CONSULTATION AND FURTHER AMENDMENT REPORT

Proposed Major Amendment – Tourism

Gladstone Regional Council Planning Scheme

GLADSTONE REGIONAL COUNCIL



Acknowledgement of Country

Gladstone Regional Council would like to acknowledge the traditional custodians of this land, the Bailai, the Gurang, the Gooreng Gooreng and the Taribelang Bunda people.

We pay respect to their Elders past, present and emerging.

Gladstone Regional Council is committed to cultivating a culture of inclusion and connectedness, acknowledging that our communities are richer when diversity is embraced.

Contents

1. Introduction 1
2. Community Engagement 1
   2.1 Pre-Engagement 1
   2.2 Formal Public Notification 1
3. State Interest Review 2
4. Consultation Report 2
5. Submission Summary/Council Response 3
6. Amendments following Public Notification Report 19
7. Amended Planning Scheme Documents 20

1. Introduction

On 6 October 2015, Gladstone Regional Council adopted the Gladstone Regional Council Planning Scheme (which commenced on 12 October 2015). The Planning Scheme replaced the previous planning schemes for Gladstone City, Calliope Shire and Miriam Vale Shire Councils, providing a consolidated planning document for all development across the region.

At the 17 September 2024 General Meeting, Council adopted the Planning Scheme 10 Year Review report prepared by Reel Planning. The Review report found that the current Planning Scheme operated effectively and was sound, however, there were opportunities to strengthen alignment with recent local and state policy, update mapping and studies that serve as the scheme's foundation and reflect emerging trends throughout the Gladstone Region.

The proposed Tourism amendment was identified due to the Planning Scheme Review findings and elected members interest in diversifying tourism opportunities within the Region.

At the 4 November 2025 General Meeting, Council resolved to commence the preparation of a Major Amendment for Tourism.

2. Community Engagement

Two rounds of Community Engagement have occurred.

- Pre-engagement in February-March 2026
- Formal public notification August-September 2026

2.1 Pre-Engagement

Pre-engagement was undertaken in February-March 2026 to inform the draft Major Amendment. The results of this pre-engagement are represented below:

- 91 engagements via submissions, meetings, phone calls, emails
- Meetings held with Gladstone Area Water Board, Gladstone Area Promotion Development Limited, Agnes Water Development Group and Agnes Water, Boyne Valley and Gladstone community sessions.

2.2 Formal Public Notification

The formal public notification was undertaken pursuant to the legislative requirements of the *Planning Act 2016* and *Ministers Guidelines and Rules*.

- 20 business days from 31 August 2026 to 25 September 2026
- Public Notice placed in Gladstone News (3 September), Coastal Rag (5 September), Gladstone Today (3 September)
- Correspondence issued to:
    - pre-engagement submitters
    - property owner of Lot 8 CP860464
    - identified stakeholders
- 11 submissions received

3. State Interest Review

Following the completion of the pre-engagement activities and drafting of the proposed amendment, Council submitted the major amendment to the State on 13 May 2026.

On 23 August 2026 correspondence was received from the Hon Jarrod Bleijie MP Deputy Premier, advising that in accordance with chapter 2, part 4, section 17.5 of the Minister's Guidelines and Rules that the proposed amendment (version received on 22 July 2026) appropriately integrates the relevant State interests and that public consultation can proceed.

4. Consultation Report

A total number of 11 formal submissions were received during the formal notification process, along with numerous enquiries and two webinars held with Discovery Coast Tourism and Commerce and Gladstone Agnes Water Development Group.

A summary of each submission received during the formal notification process and Council's response to each is detailed in Section 5.

5. Submission Summary/Council Response

Submission 1	
Submission Summary	**Council Response**
1) Clarify key terms, including "outdoor entertainment area", "guest bedroom" and "residential use". 2) Clarify how the six-metre separation is measured. 3) Clarify whether swimming pools, pool surrounds, and pool decks count as outdoor entertainment areas, and confirm that failure to meet the six-metre rule simply means the property goes to code assessment. 4) Give practical guidance on the 50% visual permeability rule. 5) Clarify how parking requirements are calculated for whole house stays versus hosted stays, and whether they are based on physical bedrooms or only those advertised. 6) Clarify how the 10-guest limit works. 7) Clarify what "existing residential use" means and what happens if neighbouring land later changes. 8) Clarify whether there is a maximum period of non-operation after which a fresh self-assessment is required before short-term accommodation can restart under the self-assessment pathway. 9) Clarify when compliance with fencing and separation rules is checked. 10) Clearly list all the requirements a homeowner must check when doing a self-assessment. 11) Provide worked examples or a practical self-assessment checklist for common situations. 12) Require a nominated after-hours contact person (owner or property manager) who can respond to genuine amenity concerns outside normal business hours, given the limited local services in Agnes Water and 1770. 13) Provide a clear after-hours pathway for significant amenity problems.	1) A guest bedroom is a bedroom contained within the Dwelling. Outdoor entertaining areas are designated exterior spaces used for recreation such as patios, decks or alfresco zones. A new note has now been included to clarify where relevant for all zones. 2) The 6m requirement is to be measured from the outer most protection of the outdoor entertaining area to the outer most projection of the adjacent residential use. 3) Swimming Pools are not included within the note for Outdoor entertainment areas (note the requirement for 1.8m high fencing is to address this). If the 6m requirement is unable to be met, a code assessable development application for a material change of use of premises would therefore be required. 4) The method of screening is at the discretion of the landowner so long as the visual permeability is more than 50%. This allows for the design to integrate into the existing dwelling design. 5) Parking for vehicles is based on the number of bedrooms advertised for occupancy by the Short-term accommodation use irrespective of whether the host lives on site or not. 6) Guests are limited to no more than 10 at any one time which includes those occupying the Short-term accommodation and any guests. 7) An existing residential use would be a Dwelling house, dual occupancy, Multiple dwelling, Retirement facility or the like. 8) There is no maximum period of non-operation, it is based on the statutory 'Material Change of Use' consideration. If a dwelling is used for Short-term accommodation and then a permanent residence then back

Submission 1	
14) Establish a simple registration or notification system for properties operating under the self-assessment pathway and make basic information available to residents so they know which properties are short-term accommodation. 15) Establish a system for recording complaints against each property so patterns of repeated problems can be identified rather than each complaint being treated in isolation. 16) Explain how Council will investigate and enforce non-compliance, including how spot checks would work if there is no register. 17) Establish a clear process for dealing with repeated, proven non-compliance (for example a review after repeated substantiated complaints, with the possibility of losing the ability to operate under the self-assessment pathway). 18) Clarify how ongoing amenity impacts will be dealt with where a place meets the specific physical rules but still causes significant or repeated problems for neighbours.	to Short-term accommodation, the self-assessment would reapply based on the assessment benchmarks in effect at the time the use changed. 9) All assessment benchmarks must be met prior to any Short-term accommodation use taking effect. 10) The owner must meet all the relevant assessment benchmarks for a Short-term accommodation use (where within a Dwelling) prior to the use commencing. It is noted that the benchmarks do vary between the urban residential zones and the rural/rural residential zones. 11) Should the amendment be adopted in its current or similar form, new Fact-sheets will be prepared and available for owners to undertake their own self-assessments prior to commencement of use. Similar to home-based businesses, Council will rely on these provisions should any complaints or compliance matters be raised. 12) A new Acceptable Outcome has been included within the Low density, Low-medium density, Medium density, Character residential, Mixed use, Rural, Rural Residential and Township Zones requiring *'a contact sign is attached to a fence or dwelling wall visible from primary street frontage that has a maximum surface area of 0.3m2, and includes the name and contact phone number of the host'.* 13) The abovementioned new assessment benchmark will provide residents the opportunity to contact the owner. Should amenity impacts be felt after hours, residents are recommended to contact the Queensland Police. This is no different to any other civil matter. 14) The purpose of accepted development subject to requirements pathway is to provide property owners the ability to commence land uses subject to meeting specific criteria. There is no requirement to keep a register by the local government authority (no different to home-based businesses or other ADSR uses) nor is one proposed. Should the proposed

Submission 1	
	amendment be adopted, Council will provide fact-sheets so community members understand the expectations for compliance. 15) Council records all complaints via its records management system. Whilst each complaint is dealt with in isolation, Council can and does review trends to inform future policy changes. Should the proposed amendment be adopted and complaints of a similar nature are received, a review of the assessment benchmarks can be undertaken. 16) Per the above, should a complaint be received, this will be investigated in accordance with the assessment benchmarks of the Planning Scheme and already established customer request processes and timeframes. Where non-compliance is found, compliance and enforcement provisions are available under the *Planning Act 2016*. These will be carried out where necessary no different to any other development compliance matter. 17) Where repeated development offences occur, the *Planning Act 2016* provides Council with the powers to undertake formal compliance action. This can include the issue of Show Cause Notices, Enforcement Notices and fines. 18) Amenity impacts such as noise are dealt with by Council's Environmental Health Officers under the *Environmental Protection Act 1994*. Where matters are of a Queensland Police matter, such will be dealt with by that authority no different to any other land use matter.

Submission 2	
Submission Summary	**Council Response**
Seeking rezoning of 217 Captain Cook Drive, Agnes Water (Agnes Water Airfield) from a Rural Zone in order to protect the long-term use of the land as an airfield and associated uses.	Council's records on the Agnes Water Airstrip are limited however in 1992 there was a building approval for a Hanger. The landowner at the time also sought and had approved a private airstrip Development Application by the former Miriam Vale Shire. There are no other approvals relating to the airstrip. When the current planning scheme was publicly notified in 2014, a submission was received to have the land zoned emerging community. This did not occur and the land remained rural due to a lack of supporting information provided at the time. The current Planning Scheme includes *R-AGW-001 - Agnes Water Western Link Road* on Lot 2 SP117407 (adjoining lot). This road and its alignment are required to be protected by any future development applications. It is Council's expectation that this will be constructed in the future to support the growth of the region under the LGIP. The timing of this will depend on development triggers and growth pressures. Lot 2 SP117407 (adjoining lot) is zoned Emerging Community by which the Planning Scheme expects to see future urban development in the future subject to meeting a needs test and other relevant benchmarks. Currently DA/17/2023 is with Council for a variation to the Planning Scheme and Reconfiguration of a Lot. A decision is yet to be made on that proposal. As the Agnes Water Airstrip is not subject to a current development application for a material change of use nor has detailed structure planning occurred over the adjacent Lot 2 SP117407 (adjoining lot), the request to consider a change in zone is unable to be supported at this time.

Submission 2	
	Notwithstanding, Council acknowledges the importance of this operational Airstrip and encourages further discussions with the landowners should they wish to lodge a future development application for a material change of use to regularise the land use per its current operations or for future changes.

Submission 3	
Submission Summary	**Council Response**
The amendment to the Planning Scheme to improve opportunities for low-scale, low-impact tourism developments across the Gladstone region is supported. In review of the draft amendment, I provide the attached yellow highlighted mark-up changes to the amendment document. With the reasons for the changes as follows: • Minor formatting and text edits for consistency with existing Planning Scheme terminology and drafting. • Change to the Categories of development and assessment for Nature based tourism and Tourist park in Table 5.5.16 to avoid the unintended outcome of compounded land uses that are accepted development subject to requirements in the Rural zone. • Change to the Categories of development and assessment for Tourist Attraction in Table 5.5.16 from 'guests' to 'visitors' to avoid interpretation concerns that guests include short-term stay guests. • Change to the Categories of development and assessment for Nature based tourism and Tourist park in Table 5.5.17 to avoid the unintended outcome of compounded land uses that are accepted development subject to requirements in the Rural residential zone.	The changes requested have been reflected within the final Planning Scheme amendment document. With respect to lengths of stays for tourist parks where self-contained RVs another submission was received requesting these be for no longer than 72 hours. To meet both submitter points, lengths of stays have been restricted to no more than 4 days to cover long weekends

Submission 3	
• Overall outcome (h) in section 6.2.1 Low density residential zone code and overall outcome (f) in section 6.2.2 Low-medium density residential are reworded to prevent an unintended assessment benchmark that may prevent other built forms of short-term accommodation from being considered in impact assessment, in these zones. • A new Acceptable Outcome has been proposed in relation to Tourist parks (where self-contained RVs) in the Sport and recreation, Community facilities, Rural and Rural residential zones that length of stays do not exceed more than 7 days in a 30 day period.	

Submission 4	
Submission Summary	**Council Response**
<u>Nature Based Tourism:</u> The scheme includes numerous references to "Nature-Based Tourism", but with little clarity on how this term is defined, opening it up to varied interpretation, particularly where it is classified as Accepted Development. • Could further guidance be provided on what can be considered Nature-Based Tourism? • Some forms of Nature-Based Tourism have substantially less impact than others. Could the definition recognise different types and levels of impact? • Could particularly low-impact activities requiring limited built infrastructure only, such as tented camping, be considered Accepted Development on sufficiently large Rural Residential	Land use definitions are regulated under the *Planning Regulation 2017* and are unable to be changed by the local government. Nature-based Tourism is defined as: *The use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of: (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment.* Taking the above into consideration, applicants have the ability to lodge varying accommodation styles which can have higher or lower impacts

Submission 4	
properties, albeit perhaps with tighter limitations than Rural properties? The Rural Zone scheme notes that Nature-Based Tourism and Tourist Parks must be *"subordinate to the primary use of the land for primary production"*, however, many Rural-zoned properties around Agnes Water are primarily residential rather than agricultural. • Does this requirement arbitrarily exclude Rural properties without primary production from Nature-Based Tourism or Tourist Park activities? **<u>Breweries in the Rural Zone</u>** The inclusion of breweries as a supported use is positive but seems narrow in application. Comparable businesses, such as coffee roasteries and other small-scale industries, may have a similar level of impact. • Given Agnes Water and 1770's desalinated water supply, breweries may also be less applicable locally than other comparable businesses. • Could this provision be broadened to include breweries and comparable low-impact businesses? **<u>Tourist Parks in Rural and Residential Zones</u>** "Self-contained recreational vehicles" • Self contained RV owners are likely to represent a narrow demographic of visitors, eg, wealthy retirees or families with young children. • These groups have specific needs are already seem to be very well catered to by the local caravan parks	depending upon what is lodged whilst keeping within the 'bounds' of the definition. The rural zone seeks to protect primary production regardless of whether the current owner executes that venture at the time of ownership. As such, the assessment benchmarks will apply to all rural properties regardless of whether the rural land is not being used for primary pursuits. The proposed amendment also supports food and drink outlets and tourist attractions within the rural zone in addition to breweries. The amendment as proposed encourages other low impact commercial ventures such as cafes and restaurants. The amendments target self-contained RVs as this was requested by customers as part of the initial engagement. The provisions for self-contained RVs mean that toilet facilities are not necessarily required for these types of development. The proposed amendment also supports nature-based tourism where providing toilet facilities. As such, a nature-based tourism use would be able

Submission 4	
• 'Self contained vehicles' excludes many self-drive tourists including campervans, kombis, bike-packers, and tented campers. • These visitors are currently much less well catered for locally, particularly following the closure of Workmans Beach campground. • These groups may be more amenable to using more affordably priced sites, further from town, and with more basic facilities. • Further, a greater offering of more affordable, basic sites might help to reduce the amount of illegal overnight camping which has been an ongoing issue around Agnes since the closure of Workmans Beach. • Could the provisions accommodate a broader range of camping and recreational vehicles, rather than only self-contained RVs? "Development does not include constructed facilities" • Even a basic RV site typically requires some infrastructure to be fit for purpose, practical, and appealing, particularly in the local climate. • Low-impact small scale facilities might include shade structures, toilets, outdoor showers, parking pads, washing facilities, decks or tent platforms, sheltered recreation areas and similar small-scale amenities. • Without basic, essential, facilities such as shade, water, power and amenities, these sites may be unrealistic even as a small scale as a commercial venture • Could the scheme be amended to consider appropriate low-impact, small-scale constructed facilities? • Could doing so also enable Rural and Rural Residential Tourist Parks room to accommodate non-self-contained vehicles and tented camping?	to support campers and other visitor types as put forward by this submission. Should landowners wish to construct facilities such as shade structures, toilets, camp kitchens and the like, this can be supported via a code assessable development application.

Submission 4	
<u>Short-term accommodation (where within a dwelling)</u> "No advertising signage is erected on the premises" • Can clarity be added around what would be considered advertising signage, and could there be distinction between advertising and reasonable wayfinding or identification signage? • For example, can short-term accommodation display its name with size and positioning to allow passing vehicles to identify the property?	Since the amendment was released, submissions have been received requesting that short-term accommodation where within a dwelling includes a small sign on the premises with the contact details of the host (similar to what is required in other local government areas). These submission points have been taken on board and will be included in the final amendment package. No other signage will be permitted.
<u>Other General Comments</u> • The amendments appear primarily focused on tourist accommodation, with less consideration given to other businesses that support tourism. • Some businesses require more space than is readily available in the town centre but do not fit easily within existing Rural or Rural Residential provisions. Examples could include children's recreation facilities, coffee roasteries and fitness spaces. • There continues to be a shortage of suitable lots for businesses that support the tourism economy indirectly, such as builders, mechanics, hardware suppliers and landscaping suppliers. • Could the scheme provide greater flexibility for suitable small-scale tourism-related and supporting businesses where appropriate?	There is an abundance of emerging community zoned land within the Agnes Water catchment that could be used for tourism/commercial ventures should the landowners request this as part of a development application. Whilst many uses can be considered to support tourism, this amendment focus is on short term accommodation uses, small scale rural commercial activities and RV camping. There are other assessment considerations for uses such as builders, mechanics, hardware suppliers and landscaping suppliers. It is noted that Council actively works with owners to explore options for future development applications for a range of land uses.

Submission 5	
Submission Summary	**Council Response**
Introduce a mapped precinct within the Rural Residential zone defining the intended extent, applying to both the Tourist Park and Nature Based Tourism provisions. Alternatively, reference the gazetted locality boundaries for Agnes Water and Miriam Vale.	A precinct has been considered however as this would apply only to the table of assessment for tourist parks, a note has been included as an alternative. The proposed note is as such, *Note — Agnes Water and Miriam Vale are defined by the properties registered suburb.*
Insert a code assessable category for short-term accommodation within a dwelling not complying with the acceptable outcomes in Tables 5.5.1, 5.5.2 and 5.5.17, consistent with section 5.3.3(3), with the approach already applied in Tables 5.5.3, 5.5.4, 5.5.6 and 5.5.16, and with the advice provided to DCTC during consultation.	Short-term accommodation within the Low-density residential, Low-medium density residential and Rural residential Zones is only supported where within a dwelling (such as an AirBNB style). All other short-term accommodation land uses are not supported (such as hotels and motels). If the impact assessment clause was removed, should an applicant lodge a large hotel / motel style application this would otherwise trigger code assessment within these zones which is not the intended outcome. As such, the table of assessment clauses for short-term accommodation within these zones will remain.
DCTC notes Council's advice at the 14 September information session that flexibility for natural screening is under consideration, and supports that position. DCTC requests that the screening outcome be broadened to permit screening by fence, vegetation, built form or a combination, and that an operational management plan providing a nominated local contact be recognised as an alternative pathway. This approach is consistent with the 24-hour local contact requirements applied by Noosa Shire Council and Sunshine Coast Council, and would manage residential amenity more effectively, and at materially lower cost to operators, than a physical screening requirement alone.	Council agrees with the need for flexibility of screening type and considers that the clauses have been already been drafted to allow flexibility. Should landowners wish to use vegetation or constructed latticing or another type, this may be accepted provided more than 50% visual permeability is achieved as per the AO. Amendments have also been made requiring signage to be attached to a fence or dwelling wall visible from the primary street frontage that has a maximum surface area of 0.3m2 & includes the name & contact phone number of the host.

Submission 5	
Insert stay provisions applying to Tourist Park (self-contained recreational vehicles) in the Rural and Rural Residential zone codes. Suggested drafting for Council's consideration: *AO_.1 A self-contained recreational vehicle does not remain on the site for more than 72 consecutive hours.* *AO_.2 A self-contained recreational vehicle does not return to the site within 7 days of departing.* *AO_.3 A record of the arrival and departure of each self-contained recreational vehicle is kept and made available to Council on request.*	Lengths of stays have been proposed to be restricted to no more than 4 days in a 30 day period. This restriction will support long weekends as requested by operators. Should compliance action be taken on a non-conforming business, Council will obtain booking records from the operator. As such, it is considered that the points raised in the submission are able to be addressed.
Review the Major Tourism zone code to provide contemporary assessment benchmarks for the uses now capable of code assessment under Table 5.5.19.	As part of the initial and then formal engagement, Council reached out to the landowners with current operations within the Minor and Major Tourism Zones. All operators were satisfied that the current provisions of the Planning Scheme catered to their needs and no amendments were proposed.
Confirm the extent of Major Tourism and Minor Tourism zoned land on the mainland within the Agnes Water, Seventeen Seventy and Round Hill localities, and review the Minor Tourism zone code accordingly. Commit to reviewing the assessment framework applying to the 1770 Marina site, through a precinct within the Neighbourhood Centre zone, as set out at Annexure A, item 3. Other matters raised: 1) A dedicated Tourism Uses code 2) Review of the Major Tourism and Minor Tourism zone codes 3) Assessment framework for the 1770 Marina, Seventeen Seventy	The Major Tourism Zone contains operations on the Gladstone Regions islands whilst the Minor Tourism Zone is for existing caravan parks. A review was undertaken as part of the drafting process and it is believed that all properties have been zoned appropriately. A separate submission has been received from the landowner of the 1770 Marina and has been addressed. 1) A separate Tourism Uses code has been considered however specific land use codes do not form part of the current Planning Scheme structure.

Submission 5	
4) Recognition of the Agnes Water airstrip through a Special Purpose (Aviation) zone or precinct 5) A mapped coastal pedestrian corridor between Agnes Water and Seventeen Seventy 6) First Nations tourism provisions 7) Investment incentives and infrastructure charges relief 8) Workforce and affordable housing provisions.	Where necessary, guidance for specific land uses are included within the relevant zone code. 2) As part of the initial and formal engagement, Council reached out to the landowners with operations within the Minor and Major Tourism Zones. All operators were satisfied that the current provisions of the Planning Scheme catered to their needs and no amendments were proposed. 3) A separate submission has been received from the landowner of the 1770 Marina and has been addressed.. 4) A separate submission has been received from the landowner of the Agnes Water Airstrip and been addressed.. 5) Council's Capital Delivery and Asset Planning Teams are aware of the need for pedestrian connectivity between Agnes Water and 1770. Work is currently being prepared for this connection to be finalised. 6) As part of the pre-engagement, Council contacted first nations groups to understand their needs. At this stage, no request for amendments was received however Council remains open to future amendments should requests be received. 7) Council is currently reviewing its Development Incentives Policy and the DTCT, as well as the general community, will be advised once this review is completed. 8) A Housing Needs Assessment and Major Amendment is currently being prepared which relates to workforce and affording housing. This will be notified in early 2027.

Submission 6	
Submission Summary	**Council Response**
This request considers tourism development more broadly along with the current approval as proof that a tailored development outcome over the site is both envisioned and justified. This request leverages the sites current and historical development potential, including the site's strategic position, merit and opportunities to facilitate tourism and marine development via an integrated mixed-use site with complementary commercial and accommodation facilities. For the purpose of the submission, this request has considered the current Zone rather than seeking a new Zone. However, we are happy to discuss a more appropriate mixed-use Zone with a relevant precinct as part of any future scheme amendments. As such, specifically we request additional amendments to the: • Strategic Framework; • Mapping; • Table of Assessment – Neighbourhood Centre Zone; and • Neighbourhood Centre Zone Code. In summary, the request seeks Council to consider and implement additional Planning Scheme amendments in terms of a unique and meritorious site via a precinct to acknowledge the tourism components that are currently operated and envisaged for this landmark site.	The requested changes sought to the strategic framework, table of assessment and Neighbourhood centre zone code have generally been supported. It is noted however that the building height request of 11m or three stories is not supported. Should the landowner wish to lodge a future development application for specific future development, this can be justified at the time of lodgement against the relevant benchmarks.

Submission 7	
Submission Summary	**Council Response**
Object to zoning change of Lot 8 CP860464, from Major Tourism to Conservation	The submission did not present any justification to not support the proposed zoning change. As there is no current Development Application/Approval, the change of zoning from Major Tourism to Conservation will proceed.

Submission 8	
Submission Summary	**Council Response**
Supports the amendment as it relates to the Mount Larcom Showgrounds & the provision for small scale accommodation of self contained recreational vehicles. In particular supports allowing up to 10 self contained RVs without requiring a DA.	Noted

Submission 9	
Submission Summary	**Council Response**
Great to see that property owners will be able to share their land with those bringing self contained caravans into the region. Hipcamp is a highly sort after type of site across Australia and Discovery Coast will now be able to meet this need for many travellers looking for more space that the typical caravan park allows.	Noted

Submission 10	
Submission Summary	**Council Response**
Support amendment and the changes to make it easier to support small-scale tourism accommodation & self-contained RV camping. Will help encourage tourism, create new opportunities for local landholders, provide visitors with more accommodation options & support local businesses and the broader regional economy.	Noted

Submission 11	
Submission Summary	**Council Response**
Relaxation of assessment provisions for short-term accommodation It is understood that within a number of the zones within the vicinity of the Port of Gladstone, there is to be a relaxation of assessment provisions as they relate to infill short term accommodation if within existing buildings and/ or complying with the building height and setback requirements. The need for housing diversity and density within our region is acknowledged. GPC's Auckland Point and Barney Point port operations and the adjoining land areas behind these wharves are critical in the growth and development of our port. GPC would request that the interface with this significant port area, our assets and the road/ rail connections are considered. The Port Overlay for the Priority Port of Gladstone (a DTMR document) applies to a number of areas in the Medium Density Residential, Community Facilities, Low Impact Industry, Open Space and Mixed Use Zones for the	The relaxation of provisions associated with short-term accommodation will allow for Air BnB type developments to lawfully exist provided they are compliant with the Accepted Development requirements. The ADSR provisions are only applicable where within an existing dwelling. Given a dwelling use is required to lawfully exist in order to utilise the relaxation, the concerns of the Port are noted, but it is not considered that additional impacts to Port operations will occur as a result of the amendment, given a residential use is already established before Air BnB type developments may lawfully be carried out. Furthermore, Council is proposing to introduce an information overlay layer within the Planning Scheme to reflect the Port Overlay for the Priority Port of Gladstone. This will provide additional clarity for developers and make

Submission 11	
purposes of considering interface and buffer provisions to this operational port area. The Port Overlay introduces increased levels of assessment in some circumstances for the purpose of protecting and carefully considering port interests and operations in this area. GPC would suggest that additional clarity for developers in these locations would be useful.	clear the differing assessment provisions where Council is the assessment manager but the property is within the Overlay.
Amendments to Community Facilities Zone Whilst it is acknowledged that the GRC Planning Scheme will not apply to SPL, it is requested that the proposed amendments to the Community Facilities Zone are considered in the context of adjoining operational port land and facilities in Port Central/ Auckland Point, and/or marine industry and port related uses in the proximity of Auckland Creek/ Hanson Road.	The amendments to the Community Facilities Zone Tables of Assessment relate to a Tourist Park at Gladstone Showgrounds which is not located in proximity to Port operations and separating out the Club use into a row of its own – no change from the current assessment level. The Community Facilities Zone Code has been amended to incorporate specific assessment benchmarks for a Tourist Park (self contained recreational vehicles) use. If a Tourist Park is not in the Gladstone Showgrounds, it would remain Impact Assessable, which is no change to current planning scheme. Community Facilities zoned land near the Port Central/Auckland Point are currently occupied by a School, Church, Court House, Police Station, Public Trustee so are not in private land control. It is not envisaged that a Tourist Park use would establish on these lots. Any application is still required to have regard to the Port Overlay.

6. Amendments following Public Notification

What are the changes and why?

Note: All changes made following the public consultation period are highlighted in yellow throughout the planning scheme in Section 7.

- Minor formatting and text edits to ensure consistency with existing Planning Scheme terminology and drafting.

- Introduction of a Seventeen Seventy Marina Precinct to reflect the key tourism role of this facility for the Gladstone Region. Associated amendments include:
    - Amended 3.8.2 of the Strategic Framework
    - 'Bar' use as ADSR if reusing an existing building
    - Function facility, Port service, Rooming accommodation, Short-term accommodation as Code Assessment
    - Added Overall Outcomes in the Neighbourhood Centre Zone Code
    - Added 'Bar' into Assessment Benchmark P04/A04 and AO6.2
    - Added Assessment Benchmarks – PO31-PO34.

- Rural Zone – in order to avoid the unintended outcome of compounded land uses that are ADSR, amended Table 5.5.16 'Categories of Development and Assessment' for Nature based tourism and Tourist park uses.

- Rural Residential Zone
    - in order to avoid the unintended outcome of compounded land uses that are ADSR, amended Table 5.5.17 'Categories of Development and Assessment' for Tourist park uses.
    - added note to Tourist park and Nature based tourism uses in Table 5.5.17 'Categories of Development and Assessment' to clarify that the referenced 'Miriam Vale' and 'Agnes Water' areas are defined by the properties registered suburb.

- Zone Codes - Short-term accommodation (where within a dwelling) assessment benchmark and Farm Stay (Rural Zone) assessment benchmark
    - added note to the applicable Acceptable Outcome to define what an outdoor entertaining area is. This note was included to provide clarity to planning scheme users.
    - Amendment to the applicable Acceptable Outcome that stated "No advertising signage is erected on the premises". As a result of a submission requesting after hours contact details of a person who can respond to amenity concerns, the applicable Acceptable Outcome will now require a contact sign attached to a fence or dwelling wall visible from the primary street frontage that has a maximum surface area of 0.3m2 and includes the name and contact phone number of the host.

- Zone Codes – Tourist Park (where self-contained recreational vehicles) assessment benchmark and Nature Based tourism (Rural Zone) assessment benchmark
    - Two submissions were received regarding restricting length of stays for this use type/s. To meet both submitter points, an Assessment Benchmark has been added to restrict the length of stays to 4 days in a 30 day period. This will cover long weekend stays.

- Administrative Definition
    - Amended 'Food tourism' definition to include 'manufactured or grown'
    - Amended 'Self-contained recreational vehicle' definition to change the word 'hook-ups' to 'connection'.
    - Added 'Farm stay' definition taken from the Queensland Government's farmstay accommodation guideline.

- As requested by the Gladstone Ports Corporation, have introduced a new Planning Scheme Information Overlay for the Port Overlay for the Priority Port of Gladstone. This will provide additional clarity for proponents when developing in the affected locations.

When were the changes made?

All Changes have been made following consideration of the submissions received during the Public Notification period.

How the changes relate to any relevant regional plan or SPP or affect a state interest?

The Gladstone Port is identified in the State Planning Policy as a Strategic Port and Priority Port. The amendments will incorporate an Information Overlay to reflect the Port Overlay for the Priority Port of Gladstone. This information overlay will not attract any regulation in the planning scheme, it is purely there to provide clarity to proponents who are developing in the affected area.

What issues the changes respond to?

Detailed above and in Section 5.

Statement

The amendments made following public consultation are not considered to have altered the planning scheme significantly from the version that was placed on public consultation. While additional and/or amended assessment benchmarks have been included, these are to support the aim of this amendment by supporting tourism opportunities across the region with a focus on simplifying low-scale tourism development while minimising impacts to the existing land uses in the related areas.

The amendments proposed are minor and provide additional clarity for the planning scheme user.

7. Amended Planning Scheme Documents

Part 1 About the planning scheme

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 website 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	Seventeen Seventy marina precinct
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

Zone	Precinct
	Beecher/Burua constant flow precinct
Special purpose	Gladstone airport precinct
Specialised centre	Clinton precinct Central Gladstone precinct Toolooa Street east precinct
Township	

Part 3 Strategic framework

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~~ Seventeen Seventy marina offers convenience level services for tourists and residents. Further marine, commercial and small scale, short term accommodation is limited in scale, height 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.

Part 5 Tables of Assessment - Zones

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

(1) the category of development 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.

5.3 Categories of development and assessment

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

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

(1) for a material change of use, establish the use by reference to the use definitions in Schedule 1

(2) for all development, identify the following:

  (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2

  (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2

  (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.

5.3.2 Determining the category of development and categories of assessment

(1) A material change of use is assessable development requiring impact assessment:

(a) unless the 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.

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

(1) Accepted development does not require a development approval and is not subject to assessment benchmarks.

(2) Accepted development subject to requirements does not require development approval where meeting the acceptable outcomes of the assessment benchmarks within the assessment benchmarks for assessable development and requirements for accepted development column

(3) Accepted development subject to requirements that does not comply with the criteria in the 'Categories of development and assessment' column or one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.

(4) The following rules apply in determining assessment benchmarks for each category of development and assessment.

(5) 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 3.3.3(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 3.3.3(2)
  - (ii) comply with all required acceptable outcomes identified in sub-section 3.3.3(1), other than those mentioned in sub-section 3.3.3(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.

(6) 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.

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

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

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

Use	Categories of development and assessment	Assessment benchmarks
Community residence	**Accepted development**	
	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.
Dwelling house	**Accepted development**	
	Editor's Note — Refer to the material change of use tables for category of assessment for dwelling house that do not comply with the requirements for accepted development.	*Editor's Note* — requirements for dwelling house development that may not be made assessable under a planning scheme are set out in schedule 6, part 2, item 3 of the Regulation.
Particular cropping (involving forestry for wood production)	**Accepted development**	
	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) Development that may not be made assessable under a planning scheme are set out in schedule 6, part 2, section 3 of the Regulation.
Other uses	**Accepted development**	
	Editor's Note — Refer to the material change of use tables for category of assessment that do not comply with the requirements for accepted development.	*Editor's Note* – uses that may not be made assessable under a planning scheme are set out in schedule 6, part 2 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.

5.4 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
Accepted development		
Emergency services 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
Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dual occupancy Dwelling house Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Low density residential zone code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code
Short-term accommodation	If: (a) within a dwelling, and (b) complying with the relevant accepted development acceptable outcomes. Otherwise impact assessment.	Zone code: • Low density residential zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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: • Low density residential zone code Other development codes: • Development design code
Shop Food and drink outlet	If using an existing non–residential building.	Zone code: • Low density 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 5.5.2—Low–medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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
Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dual occupancy Dwelling house Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Low–medium density residential zone code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Short-term accommodation	If: (a) within a dwelling, and (b) complying with the relevant accepted development acceptable outcomes. Otherwise impact assessment.	Zone code: • Low–medium density residential zone code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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: • Low–medium density residential zone code Other development codes: • Development design code
Shop Food and drink outlet	If using an existing non–residential building.	Zone code: • Low-medium density residential zone code Other development codes: • Development design code • Landscaping code
Child care centre Community care centre Community use Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation	If building height does not exceed 8.5m and 2 storeys.	Zone code: • Low–medium density 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 5.5.3—Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dual occupancy Dwelling House Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Medium density residential zone code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code
Short–term accommodation	If: (a) within a dwelling, and (b) complying with the relevant accepted development acceptable outcomes.	Zone code: • Medium density residential zone code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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: • Medium density residential zone code Other development codes: • Development design code
Educational establishment Food and drink outlet Health care services Office Shop	If in the Gladstone West Hospital precinct.	Zone code: • Medium density residential zone code Other development codes: • Development design code • Landscaping code
Child care centre Community care centre Community use Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation Short–term accommodation	If complying with the building height in the Building height and frontages overlay map.	Zone code: • Medium density residential zone code Other development codes: • Development design code • Landscaping code
Impact assessment		
Caretaker's accommodation Dual occupancy Dwelling House	For dwelling house and dual occupancy, if located within the Beaches Village Circuit precinct.	The planning scheme including: • Medium density residential zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office		
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
Accepted development		
Emergency services 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
Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dual occupancy Dwelling house	If complying with the relevant accepted development acceptable outcomes.	Zone code: Character residential zone code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: Home Based business code
Short-term accommodation	If: (a) within a dwelling, and (b) complying with the relevant accepted development acceptable outcomes. Otherwise impact assessment.	Zone code: • Character residential zone code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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
~~Short term accommodation~~	~~**Code Assessment**~~	
	~~If located within an existing building~~	~~Zone code:~~

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		~~• 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
Accepted development		
Emergency services 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
Animal husbandry Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dwelling house Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Emerging community zone code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home business code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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
Outdoor sport and recreation	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~~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
Accepted development		
Emergency services 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
Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dwelling unit Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Mixed use zone code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code.
Garden centre Hardware and trade supplies	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, and ~~(c)~~(d) complying with the relevant accepted development acceptable outcomes.~~.~~	Zone code: • Mixed use zone code
Shop Shopping centre	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, and ~~(b)~~(c) complying with the relevant accepted development acceptable outcomes.	Zone code: • Mixed use zone code

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 Service industry	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 ~~(b)~~(c) complying with the relevant accepted development acceptable outcomes.~~.~~	Zone code: • Mixed use zone code
Bar Club Community use Food and drink outlet Function facility Market	If: (a) ~~-~~involving the reuse of an existing non–residential building and not increasing gross floor area, and (b) complying with the relevant accepted development acceptable outcomes~~.~~	Zone code: • Mixed use zone code
Short-term accommodation	If: (a) within a dwelling, and (b) complying with the relevant accepted development acceptable outcomes.	Zone code: • Mixed use zone code
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Mixed use zone code Use code: • Telecommunications facility code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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
Adult store Community care centre Educational establishment Garden centre Hardware and trade supplies Health care services Office 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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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	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
Low Impact industry	If: (a) for a brewery, and (b) including a Bar, 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
Bar Club Community use Food and drink outlet Function facility Market	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
Short-term accommodation	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
Garden centre Hardware and trade supplies	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
Shop Shopping centre	If: (a) GFA does not exceed 1,000m^2, 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

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 5.5.7—Centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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
Landing Park	Development approval is not required.	Not applicable
Adult store Community care centre Community use Educational establishment Health care services Indoor sport and recreation Market Office Service industry Shop Shopping centre	If involving the reuse of an existing building.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dwelling unit Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Centre zone code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code
Bar Club Food and drink outlet	If: (a) involving the reuse of an existing building, and	Zone code: • Centre zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	~~———~~complying with the relevant accepted development acceptable outcomes.~~ ; and~~ (b) ~~involving the reuse of an existing building.~~ .	
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Centre zone code Use code: • Telecommunications facility code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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: • Centre zone code Other development codes: Development design code
Bar Club Food and drink outlet	If not involving the reuse of an existing building.	Zone code: • Centre zone code Other development codes: • Development design code • Landscaping code
Adult store Community care centre Community use Educational establishment Health care services Indoor sport and recreation Market Office Service industry Shop Shopping centre	If not involving the reuse of an existing building. If a ~~shopping~~ Shopping centre, not exceeding 2,000m^2 in GFA.	Zone code: • Centre zone code Other development codes: • Development design code • Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store Car wash Child care centre Function facility Funeral parlour Garden Centre Hardware and trade supplies Multiple dwelling Parking station Place of worship Residential care facility Retirement facility Rooming accommodation Service station Short–term accommodation Theatre Veterinary services	If Hardware and trade supplies, not exceeding 2,000m^2 in GFA.	Zone code: • Centre zone code Other development codes: • Development design code • Landscaping code
Low Impact industry	If: (a) for a brewery, and (b) including a Bar.	Zone code: • 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 5.5.8—Principal centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing Park	Development approval is not required.	Not applicable
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	If involving the reuse of an existing building.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dwelling unit Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Principal centre zone code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code
Bar Club Food and drink outlet	If: (a) ~~complying with the relevant accepted development acceptable outcome; and~~ involving the reuse of an existing building, and (b) complying with the relevant accepted development acceptable outcomes.~~.~~	Zone code: • Principal centre zone code
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Principal centre zone code Use code: • Telecommunications facility code
Code assessment		
Emergency services Substation	~~Where~~ If undertaken by a public sector entity and the development footprint is 500m^2 or greater.	Zone code: • Principal centre zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	If not undertaken by a public sector entity.	Other development codes: • Development design code
Bar Club Food and drink outlet	If not involving the reuse of an existing building.	Zone code: • Principal centre zone code Other development codes: • Development design code • Landscaping code
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	If not involving the reuse of an existing building.	Zone code: • Principal centre zone code Other development codes: • Development design code • Landscaping code
Hardware and trade supplies Hotel Multiple dwelling Nightclub entertainment facility Parking station Residential care facility Retirement facility Rooming accommodation Short–term accommodation Theatre	In all circumstances.	Zone code: • Principal centre zone code Other development codes: • Development design code • Landscaping code
Low Impact industry	If: (a) for a brewery, and (b) including a Bar.	Zone code: • Principal centre zone code Other development codes: • 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 5.5.9—Neighbourhood centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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
Landing Park	Development approval is not required.	Not applicable.
Accepted development subject to requirements		
Caretaker's accommodation Dwelling unit Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Neighbourhood centre zone code
Bar	If: (a) within the Seventeen Seventy Marina precinct, and (b) involving the reuse of an existing building, and (c) complying with the relevant accepted development acceptable outcomes.	Zone code: • Neighbourhood centre zone code
Adult store Club Community care centre Community use Educational establishment Food and drink outlet Health care services Indoor sport and recreation Market	If: (a) ~~complying with the relevant accepted development acceptable outcome; and~~ involving the reuse of an existing building, and (b) complying with the relevant accepted development acceptable outcomes.~~.~~	Zone code: • Neighbourhood centre zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Office Service industry Shop Shopping centre		
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Neighbourhood centre zone code Use code: • Telecommunications facility code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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
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	If not involving the reuse of an existing building.	Zone code: • Neighbourhood centre zone code Other development codes: • Development design code • Landscaping code
Car wash Child care centre Funeral parlour Garden centre Hardware and trade supplies Place of worship Veterinary services	In all circumstances.	Zone code: • Neighbourhood centre zone code Other development codes: • Development design code • Landscaping code
Function facility Port service Rooming accommodation Short-term accommodation	If in the Seventeen Seventy marina precinct.	Zone code: • Neighbourhood centre zone code Other development codes: • Development design code • Landscaping 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 5.5.10—Specialised centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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
Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dwelling unit	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Specialised centre zone code
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Specialised centre zone code Use code: • Telecommunications facility code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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
If located in the Clinton precinct		
Accepted development		
Agricultural supplies store Garden centre Hardware and trade supplies Showroom Outdoor sales	If involving the reuse of an existing building.	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Market		
Accepted development subject to requirements		
Food and drink outlet Shop	If: (a) if a Shop, (does not include a Supermarket), and (b) involving the reuse of an existing building, and complying with the relevant accepted development acceptable outcomes~~; and.~~ ~~if a Shop does not include a supermarket.~~ ~~If .~~ ~~Sshop, when not a supermarket, and~~ (c) ~~complying with the relevant accepted development acceptable outcomes.~~	Zone code: • Specialised centre zone code
Code assessment		
Agricultural supplies store Garden centre Hardware and trade supplies Showroom Outdoor sales Market	If not involving the reuse of an existing building.	Zone code: • Specialised centre zone code Other development codes: • Development design code • Landscaping code
Food and drink outlet Shop	~~Where~~ If not involving the reuse of an existing building. If ~~shop~~Shop, when not a S~~s~~upermarket.	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		
Accepted development		
Adult store Agricultural supplies store Car wash Community care centre Community use Educational establishment Health care services Funeral parlour Garden centre	If involving the reuse of an existing building.	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Hardware and trade supplies Indoor sport and recreation Market Office Outdoor sales Service industry Shop Showroom Short~~-~~-term accommodation Veterinary services		
Code assessment		
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	If not involving the reuse of an existing building. If ~~shop~~ Shop or ~~office~~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	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
Accepted development		
Emergency services Substation Utility installation	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Low impact industry zone code
Agricultural supplies store Bulk landscape supplies Hardware and trade supplies Low impact industry Office Service industry Warehouse	If:<br~~complying with the relevant accepted development acceptable outcome; and~~ (a) ~~where the~~ land is not adjoining a residential or emerging community zone, and (b) complying with the relevant accepted development acceptable outcomes. 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
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Low impact industry zone code Use code: • Telecommunication facility code
Code assessment		
Emergency services Substation Utility installation	If not undertaken by a public sector entity.	Zone code: • Low impact industry zone code Other development codes: • Development design code
Agricultural supplies store Bulk landscape supplies Hardware and trade supplies Low impact industry Office Service industry	~~Where~~ If 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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Warehouse		
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	In all circumstances.	Zone code: • Low impact industry zone code Other development codes: • Development design code • Landscaping code
If located in the Hanson Road precinct		
Code assessment		
Outdoor sales Showroom	If Showroom: (a) where not involving automotive or trade related uses up to 2,500m^2 GFA; or (b) otherwise code assessment in all circumstances for other types of ~~showrooms~~ Showrooms	Zone code: • Low impact industry zone code Other development codes: • Development design code • Landscaping code
Hardware and trade supplies	If less than 2,500m^2 GFA	Zone code: • Low impact industry 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 5.5.12—Medium impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services Substation Utility installation	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
Landing	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Medium impact industry zone code
Marine industry Medium impact industry Office Research and technology industry Rural industry Warehouse Transport depot	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	If complying with the relevant accepted development acceptable outcomes.	Use code: • Telecommunication facility code.
Code assessment		
Emergency services Substation Utility installation	If not undertaken by a public sector entity	Zone code: • Medium impact industry zone code Other development codes: • Development design code
Low impact industry Bulk landscape supplies Food and drink outlet High impact industry Service station Major electricity infrastructure Renewable energy facility	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
If located in the Red Rover Road precinct		
Code assessment		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry 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: • Medium impact industry 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 5.5.13—Special industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services Substation Utility installation	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
Landing	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Use code: • Telecommunications facility code
Code assessment		
Emergency services Substation Utility installation	If not undertaken by a public sector entity.	Zone code: • Special industry zone code Other development codes: • Development design code
Caretaker's accommodation Major electricity infrastructure Marine industry Medium impact industry	If Office only where ancillary to an industrial activity.	Zone code: • Special industry zone code Other development codes: • Development design code • Landscaping code

Office Service station Transport depot		
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
Accepted development		
Emergency services 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
Animal husbandry Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Industry investigation zone code
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Industry investigation zone code Use code: • Telecommunications facility code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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: • Industry investigation zone code Other development codes: • Development design code
Agricultural supplies store Bulk landscape supplies Outdoor sport and recreation Parking station Transport depot Warehouse	In all circumstances	Zone code: • Industry investigation zone code Other development codes: • 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 5.5.15—Special purpose zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services Landing Park Port services Substation Utility installation	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
Accepted development subject to requirements		
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Use code: • Telecommunications facility code
Code Assessment		
Caretaker's accommodation Transport depot Outdoor sport and recreation	In all circumstances	Zone code: • Special purpose zone code Other development codes: • Development design code • Landscaping code
If located in the Gladstone Airport Precinct		
Accepted development		
Air services	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 5.5.16—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services Substation Utility installation	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable
Animal husbandry Cropping Environment facility Landing Outstation Park Permanent plantation	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: • Rural zone code Other development codes: • Development design code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code
Nature based tourism	~~If complying with the relevant accepted development acceptable outcomes.~~If: (a) no existing Short-term accommodation or Tourist park use occurring on site, and (b) complying with the relevant accepted development acceptable outcomes	Zone code: • Rural zone code
Short-term accommodation	If: (a) within a dwelling, or (b) a farm stay, and (c) complying with the relevant accepted development acceptable outcomes.	Zone code: • Rural zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist attraction	If: (a) no more than 25 ~~guests~~ visitors at any one time, and (b) farm based tourism, or (c) food tourism, and (d) complying with the relevant accepted development acceptable outcomes.	Zone code: • Rural zone code
Tourist park	If: (a) no more than 10 self-contained recreational vehicles, and (b) no existing Short-term accommodation or Nature based tourism use occurring on site, and (c) complying with the relevant accepted development acceptable outcomes.	Zone code: • Rural zone code
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Rural zone code Use code: • Telecommunications facility code
Code assessment		
Emergency services Substation Utility installation	If not undertaken by a public sector entity.	Zone code: • Rural zone code Other development codes: • Development design code
Animal keeping	If involving kennels or catteries.	Zone code: • Rural zone code Other development codes: • Development design code • Landscaping code
Intensive animal industry	If: (a) 1,000 or less birds of poultry, or (b) 400 or less standard pig units, or (c) 150 or less standard cattle units, or (d) 1,000 or less sheep units.	Zone code: • Rural zone code Other development codes: • Development design code • Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
~~Animal keeping~~ Bulk landscape supplies Club Community use Function facility Garden centre ~~Intensive animal industry~~ Market Nature based tourism Outdoor sport and recreation Renewable energy facility Rural industry Wholesale nursery Short-term accommodation Tourist attraction Tourist park Winery	~~Intensive animal industry where:~~ ~~(7) 1,000 or less birds of poultry~~ ~~(8) 400 or less standard pig units~~ ~~(9) 150 or less standard cattle units, or~~ ~~(10) 1,000 or less sheep units.~~ ~~Short term accommodation only where involving a farm stay.~~ ~~If animal keeping only where involving kennels or catteries.~~	Zone code: • Rural zone code Other development codes: • Development design code • Landscaping code
Food and drink outlet	If: (a) The total gross floor area does not exceed 200m^{2,} and (b) No drive-through facility.	Zone code: • Rural zone code Other development codes: • Development design code • Landscaping code
Low Impact industry	If: (a) for a brewery, and (b) including a Bar.	Zone code: • Rural zone code Other development codes: • Development design code • Landscaping code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code
Telecommunications facility	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.		The planning scheme

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

Table 5.5.17—Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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
Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dwelling house Roadside stall Sales office	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Rural residential zone code
Home based business	If complying with the relevant accepted development acceptable outcomes	Use code: • Home based business code
Short-term accommodation	If: (a) within a dwelling, and (b) complying with the relevant accepted development acceptable outcomes. Otherwise impact assessment.	Zone code: • Rural residential zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	If: (a) no more than 2 self-contained recreational vehicles, and (b) no existing Short-term accommodation or Nature based tourism use occurring on site, and ~~and~~ (c) within Agnes Water or Miriam Vale, and ~~(a)~~(d) complying with the relevant accepted development acceptable outcomes. Otherwise impact assessment. Note — Agnes Water and Miriam Vale are defined by the properties registered suburb.	Zone code: • Rural residential zone code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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
Community use ~~Nature based tourism~~		Zone code: • Rural residential zone code Other development codes: • Development design code • Landscaping code
Nature based tourism	Where within Agnes Water or Miriam Vale. Note — Agnes Water and Miriam Vale are defined by the properties registered suburb.	Zone code: • Rural residential zone code Other development codes: • Development design code • Landscaping code
If located in the Bicentennial Drive Enterprise Precinct		
Code assessment		
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Service industry Tourist park Warehouse	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.		The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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.		

Table 5.5.18—Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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
Landing Park	Development approval is not required.	Not applicable
Tourist park	If: (a) no more than 5 self-contained recreational vehicles, and (b) associated with an existing Hotel.	Zone code: • Township zone code
Accepted development subject to requirements		
Caretaker's accommodation Dwelling house Dwelling unit	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Township zone code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home base business code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store Bar 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	If: (a) ~~complying with the relevant accepted development acceptable outcomes; and~~ involving the reuse of an existing non–residential building, and (b) complying with the relevant accepted development acceptable outcomes.~~.~~	Zone code: • Township zone code
Short-term accommodation	If: (a) within a dwelling, and (b) complying with the relevant accepted development acceptable outcomes.	Zone code: • Township zone code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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: • Township zone code Other development codes: • Development design code
Dual occupancy Child care centre Service station Short~~-~~-term accommodation Tourist Park	In all circumstances.	Zone code: • Township zone code Other development codes: • Development design code • Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store Bar 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	If not involving the reuse of an existing non–residential building.	Zone code: • Township zone code Other development codes: • Development design code • Landscaping code
Tourist park	In all circumstances.	Zone code: • Township 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 5.5.19—Major tourism zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Major tourism zone code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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: • Major tourism zone code Other development codes: • Development design code
Bar Child care centre Club Community use Function facility Market Nature based tourism Place of worship Resort complex Shop Short-term accommodation Tourist attraction	In all circumstances.	Zone code: • Major tourism 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 5.5.20—Minor tourism zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services 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
Environment facility Landing Park	Development approval is not required.	Not applicable
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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: • Minor tourism zone code Other development codes: • Development design code
Nature based tourism Tourist park	In all circumstances.	Zone code: • Minor tourism 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 5.5.21—Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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
Landing Park Parking station	Development approval is not required.	Not applicable
Accepted development subject to requirements		

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	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: • Community facilities zone code
Club	If: (a) not involving the sale of liquor or gaming, and (b) complying with the relevant accepted development acceptable outcomes.	Zone code: • Community facilities zone code
Tourist park	If: (a) no more than 10 self-contained recreational vehicles, and (b) located at 32G1459, and (c) complying with the relevant accepted development acceptable outcomes. Otherwise impact assessment.	Zone code: • Community facilities zone code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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: • Community facilities zone code Other development codes: • Development design code
Caretaker's accommodation ~~Club~~ Community care centre Community use Educational establishment Health care services Market	If not involving the reuse of an existing building. ~~If Club, where involving the sale of liquor or gaming.~~	Zone code: • Community facilities zone code Other development codes: • Development design code • Landscaping code
Club	~~Where~~If involving the sale of liquor or gaming.	Zone code: • Community facilities zone code Other development codes: • Development design code • Landscaping code
Tourist park	~~Where~~If located at 32G1459. ~~-~~Otherwise impact assessment.	Zone code: • Community facilities zone code Other development codes: • Development design code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• Landscaping code
Cemetery Child care centre Food and drink outlet Indoor sport and recreation Place of worship Residential care facility Shop	In all circumstances.	Zone code: • Community facilities 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 5.5.22—Sport and recreation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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
Landing Park	Development approval is not required.	Not applicable
Club Community use Educational establishment Function facility Indoor sport and recreation Market	If involving the reuse of existing building and where associated with a sporting activity.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Outdoor sport and recreation	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Sport and recreation zone code Other development codes: • Development design code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist Park	~~Where~~If: (a) no more than 10 self-contained recreational vehicles, and (b) located at 155DS592 or 12DS233, and (c) complying with the relevant accepted development acceptable outcomes. Otherwise impact assessment.	Zone code: • Sport and recreation zone code
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Sport and recreation zone code Use code: • Telecommunications facility code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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
Club Community use Educational establishment Function facility Indoor sport and recreation Market	If not involving the reuse of existing building.	Zone code: • Sport and recreation zone code Other development codes: • Development design code • Landscaping code
Tourist Park	~~Where~~If located at 155DS592 or 12DS233. Otherwise impact assessment.	Zone code: • Sport and recreation zone code Other development codes: • Development design code • Landscaping code
If located in the Benaraby Motor Sport precinct		
Code assessment		
Motor sport facility	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.		The planning scheme

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

Table 5.5.23—Open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services 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.
Environment facility Landing Park Permanent plantation	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Open space zone code
Telecommunication facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Open space zone code Use code: • Telecommunication facility code
Code assessment		
Emergency services Substation Utility installation	~~Where~~ If 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: • Open space zone code Other development codes: • Development design code
Club Community use Market	In all circumstances	Zone code: • Open space zone code Other development codes: • Development design code • Landscaping code
Impact assessment		
Any other use not listed in this table.		The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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.		

Table 5.5.24—Environmental management zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services Utility installation Substation	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
Landing Park	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Caretaker's accommodation Dwelling house Environment facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Environmental management zone code
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use code: • Home based business code
Telecommunications facility	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Environmental management zone code Use code: • Telecommunications facility code
Code assessment		
Emergency services Utility installation Substation	~~Where~~ If 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
Nature based tourism	In all circumstances	Zone code: • Environmental management zone code Other development codes: • Development design code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• 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 5.5.25—Conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Environment facility Emergency services Landing Park	Development approval is not required.	Not applicable
Code assessment		
Caretaker's accommodation Community use Food and Drink outlet Nature based tourism Shop	In all circumstances	Zone code: • Conservation 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 5.5.26—Limited development zone (constrained land)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
Emergency services Substation Utility installation	For a substation, if undertaken by an electrical entity. Otherwise, where undertaken by a public sector entity.	Not applicable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing Park	Development approval is not required.	Not applicable
Code assessment		
Emergency services Substation Utility installation	If not undertaken by a public sector entity.	Zone code: • Limited development zone code Other development codes: • Development design code
If in the Flood affected lands precinct		
Accepted development subject to requirements		
Home based business	If complying with the relevant accepted development acceptable outcomes.	Use codes: • Home based business code
Code assessment		
Dwelling house	In all circumstances.	Zone code: • Limited development zone code Other development codes: • Development design code
If in the Major industry buffer precinct		
Accepted development		
Animal husbandry	Development approval is not required.	Not applicable
Accepted development subject to requirements		
Telecommunication facilities	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Limited development zone code Use code: • Telecommunications facility code
Code assessment		
Caretaker's accommodation Outdoor sport and recreation	In all circumstances	Zone code: • Limited development zone code Other development codes: • Development design 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

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

Part 5 Tables of Assessment - Overlays

5.5 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.

Note – Operational work that is the clearing of native vegetation may be assessable development under the *Planning Regulation 2017* and require a relevant purpose determination under the *Vegetation Management Act 1999*.

Table 5.10.1—Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Biodiversity overlay code		
Building work (where not associated with a material change of use and where not minor building work)	Accepted development subject to requirements where meeting acceptable outcome AO2.2.	AO2.2 of the Biodiversity 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 for any of the following: (a) Dwelling house (b) Dual occupancy (c) Caretaker's accommodation (d) Nature based tourism (e) Rural workers accommodation (f) Short-term accommodation (where within a dwelling); or (g) Tourist park (where self-contained recreational vehicles only). ~~Material change of use~~	Accepted development subject to requirements where meeting acceptable outcome AO2.2.~~Accepted development subject to requirements where meeting acceptable outcome AO2.2 and for any of the following:~~ ~~1. Dwelling house~~ ~~2. Dual occupancy~~ ~~3. Caretaker's accommodation~~ ~~Nature based tourism~~ ~~Rural workers accommodation.~~ ~~Short-term accommodation (where within a dwelling); or~~ ~~4. Tourist park (where self-contained recreational vehicles only).~~	AO2.2 of the Biodiversity overlay code
Any other material change of use	No change to assessment category	Biodiversity overlay code
Reconfiguring a lot	No change to assessment category	Biodiversity overlay code
Operational work	No change to assessment category	Biodiversity overlay code
Bushfire hazard overlay code		
If in a high or very high bushfire hazard area		
Any material change of use where the development is	Code assessment if provisionally made accepted development subject	Bushfire hazard overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
accepted development subject to requirements under the table of assessment for the relevant zone for any of the following. (a) ~~community~~ Community residence (b) ~~dual~~ Dual occupancy (c) D~~d~~welling house (d) L~~l~~ow impact industry (e) M~~m~~arine industry (f) M~~m~~edium impact industry (g) N~~n~~ature based tourism ~~(g)~~(h) R~~r~~esearch and technology industry (i) Tourist park (where self-contained recreational vehicles only) (j) S~~s~~ervice industry ~~(h)~~(k)T~~t~~ourist attraction ~~(i)~~(l) T~~t~~ransport depot ~~(j)~~(m) W~~w~~arehouse.	to requirements by another table of assessment. Otherwise no change to assessment category.	
Any material change of use for: (a) ~~child~~ Child care facility (b) ~~community~~ Community care centre (c) ~~educational~~ Educational establishment (d) ~~hostel~~Hostel (e) ~~hospital~~Hospital (f) ~~industry~~ Industry involving manufacture or storage of hazardous materials in bulk (g) ~~multiple~~ Multiple dwelling (h) ~~non-resident w~~Workforce accommodation	Impact Assessment.	Bushfire hazard overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
(i) ~~residential~~ Residential care facility (j) ~~retirement~~ Retirement facility (k) Sshopping centre (l) ~~short~~Short–term accommodation ~~(m) tourist attraction~~ ~~(n)~~(m) tTourist park.		
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		
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) Ccommunity residence (b) Ddual occupancy (c) Ddwelling house (d) Nnature based tourism (e) Sshort-term accommodation (where within a dwelling) ~~(c)~~(f) Tourist park (where self-contained recreational vehicles only).	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	No change to assessment category if complying with accepted development subject to requirements acceptable outcomes	Coastal hazard overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
building work for any of the following: (a) ~~low~~ Low impact industry (b) ~~marine~~ Marine industry (c) ~~medium~~ Medium impact industry (d) ~~research~~ Research and technology industry (e) ~~service~~ Service industry (f) ~~transport~~ Transport depot (g) ~~warehouse~~Warehouse.		
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 50m³.	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 (d) (e) Nature based tourism (f) Rural workers accommodation (g) Short-term accommodation~~.~~ (h) Tourist attraction (i) Tourist park	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

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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 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~~ Community residence (b) ~~dual~~ Dual occupancy (c) ~~dwelling~~ Dwelling house. (d) ~~low~~ Low impact industry (e) ~~marine~~ Marine industry (f) ~~medium~~ Medium impact industry (g) ~~research~~ Research and technology industry (h) ~~service~~ Service industry (i) ~~transport~~ Transport depot (j) ~~warehouse~~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~~ Community residence	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

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
(b) ~~dual~~ Dual occupancy (c) ~~dwelling~~ Dwelling house. (d) ~~low~~ Low impact industry (e) ~~marine~~ Marine industry (f) ~~medium~~ Medium impact industry ~~(f)~~(g) ~~n~~Nature based tourism ~~(g)~~(h) ~~research~~ Research and technology industry (i) ~~service~~ Service industry (j) Tourist park (where self-contained recreational vehicles only) ~~(a)~~(k) ~~t~~Tourist attraction ~~(h)~~(l) ~~transport~~ Transport depot ~~(i)~~(m) ~~warehouse~~Warehouse.		
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
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~~ Community residence (b) ~~dual~~ Dual occupancy	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
(c) ~~dwelling~~ Dwelling house (d) ~~low~~ Low impact industry (e) ~~service~~ Service industry (f) ~~warehouse~~Warehouse (g) ~~marine~~ Marine industry (h) ~~medium~~ Medium impact industry ~~(h)~~(i) ~~n~~Nature based tourism (j) ~~research~~ Research and technology industry (k) S~~s~~hort-term accommodation (where within a dwelling) ~~(i)~~(l) ~~t~~Tourist attraction ~~(j)~~(m) ~~warehouse~~Warehouse ~~(k)~~(n)~~transport~~ 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

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 6 Zone Codes

Part 6 Zones

6.1 Preliminary

(1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.

(2) Zones are mapped and included in Schedule 2.

(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

6.2 Zone codes

6.2.1 Low density residential

6.2.1.1 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.

6.2.1.2 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) Short-term accommodation within a ~~is only supported where within a~~ dwelling is only supported where ~~and~~ the amenity of the surrounding area is not impacted.

~~(g)~~(i) Residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities.

~~(h)~~(j) 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.

6.2.1.3 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:	**AO1.1** No more than 1 caretaker's accommodation unit is established on the site.

Performance outcomes	Acceptable outcomes
(a) is ancillary to the primary use, and (b) provides adequate open space for the caretaker.	**AO1.2** The caretaker's accommodation unit is a maximum of 100m^2 GFA.
	AO1.3 Private open space area is provided 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 – 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 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: (a) 8am and 6pm Monday to Saturday, and (b) 9am and 1pm on Sunday.
Use – Short-term accommodation (where within a dwelling)	
PO3 The use does not impact on the amenity of the surrounding land uses and local character.	**AO3.1** No more than 10 guests are accommodated at any one time.
	AO3.2~~3~~ A 1.8m high solid screen fence is provided along the full length of any property boundary adjoining an existing residential use.
	AO3.3~~4~~ Outdoor entertainment areas are provided with external screening of no more than 50% visual permeability where within 6m of a residential use (measured from the outer most projection). Note—Outdoor entertaining areas are designated exterior spaces used for recreation such as patios, decks or alfresco zones. They do not include pools.

Performance outcomes	Acceptable outcomes
	AO3.45 ~~No advertising signage is erected on the premises.~~ A contact sign is attached to a fence or dwelling wall visible from the primary street frontage that: (a) has a maximum surface area of 0.3m^2, and (b) includes the name and contact phone number of the host.
P04 The use provides adequate on-site parking for vehicles and towable equipment (such as boat ~~trailers and the like~~or caravan).	**A04** Development provides a minimum of: (a) one on-site parking space per guest bedroom, and ~~(b)~~ one on-site parking space for either a boat or caravan.~~Development provides a minimum one on-site parking space per guest bedroom.~~ (b) ~~Note – On-site parking spaces accommodate vehicles and towable equipment associated with the use.~~
Built form (if involving building work)	
PO5~~4~~3 Buildings: (a) are low rise, and (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. Note—Setbacks for Dwelling house and Dual occupancy in this zone are regulated by the *Queensland Development Code MP1.1* and *MP1.2*. One way to achieve the performance outcome are shadow diagrams where building height exceeds the corresponding acceptable outcome. These diagrams are to address the impacts of overshadowing between the hours of 9am to 3pm on 21 June.	**AO~~3~~54.1** Building height does not exceed 8.5m and 2 storeys above ground level.
	AO4~~5~~3.2 Maximum site cover is 50% or where a dual occupancy 40% of the total site area.
Residential density	
PO6~~5~~4 Development reflects the low density character of the area.	**AO6~~5~~4.1** Residential density is a maximum of: (a) one dwelling house (including 1 secondary dwelling) per lot, or (b) one dwelling per 400m^2 where a dual occupancy.
	AO6~~5~~4.2 Where a dwelling house, any secondary dwelling is: (a) a maximum of 80m^2 GFA, and (b) located within 10m of the main building, and (c) linked to the main building by a defined footpath in the most direct route possible.
Design and streetscape	
PO7~~6~~5	**AO7~~6~~5**

Performance outcomes	Acceptable outcomes
Driveways must not visually dominate the street frontage.	Vehicle access is provided through a: (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	
PO8~~76~~ Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on–site environment and provide shading. Note—Applicants are also referred to the Landscaping code.	No acceptable outcome is nominated.
PO9~~87~~ Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines, and (b) exterior building design that promotes safety, and (c) adequate lighting, and (d) appropriate signage and wayfinding, and (e) minimisation of entrapment locations, and (f) building entrances, loading and storage areas that are well lit and lockable after hours. Note—Applicants should have regard to *Crime Prevention through Environmental Design Guidelines for Queensland*.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO1098 Design elements contribute to an interesting and attractive streetscape and building through: (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation, and (b) variations in material and building form, and (c) modulation in the façade, horizontally or vertically, and (d) articulation of building entrances and openings, and (e) corner treatments to address both street frontages, and (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.
PO11109 Roof form assists in reducing the appearance of building bulk by: (a) articulating individual dwellings, and (b) incorporating variety in design through use of roof pitch, height, gables and skillions.	No acceptable outcome is nominated.
Effects of development	
PO1210 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, and (b) any earthworks are minimised, and (c) the retention of natural drainage lines is maximised, and (d) the retention of existing vegetation is maximised, and (e) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO1321 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 of land in the low density residential zone.	No acceptable outcome is nominated.
Use – Shop or Food and Drink Outlet (where using an existing non–residential building)	
PO1432 Development is low impact and: (a) limited in scale and size, and (b) complementary to local character and amenity, and (c) directly supports the day to day needs of the immediate residential community, and (d) located on a site which must adequately accommodate activity needs and space requirements, and (e) does not undermine the viability of nearby centres.	No acceptable outcome is nominated.
PO1543 Development does not adversely impact on residential amenity.	**AO1543** The use operates between: (a) 7am and 7pm Monday to Saturday, and (b) 7am and 1pm on Sunday.

6.2.2 Low–medium density residential

6.2.2.1 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.

6.2.2.2 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.

~~(e)~~(f) Short-term accommodation within a dwelling is only supported where ~~within a dwelling and~~ the amenity of the surrounding area is not impacted.

~~(f)~~(g) Development is supported by employment nodes, community facilities and services, transport and commercial hubs in other zones.

~~(g)~~(h) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.

~~(h)~~(i) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.

~~(i)~~(j) Development is supported by necessary open space and recreational areas and appropriate infrastructure to support the needs of the local community.

~~(j)~~(k) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting, overshadowing and other locally specific impacts.

~~(k)~~(l) Development responds to land constraints, including but not limited to bushfire, flooding and minimising changes to natural topography.

~~(l)~~(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.

~~(m)~~(n) Residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities.

6.2.2.3 Assessment benchmarks

Table 6.2.2.3.1— Accepted development subject to requirements and assessable development

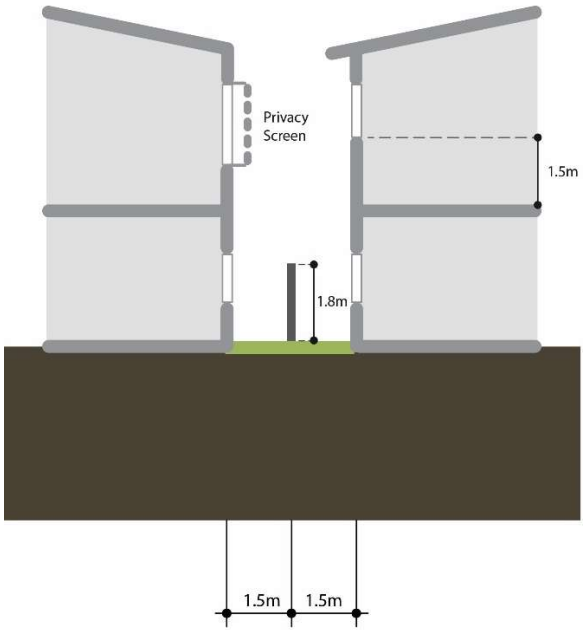
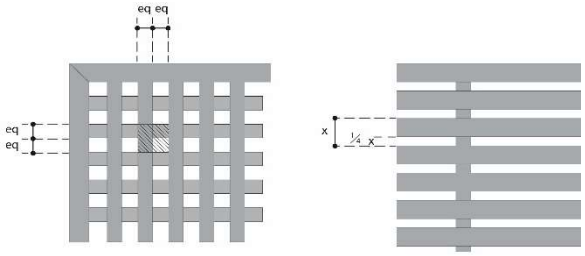
Performance outcomes	Acceptable outcomes
Use – Caretaker's accommodation	
PO1 Development: (a) is ancillary to the primary use, and (b) provides adequate open space for the caretaker.	**AO1.1** No more than one caretaker's accommodation unit is established on the site.
	AO1.2 The caretaker's accommodation unit is a maximum of 100m^2 in GFA.
	AO1.3 Private open space area is provided which: (a) is directly accessible from a habitable room, and (b) where a balcony, a veranda or a deck, has a minimum area of 15m^2 with a minimum horizontal dimension of 1.25m.
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 2 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 8am and 6pm Monday to Saturday and between 9am and 1pm on Sunday.
Use – Short-term accommodation (where within a dwelling)	
PO3 The use does not impact on the amenity of the surrounding land uses and local character.	**AO3.1** No more than 10 guests are accommodated at any one time.
	AO3.2~~3~~ A 1.8m high solid screen fence is provided along the full length of any property boundary adjoining an existing residential use.
	AO3.3~~4~~ Outdoor entertainment areas are provided with external screening of no more than 50% visual permeability where within 6m of a residential use (measured from the outer most projection). Note—Outdoor entertaining areas are designated exterior spaces used for recreation such as patios, decks or alfresco zones. They do not include pools.

Performance outcomes	Acceptable outcomes
	AO3.~~4~~5 ~~No advertising signage is erected on the premises.~~ A contact sign is attached to a fence or dwelling wall visible from primary street frontage that: (a) has a maximum surface area of 0.3m^2, and (b) includes the name and contact phone number of the host.
P04 The use provides adequate on-site parking for vehicles and towable equipment (such as boat or caravan).	**A04** Development provides a minimum of: (a) one on-site parking space per guest bedroom, and (b) one on-site parking space for either a boat or caravan.
Built form (if involving building work)	
PO5~~4~~3 Buildings: (a) are low–medium rise, and (b) do not create unreasonable overshadowing on adjoining residential properties, and (c) do not adversely impact on the low–medium residential character and amenity of the area. Note—One way to achieve the performance outcome are shadow diagrams where building height exceeds the corresponding acceptable outcome. These diagrams are to address the impacts of overshadowing between the hours of 9am to 3pm on 21 June.	**AO5~~4~~3** Building height does not exceed 8.5m and 2 storeys above ground level.
PO6~~5~~4 Residential buildings: (a) are proportionate to the size and street frontage of the site, and (b) protect low–medium density neighbourhood character, and (c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties, and (d) provide for adequate open space and landscape areas, and (e) reduce building bulk, and (f) allow casual surveillance of the street.	**AO6~~5~~4** Residential buildings are in accordance with the following building types: (a) Figure 1—Dwelling house: Narrow lot (b) Figure 2—Dual occupancy (c) Figure 3—Multiple dwelling: Townhouses. Note— Setbacks for Dwelling house and Dual occupancy in this zone are regulated in the *Queensland Development Code MP1.1* and *MP1.2*.
Residential density	
PO6~~7~~5 Residential density provides for low to medium density residential development.	**AO7~~6~~5.1** Residential density is a maximum of: (a) 1 dwelling per lot where a dwelling house, or (b) 1 dwelling per 300m^2 where a dual occupancy, or (c) 1 dwelling per 240m^2 where a multiple dwelling.

Performance outcomes	Acceptable outcomes
	AO765.2 Where a dwelling house, any secondary dwelling is: (a) a maximum of 80m^2 GFA, and (b) located within 10m of the main building, and (c) linked to the main building by a defined footpath in the most direct route possible.
Open space	
PO876 Development must provide sufficient and accessible open space for residents' needs.	**AO687.1** Open space is provided in accordance with the following building types: (a) Figure 1—Dwelling house: Narrow lot (b) Figure 2—Dual occupancy (c) Figure 3—Multiple dwelling: Townhouses.
	AO687.2 Private open space is directly adjacent to the main living area.
Design and streetscape	
PO987 Driveways and parking areas including garages must not visually dominate the street.	**AO798.1** Car parking areas: (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).
	AO798.2 Garages for any Dwelling house or Dual occupancy: (a) do not protrude in front of the main building face, and (b) occupy a maximum of 50% of the site frontage.
	AO798.3 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) or rear lane access.~~
For all assessable development	
Housing mix (where development for multiple dwelling)	
PO1098 Development provides a mix of housing sizes to meet housing needs across the community.	**AO1098** Development of 15 or more dwellings includes the following proportion of dwelling sizes: (a) 25% – 1 bedroom or studio, and (b) 40% – 2 bedrooms, and (c) 15% – 3 bedrooms or more and (d) remaining 20% is unrestricted.

Performance outcomes	Acceptable outcomes
Design and streetscape	
PO1109 Development has a high quality appearance and makes a positive contribution to the streetscape.	**AO1109.1** A landscape area with a minimum dimension of 1.5m is provided along any road frontage.
	AO9110.2 For any multiple dwelling, balconies or verandas occupy a minimum of 50% of the building facade fronting the street.
PO1210 Pedestrian entries: (a) are visible from the street and visitor car parking areas, and (b) are separate to vehicle access points, and (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).	No acceptable outcome is nominated.
PO1321 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.	**AO1321** Buildings fronting a street or public space include the following features: (a) large windows associated with living areas, or (b) balconies or verandas.
PO1432 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines, and (b) exterior building design that promotes safety, and (c) adequate lighting, and (d) appropriate signage and wayfinding, and (e) minimisation of entrapment locations, and (f) building entrances, loading and storage areas that are well lit and lockable after hours. Note—Applicants should have regard to *Crime Prevention through Environmental Design Guidelines for Queensland*.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO1543 Design elements contribute to an interesting and attractive building through: (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation, and (b) variations in materials and building form, and (c) modulation in the façade, horizontally or vertically, and (d) articulation of building entrances and openings, and (e) corner treatments to address both street frontages, and (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.
PO1654 Roof form assists in reducing the appearance of building bulk by: (a) articulating individual dwellings, and (b) incorporating variety in design through use of roof pitch, height, gables and skillions.	No acceptable outcome is nominated.
PO1765 Building design and site layout optimise accessibility and convenience for users, particularly pedestrians.	No acceptable outcome is nominated.
Open space	
PO1876 Open space is oriented to maximise solar access.	No acceptable outcome is nominated.
PO1987 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.	No acceptable outcome is nominated.
Amenity	
PO20198 Habitable spaces must not directly overlook dwellings on adjacent land.	**AO20198** 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

Performance outcomes	Acceptable outcomes
	(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: (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. Note—Refer below to Diagram 1—Privacy.
	  Lattice Batterns
PO21019 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on–site environment and provide shading. Note—Applicants are also referred to the Landscaping code.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO2~~210~~ Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.	**AO2~~210~~** Outdoor activity, plant equipment, waste, storage and servicing areas are: (a) not located adjacent to any road frontage, and (b) screened from public view by either: (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	
PO2~~321~~ Development responds sensitively to on–site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided, and (b) any earthworks are minimised, and (c) the retention of natural drainage line is maximised, and (d) the retention of existing vegetation is maximised, and (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.
PO2~~432~~ Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise, and (b) traffic and parking, and (c) visual impact, and (d) signage, and (e) odour and emissions, and (f) lighting. Note—Applicants may be asked to engage specialists to provide detailed investigations into the above matters to achieve compliance with this performance outcome.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO2543 Development is located 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 of land in the Low–medium density residential zone.	No acceptable outcome is nominated.
PO2654 Residential development where located near port facilities, major industries and major infrastructure must mitigate the operational effects including: (a) using air–conditioning or 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 – Child care centre, Community care centre or Community use	
PO2765 Development is low impact, limited in scale and: (a) compatible with neighbouring residential uses and complementary to local character, and (b) incorporates design elements that are consistent with the surrounding residential development, and (c) supports the day to day needs of residents, and (d) located on a site which must adequately accommodate activity needs and space requirements, and (e) does not undermine the viability of nearby centres, and (f) located to minimise exposure of future occupants and employees to impacts associate with existing infrastructure.	No acceptable outcome is nominated.
PO2876 Development is highly accessible and is co–located with, or located close to, centres or other community or recreation uses.	No acceptable outcome is nominated.
PO2987 Development does not adversely impact on the amenity of the area.	**AO2987** Hours of operation for non–residential development are limited to between 6am and 7pm daily.

Performance outcomes	Acceptable outcomes
PO3029~~8~~ Buildings are located on the site to maximise the residential amenity of residents and neighbours.	**AO3029~~8~~** Buildings are setback a minimum of: (a) 6m from the front and rear boundary, and (b) 3m from the side boundary.
PO3102~~9~~ Development ensures residential amenity is maintained on adjoining properties.	**AO3102~~9~~** Development provides a 1.8m acoustic screen fence where adjoining a residential use.
PO32~~1~~0 Where a child care centre, development minimises: (a) the hazards of heavy traffic, and (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.	**AO30~~2~~1.1** Where a child care centre, the site is not located on: (a) arterial/sub–arterial routes, or (b) an access street or access place.
	AO30~~2~~1.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.
Use – Shop or Food and Drink outlet (where using an existing non-residential building)	
PO33~~2~~1 Development is low impact and: (a) limited in scale and size, and (b) complementary to local character and amenity, and (c) directly supports the day to day needs of the immediate residential community, and (d) located on a site which must adequately accommodate activity needs and space requirements, and (e) does not undermine the viability of nearby centres.	No acceptable outcome is nominated.
PO34~~3~~2 Development does not adversely impact on residential amenity.	**AO34~~3~~2** The use operates between: (a) 7am and 7pm Monday to Saturday, and (b) 7am and 1pm on Sunday.

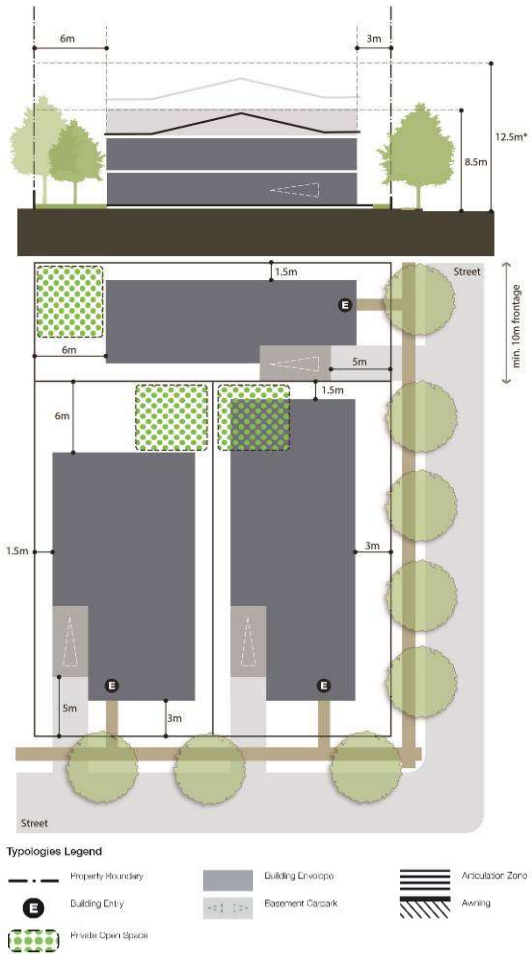
6.2.2.2.1 Figure 1—Dwelling house: Narrow lot

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

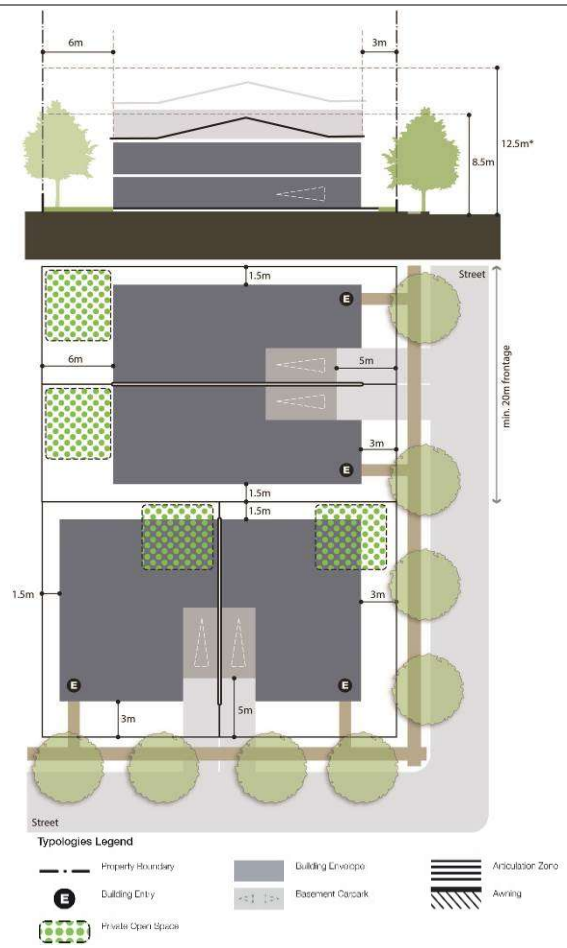
1.1	Minimum frontage		10m
1.2	Minimum area		400m^2
1.3	Maximum site cover		50%
1.4	Minimum private open space		50m^2 with a minimum dimension of 6.0m in any direction.
1.5	Minimum setbacks	Front	3m (OMP and including all street frontages where a corner lot).
			5m to garage.
		Rear	6m (where not on a 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.



6.2.2.2.2 Figure 2—Dual occupancy

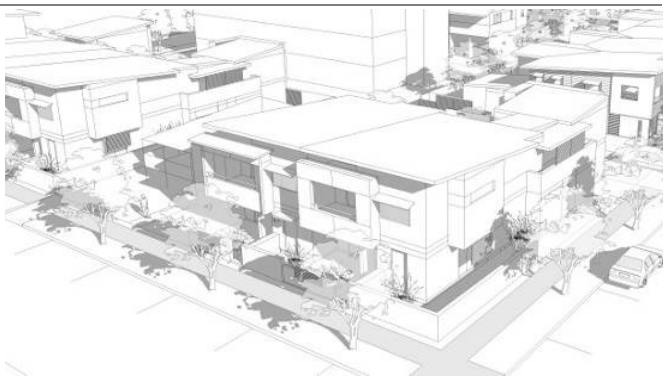
These are paired dwellings that share a single internal wall and are visually similar to a dwelling house when viewed from the street.

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.	

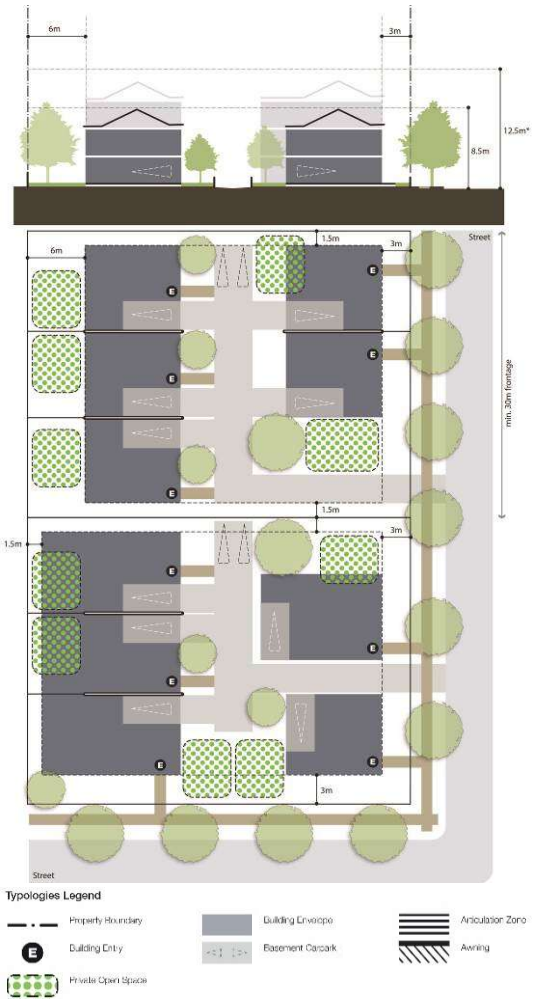
6.2.2.2.3 Figure 3—Multiple dwelling: Townhouses

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.



6.2.3 Medium density residential

6.2.3.1 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.

6.2.3.2 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.

6.2.3.3 Assessment benchmarks

Table 6.2.3.3.1— Accepted development subject to requirements and assessable development

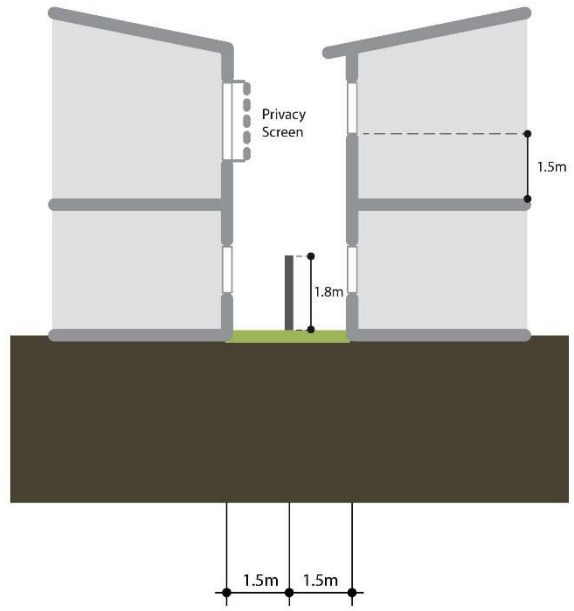
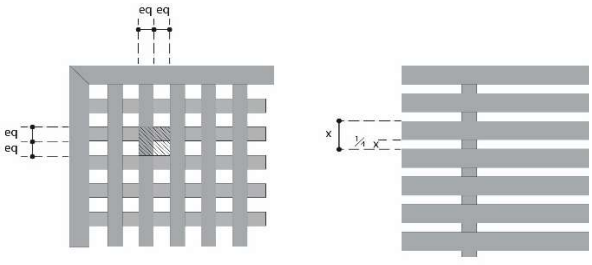
Performance outcomes	Acceptable outcomes
Use – Caretaker's accommodation	
PO1 Development: (a) is ancillary to the primary use, and (b) provides adequate open space for the caretaker.	**AO1.1** No more than 1 caretaker's accommodation unit is established on the site.
	AO1.2 The caretaker's accommodation unit is a maximum of 100m^2 GFA.
	AO1.3 Private open space area is provided which: (a) is directly accessible from a habitable room, and (b) where a balcony, a veranda or a deck, has a minimum area of 15m^2 with a minimum horizontal dimension of 1.25m.
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 2 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: (a) 8am and 6pm Monday to Saturday, and (b) 9am and 1pm on Sunday.
Use – Short-term accommodation (where within a dwelling)	
PO3 The use does not impact on the amenity of the surrounding land uses and local character.	**AO3.1** No more than 10 guests are accommodated at any one time.

Performance outcomes	Acceptable outcomes
	AO3.2~~3~~ A 1.8m high solid screen fence is provided along the full length of any property boundary adjoining an existing residential use.
	AO3.3~~4~~ Outdoor entertainment areas are provided with external screening of no more than 50% visual permeability where within 6m of a residential use (measured from the outer most projection). Note—Outdoor entertaining areas are designated exterior spaces used for recreation such as patios, decks or alfresco zones. They do not include pools.
	AO3.4~~5~~ ~~No advertising signage is erected on the premises.~~ A contact sign is attached to a fence or dwelling wall visible from primary street frontage that: (a) has a maximum surface area of 0.3m^2, and (b) includes the name and contact phone number of the host.
P04 The use provides adequate on-site parking for vehicles and towable equipment (such as boat or caravan).	**A04** Development provides a minimum of: (a) one on-site parking space per guest bedroom, and (b) one on-site parking space for either a boat or caravan.
Built form (if involving building work)	
PO5~~4~~3 Buildings: (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.	**AO5~~4~~3** Building height does not exceed that shown on the Building height and frontages overlay map.
PO6~~5~~4 Residential buildings: (a) are proportionate to the size and street frontage of the site, and (b) protect medium density neighbourhood character, and (c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties, and (d) provide for adequate open space and landscape areas, and (e) reduce building bulk, and (f) allow casual surveillance of the street.	**AO6~~5~~4** Development is in accordance with the following building types: (a) Figure 1—Dwelling house: Narrow lot (b) Figure 2—Dual occupancy (c) Figure 3—Multiple dwelling: Townhouses (d) Figure 4—Multiple dwelling: Medium rise apartment. Note—Setbacks for a dwelling house on a standard lot are regulated in the *Queensland Development Code*.

Performance outcomes	Acceptable outcomes
Residential density	
PO~~7~~6~~5~~ Residential density reflects the medium density residential character of the area.	**AO~~5~~7~~6~~.1** Residential density is a maximum of: (a) 1 dwelling house (including 1 secondary dwelling) per lot where a dwelling house (b) or 1 dwelling per 300m^2 where a dual occupancy. Note—There is no maximum residential density where Multiple dwelling.
	AO~~7~~6~~5~~.2 Where a dwelling house, any secondary dwelling is: (a) a maximum of 80m^2 GFA, and (b) located within 10m of the main building, and (c) linked to the main building by a defined footpath in the most direct route possible.
Open space	
PO~~6~~8~~7~~ Development must provide sufficient and accessible open space for residents needs.	**AO~~6~~7~~8~~.1** Open space is provided in accordance with the following building types: (a) Figure 1—Dwelling house: Narrow lot (b) Figure 2—Dual occupancy (c) Figure 3—Multiple dwelling: Townhouses (d) Figure 4—Multiple dwelling: Medium rise apartment.
	AO6.2 Private open space is directly adjacent to the main living area.
Design and streetscape	
PO~~9~~8~~7~~ Driveways and parking areas including garages must not visually dominate the street.	**AO~~7~~9~~8~~.1** Car parking areas: (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 (b) are located behind the main building face where a Multiple dwelling (excluding visitor spaces).
	AO~~7~~9~~8~~.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.
	AO~~7~~8~~9~~.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.~~

Performance outcomes	Acceptable outcomes
For all assessable development	
Housing mix (where development for multiple dwelling)	
PO1098 Development provides a mix of housing sizes to meet housing needs across the community.	**AO1098** Development of 15 or more dwellings includes the following proportion of dwelling sizes: (a) 25% – 1 bedroom or studio, and (b) 40% – 2 bedrooms, and (c) 15% – 3 bedrooms or more, and (d) remaining 20% is unrestricted.
Design and streetscape	
PO1109 Development has a high quality appearance and makes a positive contribution to the streetscape.	**AO9110.1** A landscape area a minimum dimension of 1.5m is provided along the full frontage of any road frontage.
	AO9110.2 For any multiple dwelling, balconies or verandas occupy a minimum of 50% of the building facade fronting the street.
PO1210 Pedestrian entries: (a) are visible from the street and visitor car parking areas, and (b) are separate to vehicle access points, and (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).	No acceptable outcome is nominated.
PO1321 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 one street.	**AO1321** Buildings include the following features where facing the street or public space: (a) large windows associated with living areas, or (b) balconies or verandas.
PO1432 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines, and (b) exterior building design that promotes safety, and (c) adequate lighting, and (d) appropriate signage and wayfinding, and (e) minimisation of entrapment locations, and (f) building entrances, loading and storage areas that are well lit and lockable after hours.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Note—Applicants should have regard to *Crime Prevention through Environmental Design Guidelines for Queensland*.	
PO1543 Design elements contribute to an interesting and attractive building through: (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation, and (b) variations in materials and building form, and (c) modulation in the façade, horizontally or vertically, and (d) articulation of building entrances and openings, and (e) corner treatments to address both street frontages, and (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.
PO1654 Roof form assists in reducing the appearance of building bulk by: (a) articulating individual dwellings, and (b) incorporating variety in design through use of roof pitch, height, gables and skillions.	No acceptable outcome is nominated.
PO1765 Building design and site layout, optimise accessibility and convenience for users, particularly pedestrians.	No acceptable outcome is nominated.
Open space	
PO1876 Open space is oriented to maximise solar access.	No acceptable outcome is nominated.
PO1987 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.	No acceptable outcome is nominated.
Amenity	
PO20198 Habitable spaces must not directly overlook dwellings on adjacent land.	**AO20198** 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:

Performance outcomes	Acceptable outcomes
	(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: (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. Note—Refer below to Diagram 1—Privacy.
	  Lattice Batterns
PO2~~1019~~ Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on–site environment and provide shading. Note—Applicants are also referred to the Landscaping code.	No acceptable outcome is nominated.
PO2~~10~~	**AO2~~10~~** Plant equipment, waste, storage and servicing areas are:

Performance outcomes	Acceptable outcomes
Plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.	(a) not located adjacent to any road frontage, and (b) screened from public view by either: (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	
PO2321 Development responds sensitively to on–site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided, and (b) any earthworks are minimised, and (c) the retention of natural drainage lines is maximised, and (d) the retention of existing vegetation is maximised, and (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.
PO2432 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise, and (b) traffic and parking, and (c) visual impact, and (d) signage, and (e) odour and emissions, and (f) lighting. Note—Applicants may be asked to engage specialists to provide detailed investigations into the above matters to achieve compliance with this performance outcome.	No acceptable outcome is nominated.
PO2543 Development is 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 of land in the Medium density residential zone.	No acceptable outcome is nominated.
PO2654	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Residential development where located near port facilities, major industries and major infrastructure must mitigate the operational effects including: (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.	
Uses – Child care centre, Community care centre or Community use	
PO2765 Development is low impact, limited in scale and: (a) compatible with neighbouring residential uses and complementary to local character, and (b) incorporates design elements that are consistent with the surrounding residential development, and (c) supports the day to day needs of residents, and (d) located on a site which must adequately accommodate activity needs and space requirements, and (e) does not undermine the viability of nearby centres.	No acceptable outcome is nominated.
PO2876 Development is highly accessible and is co–located with, or located close to, centres or other community or recreation uses.	No acceptable outcome is nominated.
PO2987 Development does not adversely impact on the amenity of area.	**AO2987** Hours of operation for non–residential development is limited to between 6am and 7pm daily.
PO30298 Buildings are located on the site to maximise the residential amenity of residents and neighbours.	**AO30298** Buildings are setback a minimum of: (a) 6m from the front and rear boundary, and (b) 3m from the side boundary.
PO31029 Development must ensure residential amenity is maintained on adjoining properties.	**AO31029** Development provides a 1.8m acoustic screen fence where adjoining a residential use.
PO3210 Where a child care centre, development minimises: (a) the hazards of heavy traffic, and (b) introduction of non–local traffic into minor, residential streets, and	**AO3210.1** Where a child care centre, the site is not located on: (a) arterial/sub–arterial routes, or (b) an access street or access place. **AO3021.2**

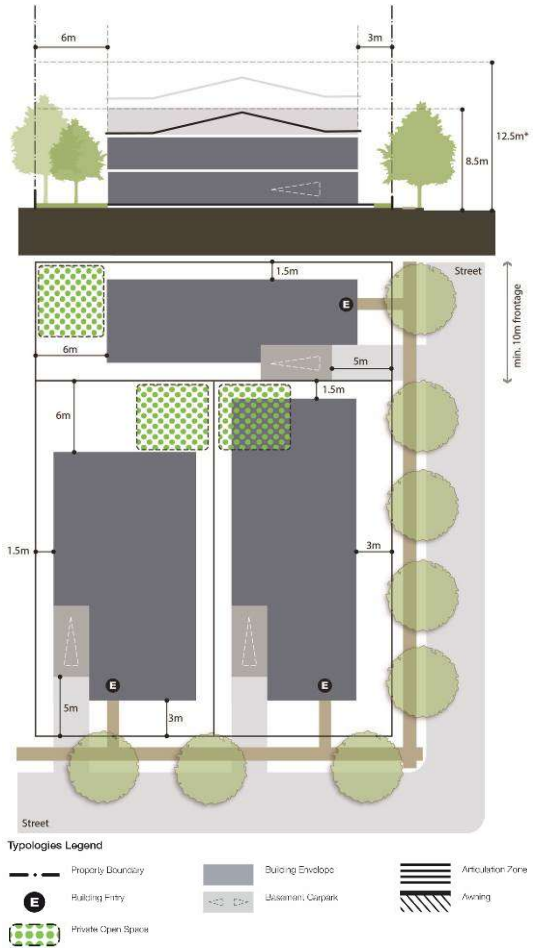
Performance outcomes	Acceptable outcomes
(c) on–site conflict between children's activities, pedestrian movement, vehicle movement and car parking.	Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.
If in the Gladstone hospital precinct	
PO3321 Non–residential development must: (a) not adversely impact on residential amenity, and (b) be compatible with the intended built form for the area, and (c) complement the role and function of the Gladstone hospital, and (d) integrate with residential uses, and (e) not undermine the viability of nearby centres.	No acceptable outcome is nominated.
PO3432 Non–residential development is limited in scale and incorporates design elements that reflect the medium density residential character of the area.	**AO3432.1** Non–residential development is a maximum of 100m^2 GFA.
	AO3432.2 Non–residential development occurs on the ground floor level of buildings.
If in the Beaches village circuit precinct	
PO3543 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.	**AO3543.1** Development provides for building design which incorporates the following features: (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with construction provided in texture and detailing;, and (b) articulated, pitched, skillion or curved roof forms;, and (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
	AO3354.2 Development uses understated colour schemes and low-reflective roofing and cladding materials.

6.2.3.3.1 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.

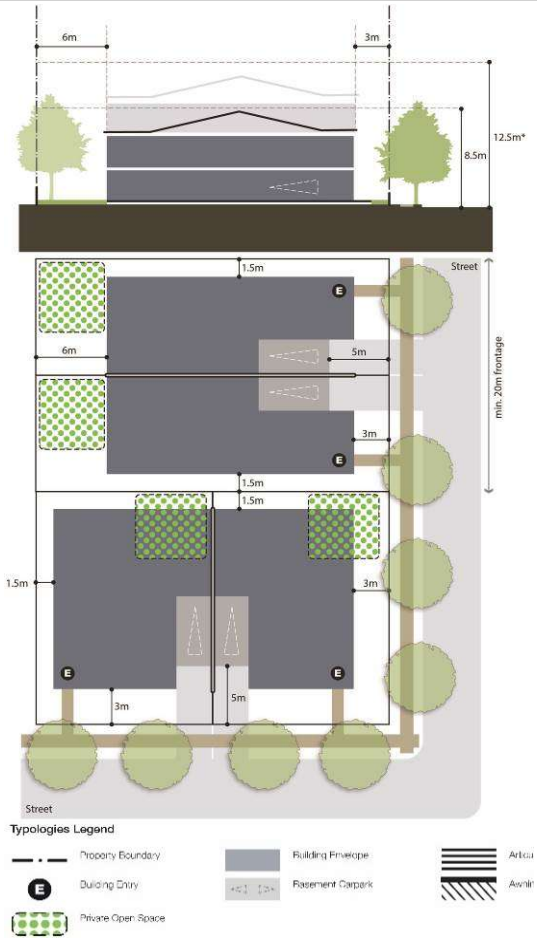


6.2.3.3.2 Figure 2—Dual occupancy

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

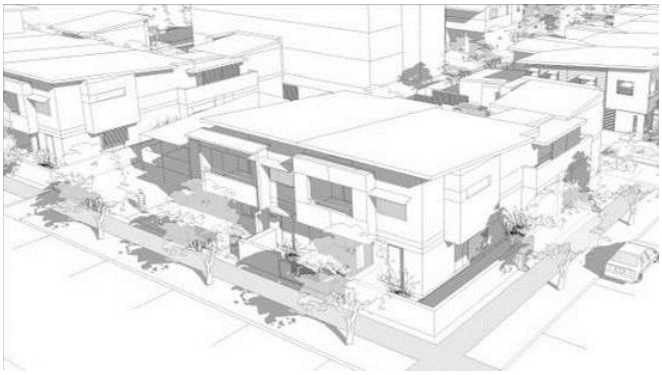
Element		Acceptable solutions
2.1	Minimum frontage	20m
2.2	Minimum area	600m^2

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.



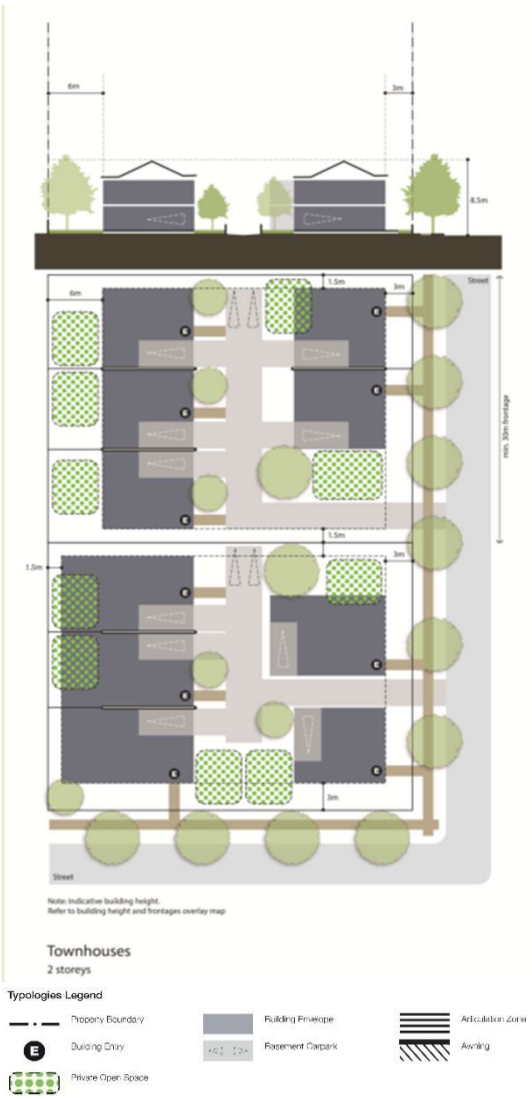
6.2.3.3.3 Figure 3—Multiple dwelling: Townhouses

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.



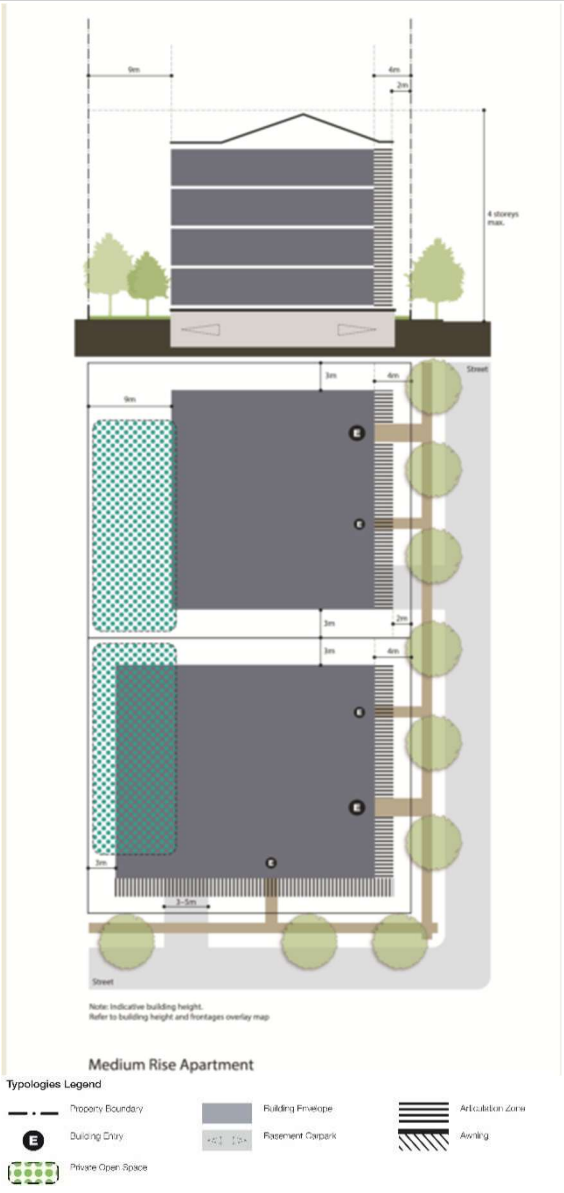
6.2.3.3.4 Figure 4—Multiple dwelling: Medium rise apartment

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	Minimum private open space of 16m^2 per dwelling with a minimum dimension of 3m in any direction.	
		Ground level courtyards can be raised a maximum of 900mm above footpath level.	
		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.	
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.	



6.2.4 Character residential

6.2.4.1 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.

6.2.4.2 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.~~Short-term accommodation is only supported where within a dwelling and the amenity of the surrounding area is not impacted.

(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.

6.2.4.3 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: (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.

Performance outcomes	Acceptable outcomes
Use – Short-term accommodation (where within a dwelling)	
PO2 The use does not impact on the amenity of the surrounding land uses and local character.	**AO2.1** No more than 10 guests are accommodated at any one time.
	AO2.~~2~~3 A 1.8m high solid screen fence is provided along the full length of any property boundary adjoining an existing residential use.
	AO2.~~3~~4 Outdoor entertainment areas are provided with external screening of no more than 50% visual permeability where within 6m of a residential use (measured from the outer most projection). Note—Outdoor entertaining areas are designated exterior spaces used for recreation such as patios, decks or alfresco zones. They do not include pools.
	AO2.~~4~~5 ~~No advertising signage is erected on the premises.~~ A contact sign is attached to a fence or dwelling wall visible from primary street frontage that: (a) has a maximum surface area of 0.3m^2, and (b) includes the name and contact phone number of the host.
P03 The use provides adequate on-site parking for vehicles and towable equipment (such as boat or caravan).	**A03** Development provides a minimum of: (a) one on-site parking space per guest bedroom, and (b) one on-site parking space for either a boat or caravan.
Built form (if involving building work)	
PO~~4~~3~~2~~ Buildings are: (a) low rise, and (b) low density, and (c) of a size and scale that ensures the built form does not dominate natural landscape values, and (d) designed and located so as not to adversely impact on the coastal and visual character of the area.	**AO~~2~~3~~4~~.1** Building height does not: (a) exceed 8.5m and 2 storeys, and (b) protrude above any horizon, ridge or spur line when viewed from any place on the coastline (beach or headlands) or from the ocean. Note—Refer also to Diagram 6.2.4.3.1—Character dwelling house.
	AO~~2~~3~~4~~.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.

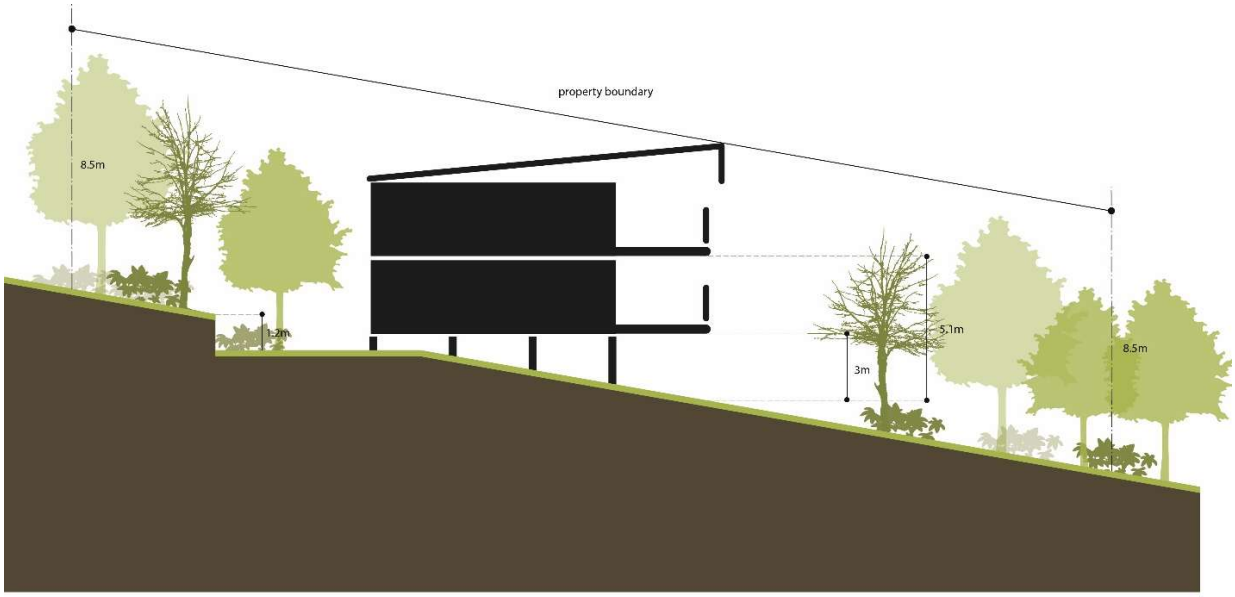
Performance outcomes	Acceptable outcomes
	AO2~~43~~.3 The floor of the first habitable level including decks and verandas is no greater than 3m above ground level at any point. Note—Refer also to Diagram 6.2.4.3.1—Character dwelling house.
	AO2~~43~~.4 The maximum footprint for all buildings including any outbuildings, swimming pools or other structures is: (a) 400m^2 on lot sizes 800m^2 – 1499m^2, or (b) 450m^2 on lot sizes 1500m^2 – 2499m^2, or (c) 500m^2 on lots greater than 2500m^2.
PO5~~4~~3 Buildings are located on the site to: (a) to maximise the residential amenity of residents and neighbours, and (b) maximise retention of native vegetation, and (c) provide areas for landscaping to screen the building.	**AO5~~4~~3.1** 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.
	AO3~~5~~4.2 Side boundary setbacks for any building or structure are a minimum of 4m. Note—Side boundary setbacks are measured to the building wall.
	AO3~~5~~4.3 Where dual occupancy, dwellings are separated by a minimum of 6m. Note—Buildings can be linked by one unenclosed veranda or walkway.
Residential density	
PO6~~5~~4 Residential density reflects the low density character of the locality.	**~~AO4~~AO5~~6~~.1** Residential density is a maximum of (a) 1 Dwelling house (including 1 secondary dwelling) per allotment; or (b) 1 dwelling unit per 400m^2 where a Dual occupancy.
	AO6~~5~~4.2 Where a dwelling house, any secondary dwelling is: (a) a maximum of 80m^2 GFA, and (b) located within 50m of the main building, and (c) linked to the main building by a defined footpath in the most direct route possible.
Character	

Performance outcomes	Acceptable outcomes
PO765 Buildings reflect the coastal character of the zone through open frame architecture including verandas/decks, eaves and the use of lightweight construction materials.	**AO765.1** Buildings: (a) include suspended floors, and (b) use sheet material finishes such as timber and fibre cement for external cladding, and (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.
	AO576.2 Eaves extend a minimum of 0.6m from the wall.
PO876 Front fencing must: (a) not dominate the streetscape, and (b) complement the low density sub–tropical character of the area.	**AO786** Front fences are: (a) a maximum height of 1.5m, and (b) 50% transparent, and (c) made of open timber or metal construction, and (d) do not impede existing overland flow paths.
PO987 Driveways, cross overs and car parking areas: (a) do not dominate the streetscape, and (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.	**AO798.1** Driveways, crossovers and car parking areas are: (a) finished with a permeable surface, and (b) not located within 4m of the side boundary.
	AO798.2 Driveways and crossovers are: (a) a maximum of 3.5m wide including splays, and (b) limited to 1 per lot.
Landscaping	
PO1098 Development and landscaping: (a) enhances visual amenity and screen buildings from streets, walkways and other public places, and (b) integrates with the natural features, and (c) minimises earthworks and the use of retaining walls, and (d) complements the low density sub–tropical character of the area.	**AO8109.1** Plant species used for landscaping are native to the locality.
	AO1098.2 Uncovered external paved or hard landscaped areas not used for car parking are limited to 36m^2 where a Dwelling house or 18m^2 where a dual occupancy.
	AO8109.3 Excavation and fill is limited to: (a) maximum cut of 1m below ground level, and (b) maximum fill of 1m above ground level.

Performance outcomes	Acceptable outcomes
	AO~~8~~109~~.~~.4 Retaining walls and terraces are: (a) not constructed to create a level lot, and (b) a maximum 0.6m high to the street frontage, and (c) a maximum height of 1.2m elsewhere on the lot.
For all assessable development	
Land use	
PO1109~~9~~ Development is of a small scale that does not compromise the low density and coastal village character of the locality.	No acceptable outcomes are nominated.
Effects of development	
PO~~1~~1~~2~~0~~ Development responds sensitively to on–site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided, and (b) native plants are retained within the lot or premises and adjoining road reserve, and (c) any earthworks are minimised, and (d) the retention of natural drainage systems is maximised, and (e) the retention of existing vegetation is maximised, and (f) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (g) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcomes are nominated.

Performance outcomes	Acceptable outcomes
PO13~~21~~ Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise, and (b) hours of operation including temporary uses, and (c) traffic and parking, and (d) visual impact, and (e) signage, and (f) odour and emissions, and (g) lighting, and (h) access to sunlight, and (i) privacy. Note—Applicants may be asked to engage specialists to provide detailed investigations into the above matters to achieve compliance with this performance outcome.	No acceptable outcome is nominated.

Diagram 6.2.4.3.1—Character dwelling house



6.2.5 Centre

6.2.5.1 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.

6.2.5.2 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.

6.2.5.3 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 and Low impact industry (where a brewery)	
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.
	AO1.2 The use does not involve amplified music audible external to the premises.
Use – Caretaker's accommodation	

Performance outcomes	Acceptable outcomes
PO2 Development: (a) is ancillary to the primary use, and (b) provides adequate private open space for the caretaker, and (c) does not compromise ground level business activities being established.	**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.
	AO2.3 Caretaker's accommodation is located above the ground floor level, or to the rear of ground level business activities.
	AO2.4 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 veranda or a deck, has a minimum area of 15m^2 with minimum horizontal dimension of 1.25m.
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, and (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	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development provides a diverse mix of building types and tenancy sizes to support a range of business and community uses and enterprise opportunities.	
Built form	
PO8 Building height: (a) is consistent with the intended character of the centre, and (b) does not result in a significant loss of visual amenity.	**AO8** Building height does not exceed that shown on the Building height and frontages overlay map.
Centre design	
PO9 Development: (a) is proportionate to the size and street frontage of the site, and (b) maintains and enhances the existing streetscape, and (c) protects adjacent amenity, and (d) maintains appropriate levels of light and solar penetration, air circulation, and privacy for adjoining properties, and (e) provides for public space and landscape areas, and (f) reduces building bulk.	No acceptable outcome is nominated.
PO10 Buildings are designed to: (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, and (b) respect and complement the existing character of the area, and (c) maintain an appropriate human scale, and (d) minimise the use of highly reflective materials, and (e) respond to climatic conditions.	No acceptable outcome is nominated.
PO11 Design elements contribute to an interesting and attractive streetscape and building through: (a) variations in materials and building form to enable articulation of facades and differentiation between buildings, and (b) modulation in the façade, horizontally or vertically, and (c) articulation of building entrances and openings, and	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(d) corner treatments to address all street frontages, and (e) elements which assist in wayfinding and legibility.	
PO12 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.
PO13 Development is designed to facilitate the safety and security of people and property having regard to: (a) maximising casual surveillance and sight lines, and (b) exterior building design that promotes safety, and (c) adequate lighting, and (d) appropriate signage and wayfinding, and (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. Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.
Street interface	
PO14 Buildings are oriented to address all street frontages, public open space and public areas to: (a) promote interaction and casual surveillance, and (b) concentrate and reinforce pedestrian activity, and (c) create consolidated street edges, and (d) avoid opaque facades to provide visual interest to the frontage, and (e) clearly define the public and private realm.	No acceptable outcome is nominated.
PO15 Buildings and pedestrian entries: (a) are visible from the street and car parking areas, and (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.

Performance outcomes	Acceptable outcomes
PO16 Buildings includes windows and openings to: (a) promote street life and business activities, and (b) encourage strong indoor/outdoor relationships at ground level, and (c) to facilitate casual surveillance.	No acceptable outcome is nominated.
PO17 Development contributes towards high quality streetscape outcomes that integrate effectively with the street and along key pedestrian and cycle routes.	No acceptable outcome is nominated.
PO18 Buildings include awnings that: (a) complement and integrate with the front building façade, and (b) protect street footpaths from rain and sun (c) are continuous and compatible with existing pedestrian shelter and awnings on adjoining buildings, and (d) allow for street trees and other landscaping, and (e) are visually safe and amenable, and (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.
PO19 Development must ensure safe, convenient and legible connections and pathways are provided: (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	
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.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO21 Landscape treatments includes hard and soft elements that: (a) is of a character and durability that reflects the centre, and (b) enhance the appearance of the centre, and (c) extends from the street edge into building entrances, foyers and onto podiums, and (d) emphasises a clear pedestrian entry point, and (e) screen unsightly components, and (f) provide shading, and (g) reflects and reinforces a subtropical image through integrating landscape, outdoor and indoor spaces. Note—Refer also to the Landscaping code.	No acceptable outcome is nominated.
Amenity	
PO22 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.	**AO22.1** Buildings are set back 3m from any boundary shared with a residential zone.
	AO22.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone.
	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.
	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.

Performance outcomes	Acceptable outcomes
PO23 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to: (a) noise, and (b) hours of operation, and (c) traffic, and (d) visual impact, and (e) signage, and (f) odour and emissions, and (g) lighting, and (h) access to sunlight, and (i) privacy, and (j) outlook. Note—Applicants may be asked to engage specialists to provide detailed investigations into the above matters to achieve compliance with this performance outcome.	No acceptable outcome is nominated.
PO24 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 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 6.2.5.3.1—Parking design in 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 and waste management areas 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	

Performance outcomes	Acceptable outcomes
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, and (b) any earthworks are minimised, and (c) the retention of natural drainage lines is maximised, and (d) the retention of existing vegetation is maximised, and (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 – All accommodation activities	
PO28 Where accommodation activities are proposed, residential density: (a) is capable of being supported by local infrastructure and services, and (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.	No acceptable outcome is nominated.
Use – Child care centre	
PO29 Development is: (a) compatible with neighbouring uses, and (b) complementary to local character and amenity, and (c) supports the day to day needs of residents, and (d) located on a site which must adequately accommodate activity needs and space requirements.	No acceptable outcome is nominated.
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, and	**AO31.1** The use is not accessed from: (a) arterial/sub–arterial routes, or (b) an access street or access place.

Performance outcomes	Acceptable outcomes
(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.	**AO31.2** 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, and (b) 40% – 2 bedrooms, and (c) 15% – 3 bedrooms or more, and (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 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. Note—Refer below to Diagram 1—Privacy.

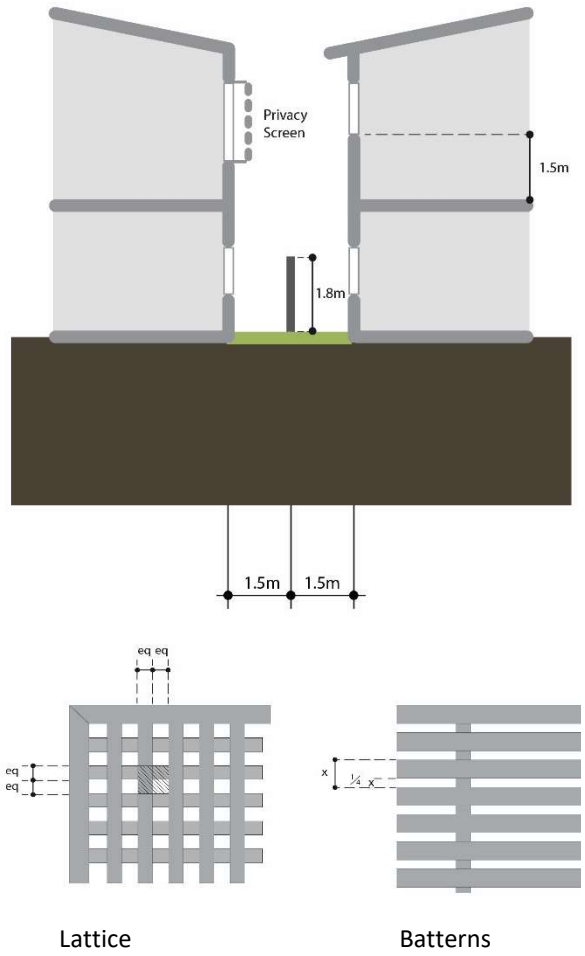
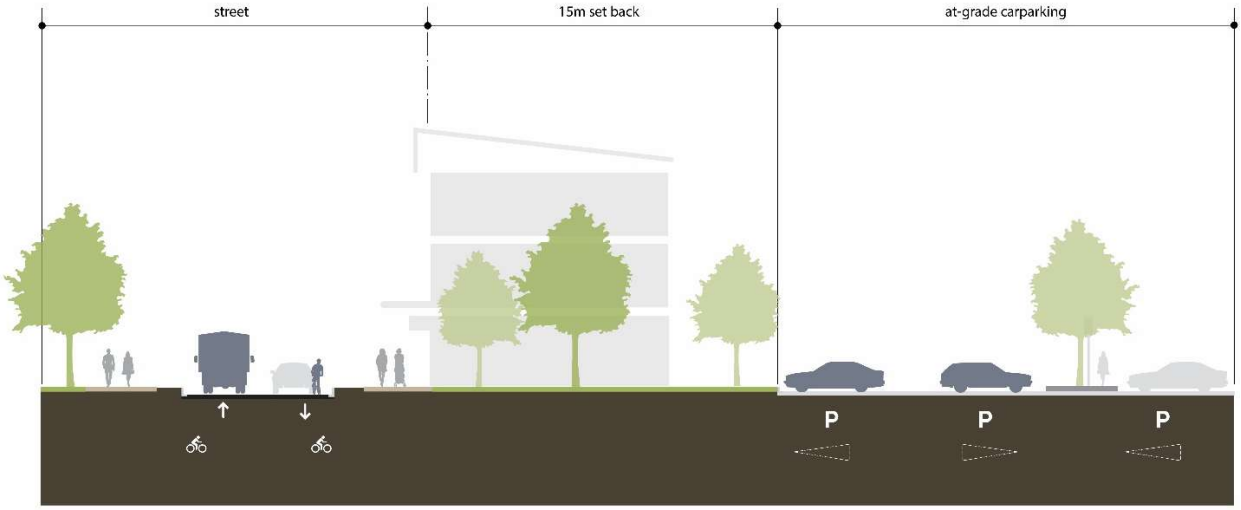
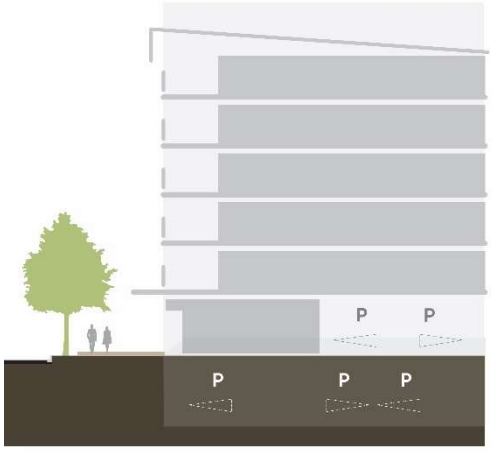
Performance outcomes	Acceptable outcomes
	

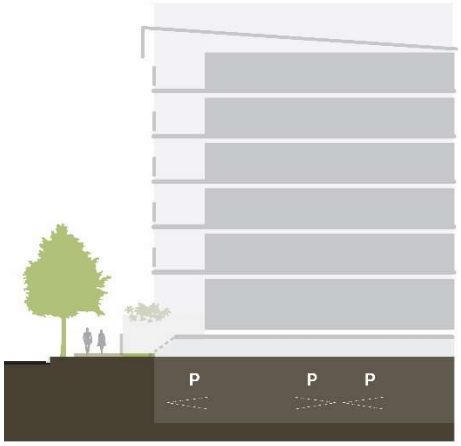
Diagram 6.2.5.3.1—Parking design in centres



Example 1—Correct parking treatment



Example 2— Correct parking treatment



Example 3—Correct parking treatment

6.2.6 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.

6.2.6.1 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.

6.2.6.2 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, and (b) provides adequate private open space for residents, and (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 veranda 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, Club and Low Impact Industry (where a brewery)	
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	**AO5.1** Development of the sales office is in place for no more than two years.

Performance outcomes	Acceptable outcomes
The use does not adversely impact on the amenity of the surrounding land uses and local character.	**AO5.2** There are a maximum of 2 employees on site at any one time.
For all assessable development	
Built form	
PO6 Building height: (a) is consistent with the intended character of the city centre, and (b) does not result in a significant loss of visual amenity, and (c) does not impact on airport operations.	**AO6** 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).
PO7 Podiums are located on a primary frontage and: (a) are low rise, and (b) allow for active uses at street level that overlook the street or public thoroughfare, and (c) are human scale at street level. Note—Primary frontages are identified on the Building height and frontages overlay map.	**AO7.1** Development located on a primary frontage includes a podium that does not exceed 1 storey. 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. **AO7.2** 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, and (b) actively interfaces with streets and public spaces, and (c) maintains and enhances the existing streetscape, and (d) protects adjacent amenity, and (e) maintains appropriate levels of light and solar penetration, air circulation, privacy for adjoining properties, and (f) provides for public space and landscape areas, and (g) reduces building bulk.	**AO8** Development is in accordance with the following building types: (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. 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.
Land use and tenancy mix	
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. Note—Primary frontages are identified on the Building height and frontages overlay map.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO10 Where accommodation activities are proposed, residential density: (a) is capable of being supported by local infrastructure and services, and (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.	No acceptable outcome is nominated.
PO11 Retail development: (a) occurs at a scale which provides for the small scale needs of residents, workers and tourists, and (b) is compatible with the character of the area, and (c) does not include large format, land consumptive commercial uses.	**AO11** The maximum GFA for Hardware and Trade supplies is 250m^2.
Building design and appearance	
PO12 Buildings are designed to: (a) respect and complement the existing character of the area, and (b) maintain an appropriate human scale which is open and readily accessible from the street, and (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: (a) variations in materials and building form to enable articulation of facades and differentiation between buildings, and (b) modulation in the façade, horizontally or vertically, and (c) articulation of building entrances and openings, and (d) corner treatments to address both street frontages, and (e) elements which assist in wayfinding and legibility.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
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: (a) maximising casual surveillance and sight lines, and (b) exterior building design that promotes safety, and (c) adequate lighting, and (d) appropriate signage and wayfinding, and (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. Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.
Street interface	
PO16 Development is oriented to address all street frontages, public open space and public areas to: (a) promote interaction and casual surveillance, and (b) concentrate and reinforce pedestrian activity, and (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.
PO17 Buildings and pedestrian entries: (a) are visible from the street and car parking areas, and (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.

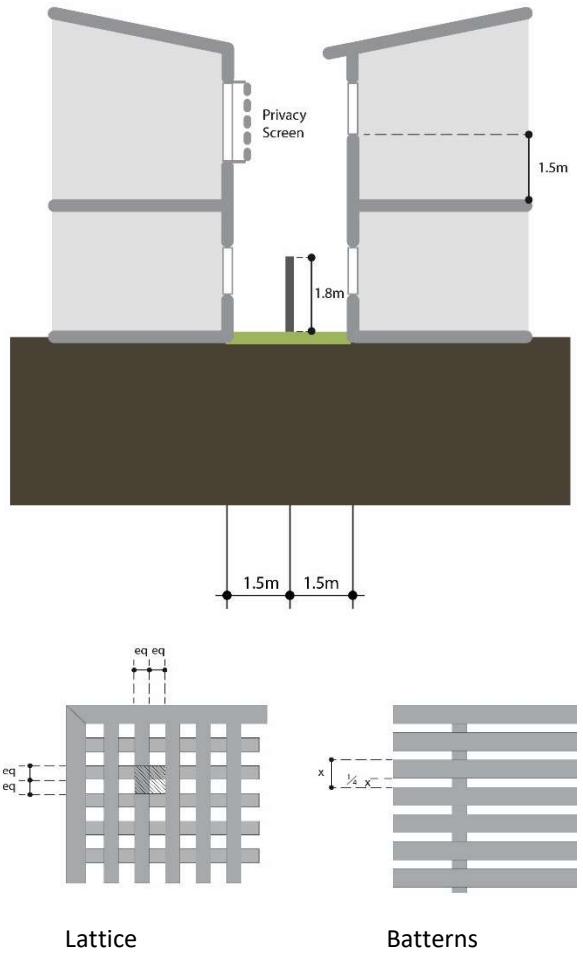
Performance outcomes	Acceptable outcomes
PO18 Buildings includes windows and openings to: (a) promote street life and business activities, and (b) encourage strong indoor/outdoor relationships at ground level, and (c) to facilitate casual surveillance.	No acceptable outcome is nominated.
PO19 Development ensures safe, convenient and legible connections are provided: (a) for pedestrians and cyclists to, from and within the site, and (b) to public transport infrastructure, open space, parkland, public spaces and community–related activities.	No acceptable outcome is nominated.
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. Note—Primary frontages are identified on the Building height and frontages overlay map. Note—Streetscape treatments are undertaken in accordance with the *CBD redevelopment planning scheme policy*.	No acceptable outcome is nominated.
PO21 Awnings: (a) are provided along primary frontages, and (b) complement and integrate with the front building façade, and (c) protect street footpaths from rain and sun, and (d) are continuous and compatible with existing pedestrian shelter and awnings, and (e) allow for street trees and other landscaping, and (f) are visually safe and amenable, and (g) are cantilevered from the main building and do not include posts within the footpath, and (h) are constructed of lightweight materials. Note—Primary frontages are identified on the Building height and frontages overlay map.	No acceptable outcome is nominated.
Landscape design	
PO22	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Landscape elements are integrated in the building design through planting at various levels including on top of podiums, rooftops and within storeys. Note—Applicants are also referred to the Landscaping code.	
PO23 Landscape treatments includes hard and soft elements that: (a) is of a character and durability that reflects Gladstone's city centre, and (b) enhance the appearance of the development, and (c) extends from the street edge into building entrances, foyers and onto podiums, and (d) emphasises a clear pedestrian entry point, and (e) screen unsightly components, and (f) provide shading, and (g) reflects and reinforces a subtropical image through integrating landscape, outdoor and indoor spaces. Note—Applicants are also referred to the Landscaping code.	No acceptable outcome is nominated.
Amenity	
PO24 Mixed–use premises must ensure the transmission of noise between residential and non–residential uses is minimised.	No acceptable outcome is nominated.
PO25 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the mixed–use premises, having regard to: (a) noise, and (b) hours of operation, and (c) traffic, and (d) visual impact, and (e) signage, and (f) odour and emissions, and (g) lighting, and (h) access to sunlight, and (i) privacy, and (j) outlook.	No acceptable outcome is nominated.
PO26 All uses: (a) minimise noise, dust, odour or other nuisance from existing lawful uses, and	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(b) minimise nuisance caused by noise, vibration and dust emissions generated by the state–controlled road and rail network in the vicinity.	
Parking areas and access	
PO27 Parking areas do not visually dominate the streetscape.	**AO27.1** Parking areas are: (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. Note—Primary frontages are identified on the Building height and frontages overlay map.
	AO27.2 Vehicle loading areas: (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. Note—Primary frontages are identified on the Building height and frontages overlay map.
PO28 Crossovers are minimised to: (a) reduce conflict with pedestrians, cyclists and public transport; and (b) maintain high quality streetscape environments through footpaths & street trees.	**AO28.1** Development is limited to one crossover.
	AO28.2 Vehicular access is not located on a primary frontage unless where there is no other access available to the site. Note—Primary frontages are identified on the Building height and frontages overlay map.
Storage areas	
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.	**AO29** 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	
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:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(a) any hazards to people or property are avoided, and (b) any earthworks are minimised, and (c) the retention of natural drainage line is maximised, and (d) the retention of existing vegetation is maximised, and (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and (f) there is adequate buffering, screening or separation to adjoining development.	
PO31 Residential development where located near port facilities, major industries and major infrastructure must mitigate the operational effects including: (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	
PO32 Development on a primary frontage does not compromise ground level business activities being established.	**AO32** 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.
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, and (b) 40% – 2 bedrooms, and (c) 15% – 3 bedrooms or more, and (d) remaining 20% is unrestricted.
PO34 Development must provide sufficient and accessible open space for residents needs.	**AO34.1** Open space is provided 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.

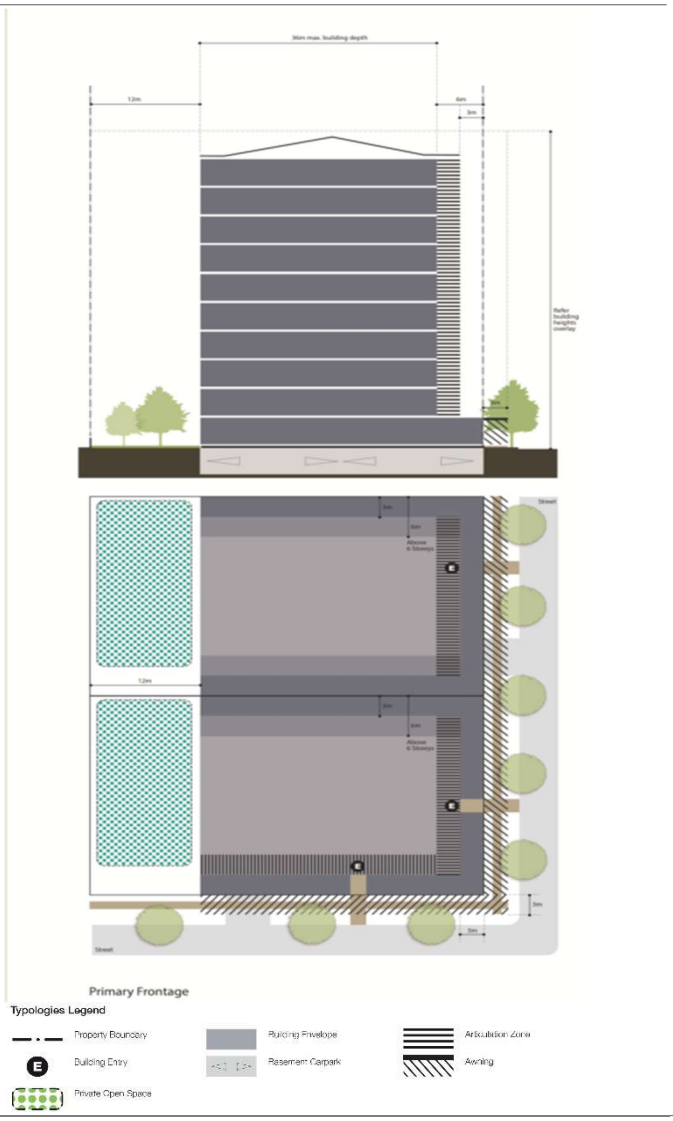
Performance outcomes	Acceptable outcomes
	AO34.2 Private open space is directly adjacent to the main living area.
PO35 Open space is oriented to maximise solar access.	No acceptable outcome is nominated.
PO36 Communal open space is: (a) designed to provide useable areas for communal activities such as clothes drying and social interaction, and (b) open to the sky, and (c) is not dominated by landscaping.	No acceptable outcome is nominated.
PO37 Habitable spaces must not directly overlook dwellings on adjacent land.	**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: (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 (e) permanent and fixed, and designed to complement the development. Note—Refer below to Diagram 1—Privacy.

Performance outcomes	Acceptable outcomes
	

6.2.6.2.1 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	36m to OMP including podium

	depth from the main street frontage			
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)	0m where abutting an existing podium or non–residential building.	
			3m where adjoining a residential zone.	
		Front[1]	6m to main face of building (3m OMP in articulation zone[2]).	
		Rear[3]	12m to OMP	
		Side	Levels 2–6: 3m to OM Levels 7+: 6m to OMI (9m where balconies overlook	

[1] Setback above podium level.
[2] 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.
[3] The rear boundary is opposite the primary frontage of the site.

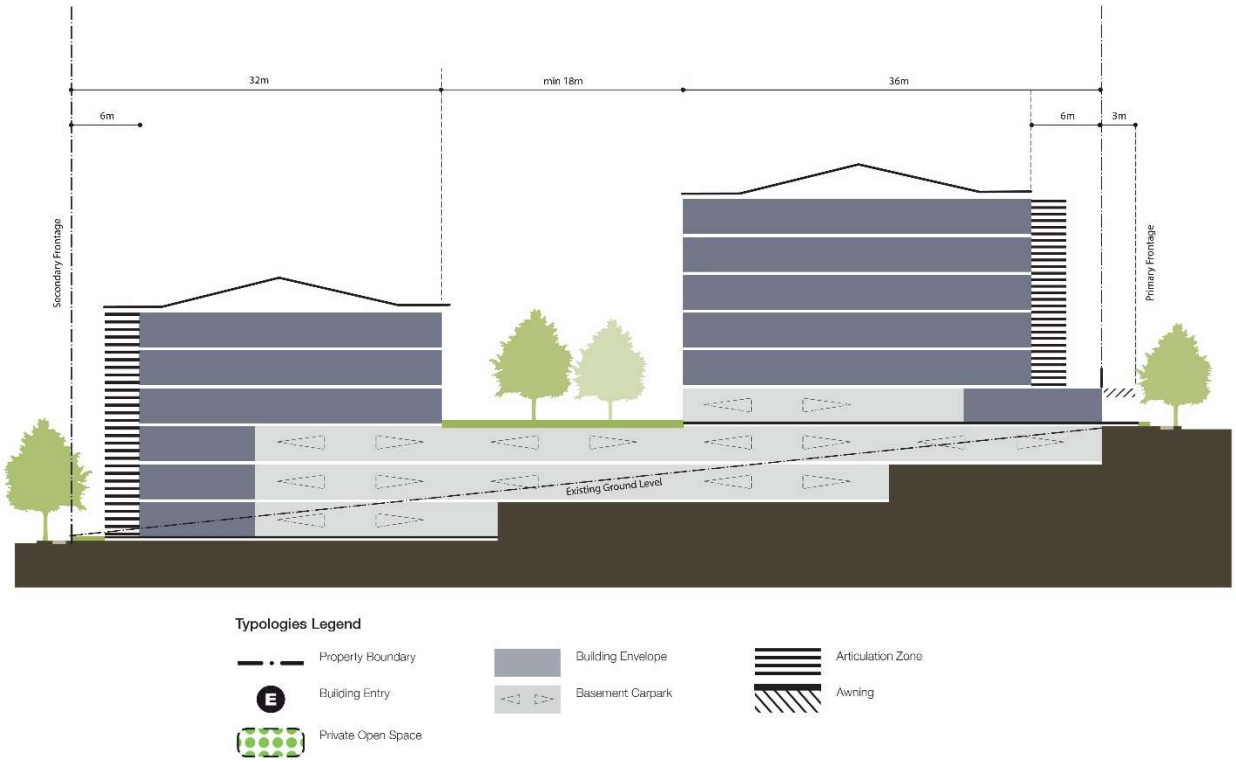
			side boundary in any circumstance).

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.



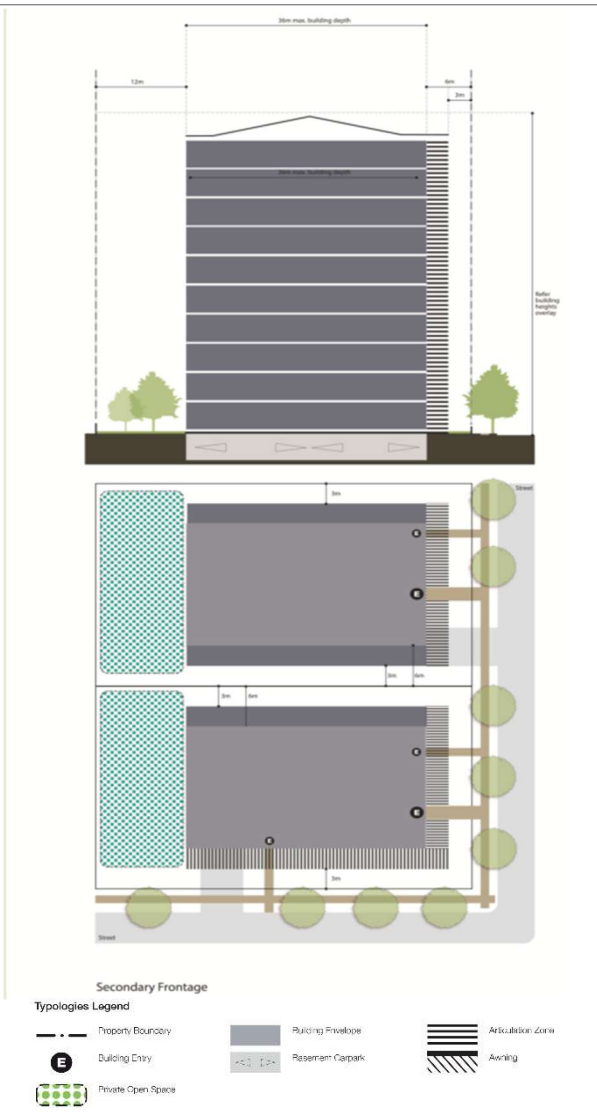
6.2.6.2.2 Figure 2—Secondary frontage building

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[4]).
		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).



[4] 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.

6.2.7 Neighbourhood centre

6.2.7.1 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.

6.2.7.2 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.

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for the following precinct:

- (a) Seventeen Seventy marina precinct:
  - (i) Development supports small-scale port services which encourage tourism and recreational marine activities.
  - (ii) Development encourages small-scale commercial and small-scale tourism activities that complement existing marina operations.
  - (iii) Development is small-scale and low rise reflecting the established coastal character of Seventeen Seventy.
  - (iv) Development supports pedestrian connectivity by connecting to existing footpaths linking the marina to the townships of Agnes Water and Seventeen Seventy.

6.2.7.3 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: (a) is ancillary to the primary use, and (b) provides adequate private open space for the caretaker, and (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 – Bar, Club and Food and drink outlet	
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.

Performance outcomes	Acceptable outcomes
Scale	
PO6 Retail, commercial and community based development: (a) occurs at a scale which provides for the day to day convenience needs of residents in the surrounding neighbourhood, and (b) does not impact on the viability of the region's other centres, and (c) does not include large format, land consumptive commercial uses.	**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: (a) 1,000m^2 for Shop (b) 250m^2 for Health care services (c) 150m^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) Office (xvi) Place of worship (xvii) Service industry (xviii) Veterinary services
For all assessable development	
Building height (if involving building work)	
PO7 Building height: (a) is low rise, and (b) protects residential amenity through minimising overshadowing and overlooking where adjoining an existing residential use or residential zone, and (c) does not result in a significant loss of visual amenity.	**AO7** Building height does not exceed 8.5m.

Performance outcomes	Acceptable outcomes
Land use and tenancy mix	
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.	No acceptable outcome is nominated.
Centre design	
PO9 Development: (a) is proportionate to the size and street frontage of the site, and (b) maintains and enhances the existing streetscape, and (c) protects adjacent residential amenity, and (d) maintains appropriate levels of light and solar penetration, air circulation, privacy for adjoining properties, and (e) provides for public space and landscape areas, and (f) reduces building bulk.	No acceptable outcome is nominated.
PO10 Buildings are designed to: (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, and (b) respect and complement the existing character of the area, and (c) maintain an appropriate human scale, and (d) minimise the use of highly reflective materials, and (e) respond to climatic conditions.	No acceptable outcome is nominated.
PO11 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, and (b) modulation in the façade, horizontally or vertically, and (c) articulation of building entrances and openings, and (d) corner treatments to address both street frontages, and (e) elements which assist in wayfinding and legibility.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO12 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.
PO13 Development is designed to facilitate the safety and security of people and property having regard to: (a) maximising casual surveillance and sight lines, and (b) exterior building design that promotes safety, and (c) adequate lighting, and (d) appropriate signage and wayfinding, and (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. Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.
Street interface	
PO14 Buildings are oriented to address all street frontages, public open space and public areas to: (a) promote interaction and casual surveillance, and (b) concentrate and reinforce pedestrian activity, and (c) create consolidated street edges, and (d) avoid opaque facades to provide visual interest to the frontage, and (e) clearly define the public realm.	No acceptable outcome is nominated.
PO15 Buildings and pedestrian entries: (a) are visible from the street and car parking areas, and (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.

Performance outcomes	Acceptable outcomes
PO16 Buildings includes windows and openings to: (a) promote street life and business activities, and (b) encourage strong indoor/outdoor relationships at ground level, and (c) to facilitate casual surveillance.	No acceptable outcome is nominated.
PO17 Development contributes towards high quality streetscape outcomes that integrate effectively with the street and along key pedestrian and cycle routes.	No acceptable outcome is nominated.
PO18 Buildings include awnings that: (a) complement and integrate with the front building façade, and (b) protect street footpaths from rain and sun, and (c) are continuous and compatible with existing pedestrian shelter and awnings on adjoining buildings, and (d) allow for street trees and other landscaping, and (e) are visually safe and amenable, and (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.
PO19 Development must ensure safe, convenient and legible connections and pathways are provided: (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	
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.	No acceptable outcome is nominated.
PO21 Landscape treatments includes hard and soft elements that:	No acceptable outcome is nominated.

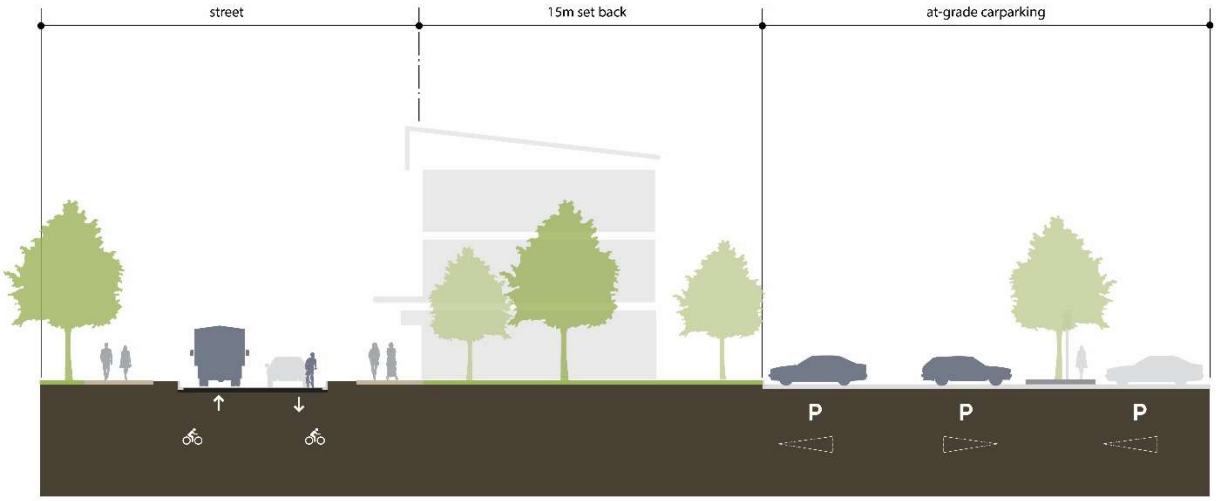
Performance outcomes	Acceptable outcomes
(a) is of a character and durability that reflects the centre, and (b) enhance the appearance of the centre, and (c) extends from the street edge into building entrances, foyers and onto podiums, and (d) emphasises a clear pedestrian entry point, and (e) screen unsightly components, and (f) provide shading, and (g) reflects and reinforces a subtropical image through integrating landscape, outdoor and indoor spaces. Note—Refer also to the Landscaping code.	
Amenity	
PO22 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.	**AO22.1** Buildings are set back 3m from any boundary shared with a residential zone.
	AO22.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone.
	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.
	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.
PO23 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to: (a) noise, and (b) hours of operation, and (c) traffic, and (d) visual impact, and (e) signage, and (f) odour and emissions, and (g) lighting, and (h) access to sunlight, and (i) privacy, and (j) outlook. Note—Applicants may be asked to engage specialists to provide detailed investigations into the above matters to achieve compliance with this performance outcome.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
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, and (b) any earthworks are minimised, and (c) the retention of natural drainage line is maximised, and (d) the retention of existing vegetation is maximised, and (e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and	No acceptable outcome is nominated.

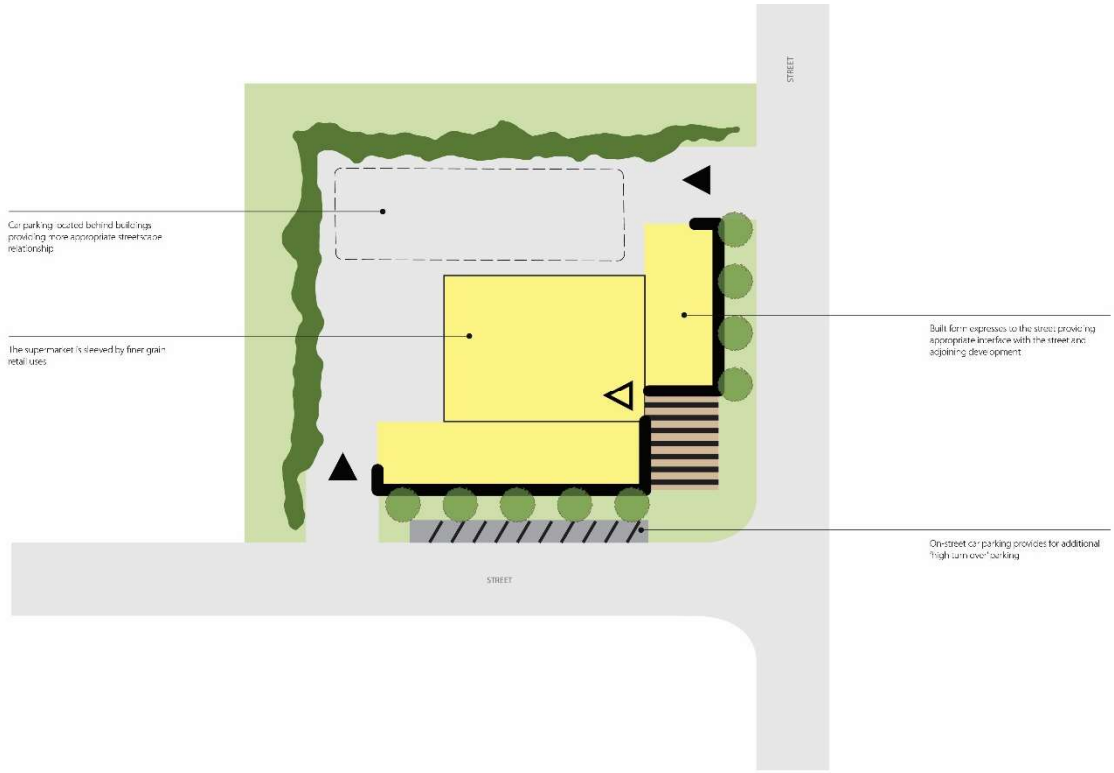
Performance outcomes	Acceptable outcomes
(f) there is adequate buffering, screening or separation to adjoining development.	
Use – Child care centre	
PO28 Development is: (a) compatible with neighbouring uses, and (b) complementary to local character and amenity, and (c) supports the day to day needs of residents, and (d) located on a site which must adequately accommodate activity needs and space requirements.	No acceptable outcome is nominated.
PO29 Where adjoining a residential use or land in the residential zone, development must ensure residential amenity is maintained on adjoining properties.	**AO29.1** Development provides a 1.8m acoustic screen fence where adjoining a residential use.
	AO29.2 Hours of operation are limited to between 6am and 7pm daily.
PO30 Development minimises: (a) the hazards of heavy traffic, and (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.	**AO30.1** The use is not accessed from: (a) arterial/sub–arterial routes, or (b) an access street or access place.
	AO30.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.
If in the Seventeen Seventy marina precinct	
PO31 Buildings: (a) are low rise, and (b) do not create overshadowing on adjoining residential properties, and (c) do not adversely impact on the coastal character and amenity of the area.	AO31 Building height does not exceed 8.5m and 2 storeys above ground level.
PO32 Buildings: (a) are designed with lightweight materials with variation in roof form and overhangs; and (b) Integrate with the coastal character and amenity of the area.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO33 Where accommodation activities are proposed, development: (a) is not for permanent residential accommodation, and (b) is not located on ground level, and (c) does not create conflicts with existing marina and port service activities, and (d) is capable of being supported by local infrastructure and services.	No acceptable outcome is nominated.
PO34 Where port services, development; (a) integrates with the existing commercial and tourism uses on-site, and (b) is located, designed and operated in a manner that maintains public health and safety, and (c) provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off–site releases of contaminants do not occur.	No acceptable outcome is nominated.

Diagram 6.2.7.3.1—Parking design in neighbourhood centres



Examples 1 & 2—Correct parking treatment



6.2.8 Sport and recreation

6.2.8.1 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.

6.2.8.2 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.

~~(b)~~(c) Low impact and small scale tourism development may be suitable at the Mount Larcom Showgrounds where this does not jeopardise the long-term function of the Showgrounds.

~~(c)~~(d) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.

~~(d)~~(e) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.

~~(e)~~(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.

~~(f)~~(g) 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)~~(h) Areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of sport and recreation activities.

~~(h)~~(i) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

~~(i)~~(j) 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.

6.2.8.3 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: (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.
Use – Tourist Park (where self-contained recreational vehicles)	
PO2 Development: (a) does not adversely impact the amenity of the surrounding land uses; and (b) is consistent with the character ~~of the~~ locality; and (c) is subordinate to the primary use of the land as the Mount Larcom Showground.	**AO2.1** Development only occurs on a site with a minimum area of 1.5 hectares.
	AO2.2 Accommodation sites are setback a minimum of 20m from all boundaries.
	AO2.3 Development has on-site supervision by a person/s occupying a dwelling or caretaker's residence on the site
	AO2.4 Development is provided with a central refuse collection bin.
	AO2.5 Length of each stay does not exceed more than 4 days in a 30 day period.

Performance outcomes	Acceptable outcomes
PO3 Development is: (a) provided with road access suitable for the intended traffic volume and load; and (b) provided with a one driveway crossover.	**AO3.1** Vehicle access is limited to one entry/exit located on the lowest order road frontage.
	AO3.2 Development is located on a site which has a constructed road access.
Built form (if involving building work)	
PO~~42~~ Built form is of a height and scale that: (a) is low–medium rise and visually unobtrusive, and (b) protects residential amenity and minimises overshadowing and overlooking where adjoining an existing residential use or a residential zone, and (c) does not restrict access to, utility or enjoyment of the land for sport and recreation purposes.	**AO~~42~~.1** Building height does not exceed 12m.
	AO~~42~~.2 The site cover of all buildings and structures does not exceed the lesser of 40% of the total site area or 400m^2.
Amenity	
PO~~53~~ 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.	**AO~~53~~.1** Development that shares a boundary with a residential premises or residential zone requires a minimum boundary setback of 6m for: (a) temporary structures including markets (b) active outdoor use or sporting areas (c) site access points (d) car parking areas, and (e) servicing or outdoor storage areas.
	AO~~53~~.2 Development that shares a boundary with a residential premises or residential zone must ensure all buildings: (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. Note—Refer also to the Landscape code.
	AO~~53~~.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent.
PO~~64~~	**AO~~64~~.1**

Performance outcomes	Acceptable outcomes
Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	Light emanating from any source complies with *Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting* as amended.
	AO46.2 Outdoor lighting is provided in accordance with *Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements* as amended.
PO75 Development must not unreasonably affect the amenity of the surrounding area.	**AO75** Hours of operation are limited to between 7am and 10pm each day.
For all assessable development	
Land use	
PO86 Development facilitates the optimum enjoyment and use of the land for sport and recreation purposes.	No acceptable outcome is nominated.
PO97 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.
PO108 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	
PO119 Development does not detract from the site's visual quality values.	No acceptable outcome is nominated.
PO120 Development does not impede public access to, and use of facilities.	No acceptable outcome is nominated.
PO131 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise, and (b) traffic and parking, and (c) visual impact, and (d) signage, and (e) odour and emissions, and (f) access to sunlight, and (g) privacy.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Note—Applicants may be asked to engage specialists to provide detailed investigations into the above matters to achieve compliance with this performance outcome.	
PO142 Landscaping: (a) enhances visual amenity, and (b) integrates with the sport and recreation setting, and (c) allows for active recreational and sporting activities to occur, and (d) ensures the sport and recreation area is highly accessible. Note—Refer also to the Landscape code.	No acceptable outcome is nominated.
PO153 Development must ensure safe and legible connections are provided for: (a) pedestrians and cyclists to, from and within the site, and (b) public transport infrastructure, and (c) other parts of the sport and recreation network, and (d) open space, parkland, centres and community–related activities.	No acceptable outcome is nominated.
PO164 The site layout and design responds sensitively to on–site and surrounding topography, coastal foreshore areas, waterways, drainage patterns, ecological values by: (a) any hazards to people or property are avoided, and (b) any earthworks are minimised, and (c) the retention of natural drainage lines is maximised, and (d) the retention of existing vegetation is maximised, and (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.
PO175 Development is designed to achieve safety for all users having regard to: (a) maximising casual surveillance and sight lines, and (b) avoiding personal concealment and entrapment locations, and	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(c) exterior building design that promotes safety, and (d) adequate lighting, and (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. Note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.	
If in the Benaraby Motor Sport precinct	
PO1~~86~~ Development: (a) is limited to Motor Sport Facility and associated uses, and~~.~~ (b) appropriately manages environmental and amenity impacts on surrounding areas, and (c) provides a functional layout that supports Motor Sport Facility uses.	No acceptable outcome is nominated.

6.2.18 Community facilities

6.2.18.1 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.

6.2.18.2 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) Low impact and small scale tourism development may be suitable at the Gladstone Showgrounds where this does not jeopardise the long-term function of the Showgrounds.
   ~~(a)~~(b) Development is generally consistent in scale, height and bulk with that of surrounding development.
   ~~(b)~~(c) Community facilities are in highly accessible locations and are designed to promote safe and efficient public use, walking and cycling.
   ~~(c)~~(d) Adverse impacts on natural features and processes are avoided.

~~(d)~~(e) Development is sited, designed and operated in a way that does not adversely impact on the amenity of adjoining properties.

~~(e)~~(f) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.

~~(f)~~(g) 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)~~(h) Areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of sport and recreation activities.

~~(h)~~(i) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

6.2.18.3 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: (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: (a) is directly accessible from a habitable room, and (b) where a balcony, a veranda or a deck, has a minimum area of 15m^2 with minimum horizontal dimensions of 1.25m.
Use – Tourist Park (where self-contained recreational vehicles)	
PO2 Development: (a) does not adversely impact the amenity of the surrounding land uses; and (b) is consistent with the character ~~of the~~ locality; and (c) is subordinate to the primary use of the land as the Gladstone Showground.	**AO2.1** Development only occurs on a site with a minimum area of 1.5 hectares.
	AO2.2 Accommodation sites are setback a minimum of 20m from all boundaries.
	AO2.3 Development has on-site supervision by a person/s occupying a dwelling or caretaker's residence on the site
	AO2.4 Development is provided with a central refuse collection bin.
	AO2.5 Length of each stay does not exceed more than 4 days in a 30 day period.

Performance outcomes	Acceptable outcomes
PO3 Development is: (a) provided with road access suitable for the intended traffic volume and load; and (b) provided with a one driveway crossover.	**AO3.1** Vehicle access is limited to one entry/exit located on the lowest order road frontage.
	AO3.2 Development is located on a site which has a constructed road access.
Built form (if involving building work)	
PO~~4~~2 Built form is of a height that: (a) is low–medium rise and visually unobtrusive, and (b) protects residential amenity and minimises overshadowing and overlooking where adjoining an existing residential use or a residential zone.	**AO~~4~~2** Building height does not exceed 12m.
PO~~5~~3 Front building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.	**AO~~5~~3.1** Buildings have their main facade and entry facing the street
	AO~~5~~3.2 Front boundary setbacks for buildings are: (a) within 20% of the average front setback of adjoining buildings, or (b) where there are no adjoining buildings, 6m.
PO~~6~~4 Development minimises the bulk of buildings to assist integration with surrounding development and character of the locality.	**AO~~6~~4** Walls are articulated so that they do not exceed a length of 15m without a change in plane of at least 1m depth.
Amenity	
PO~~7~~5 Development provides adequate separation and buffering from any adjoining residential premises or residential zone so that residential privacy and amenity is not adversely affected.	**AO~~5~~7.1** 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.
	AO~~7~~5.2 Where development adjoins a residential use or land within a residential zone: (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. Note—Refer also to the Landscaping code.

Performance outcomes	Acceptable outcomes
	AO~~5~~7.3 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.
	AO~~5~~7.4 Plant and air–conditioning equipment is screened from view of the road or adjoining residential activity.
PO~~8~~6 The amenity of the locality is not unreasonably affected as a result of the development.	**AO~~8~~6** 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.
PO~~9~~7 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO~~9~~7.1** Light emanating from any source complies with *Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting* as amended.
	AO~~9~~7.2 Outdoor lighting is provided in accordance with *Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements* as amended.
PO10~~8~~ 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.	**AO~~8~~10** 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.
For all assessable development	
Uses	
PO11~~9~~ 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.	**AO11~~9~~** Development for a shop or food and drink outlet is: (a) a maximum of 150m^2; and (b) part of the building including community related activities. Otherwise no acceptable outcome is nominated
PO12~~0~~ Development does not prejudice the ongoing operation and expansion of existing community related activities on the site.	No acceptable outcome is nominated.
PO13~~1~~ Development facilitates opportunities for appropriate co–location of community related activities or facilities.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Design and amenity	
PO142 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise, and (b) traffic and parking, and (c) visual impact, and (d) signage, and (e) odour and emissions, and (f) access to sunlight, and (g) privacy. Note—Applicants may be asked to engage specialists to provide detailed investigations into the above matters to achieve compliance with this performance outcome.	No acceptable outcome is nominated.
PO153 Development must ensure safe, convenient and legible connections are provided: (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.
PO164 Development is designed to achieve safety for all users having regard to: (a) maximising casual surveillance and sight lines, and (b) avoiding personal concealment and entrapment locations, and (c) exterior building design that promotes safety, and (d) adequate lighting, and (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. Note—Applicants may find useful guidance in the *Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland*.	No acceptable outcome is nominated.
PO175 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, and (b) modulation in the façade, horizontally or vertically, and	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(c) articulation of building entrances and openings, and (d) corner treatments to address both street frontages, and (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	
PO186 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, and (b) any earthworks are minimised, and (c) the retention of natural drainage lines is maximised, and (d) the retention of existing vegetation is maximised, and (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	
PO197 Development is: (a) compatible with neighbouring uses, and (b) complementary to local character and amenity, and (c) supports the day to day needs of residents, and (d) located on a site which adequately accommodates activity needs and space requirements	No acceptable outcome is nominated
PO2018 Development does not adversely impact on the amenity of area.	**AO2018** Hours of operation are limited to between 6am and 7pm daily.
PO2119 Development minimises: (a) the hazards of heavy traffic, and	**AO2119.1** The use is not accessed from: (a) arterial/sub–arterial routes, or (b) an access street or access place.

Performance outcomes	Acceptable outcomes
(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.	**AO21~~19~~.2** Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.

6.2.21 Mixed use

6.2.21.1 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.

6.2.21.2 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. The Strategic Framework section 3.6.2 – the CBD fringe and the Valley defines the Valley.

(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.

6.2.21.3 Assessment benchmarks

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: (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: (a) is directly accessible from a habitable room, and (b) where a balcony, a veranda 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.

Performance outcomes	Acceptable outcomes
PO3 Development must provide sufficient and accessible open space for resident's 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 and Low impact industry (where a brewery)	
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 S~~s~~hort-~~-~~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.
Use – Short-term accommodation (where within a dwelling)	
PO6 The use does not impact on the amenity of the surrounding land uses and local character.	**AO6.1** No more than 10 guests are accommodated at any one time.
	AO6.~~2~~3 A 1.8m high solid screen fence is provided along the full length of any property boundary adjoining an existing residential use.
	AO6.~~3~~4 Outdoor entertainment areas are provided with external screening of no more than 50% visual permeability where within 6m of a residential use (measured from the outer most projection). Note—Outdoor entertaining areas are designated exterior spaces used for recreation such as patios, decks or alfresco zones. They do not include pools.
	AO6.~~4~~5 ~~No advertising signage is erected on the premises.~~ A contact sign is attached to a fence or dwelling wall visible from primary street frontage that: (a) has a maximum surface area of 0.3m^2, and (b) includes the name and contact phone number of the host.

Performance outcomes	Acceptable outcomes
P07 The use provides adequate on-site parking for vehicles and towable equipment (such as boat or caravan).	A07 Development provides a minimum of: (a) one on-site parking space per guest bedroom, and (b) one on-site parking space for either a boat or caravan.
Built form (if involving building work)	
PO8~~7~~6 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.	**AO8~~7~~6** Building height does not exceed that shown on the *Building height and frontages overlay map*.
PO9~~8~~7 Podiums where located on a primary frontage: (a) are low rise and human scale at street level, and (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.	**AO7~~9~~8.1** Development located on a primary frontage includes a podium that does not exceed 1 storey. **AO9~~8~~7.2** Development located on a primary frontage includes a minimum ground floor height of 4.5m (floor to floor).
PO10~~9~~8 Development: (a) is proportionate to the size and street frontage of the site, and (b) actively interfaces with streets and public spaces, and (c) maintains and enhances the existing streetscape, and (d) protects adjacent amenity, and (e) provides setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy for adjoining properties, and (f) provides for public space and landscape areas, and (g) reduces building bulk.	**AO10~~9~~8** 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 includes a rear frontage.
Land use mix	
PO11~~0~~9 Retail and commercial development: (a) occurs at a scale which provides for the small scale needs of residents, workers and tourists, and (b) is compatible with the character of the area, and (c) does not impact on the viability of the region's centres, and	**AO11~~0~~9.1** 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

Performance outcomes	Acceptable outcomes
(d) does not include large format, land consumptive commercial uses.	(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.
	AO~~9~~110~~.~~.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	
PO1~~2~~10~~9~~ 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.
PO13~~2~~1~~1~~ Where accommodation activities are proposed, residential density: (a) is capable of being supported by local infrastructure and services, and (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.	No acceptable outcome is nominated.
Building design and appearance	

Performance outcomes	Acceptable outcomes
PO14~~32~~ Buildings are designed to: (a) respect and complement the existing character of the area, and (b) maintain an appropriate human scale which is open and readily accessible from the street, and (c) minimise the use of highly reflective materials, and (d) respond to climatic conditions.	No acceptable outcome is nominated.
PO15~~43~~ Design elements contribute to an interesting and attractive building through: (a) variations in materials and building form to enable articulation of facades and differentiation between buildings, and (b) modulation in the façade, horizontally or vertically, and (c) articulation of building entrances and openings, and (d) corner treatments to address both street frontages, and (e) elements which assist in wayfinding and legibility.	No acceptable outcome is nominated.
PO16~~54~~ 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.
PO17~~65~~ Development is designed to facilitate the safety and security of people and property having regard to: (a) maximising casual surveillance and sight lines, and (b) exterior building design that promotes safety, and (c) adequate lighting, and (d) appropriate signage and wayfinding, and (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. Note—Applicants should have regard to *Crime Prevention through Environmental Design Guidelines for Queensland*.	No acceptable outcome is nominated.
Street interface	

Performance outcomes	Acceptable outcomes
PO18~~76~~ Development is oriented to address all street frontages, public open space and public areas to: (a) promote interaction and casual surveillance, and (b) concentrate and reinforce pedestrian activity, and (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.
PO19~~87~~ Buildings and pedestrian entries: (a) are visible from the street and car parking areas, and (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.
PO20~~198~~ Ground floor spaces are designed to enable the flexible reuse of non–residential floor area to support changing community and business needs.	No acceptable outcome is nominated.
PO21~~019~~ Buildings include windows and openings to: (a) promote street life and business activities, and (b) encourage strong indoor/outdoor relationships at ground level, and (c) to facilitate casual surveillance.	No acceptable outcome is nominated.
PO22~~10~~ Development must ensure safe, convenient and legible connections are provided: (a) for pedestrians and cyclists to, from and within the site, and (b) to public transport infrastructure, open space, parkland, public spaces and community–related activities.	No acceptable outcome is nominated.
PO23~~21~~ Development must contribute towards high quality streetscape outcomes that integrate effectively with intended street types and along key pedestrian and cycle routes.	No acceptable outcome is nominated.
PO24~~32~~ Awnings: (a) are provided along primary frontages, and	No acceptable outcome is nominated.

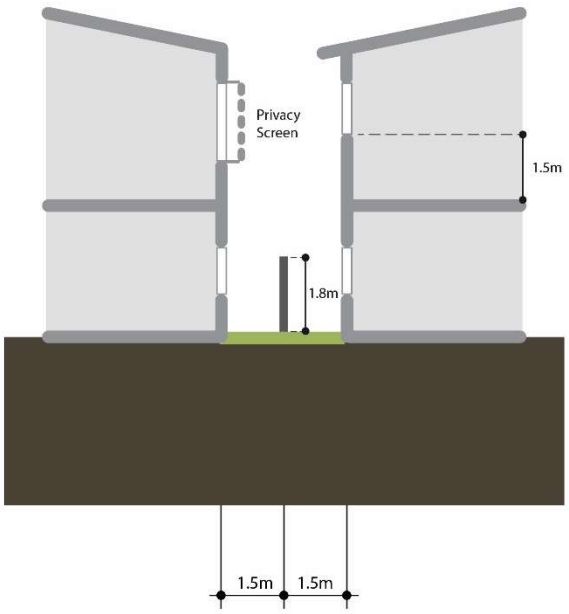
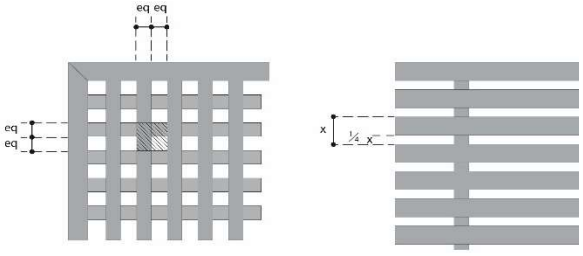
Performance outcomes	Acceptable outcomes
(b) complement and integrate with the front building façade, and (c) protect street footpaths from rain and sun, and (d) are continuous and compatible with existing pedestrian shelter and awnings, and (e) allow for street trees and other landscaping, and (f) are visually safe and amenable, and (g) are cantilevered from the main building and do not include posts within the footpath, and (h) are constructed of lightweight materials. Note—Primary frontages are identified on the Building height and frontages overlay map.	
PO2543 Fencing and walls: (a) allow casual surveillance of the street, and (b) provide safe entry areas, and (c) are not visually imposing.	**AO2543.1** Fences and walls along street frontages: (a) have an open construction with at least 50% visual permeability, or (b) are not greater than 1.2m in height.
	AO2354.2 There are no front fences located along primary frontages. Note—Primary frontages are identified on the Building height and frontages overlay map.
Landscape design	
PO2654 Landscape elements are integrated in the building design through planting at various levels including on top of podiums, rooftops and within storeys. Note—Applicants are also referred to the Landscaping code.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO2765 Landscape treatments include hard and soft elements that: (a) are of a character and durability that reflects the mixed use locality, and (b) enhance the appearance of the development, and (c) extend from the street edge into building entrances, foyers and onto podiums, and (d) emphasises a clear pedestrian entry point, and (e) screen unsightly components, and (f) provide shading, and (g) reflect and reinforce a subtropical image through integrating landscape, outdoor and indoor spaces. Note—Applicants are also referred to the Landscaping code.	No acceptable outcome is nominated.
Amenity	
PO2876 Mixed–use premises must ensure the transmission of noise between residential and non–residential uses is minimised.	No acceptable outcome is nominated.
PO2987 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the mixed use centre, having regard to: ~~(b)~~(a) noise, and ~~(c)~~(b) hours of operation, and ~~(d)~~(c) traffic, and ~~(e)~~(d) visual impact, and ~~(f)~~(e) signage, and ~~(g)~~(f) odour and emissions, and ~~(h)~~(g) lighting, and ~~(i)~~(h) access to sunlight, and ~~(j)~~(i) privacy, and ~~(k)~~(j) outlook.	No acceptable outcome is nominated.
PO30298 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.
Parking areas and access	

Performance outcomes	Acceptable outcomes
PO3102~~9~~ Parking areas do not visually dominate the streetscape.	**AO3102~~9~~.1** Parking areas are: (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. Note—Primary frontages are identified on the Building height and frontages overlay map.
	AO~~29~~310.2 Vehicle loading areas: (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. Note—Primary frontages are identified on the Building height and frontages overlay map.
PO32~~1~~0 Crossovers are minimised to: (a) reduce conflict with pedestrians, cyclists and public transport, and (b) maintain high quality streetscape environments through footpaths and street trees.	**AO30~~2~~1.1** Development is limited to one crossover.
	AO30~~1~~12.2 Vehicular access is not located on a primary frontage unless where there is no other access available to the site. Note—Primary frontages are identified on the Building height and frontages overlay map.
Storage areas	
PO32~~1~~1 Ancillary storage of goods or materials must be located in a manner that does not detract from the visual amenity of the local area.	**AO32~~1~~1** 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	

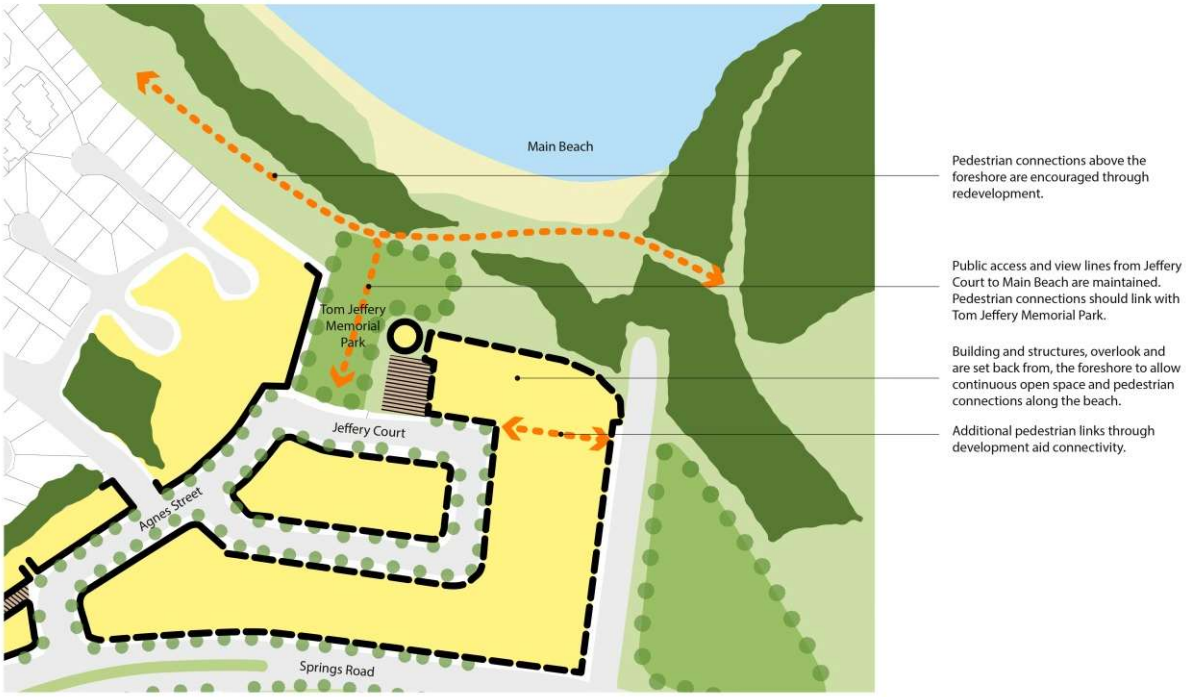
Performance outcomes	Acceptable outcomes
PO3432 Development responds sensitively to on–site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided, and (b) any earthworks are minimised, and (c) the retention of natural drainage lines is maximised, and (d) the retention of existing vegetation is maximised, and (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.
PO3543 Residential development where located near port facilities, major industries and major infrastructure must mitigate operational effects including: (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.
Use – Child care centre	
PO3654 Development is: (a) compatible with neighbouring uses, and (b) complementary to local character and amenity, and (c) supports the day to day needs of residents, and (d) located on a site which adequately accommodates activity needs and space requirements.	No acceptable outcome is nominated.
PO3765 Development does not adversely impact on the amenity of area.	**AO3765** Hours of operation are limited to between 6am and 7pm daily.
PO3876 Where adjoining a residential use, development must ensure residential amenity is maintained on adjoining properties.	**AO3876** Development provides a 1.8m acoustic screen fence where adjoining a residential use.

Performance outcomes	Acceptable outcomes
PO3987 Development minimises: (a) the hazards of heavy traffic, and (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.	**AO3987.1** The use is not accessed from: (a) arterial/sub–arterial routes, or (b) an access street or access place.
	AO3987.2 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	
PO40398 Development on a primary frontage does not compromise ground level business activities being established.	**AO40398** 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.
PO41039 Development provides a mix of housing sizes to meet housing needs across the community.	**AO41039** Development of 15 or more dwellings includes the following proportion of dwelling sizes: (a) 25% – one bedroom or studio, and (b) 40% – two bedrooms, and (c) 15% – three bedrooms or more, and (d) remaining 20% is unrestricted.
PO4210 Development must provide sufficient and accessible open space for residents' needs.	**AO4021.1** Open space is provided 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.
	AO4021.2 Private open space is directly adjacent to the main living area.
PO4321 Open space is oriented to provide adequate solar access.	No acceptable outcome is nominated.
PO4432 Communal open space is: (a) designed to provide useable areas for communal activities such as clothes drying and social interaction, and (b) open to the sky, and (c) is not dominated by landscaping.	No acceptable outcome is nominated.
PO4543	**AO4543**

Performance outcomes	Acceptable outcomes
Habitable spaces must not directly overlook dwellings on adjacent land.	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 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. Note—Refer below to Diagram 1—Privacy.   Lattice Batterns
If in the Jeffery Court precinct	

Performance outcomes	Acceptable outcomes
PO4~~65~~4 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: (a) public access and view lines from Jeffery Court to Main Beach, and (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.	No acceptable outcome is nominated.

6.2.21.3.2 Diagram 6.2.21.3.1—Jeffery Court precinct plan



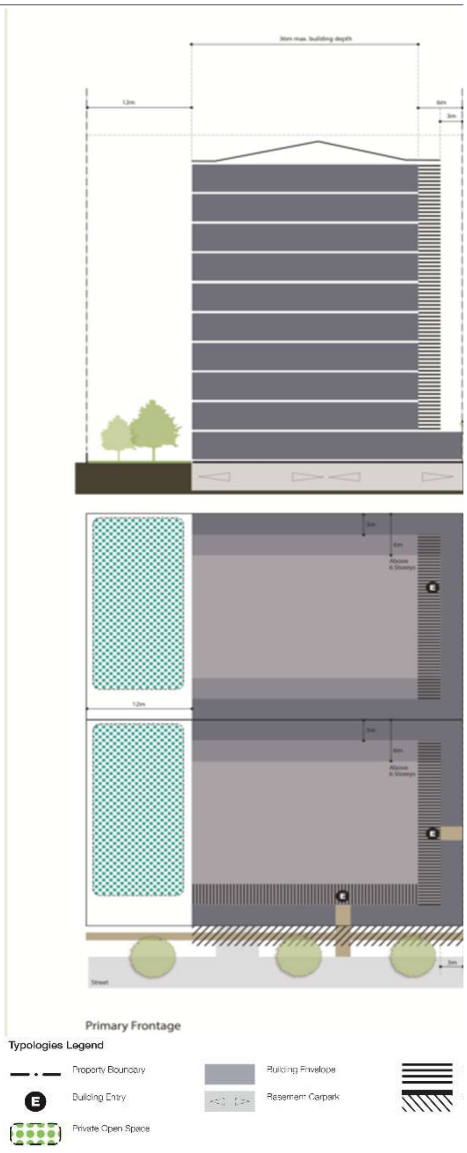
6.2.21.3.3 Figure 1—Primary frontage building

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[5]	6m to main face of building (3m OMP in articulation zone[6]).
		Rear[7]	12m to OMP.
		Side	Levels 2–6: 3m to OMP Levels 7+: 6m to OMP (9m where balconies overlook side boundary in any circumstance).



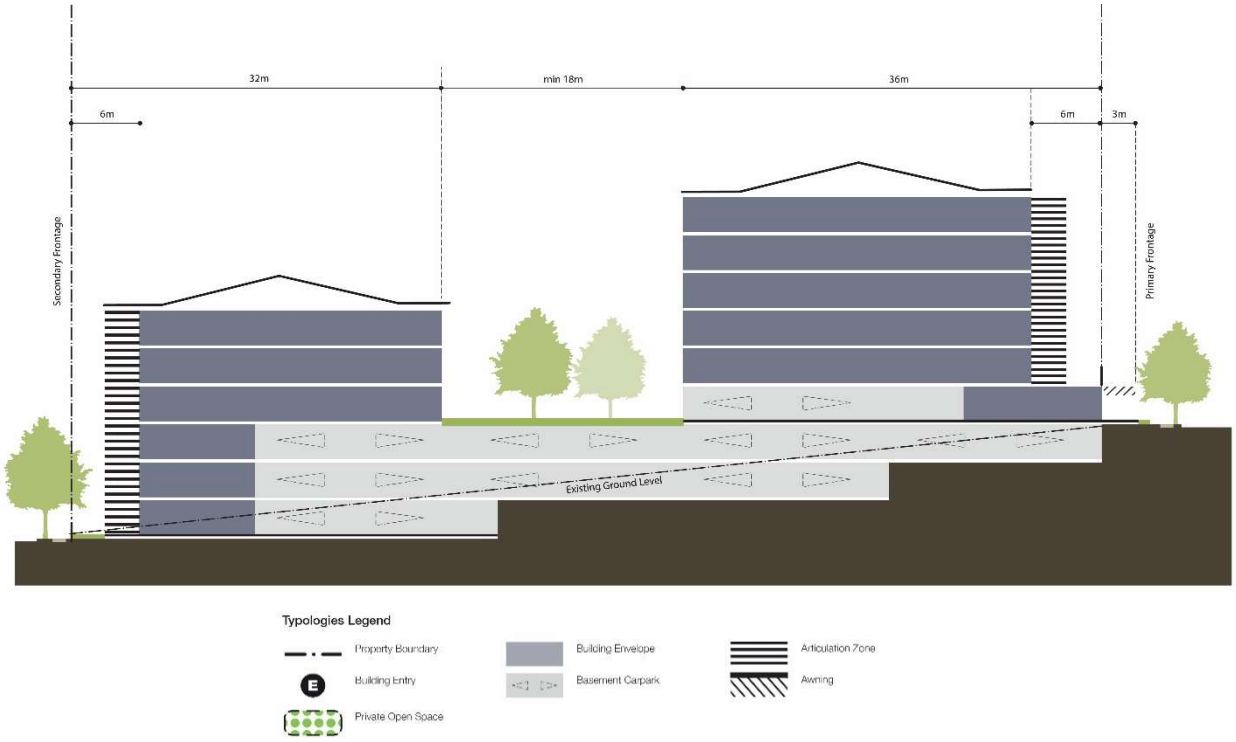
6.2.21.3.4 Diagram 6.2.21.3.2—Primary and rear frontage

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.

[5] Setback above podium level.
[6] 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.
[7] The rear boundary is opposite the primary frontage of the site.



6.2.21.3.5 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[8]).
		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).



[8] 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.

6.2.22 Rural

6.2.22.1 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.

6.2.22.2 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~~ developments 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 w~~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.

6.2.22.3 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 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.
Use – Nature-based tourism and Tourist park (where self-contained recreational vehicles)	
PO3 Development: (a) does not adversely impact the amenity of the surrounding land uses, and (b) is consistent with the rural character of the locality; and (c) is subordinate to the primary use of the land for primary production.	**AO3.1** Development only occurs on a site with a minimum area of 10 hectares.
	AO3.2 Accommodation sites are setback a minimum of 50m from all boundaries.
	AO3.3 Where Nature based tourism, development has: (a) a gross floor area not exceeding 200m^2; and (b) no more than 10 guests at any one time.
	AO3.4

Performance outcomes	Acceptable outcomes
	Development has on-site supervision by a person/s occupying a dwelling on the site.
	AO3.5 Other than for accommodation purposes for Nature based tourism, development does not include constructed facilities.
	AO3.6 Development is provided with a central refuse collection bin.
	AO3.7 Length of each stay does not exceed more than 4 days in a 30 day period.
PO4 Development is: (a) provided with road access suitable for the intended traffic volume and load; and (b) provided with driveway crossover.	**AO4.1** Development is: (a) provided with a single 6m wide property access in accordance with the *Engineering design planning scheme policy;* and (b) located on the lowest order road frontage.
PO5 Development is provided sufficient potable water and an appropriate onsite treatment and disposal system.	**AO5.1** Where Nature based tourism, development is provided with: (a) onsite treatment and disposal system that complies with the requirements of the *Plumbing and Drainage Act 2018;* and (b) a reliable supply of potable water that includes onsite storage of at least 45,000 litres.
Use – Tourist attraction	
PO6 Development: (a) does not adversely impact the amenity of the surrounding land uses, and (b) is consistent with the rural character of the locality; and (c) is subordinate to the primary use of the land for primary production	**AO6.1** A minimum site area of 10 hectares is required.
	AO6.2 Development is setback a minimum of 50m from side and rear boundaries.
	AO6.3 Hours of operation are limited to 7am to 10pm.
	AO6.4 Development involves farm based tourism or food tourism that promotes local primary production.
	AO6.5 Total gross floor area does not exceed 300m^2.
	AO6.6 Development is: (a) provided with a single 6m wide property access in accordance with the *Engineering design planning scheme policy*; and (b) located on the lowest order road frontage.

Performance outcomes	Acceptable outcomes
Use – Short-term accommodation (where within a Dwelling or Farm Stay)	
PO7 The use does not impact on the amenity of the surrounding land uses and local character.	**AO7.1** No more than 10 guests are accommodated at any one time.
	AO7.2 A minimum one on-site car parking space is provided per guest bedroom.
	AO7.3 Outdoor entertainment areas are provided with external screening of no more than 50% visual permeability where within 6m of a residential use (measured from the outer most projection). Note—Outdoor entertaining areas are designated exterior spaces used for recreation such as patios, decks or alfresco zones. They do not include pools.
	AO7.4 ~~No advertising signage is erected on the premises.~~ A contact sign is attached to a fence or dwelling wall visible from primary street frontage that: (a) has a maximum surface area of 0.3m^2, and (b) includes the name and contact phone number of the host.
Built form (if involving building work)	
PO~~8~~3 Buildings are designed and located so as not to adversely impact on the rural character and amenity of the locality.	**AO~~3~~8.1** Building height for a dwelling house does not exceed 8.5m. Building height for Rural activities does not exceed 20m.
	AO~~3~~8.3 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. ~~(c)~~(b)
Residential density	
PO~~9~~4 Residential density reflects the low intensity rural character of the locality.	**AO~~4~~9.1** Residential density is limited to: (a) one dwelling house per allotment including a secondary dwelling, and (b) one dwelling where for rural workers accommodation.
	AO~~9~~4.2 Where a dwelling house, any secondary dwelling is: (a) a maximum of 80m^2 GFA, and

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th></tr>
<tr><td></td><td>(b) located within 50m of the main building, and
(c) linked to the main building by a defined footpath in the most direct route possible.</td></tr>
<tr><td colspan="2">Amenity</td></tr>
<tr><td>PO105
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.</td><td>AO105
Sensitive land uses are separated from:
(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><tr><th>Operation</th><th>Separation distance</th></tr><tr><td>Extraction or processing involving blasting or crushing</td><td>1000m</td></tr><tr><td>Extraction or processing not involving blasting or crushing.</td><td>200m</td></tr><tr><td>Transport route</td><td>100m</td></tr></table></td></tr>
<tr><td rowspan="2">PO116
Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</td><td>AO116.1
Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting or current version.</td></tr>
<tr><td>AO611.2
Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements or current version.</td></tr>
<tr><td>PO127
Development does not adversely impact on the amenity of the surrounding rural or residential land uses or rural landscape character.</td><td>AO127
Plant and air–conditioning equipment, storage areas and processing activities are screened from view of the road or adjoining residential uses.</td></tr>
<tr><td colspan="2">Stock routes</td></tr>
<tr><td>PO138</td><td>AO138</td></tr>
</table>

Performance outcomes	Acceptable outcomes
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.	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.
PO149 Development on or crossing a stock route does not impede the free movement of stock.	**AO149** 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	
PO150 Development: (a) is consistent with the rural character of the locality, and (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.
PO161 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	
PO172 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	**AO172.1** Development achieves the air quality design objectives set out in *the* Environmental Protection (Air) Policy 2008, as amended.
	AO172.2 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.
PO183 Development prevents or minimises the generation of noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses, and	**AO183** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.

Performance outcomes	Acceptable outcomes
(b) desired ambient noise levels in residential areas are not exceeded.	
PO194 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, and (b) visibility from roads and other public view points, screening vegetation and landscaping, and (c) the natural landform and avoidance of visual scarring, and (d) vibration, odour, dust, spray drift and other emissions.	No acceptable outcome is nominated.
PO2015 All uses: (a) minimise noise, dust, odour or other nuisance from existing lawful uses including rural and industrial 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 the land.	No acceptable outcome is nominated.
PO2116 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, and (b) minimising the potential for erosion and minimisation of earthworks, and (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)	
PO2217 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.	**AO2217.1** A minimum site area of 3 hectares is required.
	AO1722.2 Buildings used for animal keeping are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point.
	AO2217.3

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th></tr>
<tr><td></td><td>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.</td></tr>
<tr><td></td><td>AO2217.4
Kennels or catteries are a minimum of 1km from an existing sensitive land use.</td></tr>
<tr><td></td><td>AO2217.5
Animals are kept in fenced enclosures, inside buildings at all times between the hours of 6pm and 7am</td></tr>
<tr><td></td><td>AO2217.6
A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.</td></tr>
<tr><td></td><td>AO2217.7
Animal enclosures are set back to roads, streets and water resources as follows:<table><tr><td>Road frontages</td><td>50m</td></tr><tr><td>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>100m</td></tr><tr><td>Top bank of dry or perennial gully</td><td>30m</td></tr></table></td></tr>
<tr><th colspan="2">Uses – Bulk landscaping supplies, Rural industry, Wholesale nursery and Garden centre</th></tr>
<tr><td>PO2318
Development is located and designed on sites of sufficient size, to minimise adverse impacts on:
(a) the amenity of the setting, in particular noise, odour and dust emissions, and
(b) the amenity of neighbours, and
(c) operating within the safe and effective design capacity of the region’s road system.</td><td>AO2318.1
A minimum site area of 2 hectares is required.</td></tr>
<tr><td></td><td>AO2318.2
A minimum 15m setback is required from any adjoining property boundary.</td></tr>
<tr><td></td><td>AO2318.3
Sales, storage, handling, packaging and production areas are setback a minimum of:
(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.</td></tr>
<tr><td></td><td>AO2318.4
Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding 10%.</td></tr>
</table>

Performance outcomes	Acceptable outcomes
	AO2318.5 There is direct access from the property boundary to a road.
	AO2318.6 Hours of operation are limited to between 7am and 5pm.
Use – Club or community use	
PO2419 Development is located and designed on sites of sufficient size, to minimise adverse impacts on: (a) the amenity of the setting, in particular noise, odour and dust emissions, and (b) the amenity of neighbours, and (c) operating within the safe and effective design capacity of the region's road system.	**AO2419.1** A minimum site area of 2 hectares is required.
	AO2419.2 Siting and layout includes: (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.
	AO2419.3 Buildings and structures associated with the use are limited to: (a) shelters (b) toilets (c) kiosks (d) hall/function area.
	AO2419.4 Hours of operation are limited to between 7am and 10pm.
Use – ~~Non–resident w~~Workforce accommodation	
PO250 Development: (a) is of a scale and intensity that minimises impact on rural character, environmental quality and amenity with regard to, and: (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, and (c) manages social impacts associated with the development, including the demand for social and emergency services. Note—Refer to the *Non–resident workers accommodation planning scheme policy* for further guidance in achieving this performance outcome.	No acceptable outcome is nominated.

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th></tr>
<tr><td colspan="2">Use – Nature based tourism and Tourist park</td></tr>
<tr><td>PO26~~1~~
Development protects environmental values and is of a scale and intensity that does not compromise the low density and environmental character of the locality.</td><td>AO26~~1~~
Development does not exceed more than:<table><tr><th>Site area (ha)</th><th>Maximum number of guests</th></tr><tr><td>0-20</td><td>10</td></tr><tr><td>21-40</td><td>20</td></tr><tr><td>41-60</td><td>30</td></tr><tr><td>More than 60</td><td>40</td></tr></table></td></tr>
<tr><td colspan="2">Use – Food and drink outlet, Function Facility and Low Impact Industry (where a Brewery)</td></tr>
<tr><td rowspan="4">PO27
Development:
(a) does not adversely impact the amenity of the surrounding land uses; and
(b) is consistent with the rural character of the locality; and
(c) is subordinate to the primary use of the land for primary production.</td><td>AO27.1
A minimum site area of 10 hectares is required.</td></tr>
<tr><td>AO27.2
The development is setback a minimum of 50m from side and rear boundaries.</td></tr>
<tr><td>AO27.3
Hours of operation are limited to 7am to 10pm.</td></tr>
<tr><td>AO27.4
Development:
(a) Does not exceed 50 patrons at any one time; and
(b) Does not exceed a Gross floor area of 300m^2</td></tr>
</table>

6.2.23 Rural residential

6.2.23.1 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.

6.2.23.2 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 (other than for tourism) may be appropriate where such uses provide for the day–to–day needs of the area or have a direct relationship to the land.

~~(i)~~(f) Small scale tourism is only supported where it can be demonstrated the amenity of the surrounding area is not adversely impacted.

~~(e)~~(g) 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.

6.2.23.3 Assessment benchmarks

Table 6.2.11.3.1— 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.
	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.
Use – Short-term accommodation (where within a dwelling)	
PO4 The use does not impact on the amenity of the surrounding land uses and local character.	**AO4.1** No more than 10 guests are accommodated at any one time.
	AO4.2 A minimum one on-site car parking space is provided per guest bedroom.

Performance outcomes	Acceptable outcomes
	AO4.3 Outdoor entertainment areas are provided with external screening of no more than 50% visual permeability where within 6m of a residential use (measured from the outer most projection). Note—Outdoor entertaining areas are designated exterior spaces used for recreation such as patios, decks or alfresco zones. They do not include pools.
	AO4.4 ~~No advertising signage is erected on the premises.~~ A contact sign is attached to a fence or dwelling wall visible from primary street frontage that: (a) has a maximum surface area of 0.3m^2, and (b) includes the name and contact phone number of the host.
Use – Tourist Park (where self-contained recreational vehicles)	
PO5 Development: (a) does not adversely impact the amenity of the surrounding land uses; and (b) is consistent with the character locality; and (c) is subordinate to the primary use of the land being a Dwelling.	**AO5.1** Development only occurs on a site with a minimum area of 1.5 hectares.
	AO5.2 Accommodation sites are setback a minimum of 20m from all boundaries.
	AO5.3 Development has on-site supervision by a person/s occupying a dwelling on the site.
	AO5.4 Development does not include constructed facilities.
	AO5.5 Development is provided with a central refuse collection bin.
	AO5.6 Length of each stay does not exceed more than 4 days in a 30 day period.
PO6 Development is: (a) provided with road access suitable for the intended traffic volume and load; and (b) provide with one driveway crossover.	**AO6.1** Development is: (a) provided with a single 3m wide property access in accordance with the *Engineering design planning scheme policy*; and (b) located on the lowest order road frontage.
Built form (if involving building work)	
PO74 Buildings are designed and located so as not to adversely impact on the rural residential character of the area.	**AO74** Building height does not exceed 8.5m.

Performance outcomes	Acceptable outcomes
PO~~85~~ 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.	**AO~~85~~** 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	
PO~~96~~ Residential density reflects the very low intensity character of the locality.	**AO~~69~~.1** Residential density is limited to one dwelling house per allotment including a secondary dwelling.
	AO~~96~~.2 Where a dwelling house, any secondary dwelling is: (a) a maximum of 80m^2 GFA, and (b) located within 50m of the main building, and (c) linked to the main building by a defined footpath in the most direct route possible.
For all assessable development	
Land use	
PO~~107~~ Non–residential uses and are limited to those which: (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, and~~.~~ (b) do not impact on residential amenity, and (c) are compatible with neighbouring rural uses, and (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	
PO~~118~~ Development is located and designed on sites of sufficient size to minimise adverse impacts on: (a) the amenity of the setting, in particular noise, odour and dust emissions, and (b) the amenity of neighbours, and (c) the safe and effective design capacity of the region's road system.	**AO~~811~~.1** A minimum site area for a community use is 2ha.
	AO~~811~~.2 Siting and layout of the community use includes: (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.

Performance outcomes	Acceptable outcomes
	AO11~~8~~.3 Buildings and structures associated with a community use only include: (a) shelters (b) toilets (c) stands and/or grandstands (d) kiosks (e) hall/function area, or (f) lighting.
	AO11~~8~~.4 Hours of operation are limited to between 7am and 10pm daily.
PO12~~9~~ Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) traffic and parking, and (b) visual impact, and (c) signage, and (d) access to sunlight, and (e) privacy. Note—Applicants may be asked to engage specialists to provide detailed investigations into the above matters to achieve this performance outcome.	No acceptable outcome is nominated.
Effects of development	
PO13~~0~~ 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, and (b) any earthworks are minimised, and (c) the retention of natural drainage lines is maximised, and (d) the retention of existing vegetation is maximised, and (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.

Performance outcomes	Acceptable outcomes
PO141 All uses: (a) minimise noise, dust, odour or other nuisance from existing lawful uses including rural and industrial 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 rural residential zone.	No acceptable outcome is nominated.
Use – Nature based tourism	
PO125 Development protects environmental values and is of a scale and intensity that does not compromise the low density and environmental character of the locality.	**AO125** Development does not exceed more than one guest per 1,000m^2 of site area.
Where in the Bicentennial Drive Enterprise precinct	
PO163 Non–residential uses: (a) are limited in scale and consistent with local character, and (b) do not adversely impact on adjoining residential uses and amenity.	**AO163.1** Minimum site area is 1.5ha.
	AO163.2 The total area of premises covered by buildings and roof structures is no greater than 40% of the site area.
	AO163.3 No building, structure or activity area is closer than 10m to any site boundary.
	AO163.4 Hours of operation are limited to between 7am and 6pm daily.
PO174 Non–residential uses do not: (a) adversely affect the viability of the Agnes Water town centre, and (b) include large format, land consumptive commercial uses.	**AO174.1** GFA of the following uses does not exceed 250m^2 for: (a) agricultural supplies store (b) bulk landscape supplies (c) garden centre (d) hardware and trade supplies (e) service industry, and (f) warehouse.
	AO173.2 Any outdoor sales use does not exceed a development footprint of 500m^2.

Performance outcomes	Acceptable outcomes
PO1~~85~~ 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.	**AO1~~5~~8.1** Where a Tourist park and adjoining a residential use: (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.
	AO1~~5~~8.2 Where a Tourist park, any plant and air–conditioning equipment is screened from view of the road or adjoining residential activity.
Where in the Beecher/Burua constant flow precinct	
PO1~~9~~6 Reconfigurations attain an overall lot yield commensurate with the capacity of the water infrastructure network.	**AO1~~9~~6** Development complies with the *Beecher/Burua constant flow precinct planning scheme policy*.

6.2.26 Township

6.2.26.1 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.

6.2.26.2 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~~ Tourist parks and small scale ~~short~~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.

6.2.26.3 Assessment benchmarks

Table 6.2.12.3.1— 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, and (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
(c) does not compromise the low density, semi–rural or village character of the immediate area.	**AO1.3** Private open space area is provided which: (a) is directly accessible from a habitable room, and (b) where a balcony, a veranda or a deck, has a minimum area of 15m^2 with minimum horizontal dimensions of 1.25m.
Use – Short-term accommodation (where within a dwelling)	
PO2 The use does not impact on the amenity of the surrounding land uses and local character.	**AO2.1** No more than 10 guests are accommodated at any one time.
	AO2.2~~3~~ A 1.8m high solid screen fence is provided along the full length of any property boundary adjoining an existing residential use.
	AO2.3~~4~~ Outdoor entertainment areas are provided with external screening of no more than 50% visual permeability where within 6m of a residential use (measured from the outer most projection). Note—Outdoor entertaining areas are designated exterior spaces used for recreation such as patios, decks or alfresco zones. They do not include pools.
	AO2.4~~5~~ ~~No advertising signage is erected on the premises.~~ A contact sign is attached to a fence or dwelling wall visible from primary street frontage that: (a) has a maximum surface area of 0.3m^2, and (b) includes the name and contact phone number of the host.
P03 The use provides adequate on-site parking for vehicles and towable equipment (such as boat ~~trailers and the like~~or caravan).	**A03** Development provides a minimum of: (a) one on-site parking space per guest bedroom, and ~~(a)~~(b) one on-site parking space for either a boat or caravan.~~.~~
Building height (if involving building work)	
PO4~~3~~2 Buildings are: (a) low rise and visually unobtrusive, and (b) located and designed to reflect the low density or village character of the area.	**AO4~~3~~2** Building height does not exceed 8.5m.
Residential density	
PO5~~4~~3 Development reflects the low density character of the locality.	**AO3~~5~~4.1** Maximum site cover is 50% or where a dual occupancy 40% of the total site area.
	AO5~~4~~3.2

Performance outcomes	Acceptable outcomes
	Subject to compatibility of the site to sustainably dispose of effluent onsite, residential density is a maximum of: (a) one dwelling per allotment where a dwelling house (including one secondary dwelling), or (b) one dwelling per 400m^2 where a dual occupancy, and (c) where connection to a sewage system is not possible, sustainable effluent disposal on each allotment.
	AO~~3~~54.3 Where a dwelling house, any secondary dwelling is: (a) a maximum of 80m^2 GFA, and (b) located within 50m of the main building, and (c) linked to the main building by a defined footpath in the most direct route possible.
Scale	
PO~~6~~54 Non–residential development: (a) occurs at a scale which provides for the day to day convenience needs of township residents and hinterland areas, and (b) does not impact on the viability of the region's centres, and (c) does not compromise the low density village character of the locality, and (d) does not include large format, land consumptive commercial uses.	**AO~~6~~54** GFA of the following uses does not exceed: (a) 500m^2 for shop or shopping centre (b) 250m^2 for agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies and health care services (c) 150m^2 for: (i) Bar ~~(i)~~(ii) Food and drink outlet ~~(ii)~~(iii) Club ~~(iii)~~(iv) Community use ~~(iv)~~(v) Indoor sport and recreation ~~(v)~~(vi) Market ~~(vi)~~(vii) Office ~~(vii)~~(viii) Place of worship ~~(viii)~~(ix) Service industry ~~(ix)~~(x) Veterinary services.
Amenity	
PO~~7~~65 The amenity of any adjoining residential uses is not unreasonably affected as a result of non–residential activity.	**AO~~7~~65** Where non–residential development adjoins a residential use, hours of operation are limited to 7am to 7pm.
PO~~8~~76 Development provides adequate buffering and screening from any adjoining residential premises so that the privacy and amenity of residential premises are not adversely affected.	**AO~~8~~76.1** Where non–residential development adjoins residential premises, a 1.8m high solid screen fence is provided along all boundaries shared with residential premises.
	AO~~6~~87.2 Plant and air–conditioning equipment is screened from view of the road or adjoining residential premises.

Performance outcomes	Acceptable outcomes
For all assessable development	
Land use	
PO9~~87~~ Non–residential uses: (a) are located in clusters adjoining other non–residential uses on the town's main street, and (b) reinforce a main street character and streetscape.	No acceptable outcome is nominated.
Design and amenity	
PO10~~98~~ 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.	**AO10~~98~~** 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.
PO11~~09~~ Development has a high quality appearance and makes a positive contribution to the streetscape.	No acceptable outcome is nominated.
PO12~~10~~ Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise, and (b) traffic and parking, and (c) visual impact, and (d) odour and emissions, and (e) lighting, and (f) access to sunlight, and (g) privacy. Note—Applicants may be asked to engage specialists to provide detailed investigations into the above matters to achieve compliance with this performance outcome.	No acceptable outcome is nominated.
PO13~~21~~ Development is to: (a) minimise noise dust, odour or other nuisance from existing lawful uses including rural and industrial 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 the land.	No acceptable outcome is nominated.
PO14~~32~~	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development is designed to achieve safety for all users having regard to: (a) maximising casual surveillance and sight lines, and (b) avoiding personal concealment and entrapment locations, and (c) exterior building design that promotes safety, and (d) adequate lighting, and (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. Note—Applicants may find useful guidance in the *Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland*.	
PO1543 Development responds sensitively to on–site and surrounding topography, coastal foreshores, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided, and (b) any earthworks are minimised, and (c) the retention of natural drainage lines is maximised, and (d) the retention of existing vegetation is maximised, and (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.
PO1654 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.	No acceptable outcome is nominated.
Use – Short–term accommodation and tourist park	
PO1765 Development is of a scale that does not compromise the low density and village character of the locality.	**AO1567.1** Development of sShort–term accommodation where a: (a) motel does not exceed 15 motel units (b) backpackers establishment does not exceed 30 beds.
	AO1576.2 Development for a tourist park does not exceed 50 park sites including 10 holiday cabins.

Performance outcomes	Acceptable outcomes
PO1876 Development provides adequate separation from any adjoining residential premises so that the privacy and amenity of residential premises are not adversely affected.	**AO186** Where a tourist park adjoins residential premises, the minimum setback to any communal buildings is 10m.
Use – Service station	
PO1987 Buildings and structures allow for the safe operation of the Service station.	**AO1987** All buildings and structures, including equipment associated with the service station operation are setback as follows: (a) 10m from the front boundary, and (b) 3m from the side and rear boundaries.
PO20198 Retail components are ancillary to the Service station use.	**AO20198** The maximum area of retail GFA including any Food and drink outlet is 150m^2.
Use – Child care centre	
PO21019 Development is: (a) compatible with neighbouring uses, and (b) complementary to local character and amenity, and (c) supports the day to day needs of residents, and (d) located on a site which must adequately accommodate activity needs and space requirements.	No acceptable outcome is nominated.
PO2210 Where a child care centre, development minimises: (a) the hazards of heavy traffic, and (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.	**AO2210.1** The use is not accessed from: (a) arterial/sub–arterial routes, or (b) an access street or access place.
	AO2021.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.

Part 9 Development Codes

Part 9 Development codes

9.2.1 Home based business

9.2.1.1 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.

9.2.1.2 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.

9.2.1.3 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: (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
	AO1.6 Bed and breakfast accommodation: (a) is wholly contained within ~~the principal~~ a dwelling ~~house~~ on the site; and (b) allows a maximum continuous period of stay for any guest of no more than 4 weeks. ~~(c) does not contain more than:~~ ~~(i) 2 guest bedrooms if within a residential, centre, township or rural residential zone, or~~ ~~(ii)~~(i) ~~4 guest bedrooms if within the rural zone.~~
PO2 Development is consistent with the streetscape character of the zone.	**AO2** Goods, equipment and activities associated with the development are not visible from the street or adjoining premises.
PO3 Development does not adversely impact on the amenity of area.	**AO3** The home based business (where not a Bed and breakfast) is conducted between the hours of: (a) 7am to 7pm on week days, and (b) 7am to 1pm on Saturdays.
PO4 Vehicle parking (not associated with the dwelling): (a) is associated with the onsite home based business, and (b) does not adversely affect the amenity of neighbouring properties.	**AO4.1** Not more than 2 vehicles associated with the home based business is parked on the site at any one time.
	AO4.2 Activities on the premises do not involve the repairing, servicing, cleaning, or loading of motor vehicles.

Schedule 1 Definitions

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	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. 7. Brewery, limited to beer or cider, producing less than 300,000 litres per annum. ~~6.~~8. Distilling alcohol producing less than 2,500 litres of pure alcohol per annum.
Medium impact industry	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. 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 1,000 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 5,000 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.

Use	Additional examples include
	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. 29. Brewery, limited to beer or cider, producing more than 300,000 litres per annum. ~~28.~~30. Distilling alcohol producing more than 2,500 litres of pure alcohol per annum.
High impact industry	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 working, producing greater than 500 tonnes per annum. 9. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum. 10. Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum. 11. Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum. 12. Enamelling workshop using 15,000 litres or greater of enamel per annum. 13. Galvanising works using 100 tonnes or greater of zinc per annum. 14. Anodising or electroplating workshop where tank area is 400 square metres or greater. 15. Powder coating workshop using 500 tonnes or greater of coating per annum. 16. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum. 17. Concrete batching and producing concrete products. 18. Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote. 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. 20. Manufacturing fibreglass pools, tanks and boats. 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). 22. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum. 23. Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre. 24. Abattoir. 25. Recycling chemicals, oils or solvents. 26. Waste disposal facility (other than waste incinerator).

Use	Additional examples include
	27. Recycling, storing or reprocessing regulated waste. 28. Manufacturing batteries. 29. Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum. 30. Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum. 31. Crematoria. 32. Glass fibre manufacture producing 200 tonnes or greater per annum. 33. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	1. Oil refining or processing. 2. Producing, refining or processing gas or fuel gas. 3. Distilling alcohol in works producing greater than 2,500 litres per annum. 4. Power station. 5. Producing, quenching, cutting, crushing or grading coke. 6. Waste incinerator. 7. Sugar milling or refining. 8. Pulp or paper manufacturing. 9. Tobacco processing. 10. Tannery or works for curing animal skins, hides or finishing leather 11. Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing. 12. Rendering plant. 13. Manufacturing chemicals, poisons and explosives. 14. Manufacturing fertilisers involving ammonia. 15. Manufacturing polyvinyl chloride plastic.

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

Adjoining premises	Farm based tourism	Plot ratio
Advertising device	Food tourism	Projection area
Affordable housing component	Gross floor area	Secondary dwelling
Average width	Ground level	Self-contained recreational vehicle
Base date	Household	Setback
Basement	Minor building work	Service catchment
Boundary clearance	Minor electricity infrastructure	Sex work business
Brewery	Mixed use centres	Site
Build to rent	Net developable area	Site cover
Building height	Outermost projection	Storey
Demand unit	Planning assumption	Temporary use
Development footprint		Ultimate development
Domestic outbuilding		

Dwelling		

Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	(a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing component	A component of development that: (a) involves housing that is affordable for particular types of households; and (b) complies with the criteria prescribed by regulation.
Average width	of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	The date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	A space: (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	The distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is: (a) an architectural or ornamental attachment; or (b) a rainwater fitting. *Examples:* *1. If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary.* *2. If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.*
Brewery	Means a low impact industry or medium impact industry use for the brewing of beer, cider or alcohol.
Building height	(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
Build to rent	In relation to a use of premises, means the use of a new or existing building on the premises for residential accommodation for long-term residential tenancies under a tenancy agreement.
Demand unit	Means a unit of measurement for measuring the level of demand for infrastructure.

Column 1 Term	Column 2 Definition
Development footprint	For development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by: (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; of (c) facilities relating to the development; or (d) on–site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
Domestic outbuilding	A non-habitable Class 10a building that is: (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
Dwelling	All or part of a building that: (a) is used, or capable of being used, as a self–contained residence; and (b) contains: (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Farm based tourism	Means an ancillary tourism activity carried out on a farm where members of the general public are allowed to view or participate in farming practices, harvest-your-own activities, guided farm tours, petting zoo, and other attractions related to farming or agricultural activities. Farm based tourism does not include accommodation, which is separately defined.
Farm stay	A farmstay provides accommodation to guests on a working farm and generally provides accommodation for holidaymakers, with the accommodation operating in conjunction with the farm activity.
Food tourism	Means a tourism activity where members of the general public participate in a culinary experience involving the consumption and appreciation of food produced, manufactured or grown predominately on the premises.
Gross floor area (GFA)	For a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for: (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	Means: (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Household	Means 1 or more individuals who live together in a dwelling.
Minor building work	Means building work that increases the gross floor area of a building by no more than the lesser of the following: (a) 50m^2;

Column 1 Term	Column 2 Definition
	(b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for: (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.
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.
Net developable area	For premises, means the area of the premises that: (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
Outermost projection (OMP)	The outermost projection of a building or structure, means the outermost part of the building or structure, other than a part that is: (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Planning assumption	Means an assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	Means the ratio of the gross floor area of a building on a site to the area of the site.
Projection area	Means a part of the local government area for which the local government has carried out demand growth projection.
Secondary dwelling	A dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is: (a) attached to the other dwelling; or (b) occupied by individuals who are related to, or associated with, the household of the other dwelling.
Self-contained recreational vehicle	A self-contained RV is a recreational vehicle equipped with all necessary amenities—sleeping, cooking, and bathroom facilities—to function independently without relying on external water, power, or sewage ~~hookups~~connection.
Service catchment	Means an area serviced by an infrastructure network.
Setback	For a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Sex work business	A business that provides services that include sex work and includes, for example: (a) an escort agency providing services that include sex work; or

Column 1 Term	Column 2 Definition
	(b) a home-based sex work business.
Site	Means the land that the development is to be carried out on. *Examples:* *1. If development is to be carried out on part of a lot, the site of the development is that part of the lot.* *2. If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.*
Site cover	Means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is: (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
Storey	(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than: (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and (b) includes: (i) a mezzanine; and (ii) a roofed structured that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Supermarket	Means a single self-contained retailing outlet with fast service checkout facilities offering groceries and associated goods and services for sale. Examples: Aldi, Coles, IGA, Woolworths
Temporary use	Means a use that: (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.
Ultimate development	For an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.

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