

Gladstone Regional Council Planning Scheme

Our Place Our Plan

Major Amendment - Tourism – Version 4
EXPLANATORY DOCUMENT



Contents

Preliminary	3
1. Short Title	3
2. Purpose	3
3. Application	3
4. Summary of Amendments	3
5. Pre-engagement and the Amendment Response	3
6. Register of Amendments	15

Preliminary

1. Short Title

This Major amendment will be incorporated into the planning scheme which will be cited as *Gladstone Regional Council Planning Scheme Version 4*. (Dependent on timing of other proposed amendments)

2. Purpose

This Major Amendment will be made in accordance with section 20 of the *Planning Act 2016* and Minister's Guidelines and Rules.

The purpose of this Major Amendment is to reflect the State Planning Policy for Economic growth tourism and make amendments to the assessment triggers and benchmarks to simplify low impact and low scale tourism opportunities in certain zones.

3. Application

This Major Amendment commenced on 4 November 2025 following a Council Resolution.

4. Summary of Amendments

The following is a summary of the Amendments contained within the proposed Major Amendment – Tourism for Version 4:-

- 1) Integrate the State Planning Policy 2017 – State Interest Economic growth tourism in its entirety
- 2) Make changes to the category of development and assessment to avoid or minimise triggering low scale tourism uses on certain zoned lands
- 4) Amend assessment benchmarks to Zone Codes to support the minimisation of planning scheme requirements for low scale tourism uses.
- 5) Amendments have been made to support a number of low scale tourism uses, such as Air BnB, Self-Contained RV Camping, Agri-Tourism, Breweries, etc

5. Pre-engagement and the Amendment Response

Pre-engagement was undertaken between February and March 2026 with 91 'hits' via submissions, meetings, phone calls and emails. These were mostly from Agnes Water and Seventeen Seventy. Meetings were held with Gladstone Area Water Board, Agnes Water Development Group, Gladstone Area Promotion and Development as well as community sessions at Agnes Water, Boyne Valley and Gladstone. From the data 43 submitters supported encouraging AirBNBs whilst 23 submitters did not. A total of 37 submitters supported encouraging HipCamps whilst 32 did not. A summary of the submissions and the Planning Scheme response is included below:

Summary of submission	Response to submission via proposed Planning Scheme amendment
Email requesting a meeting. No further details.	Nil
Email confirming interest. No further details.	

Summary of submission	Response to submission via proposed Planning Scheme amendment
Request that Agnes Water Beach Club offers dual key for some of the apartments that have two car parks.	This is out of scope to the Planning Scheme amendment and relates to a development approval.
Supports tourism amendments, beneficial if Gladstone was to become an RV Friendly Town with free camping 24-72 hours.	The matter relating to RV Friendly Towns is outside of the Planning Scheme scope.
Supports tourism amendments.	Nil
Supports sustainable tourism growth and local residents need to have access to affordable housing.	The Planning Scheme amendment has proposed several low scale tourism land uses as accepted development subject to requirements or code assessable where meeting new criteria relating to scale and amenity. Within the Gladstone Region, there is an abundance of Emerging Community zoned land available for residential development.
Long term housing should be supported over short term.	Within the Gladstone Region, there is an abundance of Emerging Community zoned land available for residential development.
Supports Council's proposed tourism planning scheme amendments, particularly those aimed at facilitating drive tourism and low-scale rural tourism activities. The submission considers the proposed changes a positive step towards increasing regional visitation, supporting local businesses and enhancing livability outcomes. Submission seeks confirmation that the amendments will not adversely affect the Lake Awoonga precinct. Overall, the submission advocates for planning provisions that enable well-managed, low-impact tourism opportunities while supporting environmental stewardship, community engagement and sustainable tourism growth across the Gladstone Region.	The Planning Scheme amendment has proposed several low scale tourism land uses as accepted development subject to requirements or code assessable where meeting new criteria on scale and amenity. The amendment will not affect the Lake Awoonga precinct and provisions around maintaining the natural environment will be maintained.
It's not the process that inhibits growth, it is the cost imposed by Council, problem with the Planning Scheme is much wider than the fees associated with a Material Change of Use of Premises development approval.	The proposed amendment will aid in reducing development application costs for low impact tourism land uses. Fees outside of this will remain as per the Fees and Charges Schedule.
Support to simplify the approval process for low scale tourism such as AirBnb and Hip Camp.	The Planning Scheme amendment has proposed several low scale tourism land uses as accepted development subject to requirements or code assessable where meeting new criteria on scale and amenity. The request for a swimming pool within Agnes Water is outside of the scope of the major amendment.

Summary of submission	Response to submission via proposed Planning Scheme amendment
Does not support amendments, tourism sector needs to be protected for legitimate businesses with short term accommodation approval	The Planning Scheme amendment has proposed several low scale tourism land uses as accepted development subject to requirements or code assessable where meeting new criteria on scale and amenity. The comment around legitimate business operators is unable to be responded to.
Does not support amendments to tourism. Development application is fundamental planning tool to assess site impacts, impose conditions and compatibility with surrounding land uses, impacts on residential amenity, loss of long-term rentals, relaxing approval requirements places Council out of step with best practice. Hip camp and rural amenity considerations will increase traffic, noise, biosecurity. Should Council support tourism it should do so with clear assessment benchmarks, streamlined development application, pathways and targeted zoning where short term accommodation is appropriate.	The proposed amendments are in line with the State Planning Policy and general sentiments of the initial community feedback provided by the community. Short-term accommodation (AirBnbs) is currently impact assessable with performance outcomes used for their regulation. The proposed amendment reduces these to accepted development subject to requirements with clear criteria for scale and amenity (similar to Home-based businesses). Where proposals are not able to comply, a code assessable application will be required with conditions imposed as part of a decision notice of approval.
Wishes to ensure that the Scheme enables student accommodation, anywhere that is approved for medium to high density living should include provisions for short to medium stay accommodation to support programs. Adequate provisions within the CBD.	Matters relating to student accommodation are outside of the major amendment. The proposed housing major amendment will aid at addressing this.
Supports tourism amendments no further details.	Nil
Support amendments, encourage and support more small businesses to keep the small-town feel.	
Supports engagement with operators	
Supports amendments to enable the region to compete with tourism locations	
Caravan Parking within Bloomfield and fence around playground.	This matter is outside of the scope of the amendment.

Summary of submission	Response to submission via proposed Planning Scheme amendment
Similar approach to "home based business code" to provide minimum criteria to ensure sufficient parking, length of stay approved in various zones. Review existing use rights for older duplexes allowed to short-term letting in the definition.	Short-term accommodation (AirBnbs) is currently impact assessable with performance outcomes used for their regulation. The proposed amendment reduces these to accepted development subject to requirements with clear criteria for scale and amenity (like Home-based businesses). Where proposals cannot comply, a code assessable application will therefore be required with conditions imposed as part of a decision notice of approval. The proposed amendments would be supported within existing dual occupancy
Amendments would be an asset to the town, residents, and visitors.	Nil
Supports tourism amendments for small scale operators and would increase opportunities for the local community. Positive and great tourist offering.	The Planning Scheme amendment has proposed several low scale tourism land uses as accepted development subject to requirements or code assessable subject to meeting criteria based on scale and amenity.
Supports no additional comments.	Nil
Supports rural areas have much to offer in different forms of accommodation. Hip camps over affordable options with space and more freedom. Will boost the local economy.	The Planning Scheme amendment has proposed several low scale tourism land uses as accepted development subject to requirements or code assessable subject to meeting criteria based on scale and amenity. There are a number of land uses which are proposed to be supported within the Rural Zone.
Provide more support to existing tourism businesses.	Nil
Supports tourism amendments particularly HipCamps.	The Planning Scheme amendment has proposed a number of low scale tourism land uses as accepted development subject to requirements or code assessable subject to meeting criteria based on scale and amenity.
Supports tourism amendments no additional comments.	Nil
Simplify the ability to hire out RVS on rural property.	The Planning Scheme amendment has proposed a number of low scale tourism land uses as accepted development subject to requirements or code assessable subject to meeting criteria based on scale and amenity. There are several land uses which are proposed to be supported within the Rural Zone including HipCamps as accepted development subject to requirements.
Does not support the flooding of short-term accommodation and instead focus on long term affordable housing.	The proposed amendments do not align with the submitters request. The proposed amendments are in line with the State Planning Policy and

Summary of submission	Response to submission via proposed Planning Scheme amendment
	general sentiments of the initial community feedback provided by the community. Short-term accommodation (AirBnbs) is currently impact assessable with performance outcomes used for their regulation. The proposed amendment reduces these to accepted development subject to requirements with clear criteria as to how these are managed (like Home-based businesses). Where proposals are not able to comply, a code assessable application will therefore be required with conditions imposed as part of a decision notice of approval. Within the Gladstone Region, there is an abundance of Emerging Community zoned land available for residential development.
Yes supports more accommodation options.	Nil
Support local businesses to connect with similar operators or industry groups to draw victors from a wider field.	
Supports, more commercial zoning is required.	This is out of scope for the amendment however a review of centre zoned land is scheduled for a future planning scheme amendment.
The submission raises concerns that reducing development assessment requirements for short-term accommodation such as AirBnb and HipCamps may worsen housing affordability by encouraging the loss of long-term rental properties, increasing rental costs and impacting the local workforce. It argues that the changes will not provide Council with more accurate visitor data for planning and funding purposes, may create an unfair advantage over existing accommodation providers subject to stricter requirements, and could negatively affect neighbourhood amenity through increased traffic, parking, noise, and compliance issues. The submission recommends retaining some form of regulatory oversight or licensing framework to ensure appropriate management of short-term accommodation and to protect housing availability and community amenity.	The proposed amendments do not align with the submitters request. The proposed amendments are in line with the State Planning Policy and general sentiments of the initial community feedback provided by the community. Short-term accommodation (AirBnbs) is currently impact assessable with performance outcomes used for their regulation. The proposed amendment reduces these to accepted development subject to requirements with clear criteria as to how these are managed (like Home-based businesses). Where proposals cannot comply, a code assessable application will therefore be required with conditions imposed as part of a decision notice of approval. Within the Gladstone Region, there is an abundance of Emerging Community zoned land available for residential development.

Summary of submission	Response to submission via proposed Planning Scheme amendment
Believes looking into tourism linked development is a great initiative, However the MCU process should not be compromised, softening the planning process will result in the dilution of value to existing properties and have undertaken with effort to gain planning approval.	The proposed amendments do not align with the submitters request. The proposed amendments are in line with the State Planning Policy and general sentiments of the initial community feedback provided by the community. Short-term accommodation (AirBnbs) is currently impact assessable with performance outcomes used for their regulation. The proposed amendment reduces these to accepted development subject to requirements with clear criteria as to how these are managed (similar to Home-based businesses). Where proposals cannot comply, a code assessable application will therefore be required with conditions imposed as part of a decision notice of approval. Within the Gladstone Region, there is an abundance of Emerging Community zoned land available for residential development.
Supports tourism amendments, more opportunities to encourage victors to our area.	Nil
Supports tourism amendments, more opportunities to encourage visitors to our area.	
Supports tourism, more space for HipCamp/AirBnb to allow space for tourist to park van and explore the region.	
request for meeting.	
Supports tourism and small businesses to make additional income, Up and coming farm in the region looking to offer alternate accommodation.	
Work with rural communities to make communities more attractive to visitors, changed demographic increase demand on services.	Nil
Supports tourism amendments and RV Friendly Town and more options for caravan friendly.	The matter relating to RV friendly towns is outside of the planning scheme scope.
Meeting request	Nil
Meeting request	
Meeting request	
Does not support tourism amendments and puts a lot of pressure on infrastructure.	
Supports tourism amendments. No content other than additional footpaths close to town.	
Does not support tourism amendments no further detail.	

Summary of submission	Response to submission via proposed Planning Scheme amendment
Does not support tourism amendments no further detail.	
Does not support, too many AirBnbs while families struggle to find rentals. More regulations to ease existing pressure.	The proposed amendments do not align with the submitters request. The proposed amendments are in line with the State Planning Policy and general sentiments of the initial community feedback provided by the community. Short-term accommodation (AirBnbs) is currently impact assessable with performance outcomes used for their regulation. The proposed amendment reduces these to accepted development subject to requirements with clear criteria as to how these are managed (like Home-based businesses). Where proposals cannot comply, a code assessable application will therefore be required with conditions imposed as part of a decision notice of approval. Within the Gladstone Region, there is an abundance of Emerging Community zoned land available for residential development.
Does not support more AirBnbs, ruins peace and tranquil vibe, consider noise implications.	
Does not support.	Nil
Supports tourism amendments, no further detail.	
Yes, Supports removing MCU for genuinely low impact self-contained RV while retaining clear standards, site limits, environmental safeguards, access, waste management. Support diversification of farm and rural income streams.	Nil
No does not support, balanced approach to tourism numbers. Traffic has increased placing pressure on roads and infrastructure.	Nil
Supports tourism and those in self-sufficient vans, does not support AirBnb and short-term options with no on-site manager, and would rather see Council support current report business.	The proposed amendments align in part with the submitters request. Short-term accommodation (AirBnbs) is currently impact assessable with performance outcomes used for their regulation. The proposed amendment reduces these to accepted development subject to requirements as well as Tourist Parks (where self-contained RVs) with clear criteria as to how these are managed (like Home-based businesses). Where proposals cannot comply, a code assessable application will therefore be required with conditions imposed as part of a decision notice of approval. Within the Gladstone Region, there is an abundance of Emerging Community zoned land available for residential development.
Supports no additional content included.	

Summary of submission	Response to submission via proposed Planning Scheme amendment
Supports tourism, however consideration needs to be given to neighbouring properties.	The proposed amendments provide new criteria to protect impacts to neighbouring properties for a range of low impact tourism uses.
Does not support tourism approach, due traffic, noise and compliance of existing operations to ensure compliant	The proposed amendments provide new criteria to protect impacts to neighbouring properties for a range of low impact tourism uses. The existing provisions within the Planning Scheme including the Development Desing Code regulate traffic and noise matters. There is no ability to protect existing commercial interests.
Does not support Airbnb, however, suits self-contained RVs and does not support low scale tourism adventures	The proposed amendment aligns in part with the submitter. The proposed amendment supports Airbnb developments subject to meeting newly introduced criteria aimed at protecting residential amenity. Tourist Parks (where Self-contained RVs) are also regulated within the Rural and Rural Residential Zones where meeting criteria related to scale and amenity.
Supports tourism approach. Parking for marina.	Parking related to the 1770 Marina is out of scope of the Planning Scheme amendment.
Does not support short term accommodation needs a limit. To allow mix of residents and low term rentals.	The proposed amendments do not align with the submitters request. The proposed amendments are in line with the State Planning Policy and general sentiments of the initial community feedback provided by the community. Short-term accommodation (AirBnbs) are currently impact assessable with performance outcomes used for their regulation. The proposed amendment reduces these to accepted development subject to requirements with clear criteria as to how these are managed (like Home-based businesses). Where proposals cannot comply, a code assessable application will therefore be required with conditions imposed as part of a decision notice of approval. Within the Gladstone Region, there is an abundance of Emerging Community zoned land available for residential development.
Supports tourism no additional content.	Nil
Does not support tourism approach, no additional content	

Summary of submission	Response to submission via proposed Planning Scheme amendment
Does not support short term accommodation as a neighbour to existing air bnb due to noise considerations	The proposed amendment aligns in part with the submitter. The proposed amendment supports AirBnb developments subject to meeting newly introduced criteria aimed at protecting residential amenity. The existing provisions within the Planning Scheme including the Development Designing Code regulate traffic and noise matters. There is no ability to protect existing commercial interests.
Does not support AirBnb, however supports RVs in suitable locations that don't cause land use conflict with neighbours. Function facilities can create noise issues.	The proposed amendment aligns in part with the submitter. The proposed amendment supports AirBnb developments subject to meeting newly introduced criteria aimed at protecting residential amenity. Tourist Parks (where Self-contained RVs) are also regulated within the Rural and Rural Residential Zones where meeting criteria related to scale and amenity. The existing provisions within the Planning Scheme including the Development Designing Code regulate traffic and noise matters. There is no ability to protect existing commercial interests.
Supports tourism amendments.	Nil
Supports tourism amendments. Will provide supplement income for farmers to diversify.	Nil
Supports tourism amendments. Restrictions around numbers.	The proposed amendment aligns in part with the submitter. The proposed amendment supports Airbnb developments subject to meeting newly introduced criteria aimed at protecting residential amenity and capping guest numbers.
Does not support tourism approach, development applications for all businesses and no amendments	Nil
Supports AirBnb and Short-term Accommodation, does not support self-contained RVs, supports low scale tourism adventures.	The proposed amendment aligns in part with the submitter. The proposed amendment supports AirBnb developments subject to meeting newly introduced criteria aimed at protecting residential amenity. Tourist Parks (where Self-contained RVs) are also regulated within the Rural and Rural Residential Zones where meeting criteria related to scale and amenity. The existing provisions within the Planning Scheme including the Development Designing Code regulate traffic and noise matters.
Supports tourism, local neighbours to be considered	Nil

Summary of submission	Response to submission via proposed Planning Scheme amendment
Does not support tourism amendments, due to the increase of caravans on properties across the region. Remove red tape for businesses Supports no additional content included Does not support tourism amendments no additional content Supports low scale tourism but consideration around incorporating arts and crafts Supports Low scale tourism, rural tourism, does not support drive tourism Supports Low scale tourism, rural tourism, does not support drive tourism Supports Low scale tourism, rural tourism, does not support drive tourism Supports tourism amendments no additional content	
Does not support tourism amendments Short-term Accommodation and Tourist Parks (HipCamps). The submission argues that development applications should continue to be required to allow Council to assess impacts on residential amenity, housing supply, infrastructure, environmental values, and cumulative tourism pressures. It raises concerns about competitive neutrality, noting that existing tourism operators have invested significantly in approvals, infrastructure, and compliance, while newer operators may be able to compete without equivalent obligations. The submission also highlights concerns regarding unregulated self-contained RV accommodation, agritourism and camping activities in residential and rural-residential areas, advocating for stronger regulation and directing these activities to inland parts of the region where appropriate. More broadly, the submission supports high-quality, nature-based tourism, improved transport and parking infrastructure, workforce accommodation initiatives, cycling networks and better visitor facilities, while encouraging Council to prioritise sustainable tourism outcomes and protect the character and amenity of Agnes Water and 1770.	The proposed amendment aligns in part with the submitter. The proposed amendment supports AirBnb developments subject to meeting newly introduced criteria aimed at protecting residential amenity. Tourist Parks (where Self-contained RVs) are also regulated within the Rural and Rural Residential Zones where meeting criteria related to scale and amenity. Nature-based tourism, Tourist attractions and Food and drink outlets are also supported within the Rural zone where meeting new criteria. The existing provisions within the Planning Scheme including the Development Designing Code regulate traffic and noise matters. There is no ability to protect existing commercial interests of existing operators. The new amendments only apply to small scale land uses and not large operators who would still require development approvals.
Supports tourism amendments, more regulation around hip camp short stay should be two weeks minimum.	The length of stays for Tourist Parks (HipCamps) is not currently proposed to be amended however this will be reviewed as part of the formal notification period.

Summary of submission	Response to submission via proposed Planning Scheme amendment
Supports tourism amendments, supporting touring and agritourism opportunities, and providing clearer pathways for Nature-based tourism investment. The submission also highlights the potential benefits of a future Discovery Coast Town Master-plan to guide long-term infrastructure, connectivity, and place-making initiatives across the region.	The proposal aligns with the submission by supporting Nature-based Tourism as accepted development subject to requirements where meeting minimum criteria. Tourist Parks (where self-contained RVs) will also be supported on rural properties where meeting amenity and scale criteria.
Supports self-contained RVs at Showgrounds and local pubs does not support on rural properties.	The proposal supports Tourist Parks (HipCamps) at Mt Larcom and Gladstone Showgrounds and Country Pubs in the Township Zone. The amendment also entertains these on Rural properties subject to meeting minimum criteria relating to amenity and scale. During formal public notification, feedback will be sought on whether this proposal is appropriate or whether further amendments need to take place.
Supports tourism amendments due to the growing demand of low impact camping on private property, small scale tourism, and benefits its brings for farmers and rural landowners. Density based thresholds	The proposed amendment aligns with these sentiments with new assessment criteria introduced low-scale tourism uses in rural areas subject to meeting amenity and scale criteria.
Ensuring tourism growth is supported through investment in existing compliant businesses, infrastructure, and housing, rather than expanding low-regulation tourism activities. The submission supports a flexible approach to short-term accommodation, recognising the importance of AirBnb and holiday rentals in maintaining visitor bed capacity, while advocating for amenity-based controls rather than restrictive caps. It raises concerns about Hip Camps and rural RV developments, recommending formal approval processes, minimum service standards, infrastructure contributions and stronger compliance measures to ensure fairness with established tourism operators. The submission also seeks amendments to facilitate cafés, restaurants and function facilities within existing tourism developments, reduce parking requirements in Agnes Water's core tourism precincts through shared parking solutions, and improve pedestrian and cycle connectivity, particularly along Round Hill Road. It advocates for the Bicentennial Drive Enterprise Precinct to be strengthened as a	

Summary of submission	Response to submission via proposed Planning Scheme amendment
business, arts, accommodation, and employment hub, with greater flexibility for tourism-related and commercial uses. In addition, the submission promotes the development of a health and wellbeing precinct, improved access to medical services, and reforms to the Emerging Communities Zone to increase the supply of affordable housing and worker accommodation, which it identifies as critical to supporting the long-term sustainability and growth of the tourism sector in Agnes Water and 1770.	
Supports tourism amendments and RV opportunities for showgrounds.	The proposal supports Tourist Parks (HipCamps) at Mt Larcom and Gladstone Showgrounds and Country Pubs in the Township Zone. The amendment also entertains these on Rural properties subject to meeting minimum criteria relating to amenity and scale. During formal public notification, feedback will be sought on whether this proposal is appropriate or whether further amendments need to take place.
Supports tourism amendments.	Nil

6. Register of Amendments

AMENDMENT CHANGE	JUSTIFICATION
Citation and commencement	
Citation and Commencement	- Amended as follows: This planning scheme may be cited as Our Place Our Plan Gladstone Regional Council Planning Scheme Version ?. - A notice was published in the Government Gazette No. ?? on ?? for the Major Amendment – Tourism under the <i>Planning Act 2016</i> to the Gladstone Regional Council Planning Scheme. - The commencement date for the planning scheme was ?? - Amendments to the planning scheme are included at Appendix 4.
Part 1 About the planning scheme	
No Changes	
Part 2 State planning provisions	
No Changes	
Part 3 Strategic framework	
No Changes	
Part 4 Local Government Infrastructure Plan	

• No Changes	
Part 5 Tables of assessment	
• 5.3.3(3) Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development. • 5.5 Categories of development and assessment – Material change of use Table 5.5.1 – Low density residential zone Table 5.5.2 – Low-medium density residential zone Table 5.5.3 – Medium density residential zone	• Amended to make it clear that if ADSR development does not comply with the requirements in the column titled ‘Categories of development assessment’, then the development becomes code assessable. • Format change to all Tables to better categorise what is Accepted development, Accepted development subject to requirements, Code assessment and Impact Assessment. The format change improves workability. • Other changes including: ○ addition of wording where appropriate: <i>“complying with the relevant accepted development acceptable outcomes”</i> ○ Amended the word “where” to “if” where appropriate ○ Grammatical change • Short Term Accommodation – where within a dwelling and meeting the benchmarks in the relevant code* is ADSR, otherwise impact assessment. *Low density residential code. ○ Formerly Impact Assessment • Short Term Accommodation – where within a dwelling and meeting the benchmarks in the relevant code* is ADSR, otherwise impact assessment. *Low-medium density residential code. ○ Formerly Impact Assessment • Short Term Accommodation – where within a dwelling and meeting the benchmarks in the relevant code * is ADSR, otherwise code/impact assessment. *Medium density residential code. ○ Formerly Code/Impact Assessment

Table 5.5.4 – Character residential zone	• Short Term Accommodation – where within a dwelling and meeting the benchmarks in the relevant code * is ADSR, otherwise impact assessment. *Character residential code. ○ Formerly Code/Impact Assessment
Table 5.5.6 – Mixed Use zone	• Short Term Accommodation – where within a dwelling and meeting the benchmarks in the relevant code * is ADSR, otherwise code/impact assessment. *Mixed use code. ○ Formerly Impact Assessment • Brewery – where complying with building heights & frontages and including a bar is code assessment. ○ Formerly Impact Assessment
Table 5.5.7 – Centre zone	• Brewery – where including a bar is code assessment. ○ Formerly Impact Assessment
Table 5.5.8 – Principal Centre zone	• Brewery – where including a bar is code assessment. ○ Formerly Impact Assessment
Table 5.5.16 – Rural zone	• Nature Based Tourism – where meeting the benchmarks in the relevant code * is ADSR, otherwise code assessment. *Rural zone code. ○ Formerly Code Assessment • Short Term Accommodation – where within a dwelling or a farm stay and meeting the benchmarks in the relevant code * is ADSR, otherwise code assessment. * Rural zone code. ○ Formerly Code Assessment • Tourist Attraction – where no more than 25 guests at any one time, AND farm based tourism or food tourism and meeting the benchmarks in the relevant code * is ADSR, otherwise code assessment. * Rural zone code. ○ Formerly Impact Assessment

	• Tourist Park – where no more than 10 self contained recreational vehicles and meeting the benchmarks in the relevant code * is ADSR, otherwise code assessment. ○ Formerly Impact Assessment • Animal Keeping & Intensive Animal Husbandry – separated into own rows. • Function Facility – code assessment. ○ Formerly Impact Assessment • Food and Drink Outlet – where the total GFA does not exceed 200m2 AND no drive-through facility is code assessment. ○ Formerly Impact Assessment • Brewery – where including a bar is code assessment. ○ Formerly Impact Assessment
Table 5.5.17 – Rural residential zone	• Short Term Accommodation – where within a dwelling and meeting the benchmarks in the relevant code* is ADSR, otherwise impact assessment. ○ Formerly Impact Assessment • Tourist Park – where no more than 2 self contained recreational vehicles and within Agnes Water or Miriam Vale and meeting the benchmarks in the relevant code* is ADSR, otherwise impact assessment. ○ Formerly Impact Assessment • Nature Based Tourism – where within Agnes Water or Miriam Vale is code assessment, otherwise impact assessment. ○ Formerly Code Assessment in all rural residential zoned areas.
Table 5.5.18 – Township zone	• Tourist Park – where no more than 5 self contained recreational vehicles; AND associated with an existing Hotel is accepted development, otherwise code assessment. ○ Formerly Code Assessment

	• Bar – where meeting the benchmarks in the relevant code* and involving the reuse of an existing non-residential building is ADSR otherwise Code assessment. *Township code. ○ Formerly Impact Assessment • Short Term Accommodation – where within a dwelling and meeting the benchmarks in the relevant code* is ADSR, otherwise code assessment. *Township code. ○ Formerly Code Assessment • Tourist Park – separated into own row.
Table 5.5.19 – Major tourism zone	• Bar – Code Assessment ○ Formerly Impact Assessment • Function Facility – Code Assessment ○ Formerly Impact Assessment • Short Term Accommodation – Code Assessment ○ Formerly Impact Assessment • Tourist Attraction – Code Assessment ○ Formerly Impact Assessment
Table 5.5.21 – Community facilities zone	• Club – separated into own row. • Tourist Park – where no more than 10 self contained recreational vehicles AND located at 32G1459 (Gladstone Showgrounds) and meeting the benchmarks in the relevant code* is ADSR, otherwise code assessment if located at 32G1459, otherwise impact assessment. *Community facilities Code. ○ Formerly Impact Assessment
Table 5.5.22 – Sport and recreation zone	• Tourist Park – where no more than 10 self contained recreational vehicles AND located at 155DS592 or 12DS233 (Mount Larcom Showgrounds) and meeting the benchmarks in the relevant code* is ADSR, otherwise code assessment if located at 155DS592 or 12DS233, otherwise impact assessment. *Community facilities Code. ○ Formerly Impact Assessment

5.6 Categories of development and assessment – Overlays

Table 5.10.1 – Assessment benchmarks for Overlays

Biodiversity

Bushfire

Coastal Hazard

Extractive resources and minerals overlay

Flood Hazard

- Dwelling house, Dual occupancy, Caretakers accommodation, Nature based tourism, Rural workers accommodation, Short-term accommodation (where within a dwelling), Tourist park (where self contained recreational vehicles only) - Material Change of Use – ADSR where meeting acceptable outcome AO2.2 of the Biodiversity Overlay Code
 - Formerly no change to assessment category of zone code.
- Nature based tourism, Tourist park (where self-contained recreational vehicles only) & Tourist attraction - Material Change of Use if in high or very high bushfire hazard area – Code Assessment.
 - Tourist Attraction – Formerly Impact Assessment
 - Nature Based Tourism – Formerly no change to assessment category of zone code.
- Nature based tourism, Short-term accommodation (where within a dwelling), Tourist park (where self-contained recreational vehicles only) – No change to assessment category of zone code if complying with ADSR acceptable outcomes.
 - Formerly no change to assessment category of zone code.
- Nature based tourism, Short-term accommodation, Tourist attraction, Tourist park – Code assessment if ADSR elsewhere. Otherwise no change to assessment category
 - Formerly no change to assessment category of zone code
- Nature based tourism, Tourist park (where self contained recreational vehicles only) and Tourist attraction – Code Assessment if ADSR elsewhere. Otherwise no change to assessment category.
 - Formerly no change to assessment category of zone code.

<u>Steep Land</u>	- Nature based tourism, Short-term accommodation (where within a dwelling), Tourist attraction – No change to assessment category if complying with ADSR acceptable outcomes. - Formerly No change to assessment category of zone code.
Part 6 Zones	
Low Density Residential 6.2.1.2 Purpose 6.2.1.3 Assessment Benchmarks Use – Short-term accommodation (where within a dwelling) Low-Medium Density Residential 6.2.2.2 Purpose 6.2.2.3 Assessment Benchmarks Use – Short-term accommodation (where within a dwelling)	- Added OO 2(h) 'Short term accommodation is only supported where within a dwelling and the amenity of the surrounding area is not impacted'. - Added Performance Outcome and Acceptable Outcomes. - No more than 10 guests at any one time - A 1.8m high solid screen fence - Screening of outdoor entertainment areas - No advertising signage - Minimum one on-site parking space per guest bedroom & one on-site parking for either a boat or caravan - Added OO 3(f) 'Short-term accommodation is only supported where within a dwelling and the amenity of the surrounding area is not impacted'. - Added Performance Outcome and Acceptable Outcomes. - No more than 10 guests at any one time - A 1.8m high solid screen fence - Screening of outdoor entertainment areas - No advertising signage - Minimum one on-site parking space per guest bedroom & one on-site parking space for either a boat or caravan

Medium Density Residential 6.2.3.3 Assessment Benchmarks Use – Short-term accommodation (where within a dwelling) Character Residential 6.2.4.2 Purpose 6.2.4.3 Assessment Benchmarks Use – Short-term accommodation (where within a dwelling) Centre 6.2.5.3 Assessment Benchmarks Uses – Bar, Club, Food and Drink Outlet and Low impact industry (where a brewery) Principal Centre 6.2.6.2 Assessment Benchmarks Uses – Food and Drink Outlet, Bar, Club and Low impact industry (where a brewery)	- Added Performance Outcome and Acceptable Outcomes. - No more than 10 guests at any one time - A 1.8m high solid screen fence - Screening of outdoor entertainment areas - No advertising signage - Minimum one on-site parking space per guest bedroom & one on-site parking space for either a boat or caravan. - Amended OO 2(g) to read ‘Short-term accommodation is only supported where within a dwelling and the amenity of the surrounding area is not impacted’. - Added Performance Outcome and Acceptable Outcomes. - No more than 10 guests at any one time - A 1.8m high solid screen fence - Screening of outdoor entertainment areas - No advertising signage - Minimum one on-site parking space per guest bedroom & one on-site parking space for either a boat or caravan. - Added Brewery and added AO1.2 ‘The use does not involve amplified music audible external to the premises’. - Added Bar, Club and Brewery.
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Sport and Recreation 6.2.8.2 Purpose 6.2.8.3 Assessment Benchmarks Use – Tourist Park (where self contained recreational vehicles) Community Facilities 6.2.18.2 Purpose 6.2.18.3 Assessment Benchmarks Use – Tourist Park (where self contained recreational vehicles) Mixed Use 6.2.21.2 Purpose	- Added OO 2(c) ‘Low impact small scale tourism development maybe suitable at the Mount Larcom Showgrounds where this does not jeopardise the long term function of the Showgrounds’. - Added Performance Outcome and Acceptable Outcomes. - Minimum site area of 1.5ha - Accommodation sites setback a minimum of 20m from all boundaries - On-site supervision - Central refuse collection bin - One constructed vehicle access on the lower order road frontage - Added OO 3(a) ‘Low impact small scale tourism development maybe suitable at the Gladstone Showgrounds where this does not jeopardise the long term function of the Showgrounds’. - Added Performance Outcome and Acceptable Outcomes. - Minimum site area of 1.5ha - Accommodation sites setback a minimum of 20m from all boundaries - On-site supervision - Central refuse collection bin - One constructed vehicle access on the lower order road frontage - Added additional note to 2(b) ‘The Strategic Framework section 3.6.2 – the CBD fringe and the Valley defines the Valley’.
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6.2.21.3 Assessment Benchmarks Uses – Food and drink outlet, Bar, Club and Low impact industry (where a brewery) Use – Short-term accommodation (where within a dwelling) Rural 6.2.22.2 Purpose 6.2.22.3 Assessment Benchmarks Use – Nature based tourism and Tourist park (where self-contained recreational vehicles)	- Added Brewery - Added Performance Outcome and Acceptable Outcomes. - No more than 10 guests at any one time - A 1.8m high solid screen fence - Screening of outdoor entertainment areas - No advertising signage - Minimum one on-site parking space per guest bedroom & one on-site parking space for either a boat or caravan - Amended OO 2(h) – replaced the word “facilities” with the word “developments”. - Added Performance Outcome and Acceptable Outcomes - Minimum site area of 10ha - Accommodation sites setback minimum of 50m from all boundaries - On-site supervision - Does not include constructed facilities (other than for Nature based tourism) - Central refuse collection bin - One 6m wide vehicle access on the lower order road frontage - Where nature based tourism - GFA not exceeding 200m² and no more than 10 guests at any one time - Onsite treatment and disposal system - Reliable supply of potable water, including at least 45,000 litres of onsite storage
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Use – Tourist attraction	- Added Performance Outcome and Acceptable Outcomes - Minimum site area of 10ha - Setback minimum 50m from all boundaries - Hours of operation 7am to 10pm - Farm based tourism or food tourism that promotes local primary production - GFA does not exceed 300m² - One 6m wide vehicle access on the lower order road frontage
Use – Short-term accommodation (where within a Dwelling or Farm Stay)	- Added Performance Outcome and Acceptable Outcomes - No more than 10 guests at any one time - Screening of outdoor entertainment areas - No advertising signage - One on-site parking space per guest bedroom
Use – Food and drink outlet, Function facility and Low impact industry (where a Brewery)	- Added Performance Outcome and Acceptable Outcomes - Minimum site area of 10ha - Setback minimum 50m from side and rear boundaries - Hours of operation 7am to 10pm - Does not exceed 50 patrons at any one time and does not exceed 300m² GFA
Rural Residential 6.2.23.2 Purpose 6.2.23.3 Assessment Benchmarks - Use – Short-term accommodation (where within a dwelling)	- Amended OO 2(e) – added ‘(other than for tourism)’. - Added OO 2(f) – ‘Small scale tourism is only supported where the amenity of the surrounding area is not impacted’. - Added Performance Outcome and Acceptable Outcomes - No more than 10 guests at any one time - Screening of outdoor entertainment areas - No advertising signage - Minimum one on-site parking space per guest bedroom

Use – Tourist Park (where self contained recreational vehicle) Township 6.2.26.3 Assessment Benchmarks - Use – Short-term accommodation (where within a dwelling) - ADSR – Scale Acceptable Outcome	- Added Performance Outcome and Acceptable Outcomes. - Minimum site area of 1.5ha - Accommodation sites setback a minimum of 20m from all boundaries - On-site supervision - Does not include constructed facilities - Central refuse collection bin - One constructed 3m wide vehicle access on the lower order road frontage - Added Performance Outcome and Acceptable Outcomes - No more than 10 guests at any one time - A 1.8m high solid screen fence - Screening of outdoor entertainment areas - No advertising signage - Minimum one on-site parking space per guest bedroom & one on-site parking space for either a boat or caravan - Added (i) Bar
Part 7 Local plans	
No Changes	
Part 8 Overlays	
No Changes	
Part 9 Development codes	

Home Based Business 9.2.1.3 Assessment Benchmarks Acceptable Outcome AO1.6	Amended AO1.6 for Bed & Breakfast accommodation to remove requirement for it to be in the principal dwelling house and removed number of bedrooms.
Part 10 Other plans	
No Changes	
Schedule 1 Definitions	
- SC1.1.2 Industry Thresholds - SC1.2 Administrative definitions	- Added Threshold for Brewery and Distilling alcohol to Low Impact Industry and Medium Impact Industry - Added Administrative Definitions for Brewery, Farm Based Tourism, Food Tourism, Self-Contained Recreational Vehicle
Schedule 2 Mapping	
Zone Maps – Major Tourism & Conservation	Lot 8 CP860464 (Curtis Island) – amended zoning from Major Tourism to Conservation to reflect the former Turtle Street Resort development not proceeding.
Schedule 3 Local Government Infrastructure Plan (LGIP) mapping and support material	
No Changes	
Schedule 4 Notations required under the Planning Act 2016	
No Changes	
Schedule 5 Designation of premises for development	

• No Changes	
Schedule 6 Planning scheme policies	
• No Changes	
Appendix 1 Waste Management Plan Templates (SC6.11)	
• No Changes	
Appendix 2 Details of water management: Ongoing management (SC6.11)	
• No Changes	
Appendix 3 Index and glossary of abbreviations and acronyms	
• No Changes	
Appendix 4 Table of amendments	
• Added Version 4 Amendment	



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