
 - (vi) allow easy cleaning of the device and the connection between the service opening and the chute.
 - (e) have the largest dimension of the service opening (the diagonal of a rectangular opening) not exceeding .75 diameter of the chute with which the hopper is connected
 - (f) have a surround on the wall around that hopper that is at least 300mm wide and made of glazed tiling or other impervious material with can be easily cleaned
 - (g) have a floor adjacent to the hopper that is paved with hard impervious materials with a smooth finished surface, and
 - (h) if located within a waste disposal room be ventilated and finished with an impervious material covered at all angles.
- (4) Waste container storage rooms are to be provided for the storage of waste in standard containers at the bottom of each waste chute and must:
- (a) be located at vehicle access level, preferably away from the main entrance to the building
 - (b) not be located adjacent to or within any habitable room or place used in connection with food preparation or living areas
 - (c) be of sufficient size to fully contain the number of waste containers required to service the development
 - (d) provide for waste containers to be easily accessed for direct disposal of bulky items to the waste container
 - (e) provide for unobstructed access for removal of waste containers to the service point and for the positioning of the containers correctly in relation to the waste chute
 - (f) be the service point or be located within 40 metres of the service point
 - (g) be designed and constructed so that:
 - (i) the doors are close fitting, self-closing and not less than 820mm wide
 - (ii) walls, doors and roof of each waste room are lined with non-combustible and impervious material with a smooth finish and a fire resistance rating of one hour
 - (iii) the junctions of the walls with the floors are covered with the covering formed to prevent damage to walls by containers
 - (iv) door frames are metal, hardwood or metal clad softwood, situated in an external wall
 - (v) door frames are rebated with a lock capable of being activated from within the room without a key at all times

- (vi) a hose cock and an adequate length of hand hose of a minimum internal diameter of 12mm are provided immediately outside the room
- (vii) unless refrigerated to below 4 degrees Celsius, the room has an approved mechanical exhaust system for ventilation or permanent, unobstructed natural ventilation openings direct to the external air not less than one–twentieth (1/20th) of the floor area with one half of such openings situated at or near the floor level and one half at or near the ceiling level
- (viii) automatic or other system for control of fire in the waste room meets Australian Standards on sprinkler installation
- (ix) the waste room is fly and vermin proof
- (x) the floor of the waste room is graded to fall to a drain located outside and adjacent to the waste room as close as practicable to the doorway and drainage is by means of a trapped gully connected to the sewer with gullies positioned to avoid the track of waste container wheels
- (xi) rainfall and other surface water cannot flow into the waste room;
- (xii) artificial lighting is provided
- (xiii) refrigerated rooms are fitted with an approved alarm device, located outside, but controllable only from within the room with all conduits concealed in the floor, walls or ceiling
- (xiv) all equipment in a fixed position is located clear of walls and floors and is supported on suitable plinths or impervious legs
- (xv) any container storage and drainage racks are made of galvanised metal or other durable, impervious materials, and
- (xvi) be well ventilated and have “hazardous waste” and “no smoking” signs installed.
- (h) A waste wash down area must be provided for the regular cleaning of waste containers, which:
 - (i) is located such that waste containers can be easily moved to the waste wash down area and is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property
 - (ii) has a floor graded to fall to a drainage point located within the wash down area
 - (iii) provides for drainage by means of a trapped gully connected to the sewer, and is designed such that rainfall and other surface water cannot flow into the wash down
 - (iv) has a hose cock located in the vicinity of the wash down area.
- (i) Council may require or accept specialised equipment in some circumstances, such as compaction equipment to minimise storage areas. Compaction equipment may be accepted for the following wastes:
 - (i) mixed waste (other than glass)
 - (ii) cardboard or paper
 - (iii) plastic or aluminium containers
 - (iv) putrescible waste – provided a specialised refrigerated compactor is used.
- (5) Plans for the installation of compactors must be submitted for the approval of Council's Delegated Officer.

SC6.11.5 Standards for waste servicing outcomes

For the purposes of Acceptable outcome AO28.1 in the Waste management code the following are the standards identified in the code for waste servicing.

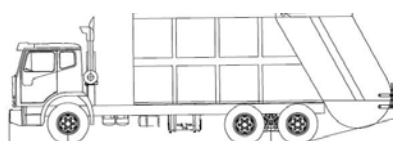
- (1) For on street servicing:
 - (a) where staged subdivisions are terminated with a dead end road, a suitable turn around area cul–de–sac shall be provided.
 - (b) 0.4m distance between each 240L wheelie bin is required for street service space
 - (c) Collection areas must be at the front of each property or a designated area that does not require the driver to exit the vehicle. (Trucks with side lift pick up on the left hand side)
- (2) Within the development site, vehicle servicing areas must:
 - (a) be capable of carrying the wheel load per axle of fit for purpose service vehicles;
 - (b) provide turning circles designed in accordance with AUSTROADS: design single unit truck/bus (12.5m) template, or the particular vehicle requirements, whichever is the greater; and
 - (c) allow vehicles to move in a forward direction at all times, be able to enter and exit the development in a forward direction, or include a turning area which allows the service vehicle to make a turn within 3 manoeuvres, and

- (d) the service point for waste collection service is to be:
 - (i) clearly separated from parking bay and other similar areas
 - (ii) clear of any hindrance to servicing by a lifter arm
 - (iii) clear of a driveway and a pedestrian access
 - (iv) not in front of a building entrance
 - (v) not blocking the vision of vehicles using the road or entering and exiting the site
 - (vi) capable of being serviced on site while the collection vehicle travels forward upon entry and exit
 - (vii) a designated area that does not require the driver to exit the vehicle except for bulk bins.
- (e) for bin collection from within a building or structure:
 - (i) height clearance must be sufficient to allow for safe travel and lifting for vehicles and bins in accordance with Table Sc6.10.5.1—Bulk bin dimensions and Diagram Sc6.10.5.1—Waste vehicle specifications, and
 - (ii) the grade of access/egress ramps must not exceed 1:8.

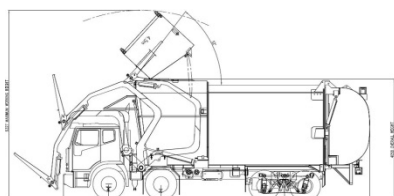
Table SC6.11.5.1—Bulk bin dimensions

Capacity	1.1m ³	1.5m ³	2.0m ³	3.0m ³	4.5m ³
Height	1465mm	910mm	865mm	1225mm	1570mm
Depth	1070mm	905mm	1400mm	1505mm	1605mm
Width	1360mm	1810mm	1830mm	1805mm	1805mm

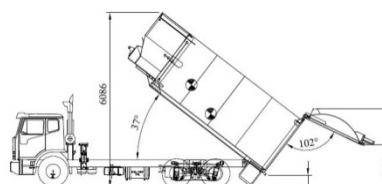
Diagram SC6.11.5.1—Indicative waste vehicle specifications



Rear Loading Collection Vehicle



Front loading collection vehicle



Side loading collection vehicle

	Side loading collection vehicle		Front loading collection vehicle		Rear loading collection vehicle	
	Waste Collection Vehicle	Recycling Collection Vehicle	Waste Collection Vehicle	Recycling Collection Vehicle	Waste Collection Vehicle	Recycling Collection Vehicle
Length Overall	8.7m	9.9m	9.90m	9.90m	9.84m	9.84m

	Side loading collection vehicle		Front loading collection vehicle		Rear loading collection vehicle	
Front overhang	1.42m	0.85m	1.42m	1.42m	1.50m	1.50m
Wheelbase	5.00m	5.30m	5.84m	5.84m	5.20m	5.20m
Rear overhang	2.30m	2.65m	2.64m	2.64m	2.30m	2.30m
Turning circle (kerb to kerb)	16.40m	18.70m	22.10m	22.10m	10.50m	10.50m
Turning circle (wall to wall)	11.00m	11.00m	23.66m	23.66m	11.50m	11.50m
Front of vehicle to collection arm	18.14m	19.20m				
Maximum reach of side arm	2.70m	3.30m				
Travel height	2.00m	1.70m	3.64m	3.64m	3.90m	
Clearance height for loading	4.00m	3.80m	6.10m	6.10m	3.90m	

SC6.11.6 Guidance note: Preparation of waste management plans

- (1) Scope. This Planning Scheme Policy applies throughout the whole of the Gladstone Regional Council Area. The policy applies to any assessable development where the application and/or proposal are to be supported by a Waste Management Plan (WMP).
- (2) Objectives. To provide for the preparation of Waste Management Plans to:
 - (a) minimise the amount of waste generated, and
 - (b) promote efficient use of resources.

To provide a framework for the preparation and assessment of Waste Management Plans which enable Council to make consistent and fair decisions regarding development applications that:

 - (c) ensure waste is managed in accordance with ecologically sustainable development principles
 - (d) minimise the impact of waste on the environment and on human health
 - (e) minimise the amount of waste generated from all sources, and
 - (f) promote the use of wastes as a resource.
- (3) Rationale. Council and the community share the responsibility of ensuring that the environment is protected, and that resources are not used to the detriment of the quality of life of future generations. Responsible Waste Management is imperative in meeting this responsibility. Sound waste management can result in significant economic, social and environmental benefits. Responsible and effective waste management can achieve:
 - (a) more sustainable use of resources
 - (b) reductions in the amount of waste requiring disposal and reductions in waste disposal costs
 - (c) more efficient, and therefore cost-effective, works and operations
 - (d) greater workplace and public safety
 - (e) reduced legal and financial liabilities and improved community perceptions and relations.
- (4) Principles to be used in preparing the Waste Management Plan
The following principles should be used in the preparation of a Waste Management Plan.
 - (a) Guiding principles:
 - (i) Waste Management Hierarchy
The waste management hierarchy is a framework for prioritising waste management practices to achieve the best environmental outcome. The following waste management practices are listed in the preferred order of adoption and form the 'waste management hierarchy':
 - (A) Waste avoidance. Preventing the generation of waste or reducing the amount of waste generated. Examples of practices for achieving waste avoidance:
 - input substitution
 - increased efficiency in the use of raw materials, energy, water or land
 - process redesign

- product redesign
- improved maintenance and operation of equipment
- closed-loop recycling.
- (B) Waste re-use. Re-using waste, without first substantially changing its form. Examples: recovering solvents, metals, oil, or components or contaminants from catalysts and re-using them for a secondary purpose, applying waste to land in a way that gives agricultural and ecological benefits, substituting waste for virgin material in a production process.
- (C) Waste recycling. Treating waste that is no longer useable in its present form and using it to produce new products.
- (D) Energy recovery from waste. Recovering and using energy generated from waste. Example: Using waste as fuel to heat water and using the hot water in an industrial process or steam to generate power.
- (E) Waste disposal. Disposing of waste, or treating and disposing of waste, in a way that causes the least harm to the environment. Examples of treatment before disposal:
 - employing biological processes to degrade material
 - employing a physico-chemical treatment to obtain a compound or mixture
 - blending or mixing waste to obtain a compound or mixture
 - storing or repackaging waste
 - employing thermal process to convert waste into a non-hazardous material.
 Examples of disposal:
 - disposal to a landfill
 - incineration without recovering heat or a secondary product.
- (ii) Polluter pays principle. The 'polluter pays principle', is the principle that all costs associated with the management of waste should, if practicable, be borne by the persons who generated the waste. The costs associated with the management of waste may include the costs of: minimizing the amount of waste generated; containing, treating and disposing of waste; and rectifying environmental harm caused by waste.
- (iii) User pays principle. The 'user pays principle', is the principle that all costs associated with the use of a resource should, if practicable, be included in the prices of the goods and services (including government services) that result from the use. Example: By using land for a landfill, a person is using a resource. Under the user pays principle, the prices for disposing of waste to the landfill should include the full costs associated with using the land for a landfill. These costs may include, for example, the costs of buying the land and constructing the landfill, and the opportunity cost of using the land as a landfill.
- (iv) Other principles. Other principles that apply to the preparation of and rationale behind a Waste Management Plan include: Intergenerational equity – means that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations; Ecologically sustainable development – means protecting the environment while allowing for development that improves the total quality of life both now and in the future in a way that maintains the ecological processes on which life depends; Continuous improvement; Full cost pricing.
- (b) General principles:
 - (i) Tailoring the WMP to the proposal. The WMP need only be as complex as the proposal requires. Once-off, short-term, small scale or uncomplicated works should only need a relatively short and simple WMP. Conversely, larger proposals may require detailed planning, covering the different stages of the development, operations or works program. Every proposal has specific conditions and considerations and so in determining waste management measures, consideration should be given to: the nature and scope of the proposal, including the type, extent and life of the proposed activities, and the sensitivity of the receiving environment particularly neighbouring premises practical experience, knowledge and site conditions published information, and consultation with the Council and relevant government agencies.
 - (ii) Preparing a 'user friendly' WMP. The WMP should be clear, concise and easily understood by non-expert readers, as it is intended for use directly by staff or contractors. The intent and scope of the plan should be clearly stated, remembering

that precise objectives and actions are more easily achieved than broad statements of intent.

- (iii) Committing resources. The availability of necessary resources should be considered, understood and fully costed before commitments are made to waste minimisation measures. Staff awareness and training are essential for ongoing responsible work practices. All staff should be familiar with the provisions of the plan and the procedures particular to them that will achieve the objectives.
 - (iv) Auditing. Where warranted by the size, life or sensitivity of the project, procedures should be established for audits of the waste management system to be carried out. An audit will review and establish the degree to which waste management measures are being met and will point out areas for improvement.
 - (v) Fitting the WMP into an overall Management System. The WMP could ideally be part of any overall Environmental Policy adopted by the organization that is to carry out the development or use. The relationship of the WMP to an existing environmental or other management system/ plan should be indicated. The WMP should be structured to complement existing management systems.
 - (vi) Continual Improvement. Where warranted by the size, life or the sensitivity of the project the overall performance of an ongoing project or use can be improved as a result of ongoing management measures, technological improvements and improved operating methods. Applying this concept requires management measures to be reviewed over time, particularly when changed or new processes, products, services or facilities are introduced.
- (5) Documentation of Waste Management Plans:
- (a) General. A WMP is a written description of what acceptable levels of waste generation are intended to be achieved or maintained and how it is proposed to achieve or maintain them. It is a working management document that establishes links between the potential for waste minimisation and measures to utilise such potential. A WMP should concisely describe the commitments made to waste management by:
 - (i) identifying all the aspects of the project which generate waste or involve waste handling, storage or servicing
 - (ii) establishing practical and achievable measures for minimizing the amount of waste generated and managing the impacts of such waste
 - (iii) clearly identifying authority and responsibility for implementing and maintaining these measures during both construction and operational stages of a project
 - (iv) nominating acceptable performance criteria, and
 - (v) establishing procedures for monitoring and reporting.
 - (b) Indicative Scope. Where a WMP is requested to support a development application or required as a condition of development approval, the plan may include, but need not be limited to, the following:
 - (i) a map which locates the site in relation to any on-site or surrounding uses or other sensitive receiving environments, with respect to cadastral boundaries and topography
 - (ii) a site layout plan and, if applicable, engineering drawings
 - (iii) a description of the types and amounts of waste that may be generated from the proposal
 - (iv) a description of other management practices which will be implemented to prevent or minimise any adverse environmental impacts (which may include temporary and longer term buffering measures, and rehabilitation or enhancement works)
 - (v) the monitoring procedures to be established and implemented, and
 - (vi) performance criteria to assess the effectiveness of the management and monitoring program.
 - (c) Typical WMP Contents and Structure. The following provides a guide to the type of information that may be included in a WMP and how it could be structured:
 - (i) Introduction. The introduction to the WMP should set the scene by briefly describing:
 - (A) the project to which it applies
 - (B) why it has been written, and
 - (C) its structure and scope.
 - (ii) Aim of the WMP. The aims of the WMP should be clearly and concisely stated, recognising that a WMP should provide:
 - (A) a framework for practically addressing and monitoring the waste generated by the proposal, and

- (B) evidence that the works and operations will be or are being conducted in an environmentally responsible manner.
- (iii) Definitions and References. For the purposes of the WMP, any specific terms, acronyms and references used should be listed and defined or explained. Relevant legislation, government policies and Australian Standards which need to be complied with may also be usefully listed. All documents and records that are used in the WMP should be referenced.
- (iv) Identification of Wastes and Associated Management and Minimisation Measures. This section of the WMP should clearly identify the types of waste generated at each development stage or use and identify the requirements for handling, collection and disposal of these wastes. This section should also address the potential for wastes to be diverted from landfill and a description of the associated measures to achieve such diversion. Matters that should be addressed in the plan include:
 - (A) a description of the activities that may generate waste;
 - (B) the types and amounts of the waste generated for each development stage or use;
 - (C) the likely impact of the waste on the environment including on the amenity of surrounding land users;
 - (D) any hazardous characteristics of the waste;
 - (E) how the waste will be dealt with, including a description of the types and amounts of waste that will be dealt with under each of the waste management practices mentioned in the waste management hierarchy;
 - (F) procedures for identifying and implementing opportunities to minimise the amount of waste generated, promote efficiency in the use of resources, and otherwise improve the waste management practices employed
 - (G) procedures for dealing with accidents, spills and other incidents that may impact on the waste management
 - (H) details of any accredited management system employed, or planned to be employed, to deal with the waste
 - (I) how often the performance of the waste management practices will be assessed
 - (J) the indicators or other criteria on which the performance of the waste management practices will be assessed, and
 - (K) staff training on matters relevant to waste management
- (d) Waste Management Plan Template. The following template (provided in Appendix 1) should be used as a guide for any Waste Management Plan being prepared in accordance with this Planning Scheme Policy.

Appendix 1 Waste Management Plan Template (SC6.11)

Waste Management Plan
1.0 Introduction
Project:.....
Site address:.....
Name of applicant:.....
Address of applicant:.....
Phone: Fax:
Email:.....
Reason for Waste Management Plan:
Buildings and other structures currently on the site:
Brief description of the proposal:
I confirm that the details provided on this form are the intentions for managing waste relating to this use/development.
Signature of applicant:..... Date:

2.0 Aim of waste management plan

Description of framework for practically addressing and monitoring waste generated:

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Description of how works or operations will be undertaken in an environmentally responsible manner:

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3.0 Definitions and references

Any specific terms acronyms and references used should be listed and defined or explained. All documents, records and legislation, policies or standards should also be referenced.

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4.0 Identification of wastes and associated management and minimisation measures

Section one: Demolition of premises

Description of activities that may generate waste:

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Types and amounts of waste generated
Refer to Table 1—Details of waste management: Demolition phase

Identification of requirements for handling of wastes:

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Identification of requirements for collection of wastes:

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Identification of requirements for disposal of wastes:

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Identification of procedures for dealing with potential accidents, spills or other incidents:

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Waste diversion from landfill

Identify any procedures for identifying and implementing opportunities to minimise the amount of waste generated, promote efficiency in the use of resources, and otherwise improve the waste management practices employed:

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Associated measures to achieve diversion:

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Identification of criteria and indicators on which the performance of the waste management practices will be assessed (including frequency of performance assessments):

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Section two: Construction of premises

Description of activities that may generate waste:

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Types and amounts of waste generated

Refer to Table 2—Details of waste management: Construction phase

Identify any hazardous characteristics of waste generated:

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Identification of requirements for handling of wastes:

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Identification of requirements for collection of wastes:

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Identification of requirements for disposal of wastes:

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Identification of procedures for dealing with potential accidents, spills or other incidents:

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Waste diversion from landfill

Identify any procedures for identifying and implementing opportunities to minimise the amount of waste generated, promote efficiency in the use of resources, and otherwise improve the waste management practices employed:

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Associated measures to achieve diversion:

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Identification of criteria and indicators on which the performance of the waste management practices will be assessed (including frequency of performance assessments):

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Section three: Use of premises

Description of activities that may generate waste:

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Types and amounts of waste generated

Table 3—Details of waste management: Use of premises phase

Identify any hazardous characteristics of waste generated:

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Identification of requirements for handling of wastes:

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Identification of requirements for collection of wastes:

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Identification of requirements for disposal of wastes:

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Identification of procedures for dealing with potential accidents, spills or other incidents:

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Waste diversion from landfill

Identify any procedures for identifying and implementing opportunities to minimise the amount of waste generated, promote efficiency in the use of resources, and otherwise improve the waste management practices employed:

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Associated measures to achieve diversion:

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Identification of criteria and indicators on which the performance of the waste management practices will be assessed (including frequency of performance assessments):

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Notes to Appendix 1:

- This template is provided as a general guide only.
- Plans showing the location and details of the waste storage areas; design to incorporate sufficient space for storage for waste, recyclables, and any special wastes as determined are to be attached.
- The inclusion of further information in a proposed WMP may be required to demonstrate compliance with the Waste Management provisions of this Planning Scheme.

Table 1—Details of waste management: Demolition phase

MATERIALS ON-SITE			DESTINATION		
Type of materials	Est. (m ³) Vol.	Est. Wt. (t)	Reuse and recycling		Disposal
			ON-SITE – Specify proposed reuse or on-site recycling methods	OFF-SITE – Specify contractor and recycling outlet	Specify contractor and landfill site
Excavated Materials					
Garden Organics					
Bricks					
Tiles					
Concrete					
Timber – please specify					
Plasterboard					
Metals					
Asbestos					
Other waste, e.g. ceramic tiles, paints, PVC tubing, cardboard, fittings.					

Table 2—Details of waste management: Construction phase

MATERIALS ON-SITE			DESTINATION		
Type of materials	Est. (m ³) Vol.	Est. Wt. (t)	Reuse and recycling		Disposal
			ON-SITE – Specify proposed reuse or on-site recycling methods	OFF-SITE – Specify contractor and recycling outlet	Specify contractor and landfill site
Excavated Materials					
Garden Organics					
Bricks					
Tiles					
Concrete					
Timber – please specify					
Plasterboard					
Metals					
Asbestos					
Other waste, e.g. ceramic tiles, paints, PVC tubing, cardboard, fittings.					

Table 3—Details of waste management: Use of premises phase

MATERIALS	VOLUME	PROPOSED ON-SITE STORAGE OR TREATMENT	DESTINATION
Type of waste expected to be generated	Expected quantities per week	(e.g. waste storage, compaction and recycling, composting)	(Compost, recycle or landfill) specify contractor
Recyclables			
Paper			
Cardboard			
Glass			
Aluminium cans			
Plastic bottles			
Other:			
Non-Recyclables			
Food scraps			
Plastic			
Garden organics			
Other			

Appendix 3 Index and glossary of abbreviations and acronyms

Abbreviation/acronym	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	<i>Sustainable Planning Regulation 2009 (repealed)</i>

Appendix 4 Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption date 6/10/2015 Effective date 12/10/2015	1	Minor	Reflect the amended Noise Transport Corridors as per the requirements of s246Y of the <i>Building Act 1975</i> ; Amend the primary and secondary frontages of the Building Height and frontages Overlay; and Applying the revised Strategic Port Area and its impact on the Special Purpose Zone.
Adoption date 20/06/2017 Effective date 3/07/2017	2	Major	New Advertising devices code, changes to Tables of assessment, new Planning scheme policies, amendments to Strategic framework, Zone, Development and Overlay codes, administrative changes and changes to zoning.
Adoption date 20/06/2017 Effective date 3/07/2017	2	Alignment	Aligned planning scheme to meet the requirements of the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> .
Adoption date 07/11/2017 Effective date 13/11/2017	2	Rectification	Amended the Impact Assessment criteria of the Table of Assessment for all zones being Tables 5.5.1-5.5.26 to ensure original triggers prior to Alignment Amendment taking effect.

