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Fraser Coast Regional Council

Planning Scheme Recommendations for an Onsite Sewerage Facility Code

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Fraser Coast REGIONAL COUNCIL

June 2022



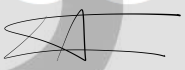
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Document Number:	C2108-001
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Revision History

Rev No.	Date	Author	Description of Revision	Status
0.1	6/10/21	M Reid	Internal draft	Internal Draft
1.0	30/11/21	M Reid	External draft for client comment	External Draft
1.1	13/06/22	F Milnes	Internal draft incorporating feedback	Internal Draft
2.0	21/06/2022	F Milnes	Final	Final

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Fraser Coast Regional Council
Planning Scheme Recommendations for an Onsite Sewerage Facility Code

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1. BACKGROUND

1.1 Introduction

The widespread historical use of on-site sewage systems on the Fraser Coast has resulted in health, environmental and amenity issues. It is acknowledged that on-site sewage disposal technologies have advanced considerably in recent decades; however, there are still significant risks associated with their use.

The installation, operation, and ongoing maintenance requirements for advanced on-site systems are more involved than conventional septic systems. For example, health regulations require secondary treatment systems to be serviced regularly by licensed personnel to achieve an acceptable level of treatment. As the effluent from secondary treatment systems is disposed of at or near the ground's surface, public health, amenity and environmental impacts are likely to be greater when the sewage is not treated sufficiently.

On-site sewage systems servicing individual lots are therefore not considered an appropriate alternative to reticulated sewerage for most subdivisions and development. They are, however, an acceptable method for low-density urban and industrial development outside public drinking water source areas and sewage-sensitive areas, where reticulated sewerage is not feasible.

Reticulated sewerage provides the lowest health, environmental, social, and economic risk to the community for sewage disposal. It also supports the widest variety and changes in land use.

Sewage discharge may contain nutrients, metals, salts, endocrine (or hormone) disrupting chemicals, bacteria, viruses and other pathogens. If not adequately treated through appropriately operated and maintained reticulated or on-site sewage systems, these affect water quality and can result in water contamination, and adverse impacts to public health and to the wildlife which rely upon the water for drinking or to support habitat.

Discharges from sewage treatment plants are regulated to ensure that the quality of treated sewage is satisfactory for release into the environment or beneficial re-use, without an unacceptable impact on the environment and with the greatest regard for public health.

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1.2 Consultation

Simmonds & Bristow conducted interviews with the Planning and Growth Stakeholders and the Regulatory Stakeholders within Fraser Coast Regional Council (FCRC) to understand the current issues faced by both teams in effectively approving development applications regarding the requirements of on-site sewerage facilities (OSSF) within the Fraser Coast Regional Council area.

1.3 References within the Planning Scheme

In this document, there are references both within the document and to tables and sections within the Fraser Coast Regional Council Planning Scheme (2014).

Where a table or section from the Fraser Coast Regional Council Planning Scheme is used, these will be Bold and table numbers underlined to clarify for the reader.

1.4 Current Issues

Consultation with the Planning and Growth and Regulatory Services sections of Fraser Coast Regional Council (FCRC) indicated the following issues in the development assessment process;

- There is a need to "bring forward" OSSF requirements sooner in the development application process to achieve better overall outcomes for all parties (applicants, developers, Council, etc.).
- There are statutory forms that must be submitted with applications –
  - DA Form 1 for a material change of use, reconfiguring a lot, operational work and building work made assessable against the planning scheme;
  - DA Form 2 for building work;
  - While relevant plans are mandatory requirements for both kinds of applications (on the checklist), it does not specify that on-site plumbing plans are one of those requirements.
- The current planning scheme lacks requirements for:
  - Building and site envelopes
  - Detailed effluent disposal considerations
  - Receiving Environment potential impacts
  - Cumulative impacts of multiple OSSFs in dense areas
  - Development application's complying with all other planning scheme requirements, other than OSSF.
  - Lack of requirements for detailed on-site effluent reports undertaken by a suitably qualified consultant to be submitted with an application.
  - Existing lots that permit a house or a dual occupancy are not large enough to adequately accommodate on-site effluent (issue becomes a regulatory services matter as the planning scheme permits the development without planning assessment).
  - "Self-assessment" provisions are not prescriptive enough to achieve the intended OSSF development outcomes (e.g. dwelling houses, dual occupancies).
- Lack of "hot spot" mapping or a way to notify applicants that sites have potential OSSF issues.

1.5 Problem Statement

As such a problem statement was devised as follows;

To bring forward On-site Sewerage Facility (OSSF) planning and implementation considerations and requirements relating to Development Applications sooner in the Development Application process.

1.6 Critical Review of the Strategy and Risk Assessment

In 2019 Taylor Environmental completed an On-site Sewerage Facility Risk and Strategy document for Fraser Coast Regional Council.

The document was designed for use by consultants and brought together information from various industry references regarding the risk classification in the selection, design, application, and management of OSSF in the local government area.

The Risk and Strategy process also included a GIS mapping tool with various layers for different risks for OSSF.

This document outlined the potential risks to the council and derived a series of decision trees for subdivision development applications.

Many of the decision trees resulted in an end action of "Issue RFI" and did not provide the clear guidance that FCRC sought for applicants and the Planning and Growth department staff in assessing applications.

While the document is clear and accurate in its references and assessment, Fraser Coast Regional Council commissioned Simmonds & Bristow to extend this work to develop an On-site Sewerage Facility Code and Planning Scheme Policy to address the problem statement.

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1.7 Local Planning Instrument Structure

The Fraser Coast Planning Scheme 2014 sets out the Fraser Coast Regional Council's intention for future development in the planning scheme area, to 2031.

The Planning Scheme is a dynamic document that provides a tool to manage growth and change in the local government area. To ensure the Planning Scheme remains a leading and modern planning tool, amendments are used to make changes where required in response to legislation updates or the introduction of new policies.

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 zones and where applicable, zone precincts specified in Table 1.2.1 (Zones and zone precincts) of the scheme;
(g) the local plans specified in Table 1.2.2 (Local plans) of the scheme;
(h) the overlays specified in Table 1.2.3 (Overlays) of the scheme;
(i) the development codes specified in Table 1.2.4 (Development codes) of the scheme;
(j) schedules and appendices;
(k) the planning scheme policies are specified in Table 1.2.5 (Planning scheme policies) of the scheme.

The codes used to assess different developments are triggered by different aspects in the Tables of Assessment.

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1.8 Purpose

The purpose of this report is to develop an OSSF Code (and related planning material) that;

a) Brings forward onsite sewage facility planning and implementation considerations and requirements relating to development applications sooner in the development assessment process in the planning scheme under the PA2016. This relates specifically to the following types of applications:
   - Material Change of Use requiring an OSSF
   - Reconfiguring a Lot requiring an OSSF
   - Building Works on a site requiring an OSSF (e.g., dwelling house, dual occupancy, etc)

b) Appropriately considers and plans for onsite sewage systems in planning scheme codes, particularly for:
   - Reconfiguring a Lot and Material Change of Use type applications; and
   - What is required of a development to determine cumulative impacts; and

c) Provides sensitive qualitative guidance for those in the Land Use and Planning department to reduce the time and effort involved in the approval process without compromising the protection of environmental values in the form of a planning scheme policy.

The OSSF code will be embedded in the planning scheme as a code and policy. This document will also provide directives for areas of OSSF risk.

This will achieve the objective by ensuring all applicants are made aware of on-site sewerage facility requirements at the time of application and need to address these following the code.

1.9 Code intent

The intent of the on-site effluent code is for reticulated sewerage to be provided during the subdivision and development of land. Where reticulated sewerage cannot be provided, the code provides for on-site sewage disposal following *Australian/New Zealand Standard: 1547:2012 On-site domestic wastewater management* (AS1547) and considering Fraser Coast servicing conditions.

1.10 Codes and Policy application

The codes produced or adjusted in this report are intended to be incorporated into the planning scheme under the PA2016 and PR2017. The on-site sewerage facility code will be used to bring forward on-site facility requirements for development assessment in the planning scheme. It is not designed to duplicate the requirements of the Plumbing and Drainage Act 2018 (PD Act 2018) or the Building Act 1975 (BA1975).

The PA2016 and PR2017 include the rules of what can and can't be achieved by a planning scheme. The PDA2018 and BA1975 have different decision rules and processes, and it is not intended that the codes produced by this project will develop solutions for them.

This on-site sewerage facility code only applies to planning applications. It does not apply to:

- building applications; or
- applications to install sewerage apparatus.

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1.11 Code and Policy Objectives

The objectives of the development of the code and policy are:

a) to require connection of new subdivision and development to reticulated sewerage, where possible
b) to protect public health and amenity;
c) to protect the environment and the region's water and land resources;
d) to promote the efficient use of infrastructure and land;
e) to minimise costs to the broader community, including by ensuring an appropriate level and form of sewage servicing is provided; and
f) to adopt the precautionary principle to the application of on-site sewage disposal.

2. TABLES OF ASSESSMENT

It is recommended the following sections within the tables of assessment are updated to accommodate the proposed OSSF Code in the FCRC Planning Scheme (2014).

All additions or amendments are shown as *italicised* and underlined so they are distinct from the existing content.

The *Planning Act 2016* defines a material change of use as –

'Material change of use, of premises, means any of the following that a regulation made under section 284(2)(a) does not prescribe to be a minor change of use –

(a) the start of a new use of the premises;
(b) the re-establishment on the premises of a use that has been abandoned;
(c) a material increase in the intensity or scale of the use of the premises.'

The remaining developments will be triggered under different tables of assessment, such as reconfiguring a lot, building work made assessable by the planning scheme or material change of use.

As such, the remaining new provisions are proposed to be incorporated into existing codes (e.g. reconfiguring a lot, dwelling house, dual occupancy, etc.) to cover those development scenarios.

Table 1 Material change of use – 5.5.1 Low-density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Dwelling unit	Code assessment	▪ Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) ▪ Applicable Local plan code (if relevant) ▪ Low-density residential zone code ▪ Transport and parking code ▪ *On-site sewerage facility (OSSF) code*
Residential care facility Retirement facility	Code assessment **If not located in Precinct LDR1.**	▪ Residential care facility and Retirement facility code ▪ Applicable Local plan code (if relevant) ▪ Low-density residential zone code ▪ Landscaping code ▪ Transport and parking code ▪ Works, services and infrastructure code ▪ *On-site sewerage facility (OSSF) code*

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	Accepted subject to requirements **If Self-contained recreational vehicles found within an existing Tourist park.**	▪ Relocatable home park and Tourist park code (Table 9.3.12.3.2). ▪ *On-site sewerage facility (OSSF) code*
Community activities		
Childcare centre Community care centre Emergency services	Code assessment	▪ Community activities code ▪ Applicable Local plan code (if relevant) ▪ Low density residential zone code ▪ Landscaping code ▪ Transport and parking code ▪ Works, services and infrastructure code ▪ *On-site sewerage facility (OSSF) code*

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3. ON-SITE SEWERAGE FACILITIES (OSSF) CODE

3.1 Planning Scheme Alignment

This code is designed to be incorporated into “Section 9.3 Use Codes” of the FCRC Planning Scheme (2014).

3.2 Application

This code applies to accepted development subject to the requirement and assessable development identified as required assessment against the **On-site sewerage facility (OSSF) code** by the Tables of Assessment in **Part 5 (Table of assessment)** in the Fraser Coast Regional Council Planning Scheme (2014).

3.3 Purpose and overall outcomes

1. The purpose of the **On-site sewerage facility (OSSF) code** is to ensure that if the connection of development to reticulated sewerage is not available, an on-site sewerage facility is designed, planned, located and installed in a manner that is
    a. Appropriate for its intended use;
    b. Is responsive to site constraints;
    c. Provides appropriate land application area and reserve area for future requirements;
    d. Supports public health and environmental values.
2. The purpose of the **On-site sewerage facility (OSSF) code** will be achieved through the following overall outcomes;
    a. Where connection to reticulated sewerage is not available; minimise costs to the broader community, by ensuring
        i. An OSSF is only provided where reticulated sewerage is not a viable option;
        ii. The OSSF is appropriately designed and located for sustainable operation;
        iii. An OSSF is only provided where an appropriate level and form of sewage treatment is provided for the site constraints; and
        iv. The development provides for lots that are of a size and dimension that can sustain an OSSF including a reserve LAA;
        v. Development ensures the size and location of the OSSF including the associated land application area (LAA), are compatible with the hydraulic loading and the soil type of the lot;
        vi. The application incorporates a site layout, that provides for
            1. all required setbacks
            2. a reserve land application area of 100% of the size of the LAA
            3. a suitable and safe means of access for servicing an OSSF;
    b. Ensuring sufficient technical information is submitted with the development application to determine the suitability of the site and surrounding environs for installation of an OSSF.
    c. Development avoids adverse impacts on vegetation, soil, waterways, and other ecologically important areas

(a) to protect public health and amenity;
(b) to protect the environment and the region’s water and land resources;
(c) to adopt the precautionary principle to the on-site sewage disposal.

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3.4 Assessment Benchmarks for assessable development and requirements for accepted development

Table 2 below provides the proposed Performance outcomes and Acceptable outcomes to be added to the new **On-site sewerage facility (OSSF) Code**.

Table 2: Assessment benchmarks for assessable development and requirements for accepted development

Performance Outcomes		Acceptable outcomes	
PO1	Development on land not serviced by sewer infrastructure has a suitable on-site sewerage facility and associated land application area that complies with: (a) Queensland Plumbing and Wastewater Code; (b) AS/NZS 1547:2012 – On-site domestic wastewater management; and (c) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks, AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets and AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems. Editor's note: a wastewater report prepared by a suitably qualified person is the Council's preferred method of addressing the above outcome.	**AO1.0**	Where development is located in an urban zone, an appropriate connection is provided to reticulated sewerage at no cost to Council, by way of a dedicated road, public road or as a minimum by way of easements to ensure continued access is available to the service. S&B believe this AO may not be required due to the Application and Purpose of this code. FCRC to confirm
		AO1.1	The lot is a minimum of 3,000 m^2 or the 'minimum lot size' specified for the lot in Table 9.4.3.3.2 Minimum lot size and dimensions in the Reconfiguring a Lot Code, whichever is the greater. Editor's note: The minimum lot size excludes an access strip handle area in a rear lot arrangement.
		AO1.2	On-site sewerage facilities are designed so that overflows do not enter residences or drinking water supplies.
		AO1.3	Infrastructure is planned, designed, and constructed following the **Planning Scheme Policy for on-site sewerage facilities (OSSF)**.

PO2	The on-site sewerage facility, if applicable to the lot is provided on the same lot as the proposed development.	**AO2.1**	No acceptable outcome provided
PO3	In the case of survey strata, lot for an approved grouped dwelling, commercial or industrial development, the on-site sewerage facility is provided on common property and service each lot for the proposed development and be owned and operated by a single person or entity contracted to provide the service or the strata company for the strata scheme.	**AO3**	An acceptable maintenance program should be in place for the system and disposal area.
PO4	The on-site sewerage facility provides a reserve land application area to ensure the system is sustainable into the future.	**AO3**	A 100% reserve land application area is provided for in site layout drawings and marked as unable to be developed.
PO5	the land application area should be located the following vertical distances above the highest groundwater level: • for loams and heavy soils, at least 0.6 metres for gravels and sands, at least 1.5 metres. Where an advanced secondary treatment system with nutrient reduction is utilised, at least 1 metre.	**AO4**	No acceptable outcome provided

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4. ADDITIONS TO OTHER EXISTING CODES

The following additions are recommended to be added to the Assessment benchmarks in the following existing codes within the Fraser Coast Regional Council Planning Scheme 2014.

1. Reconfiguring a Lot Code
2. Dual Occupancy Code – Services and Utilities (PO10)
3. Dwelling house code (additional PO)

Or other codes that Fraser Coast Regional Council sees fit to meet the Planning and Growth team objectives.

In addition to this FCRC identified the following overlay code to clarify with respect to OSSF.

1. Biodiversity areas, waterways and wetlands overlay code
2. Water resource catchments overlay code

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5. RECONFIGURING A LOT (RAL) CODE

5.1 Purpose and overall outcomes

Section 9.4.3.2 of the FCRC Planning Scheme, Purpose, and overall outcomes of the current **Reconfiguring a Lot code** reads;

1. The purpose of the **Reconfiguring a Lot code** is to ensure that new lots are configured in a manner which:-
    a. is appropriate for their intended use;
    b. is responsive to site constraints;
    c. provides appropriate access; and
    d. supports high-quality urban design outcomes.
2. The overall outcomes sought for the **Reconfiguring a Lot code** are the following:-
    a. the development provides for lots that are of a size and have dimensions that:-
        i. are appropriate for their intended use;
        ii. respect the prevailing subdivision pattern in the locality;
        iii. promote a range of housing types in the case of residential development;
        iv. are compatible with the prevailing character and density of development; and
        v. sensitively respond to site constraints;
    b. the development provides for lots that have a suitable and safe means of access to a public road;
    c. the development provides for subdivisions that result in the creation of safe and healthy communities by:-
        i. incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
        ii. incorporating a road and transport network with a grid or modified grid street pattern that is responsive to and integrated with the natural topography of the site, is integrated with existing or planned adjoining development and supports the circulation of public transport with no or only minimal route redundancy;
        iii. avoiding adverse impacts on economic or natural resource areas;
        iv. avoiding adverse impacts on native vegetation, waterways, wetlands and other ecologically important areas present on, or adjoining the site;
        v. avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;
        vi. incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and
        vii. providing timely, efficient and appropriate infrastructure including reticulated water and sewerage where available, sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

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5.2 In addition to Purpose and overall outcomes

It is recommended to add the following to the above section

viii. Where reticulated sewerage is not available, providing appropriately designed, located and efficient infrastructure that ensures public health and environmental amenity, with reserve area for future resting or replacement of the OSSF.

And/or

d. the development provides, where reticulated sewerage is not available, for the efficient disposal of effluent by;
    i. ensuring the lot size, the configuration of the lot and the location of the system allows for the efficient disposal that minimises adverse ecological impacts
    ii. ensuring the system is designed for the proposed lot size, soil type and use;
    iii. limiting the health risks of system failure by ensuring the development allows for an undeveloped area for .future resting or replacement of the OSSF LAA.

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5.3 Assessment benchmarks

Table 3: Adjustments/Addition to Table 9.4.3.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
PO3	The development provides for the size, dimensions and orientation of lots to:- (a) be appropriate for their intended use; (b) be compatible with the preferred character for the zone and local area in which the land is located; (c) in the case of land included in the Rural zone, maintain the productive use of rural lands; (d) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; (e) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space; and (f) take account of and respond sensitively to site constraints	Add AO3.8	Ensure lots that do not have access to reticulated sewerage provide for an on-site sewerage facility following the **Planning Scheme Policy for on-site sewerage facilities (OSSF**). Or refer to PO's and AO's under Services and utilities.
Services and utilities			
PO13	New lots are provided with infrastructure, services and public utilities, including sewerage, water, electricity and communication services that: (a) enhance the health, safety and convenience of the community; (b) does not adversely impact the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; (c) minimise adverse impacts to the environment (including the amenity of the local area); and (d) minimise the risk of failure or damage during a natural hazard event.	**AO13.1**	c) Reticulated sewerage where the subdivision is within a sewerage service area. Where the subdivision is not within a sewerage service area, new lots are provided with an area suitable to accommodate an on-site treatment and disposal system that complies with the requirements of the Plumbing and Drainage Act 2003; and Change to c) reticulated sewerage where the subdivision is within a sewerage service area. Where the subdivision is not within a sewerage service area and it is not feasible to connect to reticulated sewerage lots are a minimum size of

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			3,000, m^2 or the minimum lot size specified for the relevant zone in the Subdivision code, whichever is the greater. Infrastructure is planned, designed, and constructed following the AS1547:2012. Editor's note: a wastewater report prepared by a suitably qualified person is the Council's preferred method of addressing the above outcome. Editor's note: The minimum lot size excludes an access strip handle area when in a rear lot arrangement.
PO14	Development on land not serviced by sewer infrastructure has a suitable on-site sewerage facility and disposal area that complies with: (a) Queensland Plumbing and Wastewater Code; (b) AS/NZS 1547:2012 – On-site domestic wastewater management; and (c) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks, AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets and AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems.	**AO14.1**	All lots shall be connected to a reticulated sewerage system; OR Lots that are unsewered and it is not feasible to connect to reticulated sewerage are a minimum size of 3,000 m^2 or the minimum lot size specified for the relevant zone in the Subdivision code, whichever is the greater. Any smaller lot size requires the applicant to demonstrate the OSSF can be adequately catered to on-site. Editor's note: The minimum lot size excludes an access strip handle area when in a rear lot arrangement.
		AO14.2	Editor's note: a wastewater report prepared by a suitably qualified person is the Council's preferred method of addressing the performance outcome.
PO15	The on-site sewerage facility, if applicable to the lot is provided on the same lot as the proposed development. OR In the case of survey strata lot for an approved grouped dwelling, commercial or industrial development	**AO15.1** **AO15.2**	No acceptable outcome was provided. The on-site system for strata schemes must service each lot and should be owned and operated by a single person or entity contracted to provide the service or the strata company for the strata scheme. An acceptable maintenance program should be in place for the system and disposal area.

PO16	The on-site sewerage facility provides a reserve land application area to ensure the system is sustainable into the future.	**AO16**	A 100% reserve land application area is provided for in site layout drawings and marked as unable to be developed.
PO17	Where not connected to a reticulated sewerage system, specify a location envelope for the proposed use and associated on-site sewerage facility including all required setbacks.	**AO17**	No acceptable outcome was provided.

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6. DUAL OCCUPANCY CODE

6.1 Purpose and overall outcomes

Section 9.3.4.2 of the Dual occupancy code reads as follows;

1. The purpose of the Dual occupancy code is to:-
    a. ensure that development involving a dual occupancy achieves a high level of comfort and amenity for occupants, maintains the amenity and enjoyment of neighbouring premises and is compatible with the character of the streetscape and surrounding area; and
    b. in limited circumstances, provide for dual occupancy development in the Rural zone to support an ongoing and viable rural sector.
2. The purpose of the Dual occupancy code will be achieved through the following overall outcomes:-
    a. a dual occupancy makes a positive contribution to the streetscape character of the area in which it is located;
    b. dual occupancy is sited and designed to protect the amenity, privacy and access to the sunlight of adjoining residential premises;
    c. a dual occupancy provides a high level of amenity and safety for residents of the dual occupancy;
    d. dual occupancy is provided with an acceptable level of infrastructure and services;
    e. a dual occupancy in the Rural zone provides accommodation for family members of the farm unit or co-workers to assist in the continued operation of a farm in primary production.

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6.2 In addition to Purpose and overall outcomes

As item 2 (d) above provides for an acceptable level of infrastructure and services, there are no recommended changes to the purpose and overall outcomes for this code.

6.3 Assessment benchmarks

(see next page)

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Table 4: Addition to Table 9.3.4.3.1 and/or Table 9.3.5.2 Additions Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Services and Utilities			
PO11	Development on land is connected to a reticulated sewage supply system or if not within a planned service area or serviced by sewer infrastructure has suitable on-site sewerage facilities and disposal area that complies with: (a) Queensland Plumbing and Wastewater Code; (b) AS/NZS 1547:2012 – On-site domestic wastewater management; and (c) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks, AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets and AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems. Editor's note: a wastewater report prepared by a suitably qualified person is the Council's preferred method of addressing the above outcome.	**AOX**	The lot is a minimum of 3,000 m^2. Editor's note: The minimum lot size excludes an access strip handle area, when in a rear lot arrangement.
		AOX	Premises are connected to a reticulated sewage supply system where they are within a planned service area; OR Where a reticulated system is not available, on-site sewerage facilities are provided in accordance with the **Planning Scheme Policy for on-site sewerage facilities**.
POX	The on-site sewerage facility is provided on the same lot as the proposed development.	**AOX**	No acceptable outcome was provided.

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Performance outcomes		Acceptable outcomes	
POX	The on-site sewerage facility provides a reserve land application area to ensure the system is sustainable into the future.	**AOX**	A 100% reserve land application area is provided for in site layout drawings and marked as unable to be developed.
POX	Where not connected to a reticulated sewerage system, specify a location envelope for the proposed use and associated on-site sewerage facility including all required setbacks.	**AOX**	No acceptable outcome was provided.
PO		**AOX**	On-site sewerage facilities (OSSF) are setback a minimum of 150 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if primary treatment technology is utilised. OR On-site sewerage facilities (OSSF) are setback a minimum of 30 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if secondary or better treatment technology is utilised. OR On-site sewerage facilities (OSSF) are setback a minimum of 10 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if advanced secondary or better treatment technology is utilised

6.4 Additions to Assessment Benchmarks

Table 5 provides an example of Performance Outcomes and Acceptable outcomes to add to the existing codes within the FCRC Planning Scheme (2014).

Table 5 Additions to existing codes - Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Services and Utilities			
POX	Development on land not serviced by sewer infrastructure has a suitable on-site wastewater disposal area that complies with: (d) Queensland Plumbing and Wastewater Code; (e) AS/NZS 1547:2012 – On-site domestic wastewater management; and (f) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks, AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets and AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems.	**AOX**	The lot is a minimum of 3,000m^2 or the 'minimum lot size' specified for the lot in Table 9.4.3.3.2 Minimum lot size and dimensions in the Reconfiguring a Lot Code, whichever is the greater. Editor's note: The minimum lot size excludes an access strip handle area, when in a rear lot arrangement.
		AOX	Premises are connected to a reticulated sewage supply system where they are within a planned service area; OR Where a reticulated system is not available, on-site sewerage facilities are provided in accordance with the OSSF Code and Planning Scheme Policy for on-site sewerage facilities. Editor's note: a wastewater report prepared by a suitably qualified person is the Council's preferred method of addressing the above outcome.

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POX	The on-site sewerage facility, if applicable to the lot is provided on the same lot as the proposed development. OR In the case of survey strata lot for an approved grouped dwelling, commercial or industrial development	**AOX.1** **AOX.2**	No acceptable outcome was provided. The on-site system for strata schemes must service each lot and should be owned and operated by a single person or entity contracted to provide the service or the strata company for the strata scheme. An acceptable maintenance program should be in place for the system and disposal area.
POX	The on-site sewerage facility provides a reserve land application area to ensure the system is sustainable into the future.	**AOX**	A 100% reserve land application area is provided for in site layout drawings and marked as unable to be developed.
POX	Where not connected to a reticulated sewerage system, specify a location envelope for the proposed use and associated on-site sewerage facility including all required setbacks.	**AOX**	No acceptable outcome was provided.

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7. DWELLING HOUSE CODE

7.1 Purpose and overall outcomes

1. The purpose of the Dwelling house code is to ensure that the design and siting of dwelling houses protect residential amenity and maintain streetscape character and that associated secondary dwellings and domestic outbuildings are of an appropriate scale and intensity.
2. The purpose of the code will be achieved through the following overall outcomes:-
    a. the building form, siting, design and use of the dwelling house are consistent with the desired amenity and character of the area;
    b. secondary dwellings and domestic outbuildings are of an appropriate scale and intensity and are compatible with surrounding development;
    c. dwelling houses are not at an unacceptable risk from natural hazards.

7.2 In addition to Purpose and overall outcomes

The following additions (d) to the dwelling house code are recommended to cover on-site sewerage facility infrastructure.

2. The purpose of the code will be achieved through the following overall outcomes:-
    a. the building form, siting, design and use of the dwelling house are consistent with the desired amenity and character of the area;
    b. secondary dwellings and domestic outbuildings are of an appropriate scale and intensity and are compatible with surrounding development;
    c. dwelling houses are not at an unacceptable risk from natural hazards;
    d. on-site sewerage facilities, if applicable, are appropriately designed, sized, located and installed with applicable reserve areas to maintain residential amenities.

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7.3 Assessment benchmarks

Table 6 below **Table 9.3.5.3.1 and/or Table 9.3.5.2 Assessment benchmarks for assessable development and requirements for accepted development**

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Table 6: Addition to Table 9.3.5.3.1 and/or Table 9.3.5.2 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Services and Utilities			
PO5 or PO7 (dependant on which table)	Development on land is connected to a reticulated sewage supply system or if not within a planned service area or serviced by sewer infrastructure has suitable on-site sewerage facilities and disposal area that complies with: (a) Queensland Plumbing and Wastewater Code; (b) AS/NZS 1547:2012 – On-site domestic wastewater management; and (c) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks, AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets and AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems. Editor's note: a wastewater report prepared by a suitably qualified person is the Council's preferred method of addressing the above outcome.	**AOX**	The lot is a minimum of 3,000 m^2. Editor's note: The minimum lot size excludes an access strip handle area, when in a rear lot arrangement.
		AOX	Premises are connected to a reticulated sewage supply system where they are within a planned service area; OR Where a reticulated system is not available, on-site sewerage facilities are provided in accordance with the **Planning Scheme Policy for on-site sewerage facilities**.
		AOX	On-site sewerage facilities (OSSF) are setback a minimum of 150 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if primary treatment technology is utilised. OR On-site sewerage facilities (OSSF) are setback a minimum of 30 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if secondary treatment technology is utilised. OR On-site sewerage facilities (OSSF) are setback a minimum of 10 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if advanced secondary treatment technology is utilised.

Performance outcomes		Acceptable outcomes	
POX	The on-site sewerage facility, if applicable to the lot is provided on the same lot as the proposed development. OR In the case of survey strata lot for an approved grouped dwelling, commercial or industrial development	**AOX.1** **AOX.2**	No acceptable outcome was provided. The on-site system for strata schemes must service each lot and should be owned and operated by a single person or entity contracted to provide the service or the strata company for the strata scheme. An acceptable maintenance program should be in place for the system and disposal area.
POX	The on-site sewerage facility provides a reserve land application area to ensure the system is sustainable into the future.	**AOX**	A 100% reserve land application area is provided for in site layout drawings and marked as unable to be developed.
POX	Where not connected to a reticulated sewerage system, specify a location envelope for the proposed use and associated on-site sewerage facility including all required setbacks.	**AOX**	No acceptable outcome was provided.

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8. BIODIVERSITY AREAS, WATERWAYS AND WETLANDS OVERLAY CODE

8.1 Purpose and overall outcomes

1) The purpose of the **Biodiversity areas, waterways and wetlands overlay code** is to ensure that:-
    a. ecologically important areas are protected;
    b. ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated; and
    c. wetlands and waterways are protected, maintained, rehabilitated and enhanced.
2) The purpose of the code will be achieved through the following overall outcomes:-
    a. development conserves and enhances the Fraser Coast's biodiversity values and associated ecosystem services;
    b. development protects and establishes appropriate buffers to native vegetation and significant fauna habitat; (
    c. development protects known populations and supports habitat of:-
        i. endangered, vulnerable and near-threatened flora and fauna species, as listed in the (State) Nature Conservation Act 1992, Nature Conservation (Wildlife) Regulation 2006; and
        ii. (ii) threatened species and ecological communities as listed in the (Commonwealth) Environment Protection and Biodiversity Conservation Act 1999;
    d. development avoids or minimises adverse impacts on koalas and koala habitat, including movement corridors;
    e. development protects environmental values and achieves the prescribed water quality objectives for waterways and wetlands in accordance with the Environmental Protection Policy (Water) 2009;
    f. development protects and enhances the ecological values and processes, physical extent and buffering of waterways and wetlands.

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8.2 In addition to Purpose and overall outcomes

There are no proposed changes to the purpose and overall outcomes of the **Biodiversity areas, waterways, and wetlands overlay code**.

8.3 Assessment benchmarks

As shown in Table 7 below ***Table 8.2.4.3.3*** **Assessment benchmarks for assessable development – wetland buffers** already include a minimum 50m buffer in urban areas and 200m outside an urban area.

It is recommended to add a further Performance Outcome and Acceptable Outcome with respect to OSSF using primary treatment only (septic tanks). This is to discourage low water quality in these areas and provide a higher treatment requirement (secondary or above) in areas with this specific environmental value.

OSSF using secondary or above treatment will remain as per the Queensland Plumbing and Wastewater Code (2019) and correspond with the existing On-site Sewerage Facility Risk and Strategy (2019).

Similarly, as shown in

Table 8 below, ***Table 8.2.4.3.4*** **Assessment benchmarks for assessable development – waterways** already include a minimum 50m buffer in urban areas.

It is recommended to add a further Performance Outcome and Acceptable Outcome with respect to OSSF using primary treatment only (septic tanks). This is to discourage low water quality in these areas and provide a higher treatment requirement (secondary or above) in areas with this specific environmental value.

OSSF using secondary or above treatment will remain as per the Queensland Plumbing and Wastewater Code (2019) and correspond with the existing On-site Sewerage Facility Risk and Strategy (2019).

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Table 7: Table 8.2.4.3.3 Assessment benchmarks for assessable development – wetland buffers

Performance outcomes		Acceptable outcomes	
PO1	Adequate buffers to wetlands are provided and maintained to assist in the maintenance of water quality, existing hydrological characteristics, ecological functioning and visual amenity values.	**AO1.1**	A buffer is provided and maintained surrounding the wetland and has a minimum width of:- (a) 200m where the wetland is located outside an urban area; or (b) 50m where the wetland is located within an urban area. OR An alternative buffer is provided and maintained, the width of which is supported by an evaluation of the environmental values, functioning and threats to the wetland. Note—the Queensland Wetland Buffer Planning Guideline (2011) should be referred to when planning detailed buffer design to position development, determine any alternative buffer widths, and establish operating measures that avoid adverse impacts on a wetland.
		AO1.2	Development involving vegetation clearing or high impact earthworks does not occur within a wetland buffer. Editor's note—high impact earthworks has the meaning given in the Regulation.
PO2	On-site sewerage facilities are sited and designed to buffer and protect high ecological value waters (watercourse) by:- a. retains, enhances and maintains the environmental values and functioning of waterways; b. provides and maintains adequate vegetated buffers and setbacks to waterways.	**AO2.1**	On-site sewerage facilities (OSSF) are setback a minimum of 150 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if primary treatment technology is utilised.
		AO2.2	OR On-site sewerage facilities (OSSF) are setback a minimum of 30 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if secondary or better treatment technology is utilised.
		AO2.3	OR On-site sewerage facilities (OSSF) are setback a minimum of 10 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if advanced secondary or better treatment technology is utilised

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Table 8: Table 8.2.4.3.4 Assessment benchmarks for assessable development – Waterways

Performance outcomes		Acceptable outcomes	
PO1	Development:- (a) retains, enhances and maintains the environmental values and functioning of waterways; (b) provides and maintains adequate vegetated buffers and setbacks to waterways.	**AO1.1**	In an urban area, development is setback a minimum of 50m from a waterway on or adjacent to the site. Editor's note—'urban area' has the meaning given in the Regulation. Note—subject to demonstrating compliance with performance outcome PO1, the Council may consider a lesser setback to a waterway in an urban area, having regard to the ecological value of the waterway and the nature of the proposed development. OR Outside of an urban area, development is setback a minimum of 100m from a waterway on or adjacent to the site.
Services and utilities			
PO2	On-site sewerage facilities are sited and designed to buffer and protect high ecological value waters (watercourse) by:- c. retains, enhances and maintains the environmental values and functioning of waterways; a. provides and maintains adequate vegetated buffers and setbacks to waterways.	**AO2.1** **AO2.2**	On-site sewerage facilities (OSSF) are setback a minimum of 150 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if primary treatment technology is utilised. OR On-site sewerage facilities (OSSF) are setback a minimum of 30 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if secondary or better treatment technology is utilised. OR On-site sewerage facilities (OSSF) are setback a minimum of 10 m from the top of bank of a watercourse, lake, bay or estuary or other surface water if advanced secondary or better treatment technology is utilised

9. WATER RESOURCE CATCHMENTS OVERLAY CODE

9.1 Purpose and overall outcomes

1. The purpose of the Water resource catchments overlay code is to ensure that development preserves and, where possible, enhances water quality and quantity entering the following water resource catchment areas:-
    a. Lake Lenthall and downstream weirs;
    b. Teddington Weir; and
    c. Cassava Lagoons.
2. The purpose of the code will be achieved through the following overall outcomes:-
    a. development is located, designed and managed to avoid adverse impacts on the quality of surface water and groundwater in water resource catchment areas;
    b. development maintains and, where possible, improves the quantity of surface water and groundwater entering water resource catchment areas;
    c. development does not adversely affect, either directly or indirectly, local and regional water supply storages and catchment areas;
    d. development promotes sustainable land use practices within water resource catchment areas;
    e. development protects and, where possible, enhances land resources, natural systems and vegetation within water resource catchment areas.

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9.2 Addition to Purpose and overall outcomes

There are no proposed changes to the purpose and overall outcomes of the **Water Resource catchments overlay code**.

9.3 Separation Distance and other locational criteria

The following lines should be added to *Table 8.2.11.3.2* Separation distance and other location criteria; these are highlighted for ease of readability.

Table 9: *Table 8.2.11.3.2* Separation distance and other location criteria

Development type and activities	Stream Order 1 to 3	Stream Order 4 or greater	Full supply level of a dam, lake or watercourse that serves as a potable water supply	Flood immunity
Intensive animal industry	50m	100m	800m	AEP 1%
Aquaculture	Case-by-case basis	Case-by-case basis	N/A	N/A
All other agricultural or forestry land uses	50m	100m	400m	Buildings - AEP 1% Other areas - AEP 20%
Extractive industry	50m	100m	400m	AEP 1%
All other industrial uses	100m	100m	800m	
Motor sport facility	50m	100m	400m	Buildings - AEP 1% Other infrastructure (e.g. trails) - AEP 20%
Outdoor sport and recreation				
Major sport, recreation and entertainment facility				
Service station	50m	100m	800m	AEP 1%
All other industrial uses	50m	100m	400m	AEP 1%
OSSF using Primary Treatment only	150m	300m	800m	AEP 1%
OSSF using Secondary or better treatment	50m	100m	400m	AEP 1%

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10. PLANNING SCHEME POLICY – ON-SITE EFFLUENT FACILITIES (OSSF)

10.1 Purpose

The purpose of this planning scheme policy is to:-

a) Provide advice about achieving outcomes with respect to the design, installation and siting of on-site sewerage facilities (OSSF) and land application areas.
b) Identify information that may be required to support a development application where there is no reticulated sewerage and an on-site sewerage facility is required.

10.2 Application

The planning scheme policy applies to assessable development and accepted development which;

a) Requires an on-site sewerage facility up to 21 Equivalent Persons (EP)

Above 21 EP, the activity is triggered as an Environmentally Relevant Activity (ERA)and requires an Environmental Authority (EA) to operate.

Developments where the total daily hydraulic load exceeds 21 EP or 5,000 L/day are considered to be an Environmentally Relevant Activity (ERA) under the *Environmental Protection Regulation 2019* and require an application for an Environmental Authority through the Department of Environment and Science (DES), rather than assessment against the **Planning Scheme policy - on-site sewerage facilities**.

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10.3 Principle

The principle underpinning the use of on-site wastewater treatment and disposal is that all design, installation, and construction will meet the demands of the development whilst fully considering the effects on public health and ensuring that adverse impacts on environmental values are avoided.

Council will apply these guidelines when processing applications involving on-site sewerage facilities or servicing of development outside of reticulated sewerage supply areas and applications incorporating the use of an on-site sewerage facility.

Editor's note—before an on-site sewerage facility can be installed on a property; the applicant is required to apply for a permit to install the treatment facility on that property. Applications to install an onsite sewerage facility are to be lodged with Council as part of the plumbing/drainage application.

10.4 Terminology

Unless noted otherwise, all terms have the same meaning as given in the Plumbing and Drainage Act 2018 (the PD Act), the Standard Plumbing and Drainage Regulation 2019 and the relevant Australian/New Zealand Standard or Australian Standard.

If a definition given in the relevant Australian/New Zealand Standard or Australian Standard is inconsistent with the PD Act or Regulation, the PD Act or Regulation prevails to the extent of the inconsistency.

10.5 References

Reference and source documents that are to be read and applied in conjunction with this policy sub-section are as follows:

- AS/NZS 1546.1:2008 - On-site domestic wastewater treatment units-septic tanks
- AS/NZS 1546.3:2017 - On-site domestic wastewater treatment units-secondary treatment systems
- AS/NZS 1547:2012 - On-site domestic wastewater management
- AS/NZS 3500.2:2003 - Sanitary Plumbing and Drainage
- Environmental Protection Act - and all subordinate legislation, in particular, the Environmental Protection (Waste Management) Regulation 2000 (Design Rules)

- National Construction Code Volume 3 – Plumbing Code of Australia
- Plumbing and Drainage Act 2002 (and associated Regulations)
- Queensland Plumbing and Wastewater Code

Editor's note—Council has specifically referred to AS/NZS 1547:2012 On-site domestic waste water management and is, for the purpose of this policy, the adopted standard to be read and applied in conjunction with this policy sub-section.

10.6 Cumulative Impact

Early planning of on-site sewerage facility infrastructure (on-site sewerage and effluent disposal facilities) is essential to ensuring that design, treatment selection and facility siting is undertaken in a manner that as a minimum maintains health, environment, and public amenity and preferably improves these performance objectives.

As development intensifies, the potential cumulative impact of on-site sewerage facilities increases and these objectives become more difficult to maintain for the environmental, public health and public amenity.

The policy is designed to enable assessment of the potential cumulative impacts of on-site wastewater management to achieve the following outcomes:

1. The quality of surface water (including stormwater runoff) and groundwater generated from development and entering water supply sources is maintained or improved;
2. Development does not compromise Environmental Values (including drinking water EVs) identified in the *Environmental Protection Policy (Water) 2009*; and
3. The physical integrity and healthy environmental functions of biodiversity areas, waterways, wetlands, lakes, springs, riparian areas, and natural ecosystems are protected.

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10.6.1 Identified Environmental Values

Development in a non-sewered area requiring on-site wastewater management where the cumulative impacts from all on-site sewerage facilities in the locality place sites with significant Environmental Values at risk must satisfy the requirements of 12.7 which includes but should not be limited to:

(a) selection and corresponding design of On-site sewerage system according to the relevant OSSF overlay code, i.e.:

(i) Primary level treatment and traditional design effluent disposal trenches or bed must not be sited within the relevant setbacks from a wetland or waterways as per the relevant overlay codes; FCRC may wish to designate this as an additional primary OSSF overlay code

(ii) Secondary level treatment and Evapotranspiration (ETA/ETS) effluent disposal systems must not be sited within *Secondary OSSF Overlay* areas; or

(iii) where guided by the *Planning scheme* to produce a Wastewater Report the development satisfies the requirements of all relevant *Planning scheme* codes and industry standards.

(b) development of a Wastewater Report where advised or required.

10.7 Application guidelines

Development which is not connected to council's sewerage system and is not within a reticulated service area will require a wastewater report to demonstrate the effective and safe treatment and disposal of sewerage on-site, having particular regard to

a. the nature of the development proposed
b. demands the development will place on a system
c. the land and surrounding environment and
d. known hydro-geologic, public health or otherwise constrained concerns.

The following section details the design standards and reporting requirements for wastewater treatment systems generally; to assist applicants in demonstrating they have met the requirements of the **Planning Scheme Policy – On site sewerage facilities (OSSF Policy).**

10.8 Wastewater Report

The wastewater report shall include the following components;

1. Site and Soil evaluation report;
2. Design report
3. Site Layout

Where advised or required to provide a Wastewater Report, the submission should:

- provide sufficient information for deciding whether or not a development area, subdivision, or lot is suitable for on-site system(s);
- identify, analyse, and evaluate any risks posed by site-and-soil characteristics which might compromise the long-term effectiveness of the on-site system(s);
- identify, analyse, and evaluate any risks of contamination of groundwater or surface water and of associated health risks; and
- specify measures required to reduce and monitor such risks.

There will be some situations where site and soil condition are so restrictive that on-site wastewater land application becomes impracticable.

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10.8.1 Site and soil evaluation report (all references are to AS/NZS1547:2012)

1. Details of the site and soil evaluation personnel confirming:
    - past experience of site and soil evaluation assessments;
    - Professional liability for the interpretation of, conclusions drawn from and recommendations made as a result of the site evaluation.
2. desk top study as per relevant section of Appendix B2 of AS1547:2012
3. site and soil check as per relevant section of Appendix B3 of AS1547:2012
4. soil assessment items as per relevant section of Appendix B4 of AS1547:2012
5. soil evaluation as per relevant section of Appendix C3 and Appendix D of AS1547:2012
6. provide sufficient information for deciding whether or not a development area, subdivision, or lot is suitable for on-site system(s).

10.8.2 Design report (all references are to AS/NZS1547:2012)

1. Details of OSSF and land application facility designer confirming:
    - past experience designing on-site sewerage disposal facilities;
    - knowledge of the regulatory design requirements; and
    - professional liability for the interpretation of, conclusions drawn from and recommendations made as a result of the design.
2. Documentation of the design process, including:
    - system selection as per section 5.4 and 5.5 and Appendix J and K of AS1547:2012;
    - soils and LTAR/DLR values as per section 5.5.5 of AS1547:2012; and
    - design flows as per section 5.3 and Appendix H of AS1547:2012.
3. Reserve area of 100% of the calculated land application area is provided for unless reticulated sewerage is planned by council to be connected in the area within 15 years of OSSF installation.
4. Distribution system as per section 5.5.3.5 of AS1547:2012
5. Nutrients as per section 5.5.6.1
6. Rainfall surface flow control as per section 5.5
7. Land use activity as per section 5.5.3.7, Appendix B3.1
8. Groundwater table as per Appendix K and Appendix R of AS1547:2012

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10.8.3 Site layout plan

1. north point;
2. full property description;
3. name of person who evaluated the site;
4. scales of 1:200 or 1:500;
5. location, height, density and type of vegetation;
6. access roads, tracks, vehicle manoeuvring areas, storage areas;
7. test boreholes/pits;
8. fall of land;
9. setbacks;
10. water supply bores, top banks of water courses, lakes, ponds, unlined stormwater drainage channels, dams, or other water sources;
11. buildings, fences, property boundaries, pedestrian paths, walkways, recreation areas, retaining walls, in-ground swimming pools, in-ground potable water tanks; and
12. Primary and reserve land application areas.
13. Lot dimensions
14. Contours indicating natural ground fall

15. Proposed location of sanitary drains, buildings, and all other structures as well as components required by AS/NZS 3500
16. Position of the proposed on-site wastewater system (including land application systems), showing compliance with all setback distances and all required pipework and appurtenances within the system
17. Details of any site modifications, for example benching, cutting and filling, and how these impact on the proposed system
18. Location of any structures and/or vegetation either on the subject allotment or on other land which may be affected by the installation of the proposed wastewater system
19. Details and locations of any diversion measures to collect surface or migrating subsurface water
20. Details and location of storm, surface and roof water disposal
21. Details and location of any well or dam on the site, or in close proximity, used or likely to be used for human and/or domestic use

The proposed land application area shall not be cut, filled, or modified in any way after the site evaluation has been carried out. If this does occur, the designer must be informed so that appropriate amendment can be made to the design.

10.8.4 **Design**

(1) Where allowable or accepted under the Planning scheme Primary level treatment systems must be designed and sited according to 'AS AS/NZS 1546.1:2008 On-site domestic wastewater treatment units Septic Tanks' and the relevant Planning Scheme code or overlay.

(2) Where allowable or accepted under the Planning scheme Secondary level and Advanced secondary treatment systems must be designed and sited according to 'AS 1546.3:2017 On-site domestic wastewater treatment units Secondary treatment systems' and the relevant Planning Scheme code or overlay;

(3) Plumbing, drainage and installation of the complete on-site sewerage facility must satisfy:

(a) 'AS 3500.1:2021 Plumbing and drainage water services';

(b) *Queensland Plumbing and Drainage Act 2018*;

(c) *Queensland Plumbing and Drainage Regulation 2019*; and

(d) all applicable codes and tables of assessment within this *Planning scheme*.

(4) Design must not preclude any relevant authority from the ability to inspect any aspect or an individual component of the on-site sewerage facility at any time in the operational phase;

In order to develop an appropriate level of confidence in the results presented, the details, locations, and results of soil sampling and hydraulic property testing should accompany any report submitted.

Any assessment that does not include this data collection and input carries with it an inherent risk of inaccurate prediction of effluent transport and behaviour and may even accentuate the utilisation of inappropriate system and disposal methods.

The selection of the appropriate wastewater treatment system and disposal method should be based on the individual characteristics of the lot in question and any reporting recommendations based on investigation (as outlined in this policy sub-section).

The assumption of a single type wastewater system being utilised across all lots in any subdivision application is not recommended.

The consideration of reduced setback distances are subject to the requirements of the Fraser Coast Planning Scheme 2014, which may require increased setback distances to watercourses or in some instances, development to be placed outside of riparian or wetland buffer areas as detailed in the Biodiversity areas, waterways and wetlands overlay code.

Furthermore, it will be necessary for applications to demonstrate that there will be no adverse environmental impacts, taking into consideration cumulative impacts from other development, to place infrastructure near a watercourse, wetland, or open stormwater drainage channel/drain.

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10.8.4.1 Minimum Capacity

On-site wastewater systems for residential premises must be designed for a minimum capacity of six equivalent persons (EP).

10.8.4.2 MEDLI Modelling (Optional)

Where an onsite sewerage facility is proposed for a non-domestic circumstance, or when significant on and off season hydraulic loading is expected, appropriate effluent disposal modelling using MEDLI or equivalent should be adopted using the hydraulic and mass (organic) design loading and resulting effluent quality in AS:NZS 1547.

10.8.5 Water Risk Assessment

Where advised or required by the *On-site sewerage facility code* to develop a Water Risk Assessment, the author of the report must satisfy the following minimum conditions.

(1) The Water Risk Assessment must be prepared by a suitably qualified professional (preferably an environmental engineer/scientist, civil or chemical process engineer with wastewater design experience).

(2) The Water Risk Assessment shall be prepared under direct supervision and be authorised (sign-off) by an RPEQ Engineer with competency in either chemical process or environmental engineering competency and preferably with more than 5 years' experience with design or process assessment of on-site sewerage facilities.

(3) The risk assessment shall be conducted using the framework and methodologies included in 'Drinking Water Quality Management Plan Guideline (DNRME, 2018)' which aligns with the requirements of Australian Drinking Water Guidelines (ADWG). The general methodology is as follows:

- (a) Identify the hazards
- (b) Determine the unmitigated risks
- (c) Identify the preventative measures
- (d) Determine the mitigated risks
- (e) Classify the uncertainty associated with the assessment
- (f) Identify verification or procedures used to ensure measures are effective
- (g) Identify improvements for future implementation or consideration.

(4) The risk assessment must be all encompassing, considering all aspects of water usage and associated risks to users, the public and the environment. This includes during design, procurement, installation and construction, commissioning and ultimately operation of the facilities.

(5) The risk assessment should include (but not be limited) to identification and assessment of the following general hazards (provided as a starting point or guide):

- (a) Possible hazards and hazardous events associated with design and procurement for instance:
  - (i) Non-compliant or non-compatible materials resulting in possible health or environmental impacts.
  - (ii) Access, ingress and egress risks (e.g. vermin and insects) from infrastructure such as storages, treatment vessels/reactors, disposal areas, etc.
  - (iii) Egress of contaminants resulting from design (e.g. leaks from tank penetrations below the normal liquid level).
- (b) Possible hazards and hazardous events associated with construction or installation for instance:
  - (i) Construction practices that result in irreparable or otherwise long-lasting damage to environmental aspects (e.g. erosion, soil instability, etc.).
  - (ii) Contamination of potable water supplies through any construction activities.
  - (iii) Potential for cross-contamination particularly where recycled water is in use.

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(c) Possible hazards and hazardous events associated with commissioning such as contamination of groundwater or excessive surface water runoff (erosion and soil stability).

(d) Possible hazards and hazardous events associated with the operational phase of the On-site sewerage facility for instance:

(i) Hazards resulting from complete system failure or failure of an individual component.

(ii) Hazards resulting from failure to carry out regular maintenance.

(iii) Hazards resulting from facilities or systems at or near end of life.

(iv) Potential for cross-contamination or other hazards during change of land ownership or other future operational scenarios.

(6) The risk assessment should provide recommendations for necessary controls for the risk scenarios that are identified including the provision of potable water treatment systems (e.g. filtration, UV, etc.) for any risks that are assessed as 'Medium' level or higher.

(7) Where the risk of an on-site sewerage facility impacting groundwater sourced for potable use is significant the design of wastewater management infrastructure must include groundwater monitoring bores for future inspection and sampling as required.

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10.8.6 Development above groundwater aquifers relied on for supply of drinking water

Table 10 planning and design of an assessable development above groundwater aquifer relied on for supply of drinking water

General requirements for planning, design, siting and selection	
Development on land where groundwater aquifers are sourced for supply of drinking water shall be isolated and protected to the furthest extent possible from impacts of wastewater storage, treatment and effluent disposal.	an assessment of the likely groundwater conditions including where known or measurable: likely depth to water table, direction of groundwater flow, and groundwater quality with regard to sediment, nutrients and pathogens; (a) an assessment of the risk to drinking water supply and treatment provisions to address these risks (e.g. UV treatment); (b) a contoured general arrangement (site layout) of the development showing the on-site sewerage facility, effluent storages (if applicable) and effluent disposal areas in relation to groundwater bores sourced for drinking water supply; and (a) dimensioned overlays showing all requisite setbacks and separation distances from sensitive receptors.
	Where a development is identified as having possible adverse impacts on groundwater sourced for drinking water supply, the Wastewater Report shall prescribe local Water Quality Objectives (WQOs) for drinking water supply as presented in *Environmental Protection (Water) Policy 2009, Fraser Island environmental values and water quality objectives (table 12).* The Wastewater Report shall accordingly prescribe a level of treatment and effluent disposal design suitable for maintaining local WQOs.
Where development has the potential to impact groundwater sourced for drinking water supply on the same site, these impacts are identified and appropriately managed for protection of health.	The development application is supported by a Water Risk Assessment (separate from the Wastewater Report) that: (a) describes and where possible quantifies the possible impacts on groundwater quality; (b) identifies and assesses the risk to health and aesthetic water quality values as per *Australian Drinking Water Guidelines*; and (c) prescribes a drinking water treatment process that will adequately manage the identified risks (e.g. additional filtration, UV treatment, etc.).
Where development has the potential to impact groundwater sourced for drinking water supply, these impacts are able to be appropriately measured.	The development shall include installation of groundwater monitoring bores in suitable locations down-gradient and up-gradient of the effluent disposal area.
Design, installation, and operation of water extraction and groundwater monitoring bores shall not adversely impact water quality objectives.	Groundwater bores intended for either extraction of water for drinking purposes or monitoring of groundwater shall be designed according to *Minimum construction requirements for water bores in Australia* (National Uniform Drillers Licensing Committee). Additional requirements of this code include: (a) top of bore casing extended above finished ground level by a minimum of 300 mm and includes a lockable cap; (b) water bore design is sufficiently documented including Geographic Information Systems (GIS) data of the installed water bore; (c) where corrosive issues from either bore water or strata are anticipated an inert bore casing material is selected; and (d) The integrity of the casing is not compromised (e.g. by screws, rivets, welding or other construction practices).

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11. MAPPING DIRECTIVES

There is a need for additional mapping constraints in areas where there is potential for cumulative impacts of intensive OSSF activity. Two overlay maps are proposed:

1. Primary OSSF overlay; and
2. Secondary OSSF overlay.

Table 11 Mapping Directives

	PWC2019	Primary OSSF Overlay	Secondary OSSF Overlay
To stream order 1-3	50m	150m	50m
To stream order 4	100m	300m	100m
To the fully supply level of a dam, lake, reservoir or watercourse accessed for potable water supply	400m	800m	400m
On land with slope less than	10%	10%	10%
Where the AEP flood event does not exceed	1%	1%	1%

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12. SUPPORTING INFORMATION AND DISCUSSIONS

12.1 General

The Fraser Coast region is home to World Heritage-listed sites such as *K'gari* (Fraser Island) and has areas of high environmental significance (e.g. coastal estuaries, wetlands, etc.). According to the FCRC web pages *"the Fraser Coast provides a diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems which can thrive with our awareness, commitment and action in caring for our environment"*.

The OSSF Code and Policy project seeks to reinforce this commitment by providing an OSSF code and planning scheme policy that adequately addresses the cumulative health and environmental risks associated with OSSFs, particularly when installed in an intensive or concentrated way.

The following sections are provided as background context to the provisions built into the OSSF code and policy, including the justification for adopting more stringent requirements or conditions than those set out in the *PA2016* and *PR2017*.

12.2 Justification for nominal minimum lot size of 3,000 m^2

The minimum lot size of 3,000 m^2 was selected with consultation with Fraser Coast Regional Council staff and affirmed as a recommendation to cover the following;

- As a generalisation for sub-division of what is achievable to ensure a building envelope, a land application area and a reserve area with appropriate buffers.

The calculation for OSSF infrastructure design incorporates the following;

- Soil type
- Slope
- EP (equivalent persons per dwelling)
- Peaking factor to determine a design flow

To determine a 'nominal' minimum lot size, a required land application area (LAA)[1] for a large home on a restrictive soil type on a 4% slope was determined to back-calculate to a minimum total lot size.

A five-bedroom house with a 6 occupant hydraulic loading on a soil category of medium to heavy clays was utilised to demonstrate a large home on a restrictive soil type.

Using tables and algorithms in AS1547:2012, this was calculated as a design loading rate of 2 mm/day and the land application area (LAA) using an ETA bed was calculated at 660 m^2.

In general, OSSF have a 15-year life span, as such, a reserve area of 100% of the design area (660 m^2) must also be protected from development to enable future resting of the LAA. This means that a minimum total of 1,320 m^2, not included setbacks, is required to service the on-site sewerage system and future OSSF LAA for this lot.

The setbacks will differ depending on the lot shape and specific constraints. Table R1 from AS 1547:2012 provides guidelines for horizontal and vertical setback distances.

A nominal setback distance of 6 metres to a dwelling and 5 metres to a boundary on a 3,000 m^2 **square** shaped lot was used to calculate an example LAA, reserve area and setback to produce a 'no build' area of approximately 2,187 m^2.

This allows a remaining area of 812 m^2 for the five bedroom house (typical size 280 m^2) and any additional setbacks required for primary street frontage (301 m^2 for a 5.5m setback along 54.8m), and recreational use.

While this is a 'nominal' size in a basic high-level 'square' scenario calculation, it demonstrates that a minimum 3,000 m^2 lot could be required for the appropriate servicing of an on-site sewerage system, and that if smaller lot sizes are desired by the applicant, then an appropriate wastewater report demonstrating the lot specific use, setbacks and LAA sizing is required.

This also allows the Planning and Growth department some understanding of potential conditions for acceptance of development applications regarding the size of dwellings to be constructed, building envelope and ensuring a reserve LAA area is applied to the development approval.

[1] Land Application areas are also known as Effluent Disposal Areas or EDAs.

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12.3 Indicative Land application areas for single house on different soil types

Table 12 below provides indicative land application area sizing for a hydraulic load of 1,000 L/day for varying soil textures.

This table **does not include setbacks** or **reserve land application areas**, nor land application types and is provided for guidance only. Setbacks and land application area placement is specific to site constraints and changes with the shape of the LAA (even if the size is the same). Different sized areas may be required in response to hydraulic load or other variables.

Primary treatment or adsorption trenches may not be suitable to some locations, land use types or where groundwater is near to the surface.

Table 12 Indicative LAA for a single house

Soil Cat	Soil texture	Land application area (m^2)		
		Primary treatment (excludes setbacks)	Secondary treatment (excludes setbacks)	Secondary treatment (excludes setbacks)
		Adsorption Trench	Adsorption Trench	Drip & Spray (Evapotranspiration)
1	Gravels and sands	48	24	240
2	Sandy loams	60	24	240
3	Loams	92	40	300
4	Clay loams	240	120	343
5	Light clays	-	150	400
6	Medium to heavy clay	-	-	600

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12.4 Developments where total daily capacity is between 10 – 21 EP

The first Table of assessment was developed around commercial systems that may be installed on a site due to a Material change of use (MCU) application.

This type of system is still below the trigger for an environmentally relevant activity (ERA). However, given the OSSF is larger than a typical domestic system, the potential for negative cumulative health or environmental impacts may increase above those presented by a typical domestic OSSF on the same land area.

The type of development that could require assessment against the provisions in the table could be a light commercial development in a non-sewered area, commercial offices, for example servicing up to 21 EP (approximately 5000 L/day capacity).

AS 1546.3:2017 On-site domestic wastewater treatment units, Part 3: Secondary treatment systems, had a major revision in 2017 which drastically increased the burden of proof on OSSF suppliers to demonstrate that their product was capable of adequately addressing the general “Performance Statements” (or objectives) of AS/NZS 1547:2012 On-site domestic wastewater management.

Those statements at a high level are:

a) To protect public health;
b) To maintain and enhance the quality of the environment;
c) To maintain and enhance community amenity; and
d) To protect resources.

When it comes to OSSFs of this size, the increase in cumulative risks is dependent on several factors.

For an MCU development application (DA), an increased cumulative risk may be a lot of certain size being changed from domestic premises to a light commercial business where the daily hydraulic load increases from 1,000 L/day to 5,000 L/day.

Another aspect that increases the cumulative risk is the likely concentration of raw sewage or influent resulting from less dilution from domestic activities like showering.

The hydraulic and mass load of organics from this type of MCU could essentially mean a potential five-fold increase in the risk of sediment, pathogens, and nutrients entering waterways from the same land area.

Another increase in the risk profile could be the comparison in real-time monitoring of the system. Most domestic premises are personally invested in their OSSF system as poor operation results in immediate risks to them and their family.

Commercial premises with an OSSF are likely to be operated and maintained by 3rd parties (e.g. a body corporate).

The MCU DA, therefore, should have a higher burden of proof placed on the applicant to demonstrate that the OSSF and effluent disposal infrastructure has been designed, and will be installed and operated, such that health, environment and public amenity is at least maintained and preferably improved.

The table below highlights some of the increased cumulative risks that the code has attempted to address, i.e. the justification for the provisions included in Section 12.2.

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Table 13 Code provisions for developments of 10-21 EP

Public Health or Environmental Risk	Relevant to	Code provision(s)	Comments
General increase in environmental and health-based risks is not appropriately considered prior to application	MCU	• OSSF Code & Policy • Wastewater Report • Qualifications and experience • RPEQ authorisation	Policy should guide applicants toward a proper consideration of risks and appropriate design provisions (Code). Wastewater Report prepared by suitably qualified persons must satisfy provisions of the OSSF Code.
Increased hydraulic load on the same land area limits sustainable effluent disposal options (e.g. increased flow but a limited area to appropriately design)	MCU	• Wastewater Report • Site inspection and characterisation • Soil testing • Effluent disposal modelling	A good understanding of the site prior to DA allows site constraints to be identified and addressed upfront.
Increased organic and pathogen load increases the risk of runoff through poor design and/or operational practices	MCU	• Wastewater Report • Site inspection and characterisation • Effluent disposal modelling • Prescribed or recommended level of treatment • AS1547 Performance Statements (referenced)	Wastewater Report and site characterisation encourage a higher level of treatment to be adopted to meet performance objectives described in AS1547. Higher level of treatment also allows the applicant to reduce land area constraints.
Increased sediment, organic and/or pathogen load during storm events or prolonged rainfall	MCU	• Site inspection and characterisation • Prescribed or recommended level of treatment • Site layout to ensure no adverse stormwater impact	PO3 is designed to ensure that the applicant does not place treatment and disposal infrastructure in highly vulnerable areas where overland flow risks carrying contaminants offsite.
Over-irrigation in prolonged rainfall leads to poor environmental outcomes and increased health risks	MCU	• Wastewater Report • Site inspection and characterisation • Prescribed or recommended level of treatment • AS1547 Performance Statements (referenced)	PO1 and PO2 are designed to ensure that risks are considered against site characteristics, with the control being a higher level of treatment as necessary.
Lack of adequate operational controls results in overflows of treated or untreated effluent	MCU	• Wastewater Report • AS1547 Performance Statements (referenced) Effluent holding tank provisions (AO4)	PO4 provisions for effluent storage require the design to include alarms that instigate immediate corrective actions e.g.

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			visual/audible alarm or SMS callout.

12.5 Domestic developments where OSSF intensity increases

The provisions for developments between 10-21 EP are designed around an appropriately considered Wastewater Report. The report demonstrates through site characterisation, effluent disposal modelling and site layout that the development meets the performance standards of AS1547 (which are mostly qualitative).

Good public health and environmental outcomes are ensured by provisions such as assessment of site-specific risk factors, design by appropriately qualified persons, consideration of higher levels of treatment, and so on.

Table 14 Code provisions for developments of 10 EP

Public Health or Environmental Risk	Relevant to	Code provision(s)	Comments
General increase in environmental and health-based risks is not appropriately considered prior to application	Reconfiguring a lot Building work	• OSSF Code & Policy • Reinforcement of relevant existing codes and overlays • System design against relevant AS/NZS	AO1.1 seeks to reinforce the existing codes and overlays that underpin the protection of health and environmental values regardless of the lot size. OSSF design according to the standards should force applicants to consider AS1547 performance statements and whether the proposed OSSF meets these.
Lower standard of treatment creates future PH&E risk if subdivided	Building work (lots ≥ 4,000 sqm)	• OSSF Code & Policy • Increased setbacks for primary level treatment (disincentive) • Existing/current set-backs applied to secondary level treatment and higher (incentive)	OSSF suited to today's development, but future development (subdivision) creates unacceptable PH&E risks. AO1.2 provides incentives to consider a higher standard of treatment in return for reduced setbacks (increased setbacks for primary treatment and trenches).
OSSF intensity (e.g. hydraulic load per land area) increases (e.g. minimum two-fold), causing poor health and environmental outcomes	Reconfiguring a lot Building work (lots 2,000 – 4,000 sqm)	• OSSF Code & Policy • Inspection encouraged to understand site-specific risks, including neighbouring OSSFs • Existing/current set-backs applied to secondary level treatment and higher (incentive)	Setback disincentives of AO1.1 cannot be practically applied on smaller lots. Site inspection encourages consideration of site characteristics, including the proximity of neighbouring OSSFs. Secondary level treatment or higher provides DA incentives. Mandatory Wastewater Report for Primary level treatment places the

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			burden of proof onto the applicant and is also used as a disincentive.
OSSF intensity (e.g. hydraulic load per land area) increases (e.g. minimum two-fold), causing poor health and environmental outcomes	Reconfiguring a lot Building work (lots ≤ 2,000 sqm)	• OSSF Code & Policy • Secondary level treatment prescribed as a minimum requirement • ETA type disposal system prescribed as a minimum requirement • Inspection encouraged	Setback disincentives of AO1.1 cannot be practically applied on smaller lots. Site inspection encourages consideration of site characteristics, including the proximity of neighbouring OSSFs. Secondary level treatment or higher provides DA incentives. Mandatory Wastewater Report for Primary level treatment places the burden of proof onto the applicant and is also used as a disincentive.
Increased sediment, organic and/or pathogen load during storm events or prolonged rainfall	Reconfiguring a lot Building work	• Site inspection • Site layout to ensure no adverse stormwater impact	PO2 ensures the applicant avoids placing treatment and disposal infrastructure in areas vulnerable to overland flows during storms or prolonged rainfall.

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12.6 Protecting sites where drinking water supply is impacted

Recent concerns have been raised by the public health regulator (Queensland Health) concerning the management of drinking water and wastewater on K'gari (Fraser Island). In particular, the regulator believes that there are serious public health risks associated with the current arrangements on K'gari wherever OSSFs are situated above shallow aquifers that are relied upon to supply drinking water.

Currently, any development proposed on K'gari that requires an OSSF but is not considered an Environmentally Relevant Activity (ERA) would be subject to the *Planning scheme policy for development works*. This would lead the applicant to the development codes in Part 9 of the *Planning Scheme*, and the relevant use code applied.

9.4.6 Works, services and infrastructure code is the most relevant to applying OSSF provisions that protect public health and the environment.

The applicant may consider the site constraints against the code provisions and those in the relevant overlay codes. For instance, the proximity to biodiversity areas may be considered against *Biodiversity areas, waterways, and wetlands overlays (OM.* And the applicant then applies the corresponding Assessment benchmarks for relevant overlays (*Table 5.10.1*) and is required to satisfy the performance outcomes of the corresponding *Biodiversity areas, waterways and wetlands overlay codes (Tables 8.2.4.3.1 through 8.2.4.3.5)*.

This process will not eliminate or reduce the likelihood that a development involving an OSSF and effluent disposal to land could impact groundwater that is then sourced for drinking water.

The actual health and environmental consequences of this scenario are highly complex and difficult to model and predict, but at a high level, given K'gari is a sand island, the effluent disposal area is likely to act as a slow sand filter. The sediment and any undissolved nutrients would be filtered out by the sandy sub-soil, but the dissolved nutrients and most pathogenic organisms would likely reach the groundwater table.

The anoxic groundwater environment (low to no dissolved oxygen) may not support the proliferation of these pathogenic organisms, but the immediate impacts on groundwater source for drinking may be profound including:

- High pathogen loads that the drinking water treatment systems are not designed to remove;
- Pathogenic organisms not typically present in groundwater and resistant to typical groundwater treatment processes (e.g. protozoan pathogens that are chlorine resistant); and
- Introduction of contaminants with health-based (and to a lesser extent aesthetic) water quality impacts e.g. high nitrate concentrations.

The OSSF Code, therefore, needs to have qualitative provisions that require a higher standard of treatment or other appropriate provisions for the protection of public health.

If a purely prescriptive approach was adopted over a more risk-based approach, then the code might simply prescribe an advanced secondary OSSF with nutrient removal capability and perhaps an Ultra-Violet (UV) disinfection system that ensures pathogen removal/inactivation. This would ensure that effluent quality is maintained at the highest possible standard but would profoundly affect the associated cost of development (design and operation).

This may not align with FCRCs community and social development objectives and a risk-based approach might be preferable.

The water quality objectives for nutrients is also an area that could require prescription of a higher level of treatment to protect public health and the environment adequately. However, the environmental protection policy and other references generally state *"maintain existing water quality (20th, 50th and 80th percentiles"*.

The EPP for K'gari does not include nutrients in EVs for groundwater. This is site-specific and difficult to characterise, particularly on sites where external influences such as native fauna e.g. bird nesting sites, would have naturally occurring higher concentrations of nutrients and pathogens.

Phosphorus can be taken up by the soil; however, this should not be relied on as a treatment or protection measure. Soil microbes may also undertake a degree of nitrification converting ammonia to oxidised forms of nitrogen (nitrate and nitrite). But beyond that nutrient removal in sandy sub-soils such as K'gari are likely to be limited.

Given this is difficult to characterise (without groundwater monitoring data) and even more difficult to appropriately predict (would require complex hydro-geochemical modelling), developments on K'gari where effluent disposal and groundwater extraction for drinking purposes are proposed on the same site (or neighbouring sites) should ideally adopt a conservative position.

This is nominally proposed as secondary treatment with nutrient removal as per AS 1546.3. This would require the OSSF to achieve total nitrogen limit of 15 mg/L and total phosphorus limit of 2 mg/L.

BOD and total suspended solids are less critical as these will be treated to some extent in the sub-soil (acting as a slow sand filter), however where groundwater is close to the surface, advanced secondary with nutrient removal may be preferable.

The relevant risks and provisions required to adequately address these are provided in Table 15. Note that environmental values are discussed separately at Section 12.7.

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Table 15 Code provisions for developments where drinking water supply is impacted

Public Health or Environmental Risk	Relevant to	Code provision(s)	Comments
General increase in environmental and health-based risks is not appropriately considered prior to application	MCU Building works Domestic dwellings	• OSSF Code & Policy • Site inspection and characterisation • Wastewater Report • Qualifications and experience • RPEQ authorisation	Policy should guide applicants toward a proper consideration of risks and appropriate design provisions (Code). Wastewater Report prepared (AO1.1) by suitably qualified persons must satisfy provisions of the OSSF Code.
Groundwater conditions and EV WQOs are not adequately considered in the planning process	MCU Building works Domestic dwellings	• Wastewater report • Groundwater characterisation (where monitoring bores exist)	AO1.2 requires assessment of effluent quality against EVs for drinking water on K'gari in the *EPP Fraser Island environmental values and water quality objectives*.
Risks to drinking water quality are not appropriately considered prior to application	MCU Building works Domestic dwellings	• Water Risk Assessment • Drinking water treatment provisions based on risk	AO2 is designed to prompt consideration of drinking water extracted from the aquifer where effluent disposal occurs (e.g. on the same site) through a site-specific water risk assessment. This is simply an acknowledgement of the impacts that effluent disposal could have on groundwater quality and detailing how these will be managed (i.e. through treatment of groundwater prior to potable use).
Potential impacts on groundwater used for drinking purposes cannot be assessed during operation	MCU Building works Domestic dwellings	• Wastewater Report • Water Risk Assessment • Provision of monitoring bores	AO3 requires the development to include monitoring bores down-gradient and up-gradient of the effluent disposal area so that potential impacts can be measured after a major incident, e.g. failure of the OSSF, overflow, etc.
Potential impacts from construction of water bores e.g. materials of construction, effluent or overland flow short-circuiting, etc.	MCU Building works Domestic dwellings	• Water Risk Assessment • Provision of monitoring bores • Associated guidelines and construction standards	AO4 is proposed to support PO3/AO3 such that the design of the monitoring bores is undertaken in accordance with industry best practice, i.e. *Minimum construction requirements for water bores in Australia* (National Uniform Drillers Licensing Committee).

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The provision of a Water Risk Assessment encourages applicants to consider the impacts of development activity on the groundwater source for potable purposes and also allows for drinking water protection provisions to be included in the development approval conditions (e.g. a minimum level of drinking water treatment or performance-based statement).

12.7 Protecting sites with significant Environmental Values

Development sites where significant Environmental Values (EVs) may exist or may be suspected as existing are currently reasonably well protected by the *Planning scheme* provisions. The *Biodiversity areas, waterways and wetlands overlay codes (Tables 8.2.4.3.1 through 8.2.4.3.5)* provide the minimum setbacks (referred to as buffers by the *Planning scheme*).

The discussions at Section 12.4 through to Section 12.7 have provided justifications for FCRC to consider increasing these as a disincentive for selecting systems that are known to result in poor environmental and public health outcomes if not designed and installed with rigorous safeguards in place, namely primary level treatment (septic systems) using traditional trenches or beds for effluent disposal.

Conversely, development incentives are built into the OSSF code to allow an applicant to select a secondary level treatment system and Evapotranspiration System (ETS/ETA) for effluent disposal to relax the stricter setback provisions designed for primary treatment and trenches/beds.

The need for the set-backs (buffers) is discussed in the *Environmental Protection (Water) Policy 2009* (*EPP Water 2009*), which is a parent document to the site-specific *Environmental Protection (Water) Policy 2009, Fraser Island environmental values and water quality objectives (Basin No. 139).*

The values applied to the setbacks originate from the Queensland Plumbing and Wastewater Code 2019 (PWC2019). These minimum requirements have been adapted as per the proposed set-backs (buffers) that will be used to develop Overlay codes for the different levels of treatment. These are provided in Table 16

Table 16 Proposed setbacks for levels of treatment selected

Setback criteria	PWC2019 setback	Proposed setback	Comments
Where primary level treatment and traditional trenches/beds for effluent disposal are proposed			
To a stream order 1-3	50 m	150 m	
To a stream order 4	100 m	300 m	
To the Full Supply Level of a dam, lake or reservoir or watercourse accessed for potable water supply	400 m	800 m	
On land with a slope less than	10%	10%	No change
Where the Annual Exceedance Probability (AEP) flood event does not exceed	1%	1%	No change
Where secondary level treatment and ETS/ETA for effluent disposal are proposed			
To a stream order 1-3	50 m	50 m	No change
To a stream order 4	100 m	100 m	No change

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To the Full Supply Level of a dam, lake or reservoir or watercourse accessed for potable water supply	400 m	400 m	No change
On land with a slope less than	10%	10%	No change
Where the Annual Exceedance Probability (AEP) flood event does not exceed	1%	1%	No change

Table 17 Code provisions for developments where Environmental Values could be impacted

Public Health or Environmental Risk	Relevant to	Code provision(s)	Comments
Cumulative environmental and public health impacts of OSSF intensity in the locality are not able to be assessed	MCU Building works Reconfiguring a lot	• OSSF Code & Policy • OSSF overlay codes	Primary OSSF overlay increases setbacks to preclude primary level treatment from Biodiversity areas, waterways and wetlands beyond those areas where OSSF intensity could result in poor operational outcomes.
			Secondary OSSF overlay reduces this constraint and encourages applicants in areas with significant EVs to produce a Wastewater Report that would require associated demonstration of how the cumulative impacts would be addressed.
General increase in environmental and health-based risks is not appropriately considered prior to application	MCU Building works Domestic dwellings	• OSSF Code & Policy • Site inspection and characterisation • Wastewater Report • Qualifications and experience • RPEQ authorisation	Policy should guide applicants toward a proper consideration of risks and appropriate design provisions (Code). Wastewater Report prepared (AO1.2) by suitably qualified persons must satisfy provisions of the OSSF Code.

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13. DRAFT REVIEW

Fraser Coast Regional Council provided draft Schedule, Policy, Tables of Assessment, Zone Codes and Overlay for review of changes as a result of the recommendations in this report.

S&B aided in the review of the proposed changes and the documents are attached in the Appendices. S&B provided technical content review only within the scope of this project.

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14. REFERENCES

The documents below have been referenced or consulted during development of the OSSF Code:

- Building Act 1975
- Fraser Coast Planning Scheme 2014
- Planning Act 2016
- Planning Regulation 2017
- Plumbing and Drainage Act 2018
- Qld Plumbing and Wastewater Code 2017
- Qld Plumbing and Wastewater Code Guidelines
- Environmental Protection (Water) Policy 2009
- Environmental Protection (Water) Policy 2009, Fraser Island environmental values and water quality objectives, Basin No. 139, July 2010
- AS/NZS 1546.1:2008 On-site domestic wastewater treatment units Septic Tanks
- AS 1546.3:2017 On-site domestic wastewater treatment units Secondary treatment systems
- AS/NZS 1547:2012 On-site domestic wastewater management

15. ACRONYMS

The following abbreviations are used for conciseness in this document:

Table 18 Abbreviations

Term	Definition
ADWG	Australian Drinking Water Guidelines
AEP	Annual exceedance probability
AO	Acceptable outcome
AS/NZS	Australian Standard / New Zealand Standard
BA1975	Building Act 1975
BWRUPS	Building Work Regulated under the Planning Scheme
Council	Fraser Coast Regional Council
DA	Development Application
DIR	Design irrigation rate
DNRME	(formerly) Department of Natural Resources, Mines and Energy
EP	Equivalent Person
EPPs	Environmental protection policies
EPPWater2009	Environmental Protection (Water) Policy 2009
ERA	Environmentally relevant activity (Specific to Queensland legislation, may also be used for Environmental Risk Assessment)
ETA	Evapotranspiration adsorption

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Term	Definition
ETS	Evapotranspiration system
EV	Environmental Value(s)
GIS	Geographic information system
FCRC	Fraser Coast Regional Council
Planning scheme	Fraser Coast Planning Scheme 2014
MCU	Material Change of Use
MEDLI	The Model for Effluent Disposal Using Land Irrigation is a Windows® program for designing effluent re-use schemes.
OSSF	On-site sewerage facility (which includes storage, treatment and effluent disposal systems)
PLC	Programmable logic controller - an electronic device that allows for logical control over a piece of equipment.
PO	Performance outcome
PWWF	Peak wet weather flow – the flow that is expected to enter the plant during a wet-weather event. Is often assumed to be 5x the ADWF
PDA2018	Plumbing and Drainage Act 2018
PA2016	Planning Act 2016
PR2017	Planning Regulation 2017
RAL	Reconfiguring a Lot
RPEQ	Registered Professional Engineer of Queensland
STP	Sewage treatment plant
WQO	Water quality objective
WWTP/WwTP	Wastewater treatment plant
Intermittent water course	A natural or artificial channel, identifiable by recognisable bed and banks, along which rain water or storm water usually or occasionally flows. The term does not include a closed conduit for conveying storm water.
Top bank	The same meaning as an outer bank as defined in the Water Act 2000.

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APPENDIX A:

Schedule 6 Planning Scheme Policy for OSSF

SC6.1 Planning scheme policy for Onsite Sewerage Facilities (OSSF)

SC6.1.1 Objectives

The policy intent is for reticulated sewerage to be provided during the subdivision and development of land. Where reticulated sewerage cannot be provided, the policy provides for on-site sewerage disposal requirements.

SC6.1.2 Principles

1) To generally require the connection of new subdivision and development to reticulated sewerage.

   Reticulated sewerage provides the lowest risk to public health, environmental, social and economic, long term planning outcomes associated with sewage treatment and disposal.

   a. Public health, amenity, water resources and environmental risks

      Sewage may contain nutrients, metals, salts, endocrine (or hormone) disrupting chemicals, drugs, bacteria, viruses and other pathogens. If not adequately treated, these can affect water quality and result in water contamination and adverse impacts on public health and wildlife that rely upon the water for drinking or to support habitat.

   b. Risks to long-term planning outcomes and land supply (reticulated sewerage supports the widest variety and changes of land use)

      The provision of reticulated sewerage provides the most flexibility for land use planning and is fundamental to achieving the best use of existing and proposed infrastructure and protecting important environmental assets.

      Onsite sewerage facilities require land application areas for the disposal of treated sewage. This necessitates larger lots, resulting in low-density development and urban sprawl that requires the extension of other basic infrastructures such as potable water, electricity and gas. This is an inefficient use of both infrastructure and land.

      In some areas that have had onsite sewerage facilities, it has been necessary to retrofit reticulated sewerage to enable greater density of development and better environmental protection. The cost in this circumstance is generally borne by the greater community. The general requirement to connect to reticulated sewerage in the first instance aims to ensure such retrofitting programs are not needed in the future.

2) Protection of public health and amenity

   a. Impacts on public health

      Illness arising from exposure to pathogens contained in sewage. Exposure can result from a variety of causes, including system malfunction, poor maintenance and natural disasters/extreme events. Illness can be low-level ongoing such as gastrointestinal complaints and respiratory conditions; or high-level, life-threatening such as encephalitis, and bacterial infections such as *E.coli*, salmonella or campylobacteriosis.

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If sewage is discharged into waterways or the marine environment, diseases to humans can also be transmitted through eating sewage-contaminated shellfish or recreational activities, such as swimming.

b. Reduced amenity from sewage odour

This may affect people at a household level from onsite disposal systems, or at a street or community level, where people live or work in proximity to a wastewater treatment plant or other wastewater infrastructure. It may occur as a result of unfavourable site and soil conditions, poor system management and/or maintenance practices or uncommon events.

c. Reduced development potential of land

This applies where a land application area is required for onsite sewage disposal. The area needs to be set aside for distribution of the treated effluent and cannot be built over with any permanent fixtures, or used for children's play areas or growing fruit and vegetables. The location may interfere with where a landowner may want a dwelling to be built due to the slope of the land. Undertaking activities such as laundry need to be considered as overloading of the land application area can result if too much water is used at one time. The risk of purchasers not being aware of these limitations is very real if notifications on the title are not placed at the time of subdivision.

3) Protection of the environment, land and water resources

a. Contamination of land and/or buildings

This may occur from the direct discharge of untreated or partially treated sewage to land; through poor maintenance; or mechanical failure of plant and/ or equipment.

b. Contamination of groundwater

Resulting from rising groundwater or infiltration of rainfall through soils contaminated by untreated or treated wastewater discharge. This is particularly relevant to public health if the sewage discharge contaminates an aquifer used for drinking water supply. Detrimental impacts on the groundwater ecosystem (for example, stygofauna) may also result.

c. Contamination of surface water

Through direct discharge of treated or untreated wastewater from wastewater infrastructure to stormwater drains, waterways or wetlands; runoff passing over contaminated land; or discharge of contaminated groundwater to surface waters, including wetlands and estuaries. Diminishing the water quality of a surface water source may result in the loss of a resource. The quality of treated wastewater can also be too high in nutrients for the receiving environment, leading to eutrophication. Eutrophication of water bodies results in algal blooms, fish kills, and increased breeding of mosquitoes and midges. Other contaminants in sewage, including endocrine-disrupting compounds, have been observed to impact receiving ecosystems.

d. Impacts on health of flora/ fauna

From exposure to contaminated land and/ or groundwater or surface water (including fresh and marine water). Sewage discharged into waterways causes oxygen depletion which reduces the amount of oxygen available to fish and other aquatic animals and plants which can result in their death. As sewage also contains high levels of nutrients, it can elevate algal growth and bacteria..

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e. Wasting of water resources

This occurs when treated wastewater is discharged into the environment without being beneficially reused. It is increasingly recognised that wastewater is an untapped resource. Total water cycle management is more easily implemented with centralised systems such as through sewer mining, aquifer recharge, watering for public open space and using the biosolids for energy generation.

4) Efficient use of infrastructure and land

a. Low-density development results in a less efficient urban form

Where reticulated sewerage is not provided, larger lots are required to accommodate on-site sewage disposal systems and their associated land application areas. As part of the risk management process and to acknowledge that the land application system will not last the lifetime of a dwelling, AS/NZS 1547 recommends a reserve area be made available in the event of the land application area becoming unusable for its purpose (for example, through soil salinisation), which further impacts lot size.

b. Reduced flexibility to change or intensify land use in future

Where land is subdivided and developed without reticulated sewerage, the potential for increased density of development in the future is greatly reduced. Similarly, unsewered areas that may have originally been used for one land use, but have now been identified to transition to another (for example, light industrial to urban), are difficult to retrofit to enable reticulated sewerage.

c. Unsewered development undermines the provision of a reticulated sewer to a local area

This may occur through reduced viability of infrastructure extension due to the limited number of existing unsewered lots.

d. Reduced performance of treatment system from uncontrolled discharges

This is generally a result of the unauthorised discharge of trade waste but can also occur as a result of household chemicals being disposed of into sewage systems. This applies to both reticulated schemes as well as onsite systems, which are likely to require additional aspects to pre-treat waste (for example, oil separators) for non-domestic situations.

e. Restriction on type and intensification of land use

Future land uses, and/or intensification of land uses may be precluded through a lack of reticulated sewerage.

5) Avoid costs to the broader community

a. Remediation of soil and/or surface waters and/ or groundwater

Long-term on-site sewage disposal in sensitive areas contaminates the soil profile, groundwater and receiving surface water bodies, such as rivers, wetlands, estuaries and embankments. At a local level, this may result from an on-site system failure, pipe breakages, or at a larger scale from discharges, or failure of larger infrastructure such as a pump station or wastewater treatment plant. Over time, all systems will leak and require replacement, however, this may not always be immediately evident and contamination of land and water

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occurs. Remediation of eutrophied water bodies is expensive and a cost borne by the broader community.

b. Retrofit of a failed treatment system

The magnitude of costs and works is largely reflective of the scale of the system. In some instances, the costs may be borne by the broader community, whereby the progressive conversion of unsewered areas has been undertaken.

c. Increased health costs

To the broader community as a result of these costs being subsidised with public funding. This is linked to illnesses arising from exposure to pathogens from sewage, both from reticulated and on-site systems and the treatment required to address/ remedy the effects.

d. Reduced employment opportunities

This may occur if low-cost industrial development is not supported through the release of appropriately zoned unsewered land. This generally occurs if there are businesses with few employees yet require large lots for the type of business activities undertaken.

e. Ongoing maintenance

Applies to both reticulated and on-site disposal systems but is more onerous for individual landowners as they have to inspect and ensure maintenance of a system themselves. Onsite systems are also resource-intensive for local governments as they are required to inspect and audit systems to ensure compliance with the conditions of their approval.

6) Adopt the precautionary principle approach

When considering the above risks and the appropriate treatment and management of sewage, the precautionary principle reinforces the policy approach to requiring reticulated sewerage as the default position of the local government. The policy intent is for this principle to be applied in decision-making to protect public health and the receiving environments.

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SC6.1.3 Purpose

The purpose of this planning scheme policy is to:-

a) provide qualitative guidance for consultants to reduce the time and effort involved in the assessment process without compromising the protection of environmental values.

The policy provides advice and guidance on how to prepare the following OSSF plans:

(a) Site layout plan;
(b) Wastewater plan;
(c) Water risk assessment; and
(d) Reticulated sewerage feasibility assessment.

Note—the OSSF code and this planning scheme policy do not apply to sewerage facilities that exceed 21 EP. Those systems are an Environmentally Relevant Activity (ERA) under the Environmental Protection Regulation 2019 and require an application for an Environmental Authority through the Department of Environment and Science (DES).
Note—nothing in this planning scheme policy limits Council's ability to request other relevant information in accordance with the Act.
Note - the OSSF code and this planning scheme policy do not negate the need to seek approval of an OSSF under the Plumbing and Drainage Act. Before an OSSF can be installed on a property, the applicant is required to apply for a permit to install the treatment facility on that property. Applications to install an on-site sewerage facility are to be lodged with Council as part of the plumbing/drainage application.

6.1.4 Application

This planning scheme policy assists with satisfying the assessment benchmarks in the Fraser Coast Planning Scheme that relate to OSSF for accepted development subject to requirements and assessable development as outlined in the table below:

Table 1: Application – OSSF plans

Section or table in the code	Assessment benchmark reference	Section in policy
Onsite sewerage facility code		
Table X.X.X.X.X – Assessment benchmarks for assessable development and requirements for accepted development subject to requirements – if for building works made assessable by the planning scheme or material change of use applications	Site layout and setbacks AOX	Site layout plan – **SC6.1.7**
	Site layout and setbacks POX	Wastewater report – **SC6.1.8**
	Environment and public health POX	Water risk assessment – **SC6.1.9**
	Where development is above or adjoins a groundwater aquifer relied on for the supply of drinking water POX	Water risk assessment – **SC1.1.9**
	Access, operation and maintenance rights POX	Lawful access, operation and maintenance rights – **SC6.1.10**
	Cumulative impacts POX	Cumulative risk assessment – **SC6.1.9**
Table X.X.X.X.X – Assessment benchmarks for assessable development – if for Reconfiguring a lot applications	Cumulative impacts POX	Cumulative risk assessment – **SC6.1.9**
	Access, operation and maintenance rights POX	Lawful access, operation and maintenance rights – **SC6.1.10**
Reconfiguring a lot code		
Table 9.4.3.3.1 Assessment benchmarks for assessable development	Size and dimensions of lots PO3	Wastewater report – **SC6.1.8**
	Services and utilities AOX	Reticulated Sewerage Feasibility Assessment – **SC6.1.11**
	Services and utilities POX	Reticulated Sewerage Feasibility Assessment – **SC6.1.11**

This policy may also apply when a plan is required as a condition of development approval.

SC6.1.5 Relevant standards and policy

Reference and source documents that are to be read and applied in conjunction with this policy sub-section are as follows:

- AS/NZS 1546.1:2008 - On-site domestic wastewater treatment units-septic tanks
- AS/NZS 1546.3:2017 - On-site domestic wastewater treatment units-secondary treatment systems
- AS/NZS 1547:2012 - On-site domestic wastewater management
- AS/NZS 3500.2:2003 - Sanitary Plumbing and Drainage
- Environmental Protection Act - and all subordinate legislation, in particular, the Environmental Protection (Waste Management) Regulation 2000 (Design Rules)
- National Construction Code Volume 3 – Plumbing Code of Australia
- Plumbing and Drainage Act 2018 (and associated Regulations)

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- Queensland Plumbing and Wastewater Code

Editor's note—Council has specifically referred to AS/NZS 1547:2012 On-site domestic Wastewater management and is, for the purpose of this policy, the adopted standard to be read and applied in conjunction with this policy sub-section.

SC6.1.6 Legislation

Plumbing and Drainage Act 2018

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SC6.1.7 OSSF Site Layout Plan

When is an OSSF site layout plan required

AOX of the OSSF code requires the applicant to undertake a site plan as part of a development application.

About OSSF site layout plans

The purpose of an OSSF site layout plan is to demonstrate development includes suitable and adequate areas to accommodate the OSSF, 100% reserve land application areas and areas to service the facility. Early planning of on-site sewerage facility infrastructure is essential to ensuring that design, treatment selection and facility siting are undertaken in a manner that at a minimum maintains health, environment, and public amenity and preferably improves these performance objectives.

Documentation

The plan is to be documented in an A3 format either in hard copy or digital format.

Level of detail required

The level of detail required for the site layout plan is outlined in the section below and is the minimum requirement.

Note: In some circumstances, additional information may be required depending on site-specific conditions.

Study area

The study area is the entire property that is the subject of the development application. Consideration should also be given to potential impacts adjacent to the study area.

Consultant qualifications and experience

The appropriately qualified and experienced consultant responsible for the preparation of the site layout plan must demonstrate one of the following:

- Queensland Building Construction Commission (QBCC) Hydraulic design licence with ODWM or limited to ODWM; or
- QBCC Site Classifier licence with ODWM qualification; or
- Registered Professional Engineer Queensland (RPEQ) with ODWM qualification; or
- A person who holds a licence under the Queensland Building and Construction Commission Act 1991 under which the person is qualified to develop the solution.

Preparing a site layout plan

i) General components

In general, all site layout plans should incorporate the following components:

(a) North point;
(b) Full property description (lot, plan and address details);
(c) Name and any applicable qualifications of the person who evaluated the site;
(d) Scale of 1:200 or 1:500;
(e) Lot boundaries and dimensions;
(f) Location of any existing or proposed of future community title and common property boundaries;
(g) Contours indicating natural ground fall;
(h) Roads;

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(i) Location, height, density and type of vegetation both on the subject allotment and on adjoining land which may be affected by the installation of the proposed OSSF;
(j) On-site sewerage facilities;
(k) Onsite sewerage disposal areas;
(l) 100% reserve land application area (which is unable to be developed, to provide for future resting or replacement of the system);
(m) Area for servicing the facilities,
(n) Test boreholes/pits;
(o) Easements and covenant areas;
(p) Neighbouring property details where relevant, but not limited to – location of dwelling (bedrooms, living rooms, recreational areas), swimming pools, potable water tanks, vegetation b)

Further, additional information is required based on the type of application:

i) <u>Building work made assessable against the planning scheme applications (e.g. Dwelling houses, Dual occupancies and a Domestic outbuilding on a vacant lots)</u>

(a) Location of any existing and proposed:
(i) Buildings;
(ii) Building footings;
(iii) Structures (including (but not limited to), carports, sheds, gazebos, etc;
(iv) Other areas (including (but not limited to), recreation areas, entertainment areas, patios, clothesline areas, and swimming pools (in-ground and above ground);
(v) In-ground potable water tanks (on site and surrounding);
(vi) Fences and retaining walls;
(vii) Driveways and vehicle manoeuvring areas;
(viii) Pedestrian paths and walkways (formal and informal);
(ix) Landscaped areas
(x) Stormwater drains, surface drains, sanitary drains and roof water disposal;
(xi) Water supply bores
(xii) Stream order 1-4 water courses, lakes, ponds, unlined stormwater drainage channels, dams, wells, groundwater aquifers or other water sources (on site and surrounding);
(xiii) Details and locations of any diversion measures to collect surface or migrating subsurface water
(xiv) Overlays:
a. Flood hazard overlays
b. Coastal protection overlay
c. Biodiversity areas, waterways, & wetlands overlay

(b) Nominate setbacks from those specified above to the requirements specified in accordance with:-
(i) Queensland Plumbing and Wastewater Code;
(ii) AS/NZS 1547:2012 – On-site domestic wastewater management;
(iii) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks;
(iv) AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets; and
(v) AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems.

(c) Details of any site modifications, for example benching, cutting and filling, and how these impacts on the proposed system; and
(d) Any other information relevant to undertaking an assessment of the OSSF (e.g. suitable and safe means of access for servicing the facility).

ii) <u>Material change of use applications</u>

(a) Location of any existing and proposed:

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(i) Buildings;
(ii) Building footings;
(iii) Structures (including (but not limited to) carports, sheds, gazebos, etc;
(iv) Other areas (including (but not limited to), recreation areas, entertainment areas, patios, clothesline areas and swimming pools (in-ground and above ground);
(v) In-ground potable water tanks (on site and surrounding);
(vi) Fences and retaining walls;
(vii) Driveways and vehicle manoeuvring areas;
(viii) Pedestrian paths and walkways (formal and informal);
(ix) Landscaped areas;
(x) Stormwater drains, surface drains, sanitary drains and roof water disposal;
(xi) Water supply bores
(xii) Stream order 1-4 water courses, lakes, ponds, unlined stormwater drainage channels, dams, wells, groundwater aquifers or other water sources (on site and surrounding);
(xiii) Details and locations of any diversion measures to collect surface or migrating subsurface water
(xiv) Overlays:
a. Flood hazard overlays
b. Coastal protection overlay
c. Biodiversity areas, waterways, & wetlands overlay

(b) Nominate setbacks from those specified above to the requirements specified in accordance with:-
(i) Queensland Plumbing and Wastewater Code;
(ii) AS/NZS 1547:2012 – On-site domestic wastewater management;
(iii) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks;
(iv) AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets; and
(v) AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems.
(c) Details of any site modifications, for example benching, cutting and filling, and how these impacts on the proposed system; and
(d) Any other information relevant to undertaking an assessment of the OSSF (e.g. suitable and safe means of access for servicing the facility).

iii) <u>Reconfiguring a lot applications</u>

(a) Proposed subdivision boundaries;
(b) Location of any existing and adjoining:
(i) Buildings;
(ii) Structures (including (but not limited to) carports, sheds, gazebos, etc);
(iii) Other areas – entertainment areas, patios, clothesline areas, areas including and surrounding swimming pools (in-ground and above ground);
(iv) In-ground potable water tanks (on-site and surrounding);
(v) Recreation areas;
(vi) Landscaped areas;
(vii) Water supply bores
(viii) Stream order 1-4 water courses, lakes, ponds, unlined stormwater drainage channels, dams, wells, groundwater aquifers or other water sources (on site and surrounding);
(c) Location of any existing and proposed:
(i) Infrastructure
a. Roads
b. Electricity
c. Telecommunications
d. Footpaths
e. Stormwater drainage
f. surface drains

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g. sanitary drains
h. roof water
i. overland flow and inter-allotment drainage;
j. reticulated water
k. reticulated sewerage
l. proposed location of sanitary drains
m. Details and locations of any diversion measures to collect surface or migrating subsurface water

(ii) Fences and retaining walls;
(iii) Sufficient building envelopes on each lot to contain:
a. For residential development – minimum Xm x Xm building envelope;
b. For commercial development – minimum Xm x Xm building envelope;
c. For industrial development – minimum Xm x Xm building envelope;
(iv) Easements and covenants (future sewerage connection, stormwater, environmental, etc);
(v) Overlays:
d. Flood hazard overlays;
e. Coastal protection overlay;
f. Biodiversity areas, waterways, & wetlands overlay;

(d) Nominate setbacks from those specified above to the requirements specified in accordance with:-
(i) Queensland Plumbing and Wastewater Code;
(ii) AS/NZS 1547:2012 – On-site domestic wastewater management;
(iii) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks;
(iv) AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets; and
(v) AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems.
(e) Details of any site modifications, for example benching, cutting and filling, and how these impact on the proposed system; and
(f) Any other information relevant to undertaking an assessment of the OSSF (e.g. suitable and safe means of access for servicing the facility).

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Example site plan

The following is an example of the typical information and level of detail required

[insert examples here]

Validity of site layout plan

Where a site layout plan is submitted and approved, the plan will remain valid the length of the currency period of the associated material change of use or building works made assessable by the planning scheme approval.

Level of detail

This policy outlines the key content which is common to most sites; however, additional information may be required in some circumstances depending on site specific conditions.

Schedule 6

SC6.1.8 Undertaking a Wastewater report

When is a Wastewater report required

POX and POX of the onsite sewerage facility code and PO3 of the reconfiguring a lot code requires the applicant to submit a Wastewater report as part of a development application.

About Wastewater reports

Wastewater reports are required to demonstrate the effective and safe treatment and disposal of onsite sewerage, having regard to

a. the nature of the development proposed
b. demands the development will place on a system
c. the land and surrounding environment and
d. known hydro-geologic, public health or otherwise constrained concerns
e. seasonal changes in flow or water quality the system is to treat

Early planning of on-site sewerage facility infrastructure (on-site sewerage and effluent disposal facilities) is essential to ensuring that design, treatment selection and facility siting is undertaken in a manner that as a minimum maintains health, environment, and public amenity and preferably improves these performance objectives.

As development intensifies, the potential cumulative impact of on-site sewerage facilities increases, and these objectives become more difficult to maintain for the environmental, public health and public amenity.

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Documentation

The findings are to be documented in a written report in either hard copy or digital form.

Level of detail required

The level of detail required for a Wastewater report is outlined in the section below and is the minimum requirement.

Note: In some circumstances, additional information may be required depending on site specific conditions.

Study area

The study area is the entire property that is the subject of the development application. Consideration should also be given to potential impacts adjacent to the study area.

Consultant qualifications and experience

The consultant responsible for the preparation of the Wastewater report is to be an appropriately qualified and experienced environmental engineer/scientist, civil or chemical process engineer with Wastewater design experience.

Preparing a wastewater report

The Wastewater report shall include the following components:

(i) Site and Soil evaluation report;
(ii) Design report
(iii) Site Layout Plan

Where a Wastewater Report is required to be submitted as part of an application, the report should:

(a) provide sufficient information for deciding whether a development area, subdivision, or lot is suitable for onsite system(s);
(b) identify, analyse, and evaluate any risks posed by site-and-soil characteristics which might compromise the long-term effectiveness of the on-site system(s);
(c) identify, analyse, and evaluate any risks of contamination of groundwater or surface water and of associated health risks; and
(d) specify measures required to reduce and monitor such risks.

Note - There will be some situations where site and soil condition are so restrictive that on-site Wastewater land application becomes impracticable. In these circumstances it may be necessary to investigate alternative development outcomes and/or alternative onsite sewerage treatment options.

(i) Site and soil evaluation report

All references are to AS/NZS1547:2012 –
(a) details of the site and soil evaluation personnel confirming:
- past experience of site and soil evaluation assessments;
- professional liability for the interpretation of, conclusions drawn from and recommendations made as a result of the site evaluation.

(b) desktop study as per relevant section of Appendix B2 of AS1547:2012
(c) site and soil check as per relevant section of Appendix B3 of AS1547:2012
(d) soil assessment items as per relevant section of Appendix B4 of AS1547:2012
(e) soil evaluation as per relevant section of Appendix C3 and Appendix D of AS1547:2012
(f) provide sufficient information for deciding whether a development area, subdivision, or lot is suitable for on-site system(s).

(ii) Design report

All references are to AS/NZS1547:2012 –
(a) Details of the OSSF and land application facility designer confirming:
- past experience designing on-site sewerage disposal facilities;
- knowledge of the regulatory design requirements; and
- professional liability for the interpretation of, conclusions drawn from and recommendations made as a result of the design.

(b) Documentation of the design process, including:
- system selection as per section 5.4 and 5.5 and Appendix J and K of AS1547:2012;
- soils and LTAR/DLR values as per section 5.5.5 of AS1547:2012; and
- design flows as per section 5.3 and Appendix H of AS1547:2012.

(c) Reserve area of 100% of the calculated land application area is provided for unless reticulated sewerage is planned by council to be connected in the area within 15 years of OSSF installation.
(d) Distribution system as per section 5.5.3.5 of AS1547:2012
(e) Nutrients as per section 5.5.6.1
(f) Rainfall surface flow control as per section 5.5
(g) Land use activity as per section 5.5.3.7, Appendix B3.1
(h) Groundwater table as per Appendix K and Appendix R of AS1547:2012

(iii) Site Plan

As per section **SC6.1.7 OSSF Site Layout Plan**.

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(iv) Design

(a) Plumbing, drainage and installation of the complete on-site sewerage facility must satisfy:
    i. AS 3500.1:2021 Plumbing and drainage water services;
    ii. *Queensland Plumbing and Drainage Act 2018*;
    iii. *Queensland Plumbing and Drainage Regulation 2019*; and
(b) In order to develop an appropriate level of confidence in the results presented, the details, locations, and results of soil sampling and hydraulic property testing should accompany any report submitted.
(c) Any assessment that does not include this data collection and input carries with it an inherent risk of inaccurate prediction of effluent transport and behaviour and may even accentuate the utilisation of inappropriate system and disposal methods.
(d) The selection of the appropriate Wastewater treatment system and disposal method should be based on the individual characteristics of the lot in question and any reporting recommendations based on investigation (as outlined in this policy sub-section).
(e) The assumption of a single type of Wastewater system being utilised across all lots in any subdivision application is not recommended.
(f) Furthermore, it will be necessary for applications to demonstrate that there will be no adverse environmental impacts, taking into consideration cumulative impacts from other development, to place infrastructure near a watercourse, wetland, or open stormwater drainage channel/drain.

(v) Minimum Capacity

On-site Wastewater systems for each residential premises must be designed for a minimum capacity of six equivalent persons (EP).

(vi) MEDLI Modelling

Where an OSSF is proposed for a non-domestic circumstance, or when significant on and off season hydraulic loading is expected, appropriate effluent disposal modelling using MEDLI or equivalent can be adopted using the hydraulic and mass (organic) design loading and resulting effluent quality in AS:NZS 1547.

Validity of Wastewater report

Where a Wastewater report is submitted and approved, the plan will remain valid the length of the currency period of the associated reconfiguring a lot, material change of use or building works made assessable by the planning scheme approval.

Level of detail

A Wastewater report should demonstrate:

- sufficient information for deciding whether the proposed development and associated lot, are suitable for on-site system(s);
- identify, analyse, and evaluate any risks posed by site-and-soil characteristics which might compromise the long-term effectiveness of the on-site system(s);
- identify, analyse, and evaluate any risks of contamination of groundwater or surface water and of associated health risks; and
- specify measures required to reduce risk to an acceptable or tolerable level; and
- monitor such risk.

This policy outlines the key content which is common to most sites; however, additional information may be required in some circumstances depending on site specific conditions.

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Deemed compliance – 3,000m² residential subdivision requirement

AO3.1 of the reconfiguring a lot code, requires a minimum 3,000m² lot size where on an unsewered lot for residential purposes. 3,000m² is the minimum lot size as it is deemed to provide adequate space for:

- building envelope;
- application area;
- reserve application area; and
- adequate setbacks (e.g. to waterways, structures, buildings, access, etc).

PO3 of the reconfiguring a lot code, requires an applicant to demonstrate, where not serviced by sewerage infrastructure, residential lots are of an adequate size to accommodate compliant OSSF and disposal areas to minimise risks to public health and the environment. To achieve compliance with PO3, an applicant would need to submit a Wastewater report complying with the **planning scheme policy for OSSF, Wastewater report (SC1.1.6)**, demonstrating the proposed lots are an adequate size to accommodate the specific use, OSSF, disposal areas and setback requirements in accordance with the:

(i) Queensland Plumbing and Wastewater Code 2019; and
(j) AS1547:2012.

The minimum lot size of 3,000 m² was selected as a generalisation for sub-division of what is achievable to ensure a building envelope, a land application area and a reserve area with appropriate buffers.

The calculation for OSSF infrastructure design incorporates the following;

- Soil type
- Slope
- EP (equivalent persons per dwelling)
- Peaking factor to determine a design flow

To determine a 'nominal' minimum lot size, a required land application area (LAA)[1] for a large home on a restrictive soil type on a 4% slope was determined to back-calculate to a minimum total lot size.

A five bedroom house with a 6 occupant hydraulic loading on a soil category of medium to heavy clays was utilised to demonstrate a large home on a restrictive soil type.

Using tables and algorithms in AS1547:2012, this was calculated as a design loading rate of 2 mm/day and the land application area (LAA) using an ETA bed was calculated at 660 m².

In general, OSSF have a 15 year life span, as such, a reserve area of 100% of the design area (660 m²) must also be protected from development to enable future resting of the LAA.

This means that a minimum total of 1,320 m², not included setbacks, is required to service the on-site sewerage system and future OSSF LAA for this lot.

The setbacks will differ depending on the lot shape and specific constraints. Table R1 from AS 1547:2012 provides guidelines for horizontal and vertical setback distances.

A nominal setback distance of 6 metres to a dwelling and 5 metres to a boundary on a 3,000 m² **square** shaped lot was used to calculate an example LAA, reserve area and setback to produce a 'no build' area of approximately 2,187 m².

This allows a remaining area of 812 m² for the five bedroom house (typical size 280 m²) and any additional setbacks required for primary street frontage (301 m² for a 5.5m setback along 54.8m), and recreational use.

[1] Land Application areas are also known as Effluent Disposal Areas or EDAs.

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While this is a 'nominal' size in a basic high-level 'square' scenario calculation, it demonstrates that a minimum 3,000 m^2 lot could be required for the appropriate servicing of an on-site sewerage system, and that if smaller lot sizes are desired by the applicant, then an appropriate wastewater report demonstrating the lot specific use, setbacks and LAA sizing is required.

Similarly, if the lot shape is irregular or close to restrictive constraints such as neighbours and waterways the building envelop may not suit potential buyers and this should be considered.

Indicative Land application areas for single house on different soil types

Table 1 below provides indicative land application area sizing for a hydraulic load of 1,000 L/day for varying soil textures.

Primary treatment or adsorption trenches may not be suitable to some locations, land use types or where groundwater is near to the surface.

Table 1 Indicative Land Application Area for a single dwelling house

Soil Cat	Soil texture	Land application area (m^2)		
		Primary treatment (excludes setbacks)	Secondary treatment (excludes setbacks)	Secondary treatment (excludes setbacks)
		Adsorption Trench	Adsorption Trench	Drip & Spray (Evapotranspiration)
1	Gravels and sands	48	24	240
2	Sandy loams	60	24	240
3	Loams	92	40	300
4	Clay loams	240	120	343
5	Light clays	-	150	400
6	Medium to heavy clay	-	-	600

Note: This table does not include setbacks or reserve land application areas, nor land application types and is provided for guidance only. Setbacks and land application area placement is specific to site constraints and changes with the shape of the LAA (even if the size is the same). Different sized areas may be required in response to hydraulic load or other variables.

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Schedule 6

SC6.1.9 Risk Assessment

When is a risk assessment required

POX and POX of the OSSF code requires the applicant to undertake a water risk assessment as part of a development application.

POX of the OSSF code requires the applicant to undertake a cumulative risk assessment as part of a development application.

About risk assessment

The purpose of a risk assessment is to demonstrate the impacts of the onsite sewerage facility can be managed/mitigated to an acceptable or tolerable level.

Cumulative risks where development has a total daily capacity between 10 - 21 EP

Systems where the total daily capacity is between 10 – 21 EP is below the trigger for an environmentally relevant activity (ERA), but this type of system is larger than a typical domestic system. Where not managed correctly, there is potential for negative cumulative health or environmental impacts, above those presented by a typical domestic OSSF on the same land area.

Examples of the typical type of development that generally requires a water risk assessment could include residential, commercial (e.g. offices) or industrial developments servicing between 10 – 21 EP (approximately 5000 L/day capacity) in a non-sewered area.

When it comes to OSSFs of this size, the increase in cumulative risks is dependent on several factors, including but not limited to –

- an increased cumulative risk may be a lot of certain size being changed from domestic premises to a light commercial business where the daily hydraulic load increases from 1,000 L/day to 5,000 L/day.
- the likely concentration of raw sewage or influent resulting from less dilution from domestic activities like showering. The hydraulic and mass load of organics from this type of development could mean a potential five-fold increase in the risk of sediment, pathogens, and nutrients entering waterways from the same land area.
- another increase in the risk profile could be the comparison in real-time monitoring of the system. Most domestic premises are personally invested in their OSSF system as poor operation results in immediate risks to them and their family.
- Larger residential, commercial and industrial of developments (residential, commercial an OSSF are likely to be operated and maintained by 3rd parties (e.g. a body corporate).

The cumulative risks have the potential to result in –

(a) General increase in environmental and health based risks;
(b) Increased hydraulic load on the same land area limits sustainable effluent disposal options (e.g. increased flow but a limited area to appropriately design);
(c) Increased organic and pathogen load increases the risk of runoff through poor design and/or operational practices;
(d) Increased sediment organic and/or pathogen load during storm events or prolonged rainfall;
(e) Over irrigation in prolonged rainfall leads to poor environmental outcomes and increased health risks;
(f) Lack of adequate operational controls results in overflows of treated or untreated effluent.
(g) Lower standard of treatment creates future PH&E risk if subdivided; and
(a) OSSF intensity (e.g. hydraulic load per land area) increases (e.g. minimum two-fold), causing poor health and environmental outcomes.

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Where development may impact groundwater sources and nearby surface water for potable purposes

Risks associated with OSSF impacting on groundwater and nearby surface water include:

(a) High pathogen loads that the drinking water treatment systems are not designed to remove;
(b) Pathogenic organisms not typically present in groundwater and resistant to typical groundwater treatment processes (e.g. protozoan pathogens that are chlorine resistant);
(c) Introduction of contaminants with health-based (and to a lesser extent aesthetic) water quality impacts e.g. high nitrate concentration; emerging contaminants

Determining appropriate nutrient levels in groundwater and nearby surface water sources is difficult to characterise and is site-specific, particularly on sites where external influences such as native fauna e.g. bird nesting sites, would have naturally occurring higher concentrations of nutrients and pathogens. Given it is difficult to characterise (without groundwater monitoring data) and even more difficult to appropriately predict (requires complex hydro-geochemical modelling), developments where onsite effluent disposal and groundwater and/or nearby surface water extraction for drinking purposes are proposed on the same site (or neighbouring sites) should adopt a precautionary and conservative approach.

Where development is above or adjoins a groundwater aquifer relied on for supply of drinking water

There are potential for serious public health risks associated where OSSFs are situated above shallow aquifers that are relied upon to supply drinking water. The actual health and environmental consequences onsite sewerage facilities contaminating groundwater aquifers is highly complex and difficult to model and predict.

Fraser Island (K'gari) is one example of an area where it is common for development to be above or adjoin groundwater aquifers, which are relied on for the supply of drinking water. Given K'gari is a sand island, effluent disposal areas are likely to act as a slow sand filter, with sediment and undissolved nutrients filtered out by the sandy sub-soil. Resulting in dissolved nutrients and most pathogenic organisms reaching the groundwater table.

The anoxic groundwater environment (low to no dissolved oxygen) may not support the proliferation of pathogenic organisms, but immediate impacts on groundwater source for drinking include:

- High pathogen loads that the drinking water treatment systems are not designed to remove;
- Pathogenic organisms not typically present in groundwater and resistant to typical groundwater treatment processes (e.g. protozoan pathogens that are chlorine resistant); and
- Introduction of contaminants with health-based (and to a lesser extent aesthetic) water quality impacts e.g. high nitrate concentrations; emerging contaminants

The EPP for K'gari does not include nutrients in EVs for groundwater. This is site-specific and difficult to characterise, particularly on sites where external influences such as native fauna e.g. bird nesting sites, would have naturally occurring higher concentrations of nutrients and pathogens.

Phosphorus can be taken up by the soil; however, this should not be relied on as a treatment or protection measure. Soil microbes may also undertake a degree of nitrification converting ammonia to oxidised forms of nitrogen (nitrate and nitrite). But beyond that nutrient removal in sandy sub-soils such as K'gari are likely to be limited.

Given this is difficult to characterise (without groundwater monitoring data) and even more difficult to appropriately predict (would require complex hydro-geochemical modelling), developments on K'gari where effluent disposal and groundwater extraction for drinking

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purposes are proposed on the same site (or neighbouring sites) should ideally adopt a conservative position.

This is nominally proposed as secondary treatment with nutrient removal as per AS 1546.3. This would require the OSSF to achieve total nitrogen limit of 15 mg/L and total phosphorus limit of 2 mg/L.

BOD and total suspended solids are less critical as these will be treated to some extent in the sub-soil (acting as a slow sand filter), however where groundwater is close to the surface, advanced secondary with nutrient removal may be preferable.

Documentation

The findings are to be documented in a written report in either hard copy or digital form.

Level of detail required

The level of detail required for the particular risk assessment is outlined in the section below and is the minimum requirement.

Note: In some circumstances, additional information may be required depending on site specific conditions.

Study area

The study area is the entire property that is the subject of the development application. Consideration should also be given to potential impacts adjacent to the study area.

Consultant qualifications and experience

The consultant responsible for the preparation of the water risk assessment report is to be an appropriately qualified and experienced environmental engineer/scientist, civil or chemical process engineer with Wastewater design experience.

. The consultant responsible for the preparation of the Wastewater report is to be an appropriately qualified and experienced environmental engineer/scientist, civil or chemical process engineer with Wastewater design experience.

Preparing a water risk assessment

A risk assessment must satisfy the following requirements:

Cumulative water risk assessment - Where development has a total daily capacity between 10 – 21 EP

1. The applicant should demonstrate that the OSSF has been designed, and will be installed and operated, such that health, environment and public amenity is at least maintained and preferably improved.

2. In accordance with AS/NZS 1547:2012 On-site domestic wastewater management, demonstrate the proposed OSSF system is capable of adequately addressing the general “Performance Statements” (or objectives). Those statements at a high level are:
   a) To protect public health;
   b) To maintain and enhance the quality of the environment;
   c) To maintain and enhance community amenity; and
   d) To protect resources.

3. Submit a wastewater report in accordance with SC6.1.8.

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4. Undertake a site inspection, site characterisation, soil testing and effluent disposal modelling, prescribed or recommended level of treatment demonstrating the site characteristics are considered against the risk.

5. Treatment and disposal infrastructure is not placed in highly vulnerable areas where overland flow risks carry contaminants off site.

6. An advanced treatment system or reticulated sewerage is utilised where it is established a high/extreme risk is associated with the proposed use.

7. Include an effluent holding tanks for effluent storage.

<u>Water risk assessment - Where development may impact groundwater sources and nearby surface water for potable purposes</u>

1. The risk assessment shall be conducted using the framework and methodologies included in 'Drinking Water Quality Management Plan Guideline (DNRME, 2018)' which aligns with the requirements of Australian Drinking Water Guidelines (ADWG). The general methodology is as follows:
   (a) Identify the hazards
   (b) Determine the unmitigated risks
   (c) Identify the preventative measures
   (d) Determine the mitigated risks
   (e) Classify the uncertainty associated with the assessment
   (f) Identify verification or procedures used to ensure measures are effective
   (g) Identify improvements for future implementation or consideration.

2. The risk assessment should include (but not be limited to) identification and assessment of the following general hazards (provided as a starting point or guide):
   a. Possible hazards and hazardous events associated with design and procurement for instance:
      (i) Non-compliant or non-compatible materials resulting in possible health or environmental impacts.
      (ii) Access, ingress and egress risks (e.g. vermin and insects) from infrastructure such as storages, treatment vessels/reactors, disposal areas, etc.
      (iii) Egress of contaminants resulting from design (e.g. leaks from tank penetrations below the normal liquid level).

3. Possible hazards and hazardous events associated with construction or installation for instance:
   a. Construction practices that result in irreparable or otherwise long-lasting damage to environmental aspects (e.g. erosion, soil instability, etc.).
   b. Contamination of potable water supplies through any construction activities.
   c. Potential for cross-contamination particularly where recycled water is in use.

4. Possible hazards and hazardous events associated with commissioning such as contamination of groundwater and nearby surface water sources and/or excessive surface water runoff (erosion and soil stability).

5. Possible hazards and hazardous events associated with the operational phase of the On-site sewerage facility for instance:
   a. Hazards resulting from complete system failure or failure of an individual component.
      (i) Hazards resulting from failure to carry out regular maintenance.
      (ii) Hazards resulting from facilities or systems at or near end of life.
      (iii) Potential for cross-contamination or other hazards during change of land ownership or other future operational scenarios.

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6. The risk assessment should provide recommendations for necessary controls for the risk scenarios that are identified including the provision of potable water treatment systems (e.g. filtration, UV, etc.) for any risks that are assessed as 'medium' level or higher.

7. Where the risk of an on-site sewerage facility impacting groundwater and nearby surface water sourced for potable use is significant the design of Wastewater management infrastructure must include groundwater monitoring bores for future inspection and sampling as required.

<u>Water risk assessment – where development is above or adjoins a groundwater aquifer relied on for supply of drinking water</u>

1. An assessment of the likely groundwater conditions including where known or measurable: likely depth to water table, direction of groundwater flow, and groundwater quality with regard to sediment, nutrients and pathogens;
    a. an assessment of the risk to drinking water supply and treatment provisions to address these risks (e.g. UV treatment);
    b. a contoured general arrangement (site layout) of the development showing the on-site sewerage facility, effluent storages (if applicable) and effluent disposal areas in relation to groundwater bores sourced for drinking water supply; and
    c. dimensioned overlays showing all requisite setbacks and separation distances from sensitive receptors.

8. An assessment of the likely groundwater conditions including where known or measurable: likely depth to water table, direction of groundwater flow, and groundwater quality with regard to sediment, nutrients and pathogens;
    a. an assessment of the risk to drinking water supply and treatment provisions to address these risks (e.g. UV treatment);
    b. a contoured general arrangement (site layout) of the development showing the on-site sewerage facility, effluent storages (if applicable) and effluent disposal areas in relation to groundwater bores sourced for drinking water supply; and
    c. dimensioned overlays showing all requisite setbacks and separation distances from sensitive receptors.

9. Where a development is identified as having possible adverse impacts on groundwater sourced for drinking water supply, the Wastewater Report shall prescribe local Water Quality Objectives (WQOs) for drinking water supply as presented in *Environmental Protection (Water) Policy 2009, Fraser Island environmental values and water quality objectives (table 12).*

10. The Wastewater Report shall accordingly prescribe a level of treatment and effluent disposal design suitable for maintaining local WQOs.

11. A Water Risk Assessment that:
    a. describes and where possible quantifies the possible impacts on groundwater quality;
    b. identifies and assesses the risk to health and aesthetic water quality values as per *Australian Drinking Water Guidelines*; and
    c. prescribes a drinking water treatment process that will adequately manage the identified risks (e.g. additional filtration, UV treatment, etc.).

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12. The development shall include installation of groundwater monitoring bores in suitable locations down-gradient and up-gradient of the effluent disposal area.

13. Groundwater bores intended for either extraction of water for drinking purposes or monitoring of groundwater shall be designed according to *Minimum construction requirements for water bores in Australia* (National Uniform Drillers Licensing Committee).

14. Additional requirements of this code include:
    a. top of bore casing extended above finished ground level by a minimum of 300 mm and includes a lockable cap;
    b. water bore design is sufficiently documented including Geographic Information Systems (GIS) data of the installed water bore;
    c. where corrosive issues from either bore water or strata are anticipated an inert bore casing material is selected; and
    d. The integrity of the casing is not compromised (e.g. by screws, rivets, welding or other construction practices).

Validity of risk assessment

Where a risk assessment is submitted and approved, the assessment will remain valid the length of the currency period of the associated reconfiguring a lot, material change of use or building works made assessable by the planning scheme approval.

Level of detail

A risk assessment should demonstrate:

- The risk assessment must be all encompassing, consider all aspects of water usage and associated risks to users, the public and the environment. This includes during design, procurement, installation and construction, commissioning and ultimately operation of the facilities.
- A higher standard of treatment and or other appropriate provisions are therefore required to protect public health in areas where development is above groundwater aquifers relied on for supply of drinking water.

This policy outlines the key content which is common to most sites; however, additional information may be required in some circumstances depending on site specific conditions. There will be some situations where site and soil condition are so restrictive that on-site Wastewater land application becomes impracticable.

Deemed compliance – Environment and public health requirements

Where development has a total daily capacity between 10 - 21 EP

The total development EP will result in less than 10EP.

Where development may impact groundwater sources and nearby surface water for potable purposes

AOX of the OSSF code, includes increased setback requirements have been nominated for increasing setback requirements for OSSF systems that are known to result in poor environmental and public health outcomes if not designed and installed with rigorous safeguards in place, namely primary level treatment (septic systems) using traditional trenches or beds for effluent disposal.

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Conversely, development incentives have been built into the OSSF code to allow an applicant to select a secondary level treatment system and evapotranspiration system for effluent disposal to relax stricter setback provisions designed for primary treatment and trenches/beds.

The need for setbacks (buffers) is discussed in the *Environmental Protection (Water) Policy 2009* (EPP Water, 2009), which is a parent documents to the site-specific *Environmental Protection (Water) Policy 2009, Fraser Island environmental values and water quality objectives (Basin No. 139).* The values applied to the setbacks originate from the Queensland Plumbing and Wastewater Code 2019 (PWC2019).

Primary treatment systems and effluent disposal areas are setback a minimum distance (whichever is the greater of):-

(a) 150m from the outer bank of a stream order 1 - 3 watercourse, lake, bay or estuary or other surface water;
(b) 300m to a stream order 4 watercourse; and
(c) 800m from the full supply level of a dam, lake, watercourse or weir that serves as a potable water supply.

OR

Secondary treatment systems and effluent disposal areas are setback a minimum distance (whichever is the greater of):-

(a) 50m from the outer bank of a stream order 1 – 3 watercourse, lake, bay or estuary or other surface water;
(b) 100m from a stream order 4 watercourse; and
(c) 400m from the full supply level of a dam, lake, watercourse or weir that serves as a potable water supply.

OR

Advanced secondary treatment systems and effluent disposal areas are setback a minimum distance (whichever is the greater of):-
(a) 50m from the outer bank of a stream order 1 – 3 watercourse, lake, bay or estuary or other surface water;
(b) 100m from a stream order 4 watercourse; and
(c) 100m from the full supply level of a dam, lake, watercourse or weir that serves as a potable water supply.

OR

For a lot that has a width 25m or less, and the above setbacks cannot be achieved, the development is serviced with an advanced secondary or better system and is placed the greatest distance possible from any watercourse or potable water supply.

Where development is above or adjoins a groundwater aquifer relied on for supply of drinking water

An advanced secondary OSSF with nutrient removal capability and an appropriate disinfection system that ensures pathogen removal/inactivation would ensure that effluent quality is maintained at the highest possible standard.

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SC6.1.10 Lawful access, operation and maintenance rights

Deemed compliance

AOX of the onsite sewerage facility code, requires an applicant to either –

(a) For freehold lots, on-site sewerage facilities are provided on the same lot as the proposed development it is intended to service; OR
(b) For community titled lots, onsite sewerage facilities are provided either on:
    (i) the same lot as the proposed development it is intended to service; or
    (ii) the common property to the development

The requirements ensure the control of the land for the onsite sewerage facility purpose. It can be difficult and an extreme risk for access, operation and maintenance rights if the facility is contained on a separate parcel of land.

Demonstrating compliance with performance outcome

POX of the onsite sewerage facility code, requires an applicant to demonstrate the onsite sewerage facilities have lawful access, operation and maintenance rights. Council's preferred method for demonstrating compliance includes:

(a) The onsite sewerage facility is located on the same lot it services;
(b) The onsite sewerage facility is located on the common property to the development; or
(c) Submit an easement for wastewater purposes in accordance with the Land Title Act 1994.

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SC6.1.11 Reticulated Sewerage Feasibility Assessment

When is a reticulated sewerage feasibility assessment required

POX and POX of the Reconfiguring a Lot code requires the applicant to undertake a Reticulated Sewerage Feasibility Assessment as part of a development application.

About Reticulated Sewerage Feasibility Assessment

A Reticulated Sewerage Feasibility Assessment is an assessment of the practical and financial constraints to a new subdivision providing connection to reticulated sewerage. The assessment is subject to a site by site analysis and is dependant on a multitude of factors.

Documentation

The findings are to be documented in a written report in either hard copy or digital form.

Level of detail required

The level of detail required for the Reticulated Sewerage Feasibility Assessment is outlined in the section below and is the minimum requirement.

Note: In some circumstances, additional information may be required depending on site specific conditions.

Study area

The study area is the entire property that is the subject of the development application. Consideration should also be given to potential impacts adjacent to the study area and the potentially impacted community.

Consultant qualifications and experience

The consultant responsible for the preparation of the ***Reticulated Sewerage Feasibility Assessment*** is to be an appropriately qualified and experienced environmental engineer/scientist, civil or chemical process engineer with Wastewater design experience.

Preparing a Reticulated Sewerage Feasibility Assessment

The Reticulated Sewerage Feasibility Assessment must satisfy the following requirements:

- Unnecessary costs associated with onsite sewerage facilities are not passed on to future land owners;
- Council confirms reticulated sewerage is acceptable to service the development;
- A risk assessment is undertaken and demonstrates the level of risk for providing onsite sewerage facilities is an acceptable or tolerable level both for the development site and surrounding uses;
- Geographically, it is unfeasible to connect to reticulated sewerage.

Inadequate grounds (in isolation) for determining connection to reticulated sewer is not feasible –

- Development sequencing;
- Sewer capacity (e.g. development could be staged to facilitate funding the infrastructure/upgrades to the infrastructure).

Validity of Reticulated Sewerage Feasibility Assessment

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Where a reticulated sewerage feasibility assessment is submitted and approved, the assessment will remain valid the length of the currency period of the associated reconfiguring a lot approval.

Level of detail

A reticulated sewerage feasibility assessment should demonstrate:

- Unnecessary costs associated with onsite sewerage facilities are not passed on to future land owners by providing an estimated calculation of costs to connect to reticulated infrastructure vs. the cost of onsite sewerage facilities for each individual lot (including purchasing, installation, maintenance and upkeep);
- In a pre-application meeting with the applicant, Council confirms there is no future intent or desire to provide or maintain reticulated sewerage infrastructure to the development. This is further confirmed by Council in writing;
- A risk assessment is undertaken, to identify and achieve an acceptable or tolerable level of risk to people and the environment; and/or
- The subject site is so geographically constrained (by slope, extreme distance from existing reticulated sewerage or other relevant factors) that it is practically unfeasible to connect to reticulated sewerage.

Deemed compliance

Council has undertaken a broad review to determine locations which have been deemed not feasible for connection to reticulated sewerage services. (*note – these areas will be reviewed over time). These areas are identified on the basis of:–

1. Zones

    - The following zones are deemed low risk and/or are generally of adequate area to facilitate onsite sewerage facilities –
        - Rural zone;
        - Rural residential zone;
        - Open space zone;
        - Community facilities zone; and
        - Environmental management and conservation zone.

2. Rural villages

    - A degree of reticulated sewer may already available to service portions of the town with potential to connect to sewer in certain locations
    - The majority of lots have already been developed to capacity
    - There may be a number of lots which are large enough to further subdivide but Council may not be planning to extend reticulated sewerage to in the foreseeable future
    - There may be less capacity for additional development that would make connecting reticulated sewerage a viable option
    - There is no strategic intent to connect to reticulated sewerage in these some of these areas during the life of this planning scheme.

3. Coastal townships

    - The locality, lack of lots, constraints (flood and coastal hazards), distance from the closest reticulated sewerage infrastructure and other constraints make extending sewer to the area an unviable option.
    - There is no strategic intent to connect to reticulated sewerage in these areas during the life of this planning scheme.

4. Urban areas/fringes

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- It is generally preferred that new lots in urban areas/fringes connect to reticulated sewerage, however it is acknowledged that some areas have historically been allocated zonings without connection to reticulated sewerage.
- Requirements to connect to reticulated sewerage will be subject to a site by site assessment.

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Schedule 6

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APPENDIX B:

Part 3 Strategic Framework

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Part 3 Strategic framework

3.1 Preliminary

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

(2) For the purpose of outlining the policy direction for the planning scheme, the strategic framework is structured in the following way:-

(a) the strategic intent;

(b) there are six (6) themes that work together to outline the complete policy direction which include:-

(i) settlement pattern;
(ii) economic resources and development;
(iii) community wellbeing;
(iv) infrastructure and services;
(v) access and mobility; and
(vi) natural environment and landscape character.

(c) the strategic outcomes sought for development in the planning scheme area for each theme;

(d) the elements that refine and further describe the strategic outcomes; and

(e) the specific outcomes sought for each or a number of elements.

(3) The strategic framework themes are spatially represented on the following strategic framework maps included in this part:-

(a) **Strategic Framework Map 1 (SFM-001)** and **1a (SFM-001a) (Settlement pattern)**;

(b) **Strategic Framework Map 2 (SFM-002)** and **2a (SFM-002a) (Economic resources and development)**;

(c) **Strategic Framework Map 3 (SFM-003)** and **3a (SFM-003a) (Transport and infrastructure)**; and

(d) **Strategic Framework Map 4 (SFM-004) (Natural environment and landscape character)**.

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

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3.2 Strategic intent

3.2.1 Introduction

Fraser Coast Regional Council ('the Fraser Coast') is situated on the Queensland coast approximately 250 kilometres north of Brisbane.

It covers an area of 7,125 square kilometres and forms the central-eastern part of the larger Wide Bay Burnett Region. It is adjoined by Bundaberg Regional Council in the north, Gympie Regional Council in the south and North Burnett Regional Council in the west.

It was formed in March 2008 from an amalgamation of the City of Hervey Bay, City of Maryborough and the Shires of Tiaro (in part) and Woocoo. As at June 2012, the Fraser Coast had an estimated resident population of 100,000 people, making it the 13th largest local government area in Queensland (by population).

Council's and the community's vision for the Fraser Coast is that "*In 2031, the Fraser Coast will be a diverse, strong and well governed region of vibrant places connected as a whole by our community spirit, respect for our natural environment and our innovative and diverse economy*."

To achieve this vision, Council is working to support the economy, value the environment, strengthen communities and provide targeted investments in employment, infrastructure, community development and lifestyle.

One of the key tools to assist Council and the community to achieve its vision is the Fraser Coast Regional Council Planning Scheme. The planning scheme provides a framework for sustainable growth management and land use planning.

The planning scheme defines the physical extent of development and creates a strong relationship between the pattern of settlement and the provision of lifestyle opportunities, employment, economic development, affordable living and infrastructure.

The strategic intent provides a descriptive statement of the planning aspirations for the Fraser Coast to 2031 and provides a policy platform for the other components of the planning scheme.

The strategic intent has been developed to complement the vision and goals of the Fraser Coast Regional Council Corporate Plan and builds upon the vision, values and key themes described in the Fraser Coast Community Plan.

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3.2.2 The Fraser Coast towards 2031

The Strategic intent provides a detailed vision for the Fraser Coast towards 2031.

Settlement pattern - well managed growth driven by lifestyle opportunities

The Fraser Coast is a vibrant and diverse region. The natural landscapes and built form of the Fraser Coast reflect both the unique identity of the region and the diversity of places within it. The settlement pattern is influenced by a framework of rural landscapes and unique natural areas, waterways, beaches and foreshores.

The Fraser Coast settlement pattern provides for the planned expansion of urban areas in a configuration which supports a clearly defined hierarchy of centres that is matched to community need.

Population growth is supported by the provision of residential, commercial and industrial development, government and community services. The roles of Hervey Bay and Maryborough as the ***principal regional activity centres*** for the Fraser Coast will be strengthened through the provision of supporting infrastructure and facilities to service the region.

Different in character, Maryborough and Hervey Bay sustain and complement one another and contribute to a more diverse regional economy. Regional scale business, community and employment activities will be concentrated within these regional cities. These locations will also accommodate the most diverse and intensive areas of housing.

Significant employment opportunities are provided in Maryborough, focused around industry and manufacturing, aviation and marine industries, retail and government services. Hervey Bay supports further growth in tertiary education, aviation, tourism, health, retail and service related industries.

The majority of growth will occur within the Maryborough and Hervey Bay urban areas. Infill and mixed use redevelopment will be concentrated within and surrounding the two central business districts, whilst the heritage buildings and architecture in Maryborough and the mixed use tourist nodes along the Hervey Bay foreshore in Pialba, Torquay, Scarness and Urangan will be maintained.

The Pialba, Torquay, Scarness and Urangan nodes, designated as tourism activity centres in the Strategic Framework Map 1 (SFM-001) and 1a (SFM-001a) and represented as precincts within the high density residential zone, will be vibrant places exhibiting attractive landscaping and buildings that respond to the sub-tropical climate with public spaces that encourage community interaction.

Medium density development is focused around the central business districts of Maryborough and Hervey Bay and in proximity to high density residential zoned land on the coast in Hervey Bay. Lower density growth will be accommodated through infill development and designated urban expansion areas.

The Wide Bay Burnett Regional Plan identified development areas at Nikenbah, Granville and St Helens. Other urban expansion areas have been identified as key growth areas through the Sustainable Growth Strategy. Expansion into these areas will occur in line with local plans developed by Council. These plans respond to constraints, align urban growth with the efficient and cost-effective delivery of infrastructure, provide for services and employment in conjunction with residential development and support affordable living to create communities that offer safe, pleasant and sustainable living environments.

Howard and Tiaro are rural towns of importance that exhibit a strong sense of place and historical character. Burrum Heads and River Heads are coastal urban settlements that provide for tourism and recreational activities associated with their coastal setting and enjoy high levels of access to employment and facilities in Hervey Bay. Each of these places will experience modest growth and include a district level centre that plays an important role in servicing surrounding settlements and communities, whilst recognising that higher order services are provided by Maryborough and Hervey Bay.

The rural townships of Brooweena, Glenwood and Bauple provide for rural residential living with commercial and community facilities at a local or neighbourhood scale.

There is extensive rural residential development within the Fraser Coast, including Pacific Haven, Oakhurst, Sunshine Acres and Forest View. These areas provide a particular lifestyle opportunity which is valued in the Fraser Coast. Future opportunities for rural residential development will be consolidated and contained within the Rural residential zone in recognition of the difficulty in providing services to these areas, the potential for encroachment on rural production and agricultural land, known biophysical constraints, remoteness from higher order centres and the need to protect character and amenity values.

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In recognition of the differing character of rural residential settlements and their attributes, varying minimum lot sizes have been identified on the zone maps where precincts identify the applicable minimum lot size for each rural residential locality.

Coastal towns and villages, including Toogoom, Poona, Tinnanbar, Maaroom and Boonooroo, contain a mix of permanent residences and holiday homes, as well as small-scale commercial and tourism offerings. The size of these communities and their identified role has been intentionally managed to protect their individual character, natural values and intimate sense of place. This approach also recognises their vulnerability to coastal hazards, the predicted impacts of climate change and the limited availability of social infrastructure. Whilst local industries, including retail, tourism and community services will be provided for, the majority of specialist and skilled employment for residents in these localities is to be provided in Maryborough and Hervey Bay.

Economic resources and development - a strong and growing regional economy

The Fraser Coast economy is built on its traditional industries including tourism (with attractions such as Fraser Island, the Great Sandy Strait, recreational fishing, whale watching and historic buildings), rural enterprises, commercial fishing, manufacturing, engineering and light industries, construction, retirement services and government services. These sectors will be strengthened, supported and added to by other sectors and industries.

The continued development of the aviation industry on the Fraser Coast will drive and guide the growth in air services and will establish a more buoyant aviation industry leading to new and increased jobs and investment. The aviation industry will include many facets such as air transport, aircraft maintenance, aviation education and airport infrastructure. These activities will be supported at both the Hervey Bay Airport Business and Industry Park, and the Maryborough airport.

Marine-related activities will capitalise on the Mary River, and ready access to the Great Sandy Strait and the existing harbours at Maryborough and Urangan.

Other industries will be attracted to the Fraser Coast, including hospitality, cultural and sporting events, major conferences, clean and green businesses, film production, emerging rural industries, aquaculture, tertiary education and life-long learning focusing on Hervey Bay's Knowledge, Community and Culture Hub. The hub is intended to be a centre of educational excellence anchored by the University of Southern Queensland, TAFE, library and Discovery Centre and complemented and supported by the medical hub and teaching hospitals in Urraween.

By 2031, a more diverse and resilient economic base will provide employment and career opportunities for residents across the Fraser Coast.

Planning and development decisions will value natural economic resources, including agricultural land, extractive resources and environmental assets in recognition of the role that these play in the viability of many of the region's industries. The maintenance of natural features is of particular importance to the ongoing growth of Hervey Bay's tourism industry, which is internationally recognised for its eco-adventure offerings.

Retail and commercial development is seen as a major generator of employment and accordingly a significant component of a strong and vibrant regional economy. A hierarchy of activity centres has been developed to guide the expansion of this sector throughout the region.

Pialba is classified as a ***principal activity centre*** and is the focus for the highest order and intensity of centre activities in Hervey Bay and the site for a major department store. An important generator of activity in Pialba will be the establishment of commercial/government offices. Commercial/office development will contribute and reinforce the role and function of the principal activity centre as one (1) of two (2) hearts of the region.

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Enriched by contemporary sub-tropical architecture, an enhanced mobility corridor, increased densities and businesses that have been attracted to the area, Pialba will be a place where many people choose to live, work and play.

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The Maryborough Central Business District (CBD) is also classified as a ***principal activity centre*** and is the highest order centre in Maryborough. Like Pialba, it is intended to attract investment and provide regional employment opportunities, with vibrant streets and improved visual and physical linkages to the Mary River and riverfront parkland. A high level of amenity will encourage the development of permanent and short term residential accommodation, whilst maintaining the significant heritage places for which the city is famed.

Urban district centres are to be located at Eli Waters, Torquay (Denmans Camp Road), Doolong Flats,Urangan (Boat Harbour Drive/Elizabeth Street) and Nikenbah, with ***rural and coastal district centres*** at Tiaro, Howard, Burrum Heads and River Heads. Other shopping and community facilities are to be provided at identified ***local centres*** and ***neighbourhood centres***.

Sufficient and appropriately located, serviced industrial zoned land has been provided to support manufacturing and industry growth. This is particularly evident in Maryborough, which is the region's hub for manufacturing and large footprint industry, supported by its accessibility to other markets and regional infrastructure, including the Bruce Highway, the North Coast Rail Line connecting Brisbane to Cairns, air transport services, gas supply mains and an established electricity substation. Significant industrial areas include the marine industry precinct at Granville and the Maryborough West, Moonaboola and Canterwood Industrial Estates, which cater to a diverse range of industries and businesses. These industrial areas will be protected from encroachment by incompatible land uses.

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Community wellbeing - strong communities, access to services and well managed heritage assets

The Fraser Coast benefits from the character and identity of its individual communities and the sense of place that they create. Settings range from the city of Hervey Bay to the traditional heritage streetscapes of Maryborough to the rich farmlands of Tiaro, from old mining villages to coastal towns and villages set along the shoreline of the Great Sandy Strait to rural townships and settlements, including the mountain-dominated Bauple.

Whilst made up of unique and well established communities defined by their settings, places in the Fraser Coast share the characteristics of strength, health, vibrancy, resilience, safety and inclusiveness.

Services and facilities are provided so that access can be maximised to cultural, education and health facilities, in addition to appropriate, affordable housing and community support when and where it is needed. All communities have the opportunity to access green areas and corridors throughout the urban environment, with key recreational and open space facilities located at Hervey Bay and Maryborough.

Cultural identity is bolstered by the conservation and protection of natural and cultural heritage. This heritage includes the rich Butchulla indigenous culture, as well as post settlement cultural heritage, which will be identified and appropriately maintained.

The high quality of life and the cohesive nature of communities attract people of all stages of life to move, remain or return to the Fraser Coast.

Infrastructure and services, access and mobility - efficient and affordable infrastructure and better ways to move around

Planning for infrastructure is important in connecting and servicing places within the Fraser Coast. Development, through the pattern of land use, settlement pattern structure and design of communities, encourages the provision and use of active and public transport modes.

Residents will continue to benefit from road, airport, and rail infrastructure that provides passenger connections to other regions and freight services that support the Fraser Coast economy.

Water cycle management is emphasised to ensure the health, safety and wellbeing of the Fraser Coast community.

Council will work with infrastructure providers to ensure that the region is well serviced by electricity infrastructure and where possible support and promote more efficient energy use practices.

World class telecommunications and information technology infrastructure will be targeted to increase the level of connectedness of the region and underpin access to the opportunities provided by the global economy.

Infrastructure corridors to service the growth of the region will be reserved and protected.

The development sequence for urban development on the Fraser Coast will have regard to the timely, efficient and cost effective provision of infrastructure.

Natural Environment - healthy, valued natural assets

The natural environment is highly valued by the Fraser Coast community, both for its biodiversity values and its contribution to the overall image and landscape character of the Fraser Coast. The region has significant natural assets, including the World Heritage listed Fraser Island and the internationally recognised Ramsar wetlands of the Great Sandy Strait.

The Fraser Coast national parks and reserves are recognised for their scenic, scientific and cultural heritage values. These features are supported by other areas of ecological significance that contribute to a predominance of 'green' in the region. Natural environment considerations influence the shape, form and structure of development in the cities, towns and townships that comprise the Fraser Coast.

The major river systems including the Mary, Susan, Cherwell and Burrum Rivers, and the network of streams and associated floodplains, make a significant contribution to the region's image, landscape character and the natural environment, as well as continuing to provide habitat for endangered species such as the Lungfish and Mary River Turtle.

Coastal foreshores will be managed in a manner that provides for areas of ecological significance, scenic qualities and supports recreational and economic opportunities that attract residents and visitors alike.

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3.3 Settlement pattern theme

3.3.1 Strategic outcomes

(a) The pattern of settlement reinforces and protects the planned role and function of the centres hierarchy within the Fraser Coast.

(b) Urban areas are compact with clearly defined boundaries that encourage strong neighbourhoods and provide attractive places for residents to enjoy whilst optimising the efficient delivery and use of infrastructure and services.

(c) Urban development is predominantly focused in the major regional population centres of Maryborough and Hervey Bay.

(d) Rural residential development is contained within identified rural residential areas.

(e) The Fraser Coast is developed in a sustainable manner by incorporating urban design principles that create a positive and balanced context for people to engage with places and with others.

(f) Adequate buffers are provided between incompatible land uses to protect resources, existing uses and the amenity of residents.

(g) Development avoids or mitigates the adverse impacts of natural hazards (including flood, bushfire, landslide and coastal processes) in a manner so as to protect people, property, economic activity and the environment.

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3.3.2 Elements and specific outcomes

3.3.2.1 Element 1 Compact and consolidated urban form
The physical form and structure of development within urban areas results in the creation of communities that have a compact urban form and walkable neighbourhoods, enjoy a variety of transportation options, incorporate natural landscapes and promotes diversity of housing whilst respecting the character of the diverse places within the Fraser Coast.
Specific outcomes
(a) Urban development occurs on land within an urban area as identified on **Strategic Framework Map 1 (SFM-001) and 1a (SFM-001a) (Settlement pattern)** so as to:- (i) achieve a compact and consolidated urban form; (ii) optimise the efficient delivery and use of infrastructure and services; (iii) minimise exposure to physical and environmental constraints and natural hazards; (iv) minimise the impact of lands supporting environmental, rural production and landscape values; and (v) enhance and preserve the discrete identities of individual cities, towns and villages of the Fraser Coast. (b) Urban development contributes to the form and structure of areas to achieve the following:- (i) an effective and efficient transport network that supports access, mobility and connectedness; (ii) increased use of public and active transport modes; (iii) a diverse range of suitably located housing options that provide for affordable living[1]; (iv) sustainable housing outcomes that promote energy efficiency, are climatically responsive to the sub-tropical living conditions of the Fraser Coast and, where possible, are readily adaptable to changing occupant needs over time; and

[1] Editor's note—In this context, the term affordable living not only refers to the affordability of the housing product itself (e.g. in terms of the initial purchase price or ongoing rent) but also takes into account the recurrent costs of living (e.g. travel costs) associated with occupying that particular housing product.

3.3.2.1 Element 1 Compact and consolidated urban form

(v) a diversity of housing product that respond to the lifestyle, market and socio-economic demands of a diverse community.

(c) Infill development:-

(i) is compatible with and sympathetic to the amenity and character of its setting;

Note—whilst the character of most established residential areas is intended to be maintained, development within the ***Tourism Activity Centres*** at Pialba, Scarness, Torquay and Urangan and the Pialba ***Principal Activity Centre*** is envisaged to contribute towards a higher density residential and vibrant, mixed use environment. Development in the Maryborough ***Principal Activity Centre*** is envisaged to maintain and respect the historic buildings and streetscapes that contribute to its local identity.

(ii) includes higher density residential development comprising multi-unit (tourist and permanent) residential uses, aged care and student accommodation in well-serviced locations in Hervey Bay and Maryborough, with good access to public and active transport, commercial development, social services and facilities;

(iii) provides for adequate privacy and personal safety, is reasonably accessible to social infrastructure and does not contribute to social disadvantage; and

(iv) is connected to adequate infrastructure and services.

(d) Development occurs in an orderly and efficient manner that provides for the logical and cost-effective extension of infrastructure networks to service new development.

(e) New Low Density Residential zone (LDR1 precinct) subdivisions outside of existing Low Density Residential zone (LDR1) precincts are not supported where not serviced by reticulated sewerage or water infrastructure.

3.3.2.2 Element 2 Urban expansion areas and future urban areas

A significant proportion of future urban growth within the Fraser Coast is accommodated within identified urban expansion areas. These areas represent sustainable development opportunities and align infrastructure delivery with land use planning.

Specific outcomes

(a) Urban expansion occurs within the identified urban expansion areas of Doolong Flats/Ghost Hill, Eli Waters/Dundowran, Kawungan North East, Nikenbah, St Helens, Granville, north of Boys Avenue at Maryborough, Burrum Heads and Howard as identified on **Strategic Framework Map 1 (SFM-001) and 1a (SFM-001a) (Settlement pattern)**.

Note—the overlay mapping in **Schedule 2 (Mapping)** identifies that these urban expansion areas are subject to various mapped overlays. The relative weight to be given to these mapped overlays in the development assessment process needs to take into account the following:-

(a) these urban expansion areas are intended to accommodate a significant proportion of the projected growth needs of the Fraser Coast to 2031;

(b) where applicable, the outcomes of local area planning that has been undertaken by the Council; and

(c) site-specific assessment and ground truthing of environmental and other physical constraints that has been undertaken by development proponents.

Doolong Flats/Ghost Hill urban expansion area

(b) The Doolong Flats/Ghost Hill urban expansion area is developed predominantly for residential purposes, incorporating a mix of densities and housing forms in interconnected neighbourhoods, while community and commercial facilities are provided to support the local community.

(c) An open space network is provided that is sympathetic to local environmental values and creates opportunities for active transport, recreation and increased visual amenity. The Ghost Hill ridgeline includes a series of lookout paths that provide visual relief and offer views over Hervey Bay. Development is sensitively located to have regard to visual amenity of the Ghost Hill ridgeline.

Eli Waters/Dundowran urban expansion area

(d) The Eli Waters/Dundowran urban expansion area is progressively developed as a residential community which recognises and appropriately responds to the physical and environmental

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3.3.2.2 Element 2 Urban expansion areas and future urban areas
constraints that have been identified. It comprises a series of separate, but interconnected residential development nodes that provide safe and pleasant living environments. (e) A range of densities and housing forms are catered for. The residential neighbourhood in the north-western section of the structure plan area, adjacent to the coast, incorporates a mix of permanent residential and tourist accommodation. A network of retail centres with associated community and sports facilities are appropriately located to service the main residential development nodes. (f) An area south of Pialba-Burrum Heads Road is subject to further investigation for future urban development. *Granville urban expansion area* (g) The Granville urban expansion area is developed for an attractive and functional harbour with residential, retail, tourism, marine industry and open space uses that complement the harbour. (h) The balance area on the southern side of Walkers Point Road is subject to further investigation for future urban development. *Kawungan North East urban expansion area* (i) The Kawungan North East urban expansion area is developed for a range of land uses including large format retail showrooms to complement the adjoining Pialba Principal Activity Centre, residential purposes including a mix of densities and housing forms, and mixed use and commercial activities. *Nikenbah urban expansion area* (j) The Nikenbah urban expansion area is developed for a range of residential densities to accommodate the topographical features of the area, in particular on the southern side of the Ghost Hill ridgeline. (k) Commercial and Industrial activities are also identified to support the residential activities and surrounding rural activities to the west and south of the urban expansion area. *North of Boys Avenue urban expansion area* (l) The urban expansion area north of Boys Avenue is developed for residential purposes and to meet short to medium term growth demands. *St Helens urban expansion area* (m) The St Helens urban expansion area is developed for residential, rural residential, employment and industry activities, that serves as the northern extension of Maryborough's urban area. (n) A local activity centre provides for the convenience retail needs of residents and employees in the area. Employment and industry activities build upon the existing industrial estate on Phillip Court.

3.3.2.3 Element 3 Rural residential areas
Rural residential development will continue to be recognised as a lifestyle choice for residents in the Fraser Coast, with further development being located in identified Rural Residential areas.
Specific outcomes
(a) Rural residential development is contained within allocated rural residential areas as identified on **Strategic Framework Map 1 (SFM-001) and 1a (SFM-001a)(Settlement pattern)** and in further detail on the zoning maps. (b) Development in identified rural residential areas is characterised by very low density housing providing residents with an acreage lifestyle choice and high level of amenity.

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(c) Development in rural residential areas supports and is responsive to the prevailing character of its surrounds. The individual character of different rural residential areas is maintained through the application of the minimum lot sizes specified for precincts under the Rural residential zone.

(d) Existing levels of service are maintained in established rural residential areas and a relatively limited range of infrastructure and services are provided for new rural residential development, with services such as water supply and sewerage predominantly provided on-site.

(e) Residents of rural residential areas continue to rely upon the cities and towns to access employment opportunities, shopping facilities, community facilities and services, and other infrastructure.

3.3.2.4 Element 4 Hierarchy of centres

The Fraser Coast region is characterised by a range of vibrant and diverse coastal and rural towns and villages which are serviced by the two major regional population centres of Hervey Bay and Maryborough. There is a hierarchy of centres established within the Fraser Coast, with services and facilities provided at a scale commensurate with the role and function of each centre.

Specific outcomes

(a) Development is consistent with and supports the hierarchy of centres for the Fraser Coast identified conceptually on **Strategic Framework Map 1 (SFM-001) and 1a (SFM-001a) (Settlement pattern)** and **Strategic Framework Map 2 (SFM-002) and 2a (SFM-002a) (Economic resources and development)** and described below:-

(i) ***Principal Activity Centres*** are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-

(A) contain the largest and most diverse concentration of urban activities;
(B) have high population densities; and
(C) are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities;

(ii) ***District (Rural and Coastal) Centres*** are located at Burrum Heads, River Heads, Tiaro and Howard. They:-

(A) contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and
(B) may also contain limited retail, government services, entertainment, residential and community facilities;

(iii) ***District (Urban) Centres*** are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:-

(A) serve catchments of district significance within the coastal urban area; and
(B) accommodate concentrations of employment, business, services, commercial and retail services;

(iv) ***Local Centres*** provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services;

(v) ***Specialist Activity Centres*** are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:-

(A) provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area;
(B) contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour;
(C) provide opportunities for industrial uses; and
(D) function as major transport hubs.

(vi) ***Tourism Activity Centres*** are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:-

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3.3.2.4 Element 4 Hierarchy of centres
(A) provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and (B) contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants. (vii) Development that proposes centre activities outside of an activity centre or a higher order or larger scale usage than intended for a particular activity centre is avoided.

3.3.2.5 Element 5 Sustainable built form and urban design
The design of buildings and urban spaces responds to the sub-tropical climate of the Fraser Coast and addresses key sustainability issues including energy and water efficiency. Locally responsive built form and urban design enhances the image of the Fraser Coast as an attractive and interesting place in which to live, visit and conduct business.
Specific outcomes
(a) Development:- (i) supports the creation of complete and vibrant communities based on contemporary planning and neighbourhood design principles, including providing for places that:- (A) enhance the local economy, environment and community; (B) are connected physically and socially; (C) are inclusive and offer a diverse range of experiences; (D) are sustainable, enduring and resilient; (E) are welcoming and safe; and (F) consider custodianship and maintenance over time; (ii) reflects the preferred local character for places as expressed in zone codes, local plan codes and planning scheme policies; (iii) incorporates sub-tropical and quality architectural design[2]; (iv) is responsive to local climatic and environmental conditions; (v) includes energy efficiency measures and incorporates renewable energy sources; (vi) minimises the use of water by incorporating water conservation and water reuse measures where practical; (vii) maximises opportunities for walking, cycling and supporting the viability of a quality public transport system; (viii) provides access and facilities for the community; (ix) creates quality spaces and places for community interaction; and (x) avoids or mitigates the impacts of natural hazards such as flood, coastal processes, bushfire and landslide. (b) Residential environments:- (i) are characterised by a strong sense of community and a distinct identity that is influenced by elements such as landscape setting, the pattern of subdivision and the type and age of housing; (ii) have a mix of contemporary, innovative and traditional architectural styles so that each city, town, village and community maintains and enhances its distinct character and identity; and (iii) as far as practicable, protect and integrate the natural environment and landscape into communities. (c) New housing is designed to integrate with existing housing and community facilities, to ensure it contributes to cohesive neighbourhoods. (d) The unique built form of existing character areas in the Fraser Coast is valued and enhanced. (e) New development does not detract from the heritage and urban design values contained in key character areas. Building and landscape form in identified locations is retained and enhanced.

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[2] Editor's note—the publication 'Sub-tropical design in South East Queensland – a handbook for planners and developers' provides some guidance about sub-tropical design.

3.3.2.6 Element 6 Incompatible land uses
Appropriate buffering and separation between incompatible land uses is provided to avoid or minimise land use conflicts and to protect the health, wellbeing, amenity and safety of the community.
Specific outcomes
(a) The interface between land uses is effectively managed to:- (i) protect sensitive uses from incompatible land uses; and (ii) maintain the long term viability of existing land uses from encroachment by incompatible uses. (b) New land uses which are incompatible with existing sensitive uses are located and managed to protect the health, wellbeing, amenity and safety of the community from the potential adverse impacts of air, water, noise and odour emissions and hazardous materials. (c) Adequate buffers and separation distances are established and maintained between urban development, agricultural land class A and B and other incompatible land uses. (d) Adequate buffers are provided between rural land and land owned and operated by the Department of Defence to protect defence operations and ensure public safety. (e) Major infrastructure is protected from urban encroachment and other incompatible land uses to ensure its continued operation and viability.

3.3.2.7 Element 7 Natural hazards
Given the diversity of physical and environmental settings within the Fraser Coast, the region is vulnerable to the potentially adverse impacts of a range of natural hazards including flood, bushfire, landslide and coastal hazards including any impact of climate change. Development will be appropriately located and designed in order to minimise the risks associated with these hazards.
Specific outcomes
(a) The potential adverse impacts to people, property, economic activity and the environment from natural hazards are minimised by ensuring that development:- (i) avoids areas subject to (stream or coastal) flooding or otherwise mitigates against, is resilient to, and does not materially worsen flooding; (ii) avoids confirmed medium or high bushfire hazard areas or otherwise incorporates fire breaks and other bushfire management measures to mitigate the risk of bushfire; and (iii) avoids or manages the risk of landslide on steep land and/or confirmed landslide hazard areas. (b) Development in the coastal zone is planned, located, designed, constructed and operated to mitigate the social, financial and environmental costs arising from the impacts of coastal hazards. (c) In assessing the potential adverse impacts of natural and coastal hazards, the predicted effects of climate change are taken into account where appropriate.

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3.3.3 Relevant strategic framework maps

Strategic Framework Map 1 (SFM-001) and 1a (SFM-001a) (Settlement pattern) conceptually identify elements of the strategic framework as relevant to the settlement pattern theme, including:-

(a) land use categories including urban area, urban expansion areas and future urban areas, rural residential areas, rural areas, major sport and recreation open space areas and protected areas;

(b) major elements of the Fraser Coast hierarchy of centres; and

(c) major transport elements.

Note—the natural hazards element is not identified on the Strategic framework maps, but is reflected through measures in other parts of the planning scheme, including in **Part 8 (Overlays).**

Map SFM-001 Settlement pattern

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Map SFM-001a Settlement pattern

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3.4 Economic resources and development theme

3.4.1 Strategic outcomes

(a) Employment growth and economic development on the Fraser Coast will be enhanced through the development of diverse and strong businesses and industries based upon both traditional and emerging sectors.

(b) A strong and robust economy is promoted by identifying and maintaining an integrated network of well-designed, vibrant, connected and accessible activity centres with differing but complementary roles and functions to service the needs of the community and support employment growth.

(c) A range of well-located and designed industrial areas are provided to accommodate a broad range of industry uses that meet the needs of the community in terms of employment and economic growth, including large footprint manufacturing at Canterwood and Maryborough North, the marine-based industry precinct at Granville, the existing harbour at Hervey Bay, the city reach precinct in Maryborough, and aviation-related uses adjacent to Hervey Bay Airport and the Maryborough Airport. General industry is provided in Hervey Bay and Maryborough as well as rural locations. Opportunities for future industrial expansion exist in development areas at Nikenbah and St Helens.

(d) The Fraser Coast maintains a strong tourism sector that capitalises upon, but respects, its unique World Heritage listed and other natural and cultural heritage assets and offers visitors a range of attractions, experiences, facilities and accommodation.

(e) The region's rural areas are managed to maximise their contribution to the local economy, rural industries, regional environmental quality and the regional landscape.

(f) Extractive resources of State, regional or local significance and associated separation areas and transport routes are identified and protected from incompatible development that may prevent or otherwise severely constrain current or future extraction when the need for the resource arises.

(g) Business and industry opportunities that support or service the mining industry are encouraged.

(h) Fish habitats and fisheries resources are managed to help maintain biodiversity values and support industry sectors that rely upon these resources.

(i) The Fraser Coast's natural resources (biological, energy, soil, land, atmospheric (air and noise and water) are managed in a manner that ensures their long term sustainability as a valuable life-supporting and economic resource for future generations.

3.4.2 Elements and specific outcomes

3.4.2.1 Element 1 Diverse business and industry
Diverse business and industry development will help strengthen the economy of the Fraser Coast and provide a wider range of employment opportunities for residents.
Specific outcomes
(a) Development on the Fraser Coast supports and promotes the continued growth of diverse and strong business and industry sectors, including forestry, rural enterprises and production, extractive industries, manufacturing and industry, tourism, health and education-related uses, aviation-related uses, drone-related activities marine-based industry, construction and government-related services.

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3.4.2.1 Element 1 Diverse business and industry

(b) Creative and innovative industries, particularly those based on science and technology, health, education and training are established on the Fraser Coast.

(c) Development provides for the expansion, improvement and establishment of a range of quality education and training facilities, including supporting residential components, particularly in Maryborough and Hervey Bay, so as to promote lifelong learning and betterment and support self-sufficiency of the region.

(d) Home based businesses which contribute to the Fraser Coast economy are supported where residential amenity and environmental values are preserved.

3.4.2.2 Element 2 Well defined, vibrant and successful centres

Well-defined, vibrant and successful activity centres are essential to a robust and strong economy. The hierarchy of centres for the Fraser Coast identifies the preferred role and function of the various activity centres. The hierarchy of centres expands upon the network of regional activity centres identified in the Wide Bay Burnett Regional Plan.

Specific outcomes

(a) To reflect and support the preferred pattern of settlement, development is consistent with the hierarchy of centres as shown on the **Strategic Framework Map 1 (SFM-001) and 1a (SFM-001a) (Settlement pattern)** and **Strategic Framework Map 2 (SFM-002) and 2a (SFM-002a) (Economic resources and development)**

(b) Major land uses contributing to employment, education and services in the Fraser Coast are located in an activity centre commensurate with the role and function of the activity centre as defined by the hierarchy of centres.

(c) Development that proposes centre activities outside of an activity centre or proposes a higher order or larger scale use than intended for a particular activity centre is avoided.

(d) The principal activity centres and associated areas of Hervey Bay and Maryborough have clear and complementary roles to accommodate specific types of facilities and services and draw upon their broader urban context and location within the region, as follows:-

(i) Hervey Bay is known for its natural features, which underpin a thriving tourism industry. The Urangan Boat Harbour supports both tourism and marine industries. The Knowledge, Community and Culture hub, anchored by the University of Southern Queensland Fraser Coast Campus, is established in Pialba and a focus on education is further reinforced by the development of the medical precinct and teaching hospitals in Urraween. The role of Pialba as the focus for the highest order and intensity of centre activities in Hervey Bay is reinforced and strengthened; and

(ii) Maryborough is the region's hub for manufacturing and large footprint industry supported by its proximity to major infrastructure including the Bruce Highway and the North Coast Rail Line. Marine-related industry is established at the Fraser Coast Marine Industrial Precinct along the Mary River in Granville. Aviation-related industry is established at Maryborough Airport. New regional level State government facilities serving the Wide Bay Burnett are located in Maryborough or Hervey Bay.

(e) Development in activity centres supports and contributes to a vibrant and walkable urban environment serving as a community focal point that enhances a sense of place having regard to built form and is suited to its scale and community setting.

(f) Activity centres incorporate layouts and building design that focuses on and gives priority to people, public main streets, squares, parks and community facilities. Development is designed to maximise opportunities for public transport usage, walking and cycling.

(g) Department stores and discount department stores are established within the principal centre zone of the principal activity centres of Pialba and Maryborough.

(h) 'Corner store' type facilities are established in appropriate locations throughout the Fraser Coast to service the basic convenience needs of local residents.

3.4.2.3 Element 3 Industrial areas

Sufficient industrial land needs to be allocated to support economic development and employment growth on the Fraser Coast. Industrial areas have been identified to complement activity centres by

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3.4.2.3 Element 3 Industrial areas

providing opportunities primarily for manufacturing and industry-related activities that are not suitable to be located in centres. It is also important to ensure that the viability and ongoing use of industrial areas are protected by avoiding encroachment of incompatible uses**.**

Specific outcomes

(a) An adequate supply of physically suitable, well-located and serviceable industrial land is protected to support employment opportunities and economic development of the Fraser Coast, as identified conceptually on **Strategic Framework Map 2 (SFM-002) and 2a (SFM-002a) (Economic resources and development)**.

(b) Regionally significant industrial development, including large footprint and higher impact industrial uses, is primarily directed to the north west of Maryborough and Canterwood to capitalise on proximity to major freight routes (Bruce Highway and North Coast Rail Line) and accessibility for employees.

Aviation industry is established at the Maryborough airport and the Hervey Bay Airport.

(c) New marine-related industry is established in the identified Fraser Coast Marine Industrial Precinct on the Mary River, so as to consolidate and expand boat building and associated industries and services. Existing marine-related industry will continue to operate in Granville, along the city reach of the Mary River and at Hervey Bay (Urangan Boat Harbour) to complement activity within the Fraser Coast Marine Industrial Precinct.

(d) Industrial development which provides for a range of services is supported at Howard and Tiaro.

(e) Opportunities for employment generation are maximised in existing industrial areas, by ensuring that development makes the most efficient use of available industrial land.

(f) The Nikenbah urban expansion area provides opportunities for the development of low impact industry and complementary business activities around the Nikenbah Waste Transfer Station. The St Helens urban expansion area also provides for an industry and employment area to accommodate lower impact industry activities and supporting business activities.

(g) Industrial areas are well-designed and serviced and include a range of lot sizes and adaptable building configurations to accommodate a range of industry uses that promote economic diversity and a greater variety of employment opportunities, as well as meeting the changing economic needs of the community.

(h) Development in industrial areas is limited to predominantly industrial uses and other uses that are compatible with and provide a desirable support activity to industrial uses.

(i) To minimise or avoid land use conflicts, development for residential or other sensitive land uses is appropriately buffered and separated from industrial areas.

3.4.2.4 Element 4 Tourism

The Fraser Coast is a popular tourist destination for both domestic and overseas visitors, largely based on iconic assets such as the World Heritage listed Fraser Island, the Great Sandy Strait, Hervey Bay beaches, the Mary River, Maryborough and its historic buildings, the rural hinterland and migrating whales. It is important to ensure development which supports the growth of the tourism sector is accommodated whilst at the same time ensuring that the natural and cultural features that make the Fraser Coast such an attractive tourist destination are protected and where possible enhanced.

Specific outcomes

(a) A diverse range of tourism activities contributing to the economic growth of the Fraser Coast are supported in a manner that capitalises on, and at the same time protects, the natural and heritage assets and key character and lifestyle attributes of the Fraser Coast.

(b) Established tourist-servicing nodes, including those focused along the Hervey Bay esplanade at Pialba, Scarness, Torquay and Urangan, are consolidated and provide for a range of well-designed and high quality visitor accommodation, tourist services and public spaces to meet the various needs and budgets of tourists and visitors to the Fraser Coast.

(c) In environmentally sensitive areas and high scenic amenity areas, nature-based and eco-friendly tourist infrastructure and facilities are established where they demonstrate integration with the natural and cultural values of the site and its context and setting.

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3.4.2.4 Element 4 Tourism

(d) Visitor accommodation and tourist attractions and facilities are located in areas that contribute to the wide range of tourism experiences on offer throughout the region including urban, coastal and hinterland locations.

(e) Nature-based and eco-based tourist activities are sensitively located and carried out to ensure the natural values that underpin the regional tourism product are sustained.

(f) Rural and agri-tourism experiences build upon the 'clean and green' identity of the region and do not prejudice the ongoing productive use of rural land.

3.4.2.5 Element 5 Rural resources

The long-term sustainability of the Fraser Coast's rural economy relies upon the protection of productive rural land from alienation, fragmentation and encroachment by incompatible development. It is also recognised that the protection of rural lands assists in maintaining the regional landscape and scenic amenity values of the Fraser Coast.

Specific outcomes

(a) Rural areas are retained predominantly for rural production, natural habitat and landscape protection purposes.

(b) Development ensures that agricultural land classification (ACA) Class A and Class B land and important agricultural areas (IAA's) identified conceptually on **Strategic Framework Map 2 (SFM-002) and 2a (SFM-002a) (Economic resources and development)** is protected and remains available for productive and sustainable agricultural and rural pursuits, unless:-

(i) there is an overriding need in terms of public benefit; and
(ii) there is no alternative site suitable for the particular purpose.

(c) Development protects ACA Class A and Class B in a manner that preserves the land for ongoing productive use in accordance with the applicable State planning policy.

(d) To help maintain the productive capacity of existing and potential future rural activities and avoid or minimise land use conflicts, effective separation distances and buffers are established and maintained between incompatible or sensitive land uses and ACA Class A and Class B land , or areas of intensive rural activity.

(e) Further subdivision or fragmentation of rural lands, including but not limited to ACA Class A and Class B land, , is minimised to maintain viable farm sizes and to support the ability of landowners to continue rural pursuits. Rural businesses, industries and tourist uses are established where such uses value-add to rural production and resources and contribute to the diversification of the rural economy of the Fraser Coast.

(f) Forestry resources are utilised in an efficient and sustainable manner and are protected from incompatible development which may compromise the future use of these resources and their contribution to the Fraser Coast economy.

3.4.2.6 Element 6 Natural resources

Extractive resources provide materials for construction activity and support economic development of the Fraser Coast. It is important to identify and protect extractive resource areas, associated separation areas and transport routes from incompatible development to ensure the effective long-term access to these resources.

Fish habitats, particularly in the coastal and near coastal areas of the Fraser Coast, are under increasing pressure from coastal urban development and the desire of residents and visitors to access the coast for recreational and leisure pursuits. The protection of fisheries resources is important to the Fraser Coast economy and for maintaining biodiversity values.

It is recognised that the region's natural resources are finite. They will be carefully managed to ensure the long-term health and wellbeing of communities and the natural environment. The communities of the Fraser Coast currently enjoy a high quality and low pollution living environment. To ensure the sustainability of the Fraser Coast residents' quality of life in the longer-term, clean air, water and soil will be maintained and potentially harmful emissions to the atmosphere (including odour, particulates and noise) minimised.

Specific outcomes

(a) Development ensures that extractive resource areas (including associated transport routes) and fish habitat areas identified conceptually on **Strategic Framework Map 2 (SFM-002) and 2a**

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3.4.2.6 Element 6 Natural resources
(SFM-002a) (Economic resources and development) remain available (as relevant to the resource type) for their effective or sustainable long-term use. (b) Extractive resource/processing areas, adjoining separation areas and associated transport routes (including a transport route's separation area) are protected from incompatible development that may compromise existing or potential future extractive industry operations. (c) Natural fish passages along waterways are maintained. (d) Marine, estuarine and freshwater habitats are protected, managed and enhanced to sustain fish stock levels and maximise fisheries production from wild sources and support tourism and recreation based activity through suitable land management practices and protection of water quality. (e) Development:- (i) incorporates sustainable natural resources (biological, energy, soil, land, atmospheric (air and noise) and water) management practices; (ii) avoids or minimises the disturbance of acid sulfate soils. Where disturbance cannot be avoided, works are appropriately managed to ensure that there is no adverse impact on the natural and built environment, infrastructure and community health; and (iii) prevents an increase in soil salinity and, where located within a salinity affected area, is located, designed and constructed in a manner to mitigate the impacts of salinity upon the development. (f) Development ensures sensitive land uses are protected from environmental harm or environmental nuisance and that development has an appropriate buffer to existing noise and odour generating uses or activities.

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3.4.3 Relevant strategic framework maps

Strategic Framework Map 2 (SFM-002) and 2a (SFM-002a) (Economic resources and development) conceptually identify elements of the strategic framework as relevant to the economic resources and development theme, including:-

(i) the Fraser Coast hierarchy of centres;

(ii) major industrial areas;

(iii) other employment or economic development activity areas, including major health, correctional, education and training facilities;

(iv) agricultural land;

(v) forestry areas;

(vi) state extractive resource areas and associated transport routes; and

(vii) fish habitat areas.

Map SFM-002 Economic resources and development

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Map SFM-002a Economic resources and development

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3.5 Community wellbeing theme

3.5.1 Strategic outcomes

(a) The quality of life and wellbeing of residents of the Fraser Coast is enhanced through the provision of healthy and safe environments and well-designed neighbourhoods that promote active living, healthy lifestyles and accessibility to community services and facilities.

(b) Fraser Coast residents are accommodated in a diverse range of housing which is affordable and appropriate to their needs and income levels at all stages of their lives.

(c) A range of community facilities and infrastructure is provided, particularly in the cities and towns, to promote inclusiveness, safety and active living.

(d) The Fraser Coast contains strong, active and healthy communities that have access to parks and the opportunity to play sport in a diverse range of facilities and locations.

(e) Buildings, places and areas of Indigenous and non-Indigenous cultural heritage and character significance are identified and protected from adverse impacts of development.[3]

(f) The planning and design of new neighbourhoods incorporates crime prevention techniques and emphasises community safety.

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3.5.2 Elements and specific outcomes

3.5.2.1 Element 1 Healthy and strong communities
The quality of life and community wellbeing of residents of the Fraser Coast will be enhanced through appropriately located and designed neighbourhoods and community activity areas. Healthy and strong communities are promoted through the provision of active transport and open space networks and by providing inclusive, safe and comfortable environments for residents within which to live, work and play.
Specific outcomes
(a) Development on the Fraser Coast supports healthy lifestyles and strong communities by maximising accessibility to:- (i) pedestrian, cycle and recreational trail networks; (ii) sport and recreation, community and social facilities and services; and (iii) education and employment opportunities. (b) Development provides for and contributes to the provision of pedestrian, cycle and recreational trail networks to service and link residential development, employment areas, centres, public transport nodes, community facilities and sport and recreational facilities internally within cities, towns, villages and communities and externally to the wider open space and regional trail networks of the Fraser Coast. (c) Development in business and employment areas contributes to infrastructure and facilities that support pedestrian and cycle options and usage including end-of-trip facilities at significant places of employment and other trip generators. (d) The planning and design of new residential neighbourhoods (and development generally) provides for community integration and inclusiveness by providing places that encourage people to congregate and encourage community interaction. (e) Residential development and housing, community facilities and development in centres and employment areas are designed to promote social interaction and enhance a sense of community safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.

[3] Editor's note—under the *Cultural Heritage Act 2003* (Qld) reasonable and practical measures must be taken to protect Aboriginal Cultural Heritage.

3.5.2.1 Element 1	Healthy and strong communities
(f)	The safe, comfortable and convenient use of outdoor spaces and places is maximised through the use of awnings and other sun-shading and weather protection measures.

3.5.2.2 Element 2	Housing affordability and diversity
To meet community needs of people at all stages of their life and in various economic circumstances, a diverse range of housing types will be provided on the Fraser Coast.	
Specific outcomes	
(a)	Development increases the overall supply of affordable housing. Affordable housing in the form of multi-unit development is encouraged in locations close to public transport, employment, business centres and community and social facilities.
(b)	Residential development on the Fraser Coast, particularly in urban expansion areas and in areas where infill development is envisaged, incorporates:- (i) a mix of lot sizes and a diverse range of housing types, sizes and forms such that there is housing choice for all residents as they move through their lifecycle; (ii) affordable housing that is well designed and effectively integrated within local communities; (iii) appropriate, accessible and adaptable housing for all residents, including aged persons, students and persons with disabilities; and (iv) a wide range of contemporary, innovative and traditional architectural styles to allow each of the Fraser Coast's cities, towns and villages to reinforce a distinct character and identity.

3.5.2.3 Element 3	Social infrastructure, community facilities and services
Social infrastructure, community facilities and services are fundamental building blocks to creating complete communities. Human and civic assets provided on the Fraser Coast will create the social and economic legacy for current and future generations and will promote a higher degree of self-reliance for the region.	
Specific outcomes	
(a)	Development provides and/or contributes to the provision of community facilities and/or land for community facilities that meets the needs of the community and is consistent with the planned community facilities infrastructure network in Council's Local Government infrastructure plan and any applicable infrastructure agreement.
(b)	A diverse range of community services and facilities that support the physical, safety, cultural and social needs of the Fraser Coast community are provided.
(c)	Major social infrastructure, community facilities and services within the Fraser Coast are directed to the major regional population centres of Maryborough and Hervey Bay so as to reinforce the roles of these cities, provide a focus for facilities and services, reduce transport demands and provide better local access to facilities and services.
(d)	Social infrastructure, community facilities and services are provided in the district (rural and costal) centres *of* Howard, Burrum Heads and Tiaro to support their role as secondary service centres with the necessary infrastructure to service local communities and immediately surrounding rural and rural residential areas.
(e)	Community facility infrastructure:- (i) is appropriately located to create community hubs which provide a focal point for community activity and interaction; (ii) provides for the co-location of complimentary services where appropriate; (iii) maximises access and connectivity to public transport and active transport networks when available; (iv) is successfully integrated with other community facilities, recreational uses, residential areas and centres in the urban fabric; and (v) is designed and has a character that is attractive, addresses and enhances the public realm, is safe and user friendly and is appropriate to the locality.

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3.5.2.4 Element 4 Open space and recreation

The provision of suitably located and designed open space and recreation areas is fundamental to building complete communities and will help to ensure that the Fraser Coast is maintained as a highly attractive area in which to live, work, play and visit.

Specific outcomes

(a) Development provides and/or contributes to the provision of land and embellishments for public open space that meets the needs of the community and usable on-site open space and communal areas that promote activity and community interaction.

(b) Parks, open space and recreation facilities are appropriately located and designed to:-

- (i) provide for a diverse range of open space values, functions, experiences and settings;
- (ii) provide the opportunity to access green areas and green corridors throughout the urban environment;
- (iii) maximise integration with the broader open space network, recreational trail networks, community facilities, centres and residential areas to provide high levels of accessibility, proximity and connectivity for users;
- (iv) meet the needs of the community; and
- (v) maximise opportunities for co-location of complementary activities and facilities.

(c) Major recreational and open space facilities are located at Maryborough and Hervey Bay.

(d) Development in urban expansion areas and infill areas contributes to establishing, maintaining and protecting green corridors of open space within cities, towns and villages to provide connectivity with the natural environment and landscape of the broader open space network of the Fraser Coast.

(e) Public park infrastructure and associated recreational and sporting facilities are designed to:-

- (i) recognise and incorporate the values and attributes of open space and ecologically important areas;
- (ii) maintain and protect the amenity of surrounding areas and land uses;
- (iii) be safe for public use and maximise outdoor comfort for users; and
- (iv) minimise opportunities for crime.

(f) The open space, sport and recreation resources of the Fraser Coast are protected from encroachment by incompatible land uses and other adverse impacts of development.

3.5.2.5 Element 5 Cultural heritage and character significance

The Fraser Coast has a rich history as a place of Indigenous occupation with the region containing many known and potential traditional owner cultural heritage sites. The Fraser Coast and Maryborough in particular, is also known for its post-settlement history and cultural significance comprising of historic buildings, places, precincts and streetscapes which contribute to the character of the region.

The Fraser Coast community values its unique cultural heritage and historic character significance. It is therefore important that those places and areas of cultural heritage significance are identified and afforded protection to provide a sense of identity for present and future generations.

Specific outcomes

(a) The Fraser Coast's indigenous and non-indigenous cultural heritage is recognised and protected. Development which adversely impacts on places of cultural heritage significance is not supported, unless there is no prudent or feasible alternative.

(b) Development is sensitive in its design response and the manner in which it relates to and addresses places of cultural heritage significance.

(c) The distinctive historic character formed by clusters of buildings and streetscapes within cities, towns, villages and communities of the Fraser Coast is maintained and enhanced.

(d) The adaptive re-use of a heritage place is encouraged where the use is sympathetic to the cultural heritage values of the place. In some cases this may involve uses that are not ordinarily considered compatible in the zone provided that these uses have no or only minimal off-site impacts.

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3.5.3 Relevant strategic framework maps

Strategic Framework Map 1 (SMF-001) and 1a (SFM-001a) (Settlement pattern) conceptually identify elements of the strategic framework as relevant to the community wellbeing theme, including major sport and recreation open space areas.

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3.6 Infrastructure and services theme

3.6.1 Strategic outcomes

(a) The Fraser Coast is serviced by efficient and reliable essential infrastructure networks that promote community wellbeing and economic development.

(b) Coordinated planning and delivery of infrastructure and services facilitates growth that reflects the pattern of settlement, provides for the efficient and best utilisation of public resources, efficiently meets community's needs, preserves corridors and sites for essential infrastructure services and minimises impacts on the environment.

(c) Water infrastructure, including water supply, sewerage and stormwater, is provided and managed on a total water cycle basis to maximise the efficient use of water resources and maintain the health and wellbeing of the community and the environment.

(d) Efficient and reliable energy and telecommunication infrastructure meets the needs of the community. The use of renewable energy sources and supplies is promoted.

(e) Waste management and recycling maximises the efficient reuse of finite materials, limits waste to long term disposal and minimises impacts to the environment.

(f) Emergency services are provided to respond to natural hazards and unplanned events and to support the community's safety.

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3.6.2 Elements and specific outcomes

3.6.2.1 Element 1 Coordinated planning and delivery
It is important that the planning and delivery of infrastructure aligns with the pattern of settlement for the Fraser Coast, meets the needs of the community and is provided in a logical, timely, efficient and sustainable manner. In addition, major infrastructure corridors and sites should be identified and afforded protection to maintain the operation and efficiency of existing and planned networks.
Specific outcomes
(a) As far as practicable, infrastructure provision in urban expansion areas and in infill/redevelopment areas is provided ahead of, or in parallel with, new development. (b) Development occurs in an orderly manner and logical sequence so as to:- (c) maximise the use and capacity of existing infrastructure; and (d) maximise the efficiency of new infrastructure provision. (e) Strategic sites and corridors for existing and proposed infrastructure services, including those elements identified conceptually on **Strategic Framework Map 3 (SFM-003) and 3a (SFM-003a) (Transport and infrastructure)**, are protected and secured to support the long-term essential infrastructure needs of the Fraser Coast community. (f) Development contributes to a fair and equitable share of the cost of providing infrastructure. (g) Infrastructure networks, corridors, services and facilities are:- (h) planned and used as efficiently as possible and co-located wherever practicable; (i) designed to accommodate changes in use and densities over time in urban expansion areas and infill/redevelopment areas; (j) protected from urban encroachment and other incompatible land uses to ensure their continued operation and viability; (k) designed to have regard to the landscape character and scenic amenity of the Fraser Coast and sense of place of the locality; (l) designed to incorporate significant landscaping where appropriate; (m) located and designed to promote sound urban design outcomes, integrate with the landscape, protect environmental values and ecological processes; and (n) designed to be resilient in the event of natural disaster.

3.6.2.1 Element 1 Coordinated planning and delivery

The development and supply of renewable energy at the regional, local and individual scale is enabled.

(o) Development connects to reticulated sewerage infrastructure where financially and practically feasible to provide the lowest risk to:-

(i) protect public health and amenity;
(ii) protect the environment, land and water resources;
(iii) promote the efficient use of infrastructure and land;
(iv) avoid costs to the broader community;
(v) adopt the precautionary principle; and
(vi) avoid cumulative impacts to the community and the environment.

Onsite sewerage facilities are only utilised where it is demonstrated it is not financially or practically feasible to connect to reticulated sewerage.

(p) The creation of new lots not anticipated by the planning scheme are provided with and connected to reticulated sewerage infrastructure to provide the lowest risk to:-

(i) protect public health and amenity;
(ii) protect the environment, land and water resources;
(iii) promote the efficient use of infrastructure and land;
(iv) avoid costs to the broader community;
(v) adopt the precautionary principle; and
(vi) avoid cumulative impacts to the community and the environment.

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3.6.2.2 Element 2 Water cycle management

The planning and delivery of water, wastewater and stormwater services across the Fraser Coast should be viewed as an integrated water cycle management system. Such an approach offers the opportunity to reuse and recycle to maximise the availability of water as a precious and finite resource. Development needs to incorporate effective water cycle management to ensure the health, safety and wellbeing of the Fraser Coast community and the environment.

Specific outcomes

(a) Water Supply Catchment Areas within the Fraser Coast Region are protected and managed to ensure the quantity and quality of raw water supply meets the current and future demand of the Fraser Coast.

(b) The water resources of the Fraser Coast are utilised in an efficient and sustainable manner and are protected for future use, including through realising opportunities to reuse and recycle stormwater and treated wastewater.

(c) Development in the urban area is connected to the reticulated water supply, where available.

(d) A precautionary approach is applied to the design of onsite sewerage facilities to:-

(i) protect public health and amenity;
(ii) protection of the environment, land and water resources;
(iii) promote the efficient use of infrastructure and land;
(iv) avoid costs to the broader community; and
(v) avoid cumulative impacts to the community and the environment.

(e) Development in rural residential and rural areas has an on-site potable water supply (where connection to the reticulated water supply system is not available) that protect human health, amenity and the natural environment and on-site effluent treatment and disposal systems.

(f) Stormwater and wastewater is treated and managed in a manner that maintains the quality of receiving waters. This includes water sensitive urban design (WSUD) principles being effectively integrated into the layout and design of development to provide for the collection, treatment and conveyance of stormwater.

3.6.2.3 Element 3 Energy and telecommunication infrastructure

The region is well serviced by essential energy infrastructure. Energy use occurs in a more sustainable manner, through development maximising opportunities to incorporate energy efficiency alternatives reducing dependency on energy from non-renewable sources. Access to efficient, modern and high

3.6.2.3 Element 3	Energy and telecommunication infrastructure
quality telecommunications and information technology infrastructure helps connect the dispersed communities of the Fraser Coast and provides access for the region to State, National and Global economies.	
Specific outcomes	
(a)	The Fraser Coast is serviced by energy and telecommunication infrastructure that:- (i) utilises the latest standards in technology; (ii) meets the needs of the community; and (iii) minimises environmental impacts.
(b)	Development in urban expansion areas provides land for infrastructure, including land for sub-stations and transmission lines, required to service or traverse the area.
(c)	Renewable energy projects are encouraged where they do not cause significant environmental, social or amenity impacts.
(d)	Energy and telecommunication infrastructure is:- (i) located and designed to ensure its safe operation; (ii) integrated in a manner which does not unduly impact on the landscape qualities of the area; and (iii) co-located wherever possible.
(e)	Demand for centralised energy generation and infrastructure is minimised through development incorporating energy efficiency design principles and maximising the use of renewable and sustainable energy supplies and sources.
(f)	The provision of high speed internet and telecommunications is facilitated.

3.6.2.4 Element 4	Waste management and recycling
The projected population growth of the Fraser Coast will generate an increased volume of waste and increased pressure to upgrade or provide new waste management and recycling services and facilities. Minimising the production of waste and maximising opportunities for reuse and recycling will help to alleviate these pressures and enhance the overall sustainability outcomes of the Fraser Coast.	
Specific outcomes	
(a)	Development incorporates measures to reduce waste generation and to maximise reuse and recycling of materials during the construction and operational stages of development.
(b)	To protect the function and long term expansion opportunities of landfill and waste transfer station facilities, including those shown conceptually on **Strategic Framework Map 3 (SFM-003) and 3a (SFM-003a) (Transport and infrastructure)**, appropriate separation distances and buffers are provided and maintained to avoid encroachment from incompatible land uses and activities.

3.6.2.5 Element 5	Emergency services
The provision of adequate emergency services and infrastructure is necessary to support the planned growth of the Fraser Coast and promote community safety and wellbeing.	
Specific outcomes	
(a)	Emergency response facilities and services are provided to meet the needs of the community.
(b)	Development assists to provide emergency response facilities and services in appropriate locations.
(c)	The location and design of new development minimises the potential demand for emergency services while also providing for the timely and efficient operation of emergency services, including during and after natural hazard events.

3.6.3 Relevant strategic framework maps

Strategic Framework Map 3 (SFM-003) and 3a (SFM-003a) (Transport and infrastructure) conceptually identify elements of the strategic framework as relevant to the infrastructure and services theme, including:-

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(a) major water supply infrastructure;

(b) major sewerage and effluent reuse infrastructure;

(c) major energy infrastructure; and

(d) major waste management infrastructure sites.

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Map SFM-003 Transport and infrastructure

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Map SFM-003a Transport and infrastructure

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3.7 Access and mobility theme

3.7.1 Strategic outcomes

(a) All cities, towns, townships and communities and major employment and activity centres of the Fraser Coast will be connected by a safe and efficient integrated transport system that maximises opportunities for convenient alternatives to private car use including public transport and active transport modes.

(b) Viable public transport options are available for the use of residents and visitors to the Fraser Coast.

(c) Residents of the Fraser Coast and visitors to the region have access to a safe, connected walk and cycle network to encourage an active lifestyle, reduce dependency on private vehicles and meet accessibility needs.

(d) Activity centres provide safe and accessible street environments where pedestrians, cyclists and public transport take priority over private cars.

Existing and future transport corridors are protected.

(e) The further development of the Maryborough and Hervey Bay airports, the rail network and marine transport opportunities is encouraged to support efficient freight movement within and from the Fraser Coast and promote economic growth.

(f) The safety and operational efficiency of Hervey Bay and Maryborough airports, any future regional airport and other aviation facilities located within the Fraser Coast is protected.

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3.7.2 Elements and specific outcomes

3.7.2.1 Element 1 Integrated transport system

The provision of an efficient and well-integrated transport system to service the Fraser Coast is essential to community well-being and economic prosperity. The provision of an integrated transport system promotes more sustainable transport modes, including public transport and active travel.

Specific outcomes

(a) Development is consistent with and contributes to the establishment of the preferred settlement pattern for the Fraser Coast through an integrated transport network and hierarchy which supports the long term transport needs of the Fraser Coast and provides a wide range of viable transport options for communities to enable the efficient, safe and convenient movement of people, goods and services. The integrated transport system includes:

(i) active travel network, including local streets, walking and cycling paths;
(ii) public transport network, including rail, rapid bus and local bus network;
(iii) freight corridors and haulage routes;
(iv) Maryborough and Hervey Bay Airports;
(v) vehicle and passenger barge routes;
(vi) navigable waterways; and
(vii) the road network.

(b) Development supports and connects to the preferred road and active travel network hierarchy and transport network which is identified conceptually on **Strategic Framework Map 3 (SFM-003) and 3a (SFM-003a) (Transport and infrastructure)** and in more detail on the (**2031 Strategic Transport Network figures**) in the Transport and parking code, to facilitate safe and efficient travel, within the Fraser Coast and beyond.

(c) The operational integrity, safety, efficiency and potential for future upgrading of major transport infrastructure and facilities including roads, airports, rail and harbours is maintained.

(d) Enhanced transport connections and services are provided between Maryborough and Hervey Bay in recognition of their role as the major regional population centres for the Fraser Coast.

3.7.2.1 Element 1 Integrated transport system
(e) Residential areas incorporate walkable neighbourhood design principles, including flexible and legible street patterns (such as a grid or modified grid patterns) and a clear road hierarchy which maximises convenient alternatives to private motor vehicle. (f) Development of urban expansion areas and infill/redevelopment areas provides appropriate transport infrastructure. (g) Transport networks, corridors and infrastructure are:- (i) protected from encroachment by incompatible land uses and development which may compromise their continued operation and viability; (ii) designed to minimise adverse impacts on existing and planned communities; (iii) designed so as to make a positive contribution to the landscape and sense of place for the locality; (iv) located and designed to provide continuity of wildlife movement and ecological processes. (h) The type, location and design of development achieves a safe and efficient transport system by: (i) ensuring appropriate controls for the number, size and position of vehicle access points; (ii) facilitating a functional road hierarchy; and (iii) minimising direct vehicle access to higher-order roads. (i) Traffic-generating development within the Fraser Coast is provided with sufficient on-site car parking to meet the needs of the particular development taking account of what can practicably be achieved having regard to the location, size and other characteristics of the site. (j) The integration of off-street parking, loading, servicing and access facilities with developments achieves a pedestrian-focused environment and high quality public realm.

3.7.2.2 Element 2 Public transport
The provision of an efficient and reliable public transport system on the Fraser Coast will help to reduce dependency on the private motor vehicle and ease pressure to upgrade road networks to cater for increased traffic volumes over time.
Specific outcomes
(a) Development and the pattern of settlement supports the provision of connected, legible, safe and convenient public transport networks that provide for the efficient movement of passengers. (b) The viability of existing and planned public transport corridors within the Fraser Coast is protected. (c) Development provides legible local road connections and supporting collector streets that are sufficiently wide for buses to connect local areas by public transport and which accommodate safe bus stopping situations. (d) Development supports and contributes to a high level of integration with existing and planned public transport networks, particularly in infill areas and urban expansion areas in Maryborough and Hervey Bay. (e) Appropriately located and designed higher density residential development is established in Maryborough and Hervey Bay to promote and support the provision of public transport services within these cities. (f) Employment areas and community infrastructure are connected to existing public transport networks or have the ability to be connected to future planned public transport networks. (g) Public transport facilities and infrastructure are designed and located to meet the needs of the community, including accessibility for elderly and less mobile users and incorporate crime prevention through environmental design (CPTED) principles.

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3.7.2.3 Element 3 Active Travel

Active travel includes any form of non-motorised transport that involves physical activity, with the exception of using low-powered electric devices. It includes activities such as walking, cycling, skateboarding, pushing prams and the use of mobility devices and electricity assisted bikes and scooters. The active travel network includes footpaths, shared paths, on-road cycle lanes, dedicated off-road cycle facilities and shared zones as well as sharing the use of the roadway with traffic.

In recognition of substantial health, social, environmental and economic benefits, it is important to support and encourage active travel on the Fraser Coast. With its relatively flat topography, favourable climate and scenic amenity values, the Fraser Coast is an ideal place to walk and cycle.

Specific outcomes

(a) Development will improve active travel facilities and connections to increase accessibility and safety in the Fraser Coast and allow residents and visitors to choose alternatives to the use of private vehicles.

(b) The active travel network shall provide a safe means of travel for all users. Users will not be exposed to hazards and high-speed road environments. People of all ages will be able to travel with peace of mind.

(c) Providing a well-connected active travel network will result in more residents and visitors participating in moderate to intensive physical activity on a daily basis.

(d) The active transport network is integrated with other travel modes, particularly public transport, to enhance linkages with activity centres, employment areas and community facilities.

(e) Key routes shall be connected to ensure that links within the active travel network either directly or indirectly connect via other links. Isolated Active Travel connections will be avoided where possible.

(f) Active travel provides a relatively inexpensive alternative to car travel for users and for local governments to deliver infrastructure. New special purpose facilities such as rail trails, as well as well-connected communities, also create tourism opportunities, such as cycle-tourism, which adds significant economic benefits.

(g) Active travel infrastructure projects must be fit for purpose. Construction and ongoing maintenance costs will be balanced against the potential level of use and community benefit.

(h) Active Travel supports social interactions and can make users feel more at home in their community. The ability to travel safely and independently is an important way to address issues such as social isolation, loneliness and depression. The active travel network will be easily accessible by all users and will encourage participation. New infrastructure will be compliant with accessibility requirements and existing infrastructure will be upgraded where practical.

(i) To maximise opportunities for active travel:-

- (i) urban areas and residential neighbourhoods are designed to incorporate permeable and legible street networks with appropriate lighting and casual surveillance to facilitate safe and convenient use by pedestrians and cyclists;
- (ii) end-of-trip facilities are provided for the comfort and convenience of active transport users in those developments that are likely to attract or generate a significant volume of trips by pedestrians and cyclists; and
- (iii) other facilities to enhance comfort and convenience to active transport users are provided, including weather protection and shelters along active frontages in activity centres.

3.7.2.4 Element 4 Freight movement

The efficient and effective movement of freight is essential to sustaining economic activity and development within the Fraser Coast. The identification and protection of strategic elements of the freight movement network will help to ensure the ongoing ability to support and promote the local economy.

Specific outcomes

(a) The efficient provision and operation of existing and future road, rail, air and marine freight movement networks to support the economic development of the Fraser Coast is supported and encouraged.

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(b) Development in the vicinity of the major freight movement routes identified conceptually on **Strategic Framework Map 3 (SFM-003) and 3a (SFM-003a) (Transport and infrastructure)**, protects the ongoing operational safety and efficiency of these routes and mitigates any reverse amenity impacts.

3.7.2.5 Element 5 Air transport
The ongoing operation of the Hervey Bay and Maryborough airports is protected in recognition of the important role that they play in connecting the Fraser Coast to other regions both in terms of passenger and freight movement as well as their general aviation functions.
Specific outcomes
(a) The continued operation, improvement and expansion of the Hervey Bay and Maryborough airports as passenger and freight transport and general aviation facilities servicing the Fraser Coast region is supported. (b) The Fraser Coast Airports Master Plan 2011-2031 provides the basis for the development of aviation facilities and infrastructure, co-ordination of aviation and non-aviation land use planning and management of the Hervey Bay and Maryborough Airports. (c) The safety and operational efficiency of the Hervey Bay and Maryborough airports and associated aviation facilities is maintained. (d) Subject to a site identification and suitability assessment, any potential future regional airport site is protected from incompatible development.

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3.7.3 Relevant strategic framework maps

Strategic Framework Map 3 (SFM-003) and 3a (SFM-003a) (Transport and infrastructure) conceptually identify elements of the strategic framework as relevant to the access and mobility theme, including:-

(a) major elements of the road transport hierarchy;

(b) major elements of the rail, air and marine transport system; and

(c) public transport stations (Maryborough and Hervey Bay only).

3.8 Natural environment and landscape character theme

3.8.1 Strategic outcomes

(a) Natural areas of national and international significance such as Fraser Island and the Great Sandy Strait (which together form part of the Great Sandy Biosphere) are highly valued for their biodiversity values as well as for their contribution to the overall image and landscape character of the region.

(b) Vegetation, biodiversity values and areas of significance are identified and protected to maintain biodiversity and contribute to the image and character of the Fraser Coast, unless it is demonstrated to be in the community interest that they not be protected.

(c) Where an overriding community need is demonstrated for development which will adversely impact on environmental values, those adverse impacts are minimised as far as practicable and, where appropriate, suitable offsets are provided.

(d) The form of development and pattern of settlement of the Fraser Coast has regard to biodiversity values and minimises impacts on ecosystems, habitats, vegetation and corridor connectivity.

(e) The image, landscape character and scenic amenity values of the Fraser Coast are recognised, including elements and features which contribute to views to and from areas of high scenic amenity.

(f) The physical condition, ecological health, environmental and scenic values, and water quality of the region's groundwater, wetlands and waterways is maintained or enhanced where practicable.

(g) Risks to people, property and the environment from the predicted impacts of climate change are avoided or minimised as far as practicable.

(h) Wherever practicable, degraded areas are enhanced and rehabilitated to improve ecological processes, ecosystem functionality and connectivity.

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3.8.2 Elements and specific outcomes

3.8.2.1 Element 1 Protection of Important habitat and biodiversity
The Fraser Coast is internationally recognised for its unique environmental values. The area contains important habitat and biodiversity values at an international, national, state and local level, including coastal dune systems, wetlands and remnant vegetation. Protection of these ecologically important areas is vital in order to maintain biodiversity values within the region, including near-threatened species such as the koala, humpback whale and migratory birds.
Specific outcomes
(a) Development minimises adverse impacts on ecologically important areas including those areas identified conceptually on **Strategic Framework Map 4 (SFM-004)** (**Natural environment and landscape character)**, which includes areas containing Matters of State Environmental Significance (MSES). (b) Development is not located in an ecologically important area as mapped on the Biodiversity Overlay, unless:- (i) on the balance of social, economic and environmental considerations, it is demonstrated that the development is in the interests of the community[4]; and

[4] In determining whether development has satisfied this test, Council will consider such matters as:-
(a) whether alternative options are available;
(b) the size, type and condition of the ecologically important area affected;
(c) the extent to which the ecologically important area has hydrological, biodiversity, landscape or character values;
(d) any requirements for the provision of an offset under a State or local planning policy; and
(e) whether the development proposed is reasonably anticipated by and consistent with the planning scheme.

3.8.2.1 Element 1	Protection of Important habitat and biodiversity

(ii) any adverse impacts on the ecologically important area incurred are minimised and, where appropriate to the circumstances, compensated by an offset in accordance with applicable State or local planning policy.

(c) Development supports and or contributes to a network of ecological corridors throughout the Fraser Coast where connection and wildlife movement internally within cities, towns, villages and communities can be satisfactorily achieved and an ecological benefit can be demonstrated.

(d) Where practicable and appropriate, having regard to the scale and nature of development, degraded areas within strategically important areas of connectivity (between ecologically important areas) identified conceptually as Strategic rehabilitation corridors on **Strategic Framework Map 4 (SFM-004)** (**Natural environment and landscape character)** are rehabilitated to positively contribute to the habitat and biodiversity values of the Fraser Coast.

(e) Buffers or other suitable protective measures are incorporated in development to minimise edge effect and impacts on remnant vegetation, waterways, wetlands and corridors.

(f) Rivers, waterways and wetlands are predominantly maintained in their natural state with development not adversely impacting on their ecological function and water quality.

3.8.2.2 Element 2	Scenic amenity and landscape character

The significant role that scenic amenity and landscape character plays in defining the unique character and identity of the Fraser Coast, including its individual communities, is recognised.

Specific outcomes

(a) Development does not adversely impact upon the landscape character elements identified conceptually on **Strategic Framework Map 4 (SFM-004) (Natural environment and landscape character)** which includes strategic views, scenic corridors and routes, and other significant landscape areas and features.

(b) The following areas and features are recognised for their high scenic amenity value and are protected through the general exclusion of development or sensitive development that incorporates built form elements that are designed to minimise disruption to the landscape:-

(i) Fraser Island and the Great Sandy Strait;
(ii) coastal foreshore areas and streams;
(iii) rural peaks and ridgelines particularly those visible from the main transport routes and strategic view points;
(iv) Mary River and its tributaries including riparian areas;
(v) undeveloped parts of the Ghost Hill ridgeline;
(vi) other features, attributes and values of landscape character and scenic amenity that contribution to regional image, including:-

(A) significant views, viewpoints and scenic corridors;
(B) areas of visually significant vegetation; and
(C) agricultural land class A and B and other rural lands.

(c) Inter-urban breaks between Maryborough and Hervey Bay, Hervey Bay and River Heads and Hervey Bay and Toogoom are maintained and preserved so as to provide a clearly defined edge between urban areas and green space, rural living and rural areas.

(d) Intra-urban breaks within cities and towns are established, maintained and where practicable enhanced to create distinct neighbourhoods. These areas are integrated with ecologically important areas and form part of the publicly owned urban open space network.

(e) Development which relies upon the Fraser Coast's lifestyle and economic development opportunities preserves the significant outdoor recreation values and the diverse landscape, scenic amenity and natural resources available in rural areas of the Fraser Coast.

(f) Development maintains or enhances public access to landscape character areas, scenic amenity areas and significant viewpoints.

3.8.2.3 Element 3	Coastal environment

In addition to Fraser Island, the Fraser Coast mainland takes in an extensive area of coastline extending from Burrum Heads in the north to the inlet of Tin Can Bay in the south. This coastal

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environment, with its associated beaches, dunes, foreshores, estuaries, rivers and coastal streams strongly influences the character, lifestyle and environment of the Fraser Coast.

Specific outcomes

(a) Development is planned, located, designed, constructed and operated to avoid as far as practicable, or otherwise mitigate, any adverse impacts on coastal resources, processes and values.

(b) Development maintains the natural integrity of coastal processes unless carried out in accordance with Council's Shoreline Erosion Management Plan.

(c) Works for canals, dry land marinas, artificial waterways or marine infrastructure avoid areas where they will cause adverse impact on coastal resources or processes. Where such works are undertaken adverse impacts on coastal resources or processes are minimised and mitigated, such that:
- (i) water quality is not degraded
- (ii) the extent of coastal ecosystems and associated flora and fauna habitat is maintained
- (iii) effects of construction are managed and need for ongoing dredging for maintenance purposes is minimised
- (iv) adverse changes to tidal flows, sediment transport processes, or tidal prism volume of natural waterways are avoided.

(d) Marina developments facilitate the installation, maintenance and availability of reception facilities for ship-sourced pollutants to prevent marine pollution.

(e) Reclamation of land under tidal water (including in relation to land adjoining tidal water) only occurs to support specific development activities which require access to tidal waters for operation, including:
- (i) coastal-dependent development, public marine development or community infrastructure, where there is no feasible alternative
- (ii) strategic ports, priority ports, boat harbors or strategic airports and aviation facilities in accordance with a statutory land use plan, or statutory master plan.

(f) Reclamation of land under tidal water may also occur where required to support the development of coastal protection works or work necessary to protect coastal resources or coastal processes.

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3.8.2.4 Element 4 Surface water, groundwater, waterways and wetlands

The waterways and wetlands of the Fraser Coast provide habitats for many fauna species and an important recreational, scenic amenity and water supply resource. To protect these values, regard must be given to surface water and groundwater quality and environmental flows.

Specific outcomes

(a) Development:-

- (i) maintains ground and surface water quality and characteristics;
- (ii) incorporates appropriate buffers to waterways and wetland areas;
- (iii) incorporates sustainable integrated catchment and land management practices and safeguards to mitigate the impacts from increased sediment, nutrient runoff and changed run off and flow characteristics; and
- (iv) does not diminish groundwater recharge areas.

(b) The region's groundwater, waterways and wetlands are protected or enhanced in a manner that ensures their long-term environmental values and sustainability. This includes ensuring that development in or adjacent to wetlands of high ecological significance is planned, designed and constructed to prevent the loss and degradation of the wetlands and their environmental values, consistent with State Planning Policy.

3.8.2.5 Element 5 Climate change	
Climate change has the potential to impact on the natural and built environment and these changes should be reflected in the management of development.	
Specific outcomes	
(a)	Development is suitably located, designed and constructed to take appropriate account of the potential impacts of climate change.
(b)	Infrastructure networks, corridors and services are designed, located and operated to minimise the potential adverse impacts of climate change on the infrastructure itself and on communities.

3.8.3 Relevant strategic framework maps

Strategic Framework Map 4 (SFM-004) (Natural environment and landscape character) conceptually identifies elements of the strategic framework as relevant to the natural environment and landscape character theme, including:-

(a) Vegetation (Matters of State Environmental Significance);

(b) Koala Habitat Areas;

(c) Fish Habitat Areas;

(d) Ramsar wetlands;

(e) high ecological value (HEV) waters;

(f) regional ecological corridors;

(g) protected areas[5];

(h) strategic views;

(i) scenic corridors and routes; and

(j) the Ghost Hill ridgeline.

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[5] Protected areas include land that is owned or controlled by the State government for conservation purposes such as National Parks and Conservation Parks and land owned or controlled by Council and used or intended to be used for conservation purposes.

Map SFM-004 Natural environment and landscape character

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APPENDIX C:

Part 5 Tables of Assessment

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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 within the planning scheme area.

5.2 Reading the tables

The tables identify the following:-

(1) the category of development that is prohibited, accepted (including accepted subject to requirements) or assessable (that requires either code or impact assessment);

(2) the requirements for accepted development, if applicable;

(3) the category of assessment (either code or impact) for assessable development in:-

- (a) a zone and, where used, a precinct of a zone;
- (b) a local plan and, where used, a precinct of a local plan;
- (c) an overlay where used;

(4) the assessment benchmarks for assessable development:-

- (a) whether a zone code or specific provisions in the zone code apply (shown in the "assessment benchmarks for assessable development and requirements for accepted development" 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 for assessable development and requirements for accepted development" column);
- (c) if there is an overlay:
  - (i) whether an overlay code applies (shown in **Table 5.10 (Categories of development and assessment – Overlays)**); or
  - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the "assessment benchmarks for assessable development and requirements for accepted development" column) applies;
- (d) any other applicable code(s) (shown in the "assessment benchmarks for assessable development and requirements for accepted development" column);

(5) any variation to the category of assessment (shown as an "if'" in the "category of development and 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 (Definitions)**;

(2) for all development, identify the following:-

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(a) the zone or zone precinct that applies to the premises, by reference to the zone map in **Schedule 2 (Mapping)**;
(b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in **Schedule 2 (Mapping)**;
(c) if an overlay applies to the premises, by reference to the overlay map in **Schedule 2 (Mapping)**;

(3) determine if the development is accepted development under Schedule 6 of the Regulation;

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 as identified in **Table 5.4.2 Regulated Development: Reconfiguring a Lot** or **Table 5.4.3 Regulated Development: Operational Work**;

(5) if the development is not listed in the tables in **section 5.4 (Table 5.4.1: Development under schedules 6 and 7 of the Regulation)** or **section 5.4 (Table 5.4.2 Regulated Development: Reconfiguring a Lot** or **Table 5.4.3 Regulated Development: Operational Work)**, 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 – Local plans)**
- **section 5.7 (Categories of development and assessment – Reconfiguring a lot)**;
- **section 5.8 (Categories of development and assessment – Building work);** and
- **section 5.9 (Categories of development and assessment – Operational work)**;

(6) a precinct of a zone may change the category of development or assessment and this will be shown in the "Categories of development and assessment" column of the tables in **sections 5.5**, **5.7**, **5.8** and **5.9**;

(7) if a local plan applies, refer to the table(s) in **section 5.6 (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 will be shown in the "Categories of development and assessment" column of the table(s) in **section 5.6**;

(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; or
(b) if the use is not listed or defined; or
(c) unless otherwise prescribed within the Act or the Regulation.

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(2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within 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 within 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 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-sections 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) 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.

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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.

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

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

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

(1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column;

(2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified;

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

(4) Code assessable development:-

(a) is to be assessed against all the assessment benchmarks identified in the "assessment benchmarks for assessable development and requirements for accepted development" column;
(b) that occurs as a result of development becoming code assessable pursuant to subsection 5.3.3(2), must:

(i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2);
(ii) comply with all required acceptable outcomes identified in subsection 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);

(c) that complies with:

(i) the purpose and overall outcomes of the code complies with the code;
(ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;

(d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

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

(5) Impact assessable development:-

(a) is to be assessed against the identified assessment benchmarks in the "assessment benchmarks for assessable development and requirements for accepted development" column (where relevant);
(b) assessment is to have regard to the whole of the planning scheme, to the extent relevant; and
(c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

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

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

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

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

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

Use	Category of development and assessment	Assessment benchmarks and requirements
Community residence	**Accepted subject to requirements**. Editor's note – Refer to the material change of use tables for the category of assessment for community residences 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** If in a residential zone and identified in Schedule 6, part 2(2) of the Regulation.	Editor's note – the Queensland Development Code also applies to dwelling houses.

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

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category (other than 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 reconfiguring a lot are set out in Schedule 12 of the Regulation.

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Table 5.4.3 Regulated categories of development and categories of assessment: Operational work

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category	**Code assessment** Operational work associated with reconfiguring a lot, if code assessment is required 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.

5.5 Categories of development and assessment – Material change of use

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

Table 5.5.1 Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
Dual occupancy	**Accepted** If not located in Precinct LDR1.	Not applicable
Dwelling house	**Accepted**	Not applicable
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Applicable Local plan code (if relevant) • Low density residential zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code • Onsite sewerage facility code (where applicable)
• **Residential care facility** • **Retirement facility**	**Code assessment** If not located in Precinct LDR1.	• Residential care facility and retirement facility code • Applicable Local plan code (if relevant) • Low density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Tourist park	**Accepted subject to requirements** If Self-contained recreational vehicle ground within an existing Tourist park	• Relocatable home park and tourist park code (Table 9.3.12.3.2). • Onsite sewerage facility code (where applicable)
Business activities		
Sales office	**Accepted subject to requirements**	• Sales office code • Onsite sewerage facility code (where applicable)
Shop	**Code assessment** If a corner store.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.4) • Applicable Local plan code (if relevant) • Low density residential zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Community activities		
• **Child care centre** • **Community care centre** • **Emergency services**	**Code assessment**	• Community activities code • Applicable Local plan code (if relevant) • Low density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Not applicable
Recreation activities		
Park	**Accepted**	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Other activities		
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact Assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.2 Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code
• **Dual occupancy** • **Dwelling house**	**Accepted**	Not applicable
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Applicable Local plan code (if relevant) • Medium density residential zone code • Transport and parking code
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code
• **Multiple dwelling** • **Relocatable home park** • **Residential care facility** • **Retirement facility** • **Rooming accommodation** • **Short-term accommodation** • **Tourist Park**	**Code assessment**	• Multi-unit residential uses code (if multiple dwelling, rooming accommodation or short-term accommodation) **OR** • Relocatable home park and tourist park code (if relocatable home park or tourist park) **OR** • Residential care facility and retirement facility code (if residential care facility or retirement facility) **AND** • Applicable Local plan code (if relevant) • Medium density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Tourist park	**Accepted subject to requirements** If Self-contained recreational vehicle ground within an existing Tourist park	• Relocatable home park and tourist park code (Table 9.3.12.3.2).
Business activities		
Sales office	**Accepted subject to requirements**	• Sales office code
Shop	**Code assessment** If a corner store.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.4) • Applicable Local plan code (if relevant) • Medium density residential zone code • Transport and parking code
Community activities		
• **Child care centre** • **Community care centre** • **Emergency services**	**Code assessment**	• Community activities code • Applicable Local plan code (if relevant) • Medium density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Not applicable
Recreation activities		
Park	**Accepted**	Not applicable
Other activities		
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All other defined uses listed in Schedule 1 (Definitions)	**Impact Assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.3 High density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code
Dual occupancy	**Accepted** If:- (a) not located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) not forming part of a mixed use building.	Not applicable
	Code assessment If forming part of a mixed use building.	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • High density residential zone code • Transport and parking code
Dwelling house	**Accepted**	Not applicable
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • High density residential zone code • Transport and parking code
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code
• **Multiple dwelling** • **Residential care facility** • **Retirement facility** • **Rooming accommodation** • **Short-term accommodation**	**Code assessment** If not exceeding a building height of:- (a) 20.0m; or (b) 26.0m in Precinct HDR1 (Hervey Bay tourism nodes).	• Multi-unit residential uses code (if multiple dwelling, rooming accommodation or short-term accommodation) **OR** • Residential care facility and retirement facility code (if residential care facility or retirement facility) **AND** • High density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Tourist park	**Accepted subject to requirements** If Self-contained recreational vehicle ground within an existing Tourist park.	• Relocatable home park and tourist park code (Table 9.3.12.3.2).
	Code assessment If:- (a) involving a material increase in the intensity or scale of an existing tourist park; and (b) Not otherwise specified.	• Relocatable home park and tourist park code • High density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Business activities		
Adult store	**Accepted subject to requirements** If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) located within an existing building.	• Business uses code
Food and drink outlet	**Accepted** If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) located within an existing building; and (c) not incorporating a drive-through facility.	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment If not otherwise specified.	• Business uses code(Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Office	**Accepted** If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) the GLFA of the use does not exceed 200m^2; and (c) located within an existing building.	Not applicable
	Code assessment If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) the GLFA of the use does not exceed 200m^2; and (c) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Sales office	**Accepted subject to requirements**	• Sales office code
Shop	**Accepted** If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) the GLFA of the use does not exceed 400m^2; and (c) located within an existing building.	Not applicable
	Code assessment If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) the gross leasable floor area of the use exceeds 400m^2.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
	Code assessment If:- (a) not located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) a corner store.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Shopping centre	**Code assessment** If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) any shop tenancy does not exceed a GLFA of 400m^2.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2)High density residential zone code • Transport and parking code
Veterinary services	**Code assessment** If located in Precinct HDR1 (Hervey Bay tourism nodes).	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Entertainment activities		
• **Bar** • **Club** • **Hotel**	**Code assessment** If located in Precinct HDR1 (Hervey Bay tourism nodes).	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2 and Table 9.3.1.3.6) • High density residential zone code • Multi-unit residential uses code (if involving short-term accommodation) • Transport and parking code
Function facility	**Code assessment** If:-	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2 and Table 9.3.1.3.6)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) forming part of a mixed use building.	• High density residential zone code • Transport and parking code
Tourist attraction	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If: (e) located in Precinct HDR1 (Hervey Bay tourism nodes); and (f) not otherwise specified.	• High density residential zone code • Business uses code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Industry activities		
Service industry	**Accepted** If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) located within an existing building.	Not applicable
	Code assessment If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) not otherwise specified.	• Industry uses code • High density residential zone code • Transport and parking code
Community activities		
• **Child care centre** • **Community care centre** • **Emergency services**	**Code assessment**	• Community activities code • High density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. **OR** If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); and (b) located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Community activities code • High density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Health care services	**Accepted** If:-	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) the GLFA of the use does not exceed 400m^2; and (c) located within an existing building.	
	Code assessment If:- (a) located in Precinct HDR1 (Hervey Bay tourism nodes); (b) the GLFA of the use does not exceed 400m^2; and (c) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Recreation activities		
Indoor sport and recreation	**Code assessment** If located in Precinct HDR1 (Hervey Bay tourism nodes).	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • High density residential zone code • Transport and parking code
Park	**Accepted**	Not applicable
Other activities		
Parking station	**Code assessment** If located in Precinct HDR1 (Hervey Bay tourism nodes).	• High density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact Assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.4 Principal centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements** If located within an existing building.	• Caretaker's accommodation code
	Code assessment If not otherwise specified.	• Caretaker's accommodation code • Applicable Local plan code • Principal centre zone code
Dual occupancy	**Code assessment** If forming part of a mixed use building.	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Applicable Local plan code • Principal centre zone code
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Applicable Local plan code • Principal centre zone code • Transport and parking code
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code
• **Multiple dwelling** • **Rooming accommodation** • **Short-term accommodation**	**Code assessment**	• Multi-unit residential uses code • Applicable Local plan code • Principal centre zone code • Transport and parking code
Business activities		
Adult store	**Accepted subject to requirements** If located within an existing building.	• Business uses code
• **Agricultural supplies store** • **Office** • **Shop** • **Shopping centre** • **Veterinary services**	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Applicable Local plan code • Principal centre zone code • Transport and parking code
Food and drink outlet	**Accepted** If:- (a) located within an existing building; and (b) not incorporating a drive-through facility.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Applicable Local plan code • Principal centre zone code • Transport and parking code
Garden centre	**Accepted** If:- (a) located within an existing building; and (b) the development footprint does not exceed 500m^2.	Not applicable
	Code assessment If:- (a) the development footprint does not exceed 500m^2; and (b) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2 and Table 9.3.1.3.5) • Applicable Local plan code • Landscaping code • Principal centre zone code • Transport and parking code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• Works, services and infrastructure code
Hardware and trade supplies	**Accepted** If:- (a) located within an existing building; and (b) the GLFA of the use does not exceed 400m^2.	Not applicable
	Code assessment If:- (a) the GLFA of the use does not exceed 400m^2; and (b) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2 and Table 9.3.1.3.5) • Applicable Local plan code • Principal centre zone code • Transport and parking code
• **Market** • **Sales office**	**Accepted subject to requirements**	• Market code (if market) **OR** • Sales office code (if sales office)
Service station	**Code assessment**	• Service station code • Applicable Local plan code • Principal centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Entertainment activities		
Bar	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2 and Table 9.3.1.3.6) • Applicable Local plan code • Principal centre zone code • Transport and parking code
• **Club** • **Function facility** • **Hotel** • **Nightclub entertainment facility** • **Theatre**	**Code assessment**	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2 and Table 9.3.1.3.6) • Applicable Local plan code • Principal centre zone code • Transport and parking code
Industry activities		
Service industry	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Industry uses code • Applicable Local plan code • Principal centre zone code • Transport and parking code
Community activities		
• **Child care centre** • **Community care centre** • **Educational establishment** • **Emergency services**	**Code assessment**	• Community activities code • Applicable Local plan code • Principal centre zone code • Landscaping code • Transport and parking code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
• **Hospital** • **Place of worship**		• Works, services and infrastructure code
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. **OR** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Community activities code • Applicable Local plan code • Principal centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Health care services	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Applicable Local plan code • Principal centre zone code • Transport and parking code
Recreation activities		
Indoor sport and recreation	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Applicable Local plan code • Principal centre zone code • Transport and parking code
Park	**Accepted**	Not applicable
Other activities		
Parking station	**Code assessment**	• Applicable Local plan code • Principal centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.5 District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements** If located within an existing building.	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
	Code assessment If not otherwise specified.	• Caretaker's accommodation code • District centre zone code • Onsite sewerage facility code (where applicable)
Dual occupancy	**Code assessment** If forming part of a mixed use building.	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • District centre zone code • Onsite sewerage facility code (where applicable)
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code • Onsite sewerage facility code (where applicable)
• **Multiple dwelling** • **Rooming accommodation** • **Short-term accommodation**	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Business activities		
• **Agricultural supplies store** • **Garden centre** • **Office** • **Veterinary services**	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Food and drink outlet	**Accepted** If:- (a) located within an existing building; and (b) not incorporating a drive-through facility.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4 and Table 9.3.1.3.5 and Table 9.3.1.3.6) • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Hardware and trade supplies	**Accepted** If:- (a) located within an existing building; and (b) the GLFA of the use does not exceed 400m^2.	Not applicable
	Code assessment If:- (a) the GLFA of the use does not exceed 400m^2; and (b) not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4 and Table 9.3.1.3.6) • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
• **Market** • **Sales office**	**Accepted subject to requirements**	• Market code (if market) **OR** • Sales office code (if sales office) • Onsite sewerage facility code (where applicable)
• **Outdoor sales**	**Code assessment**	• Business uses code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
• **Service station**	**Code assessment**	• Service station code • District centre zone code • Landscaping code • Works services • Onsite sewerage facility code (where applicable)
• **Shop** • **Shopping centre**	**Accepted** If:- (a) located within an existing building; and (b) not involving a department store or discount department store.	Not applicable
	Code assessment If:- (a) not involving a department store or discount department store; and (b) not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Entertainment activities		
Bar	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4 and Table 9.3.1.3.5) • Multi-unit residential uses code (if a Hotel and involving short-term accommodation) • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
• **Function facility** • **Hotel** • **Theatre**	**Code assessment**	• Business uses code (excluding Table 9.3.1.3.4 and Table 9.3.1.3.5) • Multi-unit residential uses code (if a Hotel and involving short-term accommodation) • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Industry activities		
Service industry	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Industry uses code • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Community activities		
• **Child care centre** • **Community care centre** • **Emergency services**	**Code assessment**	• Community activities code • District centre zone code • Landscaping code • Transport and parking code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. **OR** If located within an existing building	Not applicable
	Code assessment If not otherwise specified.	• Community activities code • District centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Health care services	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Recreation activities		
Indoor sport and recreation	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • District centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Park	**Accepted**	Not applicable
Other activities		
Utility installation	**Accepted** If a local utility.	Not applicable
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.6 Local centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements** If located within an existing building.	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
	Code assessment If not otherwise specified.	• Caretaker's accommodation code • Local centre zone code • Onsite sewerage facility code (where applicable)
Dual occupancy	**Code assessment** If forming part of a mixed use building.	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Local centre zone code • Onsite sewerage facility code (where applicable)
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code • Onsite sewerage facility code (where applicable)
• **Multiple dwelling** • **Rooming accommodation** • **Short-term accommodation**	**Code assessment**	• Multi-unit residential uses code • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Business activities		
• **Agricultural supplies store** • **Garden centre** • **Hardware and trade supplies** • **Veterinary services**	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Food and drink outlet	**Accepted** If:- (a) located within an existing building; and (b) not involving a drive-through facility.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Market	**Accepted subject to requirements**	• Market code
Office	**Accepted** If:- (a) located within an existing building; and (b) having a total GFA not exceeding 200m^2.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Sales office	**Accepted subject to requirements**	• Sales office code • Onsite sewerage facility code (where applicable)
Shop	**Accepted** If:-	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) located within an existing building; and (b) the GLFA of the use does not exceed 400m^2.	
	Code assessment If:- (a) the GLFA of the use does not exceed 400m^2; and (b) not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Shopping centre	**Accepted** If:- (a) located within an existing building; (b) having a total GLFA not exceeding 1,200m^2; and (c) any shop tenancy does not exceed a GLFA of 400m^2.	Not applicable
	Code assessment If:- (a) having a total GLFA not exceeding 1,200m^2; (b) any shop tenancy does not exceed a GLFA of 400m^2; and (c) not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Industry activities		
Low impact industry	**Accepted subject to requirements** If located within an existing building.	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1) • Onsite sewerage facility code (where applicable)
	Code assessment If not otherwise specified.	• Industry uses code • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Service industry	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Industry uses code • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Community activities		
• **Child care centre** • **Community care centre** • **Emergency services**	**Code assessment**	• Community activities code • Local centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. **OR** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Community activities code • Local centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Health care services	**Accepted** If:-	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) located within an existing building; and (b) having a total GLFA not exceeding 250m^2.	
	Code assessment If not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Recreation activities		
Indoor sport and recreation	**Code assessment**	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Local centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Park	**Accepted**	Not applicable
Other activities		
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.7 Neighbourhood centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements** If located within an existing building.	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
	Code assessment If not otherwise specified.	• Caretaker's accommodation code • Neighbourhood centre zone code • Onsite sewerage facility code (where applicable)
Dual occupancy	**Code assessment** If forming part of a mixed use building.	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Neighbourhood centre zone code • Onsite sewerage facility code (where applicable)
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Neighbourhood centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code • Onsite sewerage facility code (where applicable)
• **Multiple dwelling** • **Rooming accommodation** • **Short-term accommodation**	**Code assessment**	• Multi-unit residential uses code • Neighbourhood centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Business activities		
Food and drink outlet	**Accepted** If:- (a) located within an existing building; and (b) not involving a drive-through facility.	Not applicable
	Code assessment If:- (a) not involving a drive-through facility; and (b) not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Neighbourhood centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Market	**Accepted subject to requirements**	• Market code
Office	**Accepted** If:- (a) located within an existing building; and (b) having a total GLFA not exceeding 200m^2.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Neighbourhood centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Sales office	**Accepted subject to requirements**	• Sales office code • Onsite sewerage facility code (where applicable)
Shop	**Accepted** If:- (a) located within an existing building; and (b) the GLFA of the use does not exceed 400m^2.	Not applicable
	Code assessment If:-	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) the GLFA of the use does not exceed 400m^2; and (b) not otherwise specified.	• Neighbourhood centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)

Use	Categories of development assessment	Assessment benchmarks for assessable development and requirements for accepted development
Veterinary service	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Neighbourhood centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Industry activities		
Service industry	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Industry uses code • Neighbourhood centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Community activities		
• **Child care centre** • **Community care centre** • **Emergency services**	**Code assessment**	• Community activities code • Neighbourhood centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. **OR** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Community activities code • Neighbourhood centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Health care services	**Accepted** If:- (a) located within an existing building; and (b) having a total GLFA not exceeding 250m^2.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (excluding Table 9.3.1.3.4, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Neighbourhood centre zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Recreation activities		
Park	**Accepted**	Not applicable
Other activities		
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Use	Categories of development assessment	Assessment benchmarks for assessable development and requirements for accepted development
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.8 Low impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
Tourist park	**Accepted subject to requirements** If:- (a) If located in Precinct LII1 (City Reach); and (b) Self-contained recreational vehicle ground within an existing Tourist park.	• Relocatable home park and tourist park code (Table 9.3.12.3.2). • Onsite sewerage facility code (where applicable)
	Code assessment If located in Precinct LII1 (City Reach).	• Low impact industry zone code • Relocatable home park and tourist park code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Business activities		
• **Agricultural supplies store** • **Hardware and trade supplies**	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Low impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
• **Brothel** • **Car wash**	**Code assessment**	• Business uses code • Low impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Food and drink outlet	**Code assessment** If:- (a) having a GLFA not exceeding 100m^2; and (b) not involving a drive-through facility.	• Business uses code • Low impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
• **Market** • **Sales office**	**Code assessment** If located in Precinct LII1 (City Reach).	• Market code (if market) **OR** • Sales office code (if sales office) • Onsite sewerage facility code (where applicable)
Office	**Accepted** If:- (a) located in Precinct LII1 (City Reach); and (b) located within an existing building.	Not applicable
	Code assessment If:- (a) located in Precinct LII1 (City Reach); and (b) not otherwise specified.	• Business uses code • Low impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Outdoor sales	**Accepted subject to requirements** If located on an existing premises which was lawfully established for industry or business activities.	• Business uses code (Table 9.3.1.3.6) • Transport and parking code • Onsite sewerage facility code (where applicable)
	Code assessment If not otherwise specified.	• Business uses code • Low impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Service Station	**Code assessment**	• Service station code • Low impact industry zone code • Landscaping code • Transport and parking code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Shop	**Accepted** If:- (a) located in Precinct LII1 (City Reach); and (b) not involving a department store or discount department store; and (c) within an existing building.	Not applicable
	Code assessment If:- (a) located in Precinct LII1 (City Reach); (b) not involving a department store or discount department store; and (c) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3) • Low impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Veterinary service	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified	• Business uses code • Low impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Entertainment activities		
• **Bar** • **Club** • **Function facility**	**Code assessment** If located in Precinct LII1 (City Reach).	• Business uses code (Table 9.3.1.3.1, Table 9.3.1.3.2 and Table 9.3.1.3.6) • Low impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Industry activities		
• **Low impact industry** • **Research and technology industry** • **Service industry** • **Warehouse**	**Accepted subject to requirements**	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1) • Onsite sewerage facility code (where applicable)
Marine industry	**Code assessment** If located in Precinct LII1 (City Reach).	• Industry uses code • Low impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Medium impact industry	**Code assessment** If having a separation distance of 250m or greater from:- (a) an existing or approved sensitive land use; or (b) land zoned for a sensitive land use.	• Industry uses code • Low impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Transport depot	**Code assessment**	• Industry uses code • Low impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Community activities		
Community use	**Accepted**	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If:- (a) located in Precinct LII1 (City Reach); (b) located on Council owned or controlled land; and (c) undertaken by, or on behalf of, the Council. **OR** If located:- (a) in Precinct LII1 (City Reach); and (b) within an existing building.	
	Code assessment If:- (a) located in Precinct LII1 (City Reach); and (b) not otherwise specified.	• Community activities code • Low impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
• **Emergency services** • **Funeral parlour**	**Code assessment**	• Community activities code • Low impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Recreation activities		
Indoor sport and recreation	**Code assessment**	• Business uses code • Low impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Park	**Accepted**	Not applicable
Other activities		
• **Major electricity infrastructure** • **Substation**	**Code assessment**	• Utility code • Low impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Port service	**Code assessment** If located in Precinct LII1 (City Reach).	• Industry uses code (if involving the servicing, maintenance or repair of vessels) • Low impact industry zone code • Landscaping code • Ship-sourced Pollutants reception facilities in marinas code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Telecommunications facility	**Code assessment**	• Telecommunications facility code • Low impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Utility installation	**Accepted**	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.9 Medium impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
Business activities		
Agricultural supplies store	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Medium impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
• **Brothel**	**Code assessment**	• Business uses code • Medium impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Car wash	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Medium impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Food and drink outlet	**Code assessment** If:- (a) having a GLFA not exceeding 100m^2; and (b) not involving a drive-through facility.	• Business uses code • Medium impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Outdoor sales	**Code assessment**	• Business uses code • Medium impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Service station	**Code assessment**	• Service Station code • Medium impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Veterinary services	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Medium impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Industry activities		
Bulk landscape supplies	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Industry uses code • Medium impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Hardware and trade supplies	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	• Not applicable
	Code assessment If not otherwise specified.	• Industry uses code • Medium impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
High impact industry	**Code assessment** If having a separation distance of 500m or greater from:- (a) an existing or approved sensitive land use; or (b) land zoned for a sensitive land use.	• Industry uses code • Medium impact industry zone code • Transport and parking code Onsite sewerage facility code(where applicable)
• **Low impact industry** • **Medium impact industry** • **Research and technology industry** • **Service industry** • **Warehouse**	**Accepted subject to requirements** If not otherwise specified.	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1) • Onsite sewerage facility code (where applicable)
	Code assessment If located in Precinct MII1 (Hervey Bay entrance).	• Industry uses code • Medium impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Transport depot	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Industry uses code • Medium impact industry zone code • Transport and parking code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• Onsite sewerage facility code (where applicable)
Community activities		
• **Crematorium** • **Emergency services** • **Funeral parlour**	**Code assessment**	• Community activities code • Medium impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Recreation activities		
Park	**Accepted**	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Other activities		
• **Major electricity infrastructure** • **Substation** • **Telecommunication facility**	**Code assessment**	• Telecommunications facility code (if telecommunications facility) **OR** • Utility code (if major electricity infrastructure or substation) **AND** • Medium impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Utility installation	**Accepted**	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.10 High impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
Business activities		
Brothel	**Code assessment**	• Business uses code • High impact industry zone code • Transport and parking code Onsite sewerage facility code (where applicable)
Food and drink outlet	**Code assessment** If:- (a) having a GLFA not exceeding 100m^2; and (b) not involving a drive-through facility.	• Business uses code • High impact industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Service station	**Code assessment**	• Service station code • High impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Industry activities		
• **High impact industry** • **Medium impact industry**	**Accepted subject to requirements**	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1) • Onsite sewerage facility code (where applicable)
Community activities		
• **Crematorium** • **Emergency services**	**Code assessment**	• Community activities code • High impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Recreation activities		
Park	**Accepted**	Not applicable
Other activities		
• **Major electricity infrastructure** • **Substation** • **Telecommunications facility**	**Code assessment**	• Telecommunications facility code (if telecommunications facility) **OR** • Utility code (if major electricity infrastructure or substation) **AND** • High impact industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Utility installation	**Accepted**	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.11 Waterfront and marine industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
Business activities		
Brothel	**Code assessment**	• Business uses code • Waterfront and marine industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Food and drink outlet	**Code assessment** If:- (a) having a GLFA not exceeding 100m^2; and (b) not involving a drive-through facility.	• Business uses code • Waterfront and marine industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Outdoor sales	**Code assessment**	• Business uses code • Waterfront and marine industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Service station	**Code assessment** If primarily servicing marine industry and associated uses within the zone.	• Service station code • Waterfront and marine industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Industry activities		
Low impact industry	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Industry uses code • Waterfront and marine industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
• **Medium impact industry** • **Service industry**	**Code assessment**	• Industry uses code • Waterfront and marine industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Marine industry	**Accepted subject to requirements**	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1) • Onsite sewerage facility code (where applicable)
Research and technology industry	**Accepted subject to requirements** If associated with a marine industry.	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1) • Onsite sewerage facility code (where applicable)
	Code assessment If not associated with a marine industry.	• Industry uses code • Waterfront and marine industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Warehouse	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	number of carparking spaces or total area of landscaping.	
	Code assessment If not otherwise specified.	• Industry uses code • Waterfront and marine industry zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Community activities		
Emergency services	**Code assessment**	• Community activities code • Waterfront and marine industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Recreation activities		
Park	**Accepted**	Not applicable
Other activities		
• **Landing** • **Major electricity infrastructure** • **Parking station** • **Substation** • **Telecommunication facility**	**Code assessment**	• Telecommunications facility code (if telecommunications facility) **OR** • Utility Code (if major electricity infrastructure or substation) **AND** • Waterfront and marine industry zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Utility installation	**Accepted**	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.12 Sport and recreation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
Business activities		
Market	**Accepted subject to requirements**	• Market code
Entertainment activities		
Club	**Code assessment** If associated with a sport and recreation activity conducted on the same site.	• Business uses code • Applicable Local plan code (if relevant) • Sport and recreation zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
• **Bar** • **Function facility**	**Code assessment** If associated with a club conducted on the same site.	• Business uses code • Applicable Local plan code (if relevant) • Sport and recreation zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Community activities		
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Not applicable
	Code assessment If not otherwise specified.	• Community activity code • Applicable Local plan code (if relevant) • Sport and recreation zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Emergency services	**Code assessment**	• Community activities code • Applicable Local plan code (if relevant) • Sport and recreation zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Recreation activities		
Indoor sport and recreation	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Applicable Local plan code (if relevant) • Sport and recreation zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
• **Outdoor sport and recreation** • **Park**	**Accepted**	Not applicable
Other activities		
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.13 Open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
Tourist park	**Accepted subject to requirements** If Self-contained recreational vehicle ground within an existing Tourist park.	• Relocatable home park and tourist park code (Table 9.3.12.3.2). • Onsite sewerage facility code (where applicable)
	Code assessment If:- (a) involving a material increase in the intensity or scale of an existing tourist park; and (b) not otherwise specified.	• Relocatable home park and tourist park code • Applicable Local plan code (if relevant) • Open space zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Nature based tourism	**Accepted subject to requirements** If:- (a) located on Council owned or controlled land; and (b) Self-contained recreational vehicle ground.	• Nature based tourism code (Table 9.3.11.3.2) • Onsite sewerage facility code (where applicable)
Business activities		
Food and drink outlet	**Code assessment** If:- (a) located on Council owned or controlled land; and (b) ancillary to a park.	• Business uses code • Applicable Local plan code (if relevant) • Open space zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Market	**Accepted subject to requirements**	• Market code
Community activities		
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Not applicable
	Code assessment If not otherwise specified.	• Community activity code • Applicable Local plan code (if relevant) • Open space zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Emergency services	**Code assessment**	• Community activities code • Applicable Local plan code (if relevant) • Open space zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Recreation activities		
Outdoor sport and recreation	**Code assessment**	• Community activities code • Applicable Local plan code (if relevant) • Open space zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Park	**Accepted**	Not applicable
Other activities		
Utility installation	**Accepted**	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If a local utility.	
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.14 Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Nature based tourism	**Code assessment** If Self-contained recreational vehicle ground.	• Nature based tourism code (Table 9.3.11.3.2) • Onsite sewerage facility code (where applicable)
Recreation activities		
Park	**Accepted**	Not applicable
Other activities		
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.15 Community facilities zone[1] [2]

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community facilities zone annotations		
Any use	**Accepted** If:- (a) specified in, or ancillary to, the applicable Community facilities zone annotation; and (b) located on Council owned or controlled land. **OR** If:- (a) specified in, or ancillary to, the applicable Community facilities zone annotation; and (b) located within an existing building.	Not applicable
	Code assessment If:- (a) specified in, or ancillary to, the applicable Community facilities zone annotation; and (b) not otherwise specified.	• Community activities code or the relevant use code • Applicable Local plan code (if relevant) • Community facilities zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
Nature based tourism	**Accepted subject to requirements** If:- (a) located on Council owned or controlled land; and (b) Self-contained recreational vehicle ground.	• Nature based tourism code (Table 9.3.11.3.2) • Onsite sewerage facility code (where applicable)
Residential care facility	**Code assessment** If subject to the CF3 – Hospital and medical services facilities Community facilities zone annotation.	• Residential care facility and retirement facility code • Applicable Local plan code (if relevant) • Community facilities zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Business activities		
Market	**Accepted subject to requirements**	• Market code
Community activities (where not provided for in the applicable Community facilities zone annotation)		
Child care centre	**Code assessment** If subject to the CF2 – Government purposes and public utilities Community facilities zone annotation.	• Community activities code • Applicable Local plan code (if relevant) • Community facilities zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
• **Community care centre** • **Place of worship**	**Code assessment** If subject to the following Community facilities zone annotations:- (a) CF1 – Education and training facilities;	• Community activities code • Applicable Local plan code (if relevant) • Community facilities zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)

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[1] Editor's note—in accordance with section 43(4) of the Act, and as prescribed in Schedule 6 and 7 of the Regulation, the planning scheme cannot declare certain community infrastructure activities to be accepted development, assessable development or prohibited development.

[2] Editor's note—Community facilities zone annotations referred to in this table are further described in **Schedule 1 (Definitions)**.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) CF2 – Government purposes and public utilities; or (c) CF3 – Hospital and medical services facilities.	
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. **OR** (a) subject to the following Community facilities zone annotations:- (i) CF1 – Education and training facilities; (ii) CF2 – Government purposes and public utilities; or (iii) CF3 – Hospital and medical services facilities; and (b) located within an existing building.	Not applicable
	Code assessment If:- (a) subject to the following Community facilities zone annotations:- (i) CF1 – Education and training facilities; (ii) CF2 – Government purposes and public utilities; or (iii) CF3 – Hospital and medical services facilities; and (b) not otherwise specified.	• Community activities code • Applicable Local plan code (if relevant) • Community facilities zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Educational establishment	**Code assessment** If subject to the following Community facilities zone annotations:- (a) CF2 – Government purposes and public utilities; (b) CF3 – Hospital and medical services facilities; or (c) CF4 – Community and cultural facilities.	• Community activities code • Applicable Local plan code (if relevant) • Community facilities zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Emergency services	**Accepted**	Not applicable
Recreation activities		
Indoor sport and recreation	**Accepted** If:- (a) subject to the following Community facilities zone annotations:- (i) CF1 – Education and training facilities;	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(ii) CF2 – Government purposes and public utilities; (iii) CF3 – Hospital and medical services facilities or (iv) CF4 – Community and cultural facilities; and (b) located within an existing building.	
	Code assessment If:- (a) subject to the following Community facilities zone annotations:- (i) CF1 – Education and training facilities; (ii) CF2 – Government purposes and public utilities; (iii) CF3 – Hospital and medical services facilities; or (iv) CF4 – Community and cultural facilities; and (b) not otherwise specified.	• Business uses code • Applicable Local plan code (if relevant) • Community facilities zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Outdoor sport and recreation	**Accepted** If located on Council owned or controlled land.	Not applicable
	Code assessment If subject to the following Community facilities zone annotations:- (a) CF1 – Education and training facilities; (b) CF2 – Government purposes and public utilities; or (c) CF3 – Hospital and medical services facilities.	• Community activities code • Applicable Local plan code (if relevant) • Community facilities zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Park	**Accepted**	Not applicable
Other activities		
Utility installation	**Accepted** If a local utility.	Not applicable
	Code assessment If not a local utility.	• Utility code • Applicable Local plan code (if relevant) • Community facilities zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Air services	**Code assessment** If:- (a) subject to the CF2 – Government purposes and public utilities Community facilities zone annotation; and (b) does not involve an aviation training facility.	• Community facilities zone code • Transport and parking code • Landscaping code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.16 Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Dwelling house	**Accepted**	Not applicable
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code • Onsite sewerage facility code (where applicable)
Business activities		
Sales office	**Accepted subject to requirements**	• Sales office code • Onsite sewerage facility code (where applicable)
Community activities		
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Not applicable
Emergency service	**Code assessment**	• Community activities code • Applicable Local plan code (if relevant) • Emerging community zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Recreation activities		
Park	**Accepted**	Not applicable
Other activities		
Major electricity infrastructure	**Code assessment**	• Utility code • Applicable Local plan code • Emerging community zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.17 Limited development zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Code assessment** If not otherwise specified	• Caretaker's accommodation code • Limited development zone code • Onsite sewerage facility code (where applicable)
	Impact Assessment If located in Precinct LD1 (Intolerable flood risk) or Precinct LD2 (Airport impacts)	• The planning scheme
Dwelling house	**Code assessment** If not otherwise specified	• Dwelling house code • Limited development zone code • Onsite sewerage facility code (where applicable)
	Impact Assessment If located in Precinct LD1 (Intolerable flood risk) or Precinct LD2 (Airport impacts)	• The planning scheme
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code • Onsite sewerage facility code (where applicable)
Nature based tourism	**Code assessment** If: (a) Located in Precinct LD1 (Intolerable flood risk) or Precinct LD3 (Emissions buffer); and (b) Self-contained recreational vehicle ground.	• Nature based tourism code (Table 9.3.11.3.2) • Limited development zone code • Onsite sewerage facility code (where applicable)
Community activities		
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Not applicable
Emergency service	**Code assessment**	• Community activities code • Limited development (constrained land) zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Recreation activities		
Park	**Accepted**	Not applicable
Rural activities		
• **Animal husbandry** • **Cropping** • **Permanent plantation** • **Wholesale nursery**	**Accepted subject to requirements**	• Rural uses code • Onsite sewerage facility code (where applicable)
Other activities		
Substation	**Code assessment**	• Utility code • Limited development (constrained land) zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Utility installation	**Accepted** If a local utility.	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.18 Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Precinct MU1 (Urangan Harbour)		
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements** If:- (a) located in sub-precincts 1, 2, 3, 4, 5, 6 or 7; and (b) located within an existing building.	• Caretaker's accommodation code
	Code assessment If:- (a) located in sub-precincts 1, 2, 3, 4, 5, 6 or 7; and (b) not otherwise specified.	• Caretaker's accommodation code • Mixed use zone code (if relevant)
Community Residence	**Accepted subject to requirements** If located in sub-precinct 2.	• Community residence code
Dual occupancy	**Accepted** If located in sub-precinct 2.	Not applicable
Dwelling house	**Accepted** If located in sub-precincts 2.	Not applicable
Dwelling unit	**Code assessment** If located in sub-precincts 1, 2, 3 or 6.	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Mixed use zone code • Transport and parking code
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If:- (a) located in sub-precincts 1, 2, 3 or 6; and (b) not otherwise specified.	• Home based business code
Multiple dwelling	**Code assessment** If:- (a) located sub-precincts 1,2,3 or 6; and (b) does not exceed the maximum building height specified in Figure 6.2.18B	• Multi-unit residential uses code (excluding Table 9.3.10.3.2 and 9.3.10.3.3) • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Relocatable Home Park	**Code assessment** If located in sub-precinct 2.	• Relocatable home park and tourist park code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
• **Residential Care Facility** • **Retirement Facility**	**Code assessment** If located in sub-precinct 2**.**	• Residential care facility and retirement facility code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Resort complex	**Code assessment** If:- (a) located in sub-precincts 1, 3, 6 or 11; and (b) does not exceed the maximum building height specified in Figure 6.2.18B	• Business uses code (if involving business or entertainment activities) • Multi-unit residential uses code • Mixed use zone code • Transport and parking code
Rooming accommodation	**Code assessment** If:-	• Multi-unit residential uses code (excluding Table 9.3.10.3.3)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) located in sub-precincts 1, 3 or 6; and **(b)** does not exceed the maximum building height specified in Figure 6.2.18B	• Mixed use zone code • Transport and parking code
Short-term accommodation	**Code assessment** If:- (a) located in sub-precincts 1, 3, 6 or 11; and **(b)** does not exceed the maximum building height specified in Figure 6.2.18B	• Multi-unit residential uses code (excluding Table 9.3.10.3.3) • Mixed use zone code • Transport and parking code
Tourist Park	**Code assessment** If located in sub-precincts 2 or 3.	• Relocatable home park and tourist park code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Business activities		
Car Wash	**Code Assessment** If located in sub-precinct 7.	• Business uses code • Mixed use zone code • Transport and parking code
Food and drink outlet	**Accepted** If:- (a) located in sub-precincts 1, 2, 3, 6 or 11; and (b) located within an existing building; and (c) not involving a drive-through facility.	Not applicable
	Code assessment If:- (a) located in sub-precincts 1, 2, 3,6, or 11; and (b) not otherwise specified. **OR** If located in sub-precincts 8 or 9	• Business uses code • Mixed use zone code • Transport and parking code
Market	**Accepted subject to requirements** If located in sub-precincts 8 or 9.	• Market code
Office	**Accepted** If:- (a) located in sub-precincts 1, 2, 3, 4, 6, 7 or 11; and (b) located within an existing building; and (c) having a GLFA not exceeding 200m^2.	Not applicable
	Code assessment If:- (a) located in sub-precinct 1, 2, 3, 4, 6 or 11; and (b) having a GLFA not exceeding 200m^2; and (c) not otherwise specified.	• Business uses code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Outdoor Sales	**Accepted subject to requirements** If:- (a) located in sub-precinct 7; (b) located within an existing building; and	• Business uses code (Table 9.3.1.3.6) • Transport and parking code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) associated with marina uses.	
	Code assessment If:- (a) located in sub-precinct 7; (b) associated with marina uses; and (c) not otherwise specified.	• Business uses code (Table 9.3.1.3.1, Table 9.3.1.3.2, Table 9.3.1.3.3, Table 9.3.1.3.5 and Table 9.3.1.3.6) • Mixed use zone code • Transport and parking code
Service Station	**Code assessment** If:- (a) located in sub-precinct 5 or 7; and (b) associated with marina purposes.	• Service station code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code.
Shop	**Accepted** If:- (a) located in sub-precincts 1, 3, 6, 7 or 11; and (b) having a GLFA not exceeding 200m^2; and (c) located within an existing building.	Not applicable
	Code assessment If:- (a) located in sub-precincts 1, 2,3, 6, 7 or 8; and (b) having a GLFA not exceeding 200m^2; and (c) not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Shopping centre	**Accepted** If:- (a) located in sub-precinct 6; (b) having a GLFA not exceeding 400m^2; and (c) located within an existing building.	Not applicable
	Code assessment If:- (a) located in sub-precincts 1,3 or 6; and (b) having a total GLFA not exceeding 1,200m^2; (c) any shop tenancy does not exceed a GLFA of 400m^2; and (d) not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Entertainment activities		
Bar	**Accepted** If: (a) Located in sub-precincts 1, 2, 3, 6 or 11; (b) located within an existing building; (c) the change of use does not involve the carrying out of building work (other than minor building work); (d) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (e) Not involving *amplified music* that is audible	• Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	external to the premises.	
	Code assessment If: (a) If located in sub-precincts 1, 2, 3, 6 or 11; and (b) Not otherwise specified	• Business uses code • Mixed use zone code • Transport and parking code • Landscaping code
Club	**Code assessment** If located in sub-precinct 3 or 6.	• Business uses code • Mixed use zone code • Transport and parking code
Function facility	**Code assessment** If located in sub-precinct 1, 3, 6 or 11.	• Business uses code • Mixed use zone code • Transport and parking code
Hotel	**Code assessment** If located in sub-precinct 1, 3 or 6.	• Business uses code • Mixed use zone code • Transport and parking code
Nightclub entertainment facility	**Code assessment** If located in sub-precinct 6.	• Business uses code • Mixed use zone code • Transport and parking code
Theatre	**Code assessment** If located in sub-precinct 1, 3, 6 or 11.	• Business uses code • Mixed use zone code • Transport and parking code
Tourist attraction	**Code assessment** If located in sub-precincts 3, 6 or 11.	• Business uses code • Mixed use zone code • Transport and parking code
Industry activities		
• **Low impact industry** • **Marine industry**	**Accepted subject to requirements** If:- (a) located in sub-precincts 5 or 7; and (b) located in an existing building.	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)
	Code assessment If:- (a) located in sub-precincts 5 or 7; and (b) not otherwise specified.	• Industry uses code • Transport and parking code • Mixed use zone code
Research and technology industry	**Accepted subject to requirements** If:- (a) located in sub-precinct 7; and (b) located in an existing building.	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)
	Code assessment If:- (a) located in sub-precincts 3, 5, 6 or 7; and (b) not otherwise specified.	• Industry uses code • Transport and parking code • Mixed use zone code
Service industry	**Accepted subject to requirements** If:- (a) located in sub-precincts 3, 4, 5, 6 or 7; and (b) located in an existing building.	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)
	Code assessment If:- (a) located in sub-precincts 3, 4, 5, 6 or 7; and (b) not otherwise specified.	• Industry uses code • Transport and parking code • Mixed use zone code
Warehouse	**Accepted subject to requirements** If:-	• Industry uses code (Table 9.3.8.3.1) Transport and parking code (Table 9.4.4.3.1)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) located in sub-precincts 5 or 7; and (b) located in an existing building.	
	Code assessment If:- (a) located in sub-precincts 5 or 7; and (b) not otherwise specified.	• Industry uses code • Transport and parking code • Mixed use zone code
Medium impact industry	**Code assessment** If:- (a) located in sub-precincts 5 or 7; and (b) involving a marine-related industry.	• Industry uses code • Mixed use zone code • Transport and parking code
Community activities		
• **Child care centre**	**Code assessment** If located in sub-precincts 1, 2, 3 or 6.	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Health care services	**Accepted** If: (a) located in sub-precincts 1, 2, 3 or 6; (b) located within an existing building; (c) the change of use does not involve the carrying out of building work (other than minor building work); and (d) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If: (a) located in sub-precincts 1, 2, 3 or 6; and (b) Not otherwise specified	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Community use	**Accepted** If located in sub-precincts 1, 2, 3, 4, 5, 6, 7, 8, 9 or 10.	Not applicable
Emergency services	**Accepted subject to requirements** If:- (a) located in sub-precinct 4; and (b) located in an existing building.	• Community activities code • Transport and parking code (Table 9.4.4.3.1) Works, services and infrastructure code (Table 9.4.6.3.1)
	Code assessment If:- (a) located in sub-precinct 4; and (b) not otherwise specified. **OR** If located in sub-precincts 3, 5, 6 or 7.	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Recreation activities		
Indoor sport and recreation	**Accepted** If: (a) Located in sub-precincts 1, 2, 3, 6 or 11;	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) located within an existing building; (c) the change of use does not involve the carrying out of building work (other than minor building work); (d) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (e) Not involving *amplified music* that is audible external to the premises.	
	Code assessment If: (a) located in sub-precincts 1, 3 or 6; and (b) Not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Park	**Accepted** If located in sub-precincts 1, 2, 8, 9, 10 or 11.	Not applicable
Rural activities		
Aquaculture	**Code assessment** If located in sub-precinct 5.	• Rural uses code • Mixed use zone code
Other activities		
Landing	**Accepted** If located in sub-precincts 4, 5, 8 or 11.	Not applicable
	Code assessment If located in sub-precincts 6, 7, 9, 10 or 11.	• Mixed use zone code • Transport and parking code • Works, services and infrastructure code
Parking station	**Code assessment** If located in sub-precincts 7 or 8.	• Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Port services	**Accepted** If:- (a) located in sub-precincts 3, 4, 5, 6 or 7; and (b) located within an existing building.	Not applicable
	Code assessment If:- (a) located in sub-precincts 3, 4, 5, 6 or 7; and (b) not otherwise specified. **OR** If located in sub-precincts 8 or 9.	• Industry uses code (where involving the servicing, maintenance or repair of vessels) • Mixed use zone code • Landscaping code • Ship-sourced pollutants reception facilities in marinas code • Transport and parking code • Works, services and infrastructure code
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

Precinct MU2 (Hervey Bay Airport Business and Industry Park)
Residential activities

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	**Accepted subject to requirements** If located within an existing building.	• Caretaker's accommodation code
	Code assessment If not otherwise specified.	• Caretaker's accommodation code • Mixed use zone code
Dual occupancy	**Code assessment** If forming part of a mixed use building.	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Mixed use zone code
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Mixed use zone code • Transport and parking code
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code
• **Rooming accommodation** • **Short-term accommodation**	**Code assessment**	• Multi-unit residential uses code (excluding Table 9.3.10.3.3) • Mixed use zone code • Transport and parking code
Business activities		
• **Car wash** •	**Code assessment**	• Business uses code • Mixed use zone code • Transport and parking code
Garden centre	**Code assessment**	• Mixed Use zone code • Business uses code • Transport and parking code • Landscaping code
Shop	**Code assessment**	• Mixed Use zone code • Business uses code • Transport and parking code • Landscaping code
Showroom	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Food and drink outlet	**Accepted** If: (a) GLFA does not exceed 100m2; (b) located within an existing building; (c) the change of use does not involve the carrying out of building work (other than minor building work); and (d) The change of use does not reduce the number of carparking	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	spaces or total area of landscaping.	
	Code assessment **If**: (a) GLFA does not exceed 100m2; and (b) Not otherwise specified	• Business uses code • Mixed use zone code • Transport and parking code
• **Market** • **Sales office**	**Accepted subject to requirements**	• Market code (if market) **OR** • Sales office code (if sales office)
Office	**Accepted** If:- (a) located within an existing building; and (b) having a GLFA not exceeding 200m^2.	Not applicable
	Code assessment If:- (a) having a GLFA not exceeding 200m^2; and (b) not otherwise specified.	• Business uses code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Veterinary services	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Entertainment activities		
Bar	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	• Not applicable
	Code assessment If not otherwise specified.	• Mixed Use zone code • Business uses code • Transport and parking code • Landscaping code
Industry activities		
• **Low impact industry** • **Marine industry**	**Accepted subject to requirements**	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
• **Research and technology industry** • **Service industry** • **Warehouse**		
Medium impact industry	**Accepted subject to requirements**	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)
Community activities		
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Not applicable
Emergency services	**Code assessment**	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code •
Health care service	**Accepted** If: (e) located within an existing building; (f) the change of use does not involve the carrying out of building work (other than minor building work); and (g) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Recreation activities		
Indoor sport and recreation	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work). (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Park	**Accepted**	• Not applicable
Other activities		
Parking station	**Code assessment**	• Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
• **Substation** • **Telecommunications facility**	**Code assessment**	• Telecommunications facility (if telecommunications facility) **OR** • Utility code (if substation) **AND** • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

Precinct MU3 (Carriers Arms Hotel)		
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements** If located within an existing building.	• Caretaker's accommodation code
	Code assessment If not otherwise specified.	• Caretaker's accommodation code • Mixed use zone code
Dual occupancy	**Code assessment** If forming part of a mixed use building.	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Mixed use zone code
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Mixed use zone code • Transport and parking code
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code
• **Rooming accommodation** • **Short-term accommodation**	**Code assessment**	• Multi-unit residential uses code (excluding Table 9.3.10.3.3) • Mixed use zone code • Transport and parking code
Multiple dwelling	**Code assessment**	• Multi-unit residential uses code (excluding Table 9.3.10.3.2 and 9.3.10.3.3) • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Business activities		
Food and drink outlet	**Accepted** If:- (a) located within an existing building; and (b) not involving a drive-through facility.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Garden centre	**Code assessment**	• Business uses code • Mixed use zone code • Transport and parking code • Landscaping code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
• **Market** • **Sales office**	**Accepted subject to requirements**	• Market code (if market) **OR** • Sales office code (if sales office)
Office	**Accepted** If:- (a) located within an existing building; and (b) having a GLFA not exceeding 200m^2.	Not applicable
	Code assessment If:- (a) having a GLFA not exceeding 200m^2; and (b) not otherwise specified.	• Business uses code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Shop	**Accepted** If:- (a) having a GLFA not exceeding 200m2; and (b) located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Veterinary services	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment	• Business uses code • Mixed use zone code • Transport and parking code
Entertainment activities		
Bar	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code • Landscaping code
• **Club** • **Function facility** • **Hotel**	**Code assessment**	• Business uses code • Mixed use zone code • Transport and parking code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Industry activities		
• **Low impact industry** • **Marine industry** • **Research and technology industry** • **Service industry** • **Warehouse**	**Accepted subject to requirements**	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)
Community activities		
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Not applicable
Emergency services	**Code assessment**	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Health care services	**Code assessment**	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Recreation activities		
Indoor sport and recreation	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Park	**Accepted**	Not applicable
Other activities		
Parking station	**Code assessment**	• Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

Precinct MU4 (Dominion Flour Mill)		
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If located within an existing building.	
	Code assessment If not otherwise specified.	• Caretaker's accommodation code • Mixed use zone code
Dual occupancy	**Code assessment** If forming part of a mixed use building.	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Mixed use zone code
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Mixed use zone code • Transport and parking code
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code
• **Rooming accommodation** • **Short-term accommodation**	**Code assessment**	• Multi-unit residential uses code (excluding Table 9.3.10.3.3) • Mixed use zone code • Transport and parking code
Multiple dwelling	**Code assessment**	• Multi-unit residential uses code (excluding Table 9.3.10.3.2 and 9.3.10.3.3) • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Resort complex	**Code assessment**	• Business uses code (if involving business or entertainment activities) • Multi-unit residential uses code • Mixed use zone code • Transport and parking code
Business activities		
Food and drink outlet	**Accepted** If:- (a) located within an existing building; and (b) not involving a drive-through facility.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Garden centre	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Mixed use zone code • Business uses code • Transport and parking code • Landscaping code
• **Market** • **Sales office**	**Accepted subject to requirements**	• Market code (if market) **OR** • Sales office code (if sales office)
Office	**Accepted**	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If:- (a) located within an existing building; and (b) having a GLFA not exceeding 200m^2.	
	Code assessment If:- (a) having a GLFA not exceeding 200m^2; and (b) not otherwise specified.	• Business uses code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Shop	**Accepted** If:- (a) having a GLFA not exceeding 200m2; and (b) located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Shopping centre	**Impact assessment**	• The planning scheme
Veterinary services	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Entertainment activities		
Bar	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
• **Club** • **Function facility** • **Hotel**	**Code assessment**	• Business uses code • Mixed use zone code • Transport and parking code
Theatre	**Code assessment** If not involving a cinema.	• Business uses code • Mixed use zone code • Transport and parking code
Industry activities		

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
• **Low impact industry** • **Marine industry** • **Research and technology industry** • **Service industry** • **Warehouse**	**Accepted subject to requirements**	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)
Community activities		
• **Child care centre**	**Code assessment**	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Not applicable
Emergency services	**Code assessment**	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Health care services	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Recreation activities		
Indoor sport and recreation	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code
Park	**Accepted**	Not applicable
Other activities		
Parking station	**Code assessment**	• Mixed use zone code • Landscaping code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• Transport and parking code • Works, services and infrastructure code
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

Precinct MU5 (Fraser Island Resorts)		
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements** If located within an existing building.	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
	Code assessment If not otherwise specified.	• Caretaker's accommodation code • Mixed use zone code • Onsite sewerage facility code (where applicable)
Dual occupancy	**Code assessment** If forming part of a mixed use building.	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Mixed use zone code • Onsite sewerage facility code (where applicable)
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Mixed use zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code • Onsite sewerage facility code (where applicable)
• **Rooming accommodation** • **Short-term accommodation**	**Code assessment**	• Multi-unit residential uses code (excluding Table 9.3.10.3.3) • Mixed use zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Resort complex	**Code assessment**	• Business uses code (if involving business or entertainment activities) • Multi-unit residential uses code • Mixed use zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Business activities		
Bar	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible	Not applicable

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	external to the premises.	
	Code assessment If not otherwise specified.	• Mixed Use zone code • Business uses code • Transport and parking code • Landscaping code • Onsite sewerage facility code (where applicable)
Food and drink outlet	**Code assessment** If within an existing building .	• Business uses code • Mixed use zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Garden centre	**Code assessment**	• Mixed Use zone code • Business uses code • Transport and parking code • Landscaping code • Onsite sewerage facility code (where applicable)
• **Market** • **Sales office**	**Accepted subject to requirements**	• Market code (if market) **OR** • Sales office code (if sales office) • Onsite sewerage facility code (where applicable)
Office	**Accepted** If:- (a) located within an existing building; and (b) having a GLFA not exceeding 200m^2.	Not applicable
	Code assessment If:- (a) having a GLFA not exceeding 200m^2; and (b) not otherwise specified.	• Business uses code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Shop	**Accepted** If: (a) Having a GLFA not exceeding 200m^2; (b) located within an existing building; (c) the change of use does not involve the carrying out of building work (other than minor building work); and (d) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If: (a) Not otherwise specified; (b) having a GLFA not exceeding 200m^2; and (c) located within an existing building.	• Business uses code • Mixed use zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Veterinary services	**Accepted** If: (a) Having a GLFA not exceeding 200m^2; (b) located within an existing building; (c) the change of use does not involve the carrying out of building work (other than minor building work); and (d) The change of use does not reduce the number of carparking	Not applicable

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	spaces or total area of landscaping.	
	Code assessment	• Business uses code • Mixed use zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Industry activities		
• **Low impact industry** • **Marine industry** • **Research and technology industry** • **Service industry** • **Warehouse**	**Accepted subject to requirements**	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1) • Onsite sewerage facility code (where applicable)
Community activities		
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Not applicable
Emergency services	**Code assessment**	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Health care services	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	• Not applicable
	Code assessment If not otherwise specified.	• Community activities code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Recreation activities		
Indoor sport and recreation	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Mixed use zone code • Transport and parking code • Onsite sewerage facility code (where applicable)

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Park	**Accepted**	Not applicable
Other activities		
Parking station	**Code assessment**	• Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

Precinct MU6 (Maryborough Residential Airpark)		
Residential activities		
Dwelling house	**Code assessment**	• Dwelling house code • Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code
Recreation activities		
Park	**Accepted**	Not applicable
Other activities		
Air services	**Code assessment**	• Mixed use zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.19 Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code • Onsite sewerage facility code (where applicable)
Dual occupancy	**Accepted subject to requirements** If on a lot 100ha or greater.	• Dual occupancy code (Table 9.3.4.3.2) • Onsite sewerage facility code (where applicable)
Dwelling house	**Accepted**	Not applicable
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code • Onsite sewerage facility code (where applicable)
Nature-based tourism	**Accepted subject to requirements**	• Nature-based tourism code • Transport and parking code **OR** • Nature-based tourism code (if Self-contained recreational vehicle ground only) **AND** Onsite sewerage facility code (where applicable)
• **Non-resident workforce accommodation** • **Rural workers accommodation**	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.3) • Rural zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Short term accommodation	**Code assessment** If for the purposes of a farm stay (e.g. agri-tourism)	• Multi-unit residential uses code • Rural zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Tourist park	**Accepted subject to requirements** If Self-contained recreational vehicle ground within an existing Tourist park.	• Relocatable home park and tourist park code (Table 9.3.12.3.2). Onsite sewerage facility code (where applicable)
	Code assessment If:- (a) for a camping ground; or (b) involving a material increase in the intensity or scale of an existing tourist park; and (c) not otherwise specified.	• Relocatable home park and tourist park code • Rural zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Business activities		
Agricultural supplies store	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); and (c) The change of use does not reduce the number of carparking spaces or total area of landscaping.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Rural zone code • Transport and parking code • Landscaping code • Onsite sewerage facility code (where applicable)
Community activities		
Community use	**Accepted**	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	
• **Emergency services** • **Outstation**	**Code assessment**	• Community activities code • Rural zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Recreation activities		
Park	**Accepted**	Not applicable
Rural activities		
• **Animal husbandry** • **Cropping**	**Accepted**	Not applicable
Aquaculture	**Accepted subject to requirements** If minor aquaculture.	• Rural uses code (Table 9.3.14.3.1) • Onsite sewerage facility code (where applicable)
Intensive horticulture	**Code assessment**	• Rural uses code (Table 9.3.14.3.4) • Rural zone code • Onsite sewerage facility code (where applicable)
• **Permanent plantation** • **Roadside stall** • **Wholesale nursery**	**Accepted subject to requirements**	• Rural uses code • Onsite sewerage facility code (where applicable)
Rural industry	**Accepted** If no part of the use area is within:- (a) 250m of premises in the Rural residential zone; or (b) 500m of premises in a residential zone; **AND** (c) Where located within an existing building; and (d) Does not involve the carrying out of building work (other than minor building work).	Not applicable
	Code assessment If no part of the use area is within:- (a) 250m of premises in the Rural residential zone; or (b) 500m of premises in a residential zone; **AND** (c) if not otherwise specified	• Rural uses code (Table 9.3.14.3.4) • Rural zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Winery	**Accepted** If: (a) located within an existing building; (b) if no part of the use area is within: (i) 250m of premises in the Rural residential zone; or (ii) 500m of premises in a residential zone; (c) the change of use does not involve the carrying out of building work	Not applicable

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(other than minor building work); and (d) The change of use does not reduce the number of carparking spaces or total area of landscaping.	
	Code assessment If not otherwise specified.	• Rural uses code (Table 9.3.14.3.5) • Rural zone code • Transport and parking code • Onsite sewerage facility code (where applicable)
Other activities		
Major electricity infrastructure	**Accepted**	Not applicable
• **Renewable energy facility** • **Substation**	**Code assessment**	• Utility Code (if substation) • Rural zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.20 Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Dwelling house	**Accepted**	Not applicable
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code • Onsite sewerage facility code (where applicable)
Business activities		
Sales office	**Accepted subject to requirements**	• Sales office code • Onsite sewerage facility code (where applicable)
Community activities		
Emergency services	**Code assessment**	• Community activities code • Rural residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Onsite sewerage facility code (where applicable)
Recreation activities		
Park	**Accepted**	Not applicable
Rural activities		
Animal husbandry	**Accepted subject to requirements** If involving the grazing of livestock only.	• Rural uses code (Table 9.3.14.3.1) • Onsite sewerage facility code (where applicable)
Cropping	**Accepted subject to requirements** If not involving the mechanical spraying of any pesticide or herbicide.	• Rural uses code (Table 9.3.14.3.1) • Onsite sewerage facility code (where applicable)
Roadside stall	**Code assessment**	Rural uses code (Table 9.3.14.3.3)
Other activities		
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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Table 5.5.21 Specialised centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements** If located within an existing building.	• Caretaker's accommodation code
	Code assessment If not otherwise specified.	• Caretaker's accommodation code • Specialised centre zone code
Business activities		
Adult store	**Accepted subject to requirements** If located within an existing building.	• Business uses code
• **Agricultural supplies store** • **Garden centre** • **Hardware and trade supplies** • **Showroom** • **Veterinary services**	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Specialised centre zone code • Transport and parking code
• **Car wash** • **Outdoor sales**	**Code assessment**	• Business uses code • Specialised centre zone code • Transport and parking code
Food and drink outlet	**Accepted** If:- (a) located within an existing building; and (b) not incorporating a drive-through facility.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Specialised centre zone code • Transport and parking code
Service station	**Code assessment**	• Service station code • Specialised centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Shop	**Accepted** If:- (a) located within an existing building; (b) having a GLFA of 300m^2 or greater; and (c) not incorporating a department store, discount department store or supermarket.	Not applicable
	Code assessment If:- (a) having a GLFA of 300m^2 or greater; (b) not incorporating a department store, discount department store or supermarket; and (c) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3)Specialised centre zone code • Transport and parking code
Industry activities		
• **Low impact industry** • **Service industry**	**Accepted subject to requirements** If located within an existing building.	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)
	Code assessment If not otherwise specified.	• Industry uses code • Specialised centre zone code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• Transport and parking code
Community activities		
Community use	**Accepted** If:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. **OR** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Community activities code • Specialised centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
• **Emergency services** • **Place of worship**	**Code assessment**	• Community activities code • Specialised centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Funeral parlour	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3) • Specialised centre zone code • Transport and parking code
Recreation activities		
Indoor sport and recreation	**Accepted** If: (a) located within an existing building; (b) the change of use does not involve the carrying out of building work (other than minor building work); (c) The change of use does not reduce the number of carparking spaces or total area of landscaping; and (d) Not involving *amplified music* that is audible external to the premises.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3) • Specialised centre zone code • Transport and parking code
Park	**Accepted**	Not applicable
Other activities		
Telecommunications facility	**Code assessment**	• Telecommunications facility code • Specialised centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Utility installation	**Accepted** If a local utility.	Not applicable
All other defined uses		
All other defined uses listed in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme
Undefined uses		

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any use not defined in Schedule 1 (Definitions)	**Impact assessment**	• The planning scheme

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5.6 Categories of development and assessment – Local plans

The following tables identify the categories of development and assessment for development when a local plan changes the level of assessment from that of a zone.

Table 5.6.1 Maryborough principal activity centre local plan: Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
PRINCIPAL CENTRE ZONE—ACTIVITY CENTRE CORE LOCAL PLAN PRECINCT		
Business activities		
Agricultural supplies store	**Impact assessment**	• The planning scheme
PRINCIPAL CENTRE ZONE—RETAIL FOCUS LOCAL PLAN PRECINCT		
Residential activities		
• **Dual occupancy** • **Dwelling unit** • **Multiple dwelling** • **Rooming accommodation** • **Short-term accommodation**	**Impact assessment**	• The planning scheme
Business activities		
Agricultural supplies store	**Impact assessment**	• The planning scheme
Community activities		
• **Educational establishment** • **Hospital** • **Place of worship**	**Impact assessment**	• The planning scheme
PRINCIPAL CENTRE ZONE—ACTIVITY CENTRE FRAME LOCAL PLAN PRECINCT		
Business activities		
• **Car wash** • **Outdoor sales**	**Code assessment**	• Business uses code • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
• **Garden centre** • **Hardware and trade supplies** • **Showroom**	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (Table 9.3.1.3.1, Table 9.3.1.3.3 and Table 9.3.1.3.5) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
Office	**Accepted** If:- (a) located within an existing building; and (b) the total of all existing and approved offices on the premises will not exceed a GLFA of 500m^2.	Not applicable
	Code assessment If:- (a) the total of all existing and approved offices on the premises will not exceed a GLFA of 500m^2; and (b) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment If not otherwise specified.	• The planning scheme
Shop	**Accepted** If:- (a) located within an existing building; and (b) not involving a department store, discount department store or supermarket.	Not applicable
	Code assessment If:- (a) not involving a department store, discount department store or supermarket; and (b) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
Shopping centre	**Code assessment** If not involving a department store, discount department store or supermarket.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
Entertainment activities		
Theatre	**Impact assessment**	• The planning scheme
Industry activities		
Low impact industry	**Accepted subject to requirements** If located within an existing building.	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)
	Code assessment If not otherwise specified.	• Industry uses code • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
Community activities		
Funeral parlour	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
PRINCIPAL CENTRE ZONE—WHARF STREET LOCAL PLAN PRECINCT		
Business activities		
• **Adult store** • **Agricultural supplies store**	**Impact assessment**	• The planning scheme
Office	**Accepted** If:- (a) located within an existing building; and (b) the total of all existing and approved offices on the premises will not exceed a GLFA of 200m^2.	Not applicable
	Code assessment If:- (a) the total of all existing and approved offices on the premises will not	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	exceed a GLFA of 200m^2; and (b) not otherwise specified.	
• **Shop** • **Shopping centre**	**Accepted** If:- (a) located within an existing building; and (b) not involving a department store, discount department store or supermarket.	Not applicable
	Code assessment If:- (a) not involving a department store, discount department store or supermarket; and (b) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
• **Garden centre** • **Hardware and trade supplies** • **Services station**	**Impact assessment**	• The planning scheme
Community activities		
• **Educational establishment** • **Health care services** • **Hospital**	**Impact assessment**	• The planning scheme
PRINCIPAL CENTRE ZONE—INNER-CITY RESIDENTIAL LOCAL PLAN PRECINCT		
Residential activities		
Retirement facility	**Code assessment** If comprising a multi-storey building.	• Maryborough principal activity centre local plan code • Principal centre zone code • Residential care facility and retirement facility code • Landscaping code • Transport and parking code • Works, services and infrastructure code
Business activities		
• **Adult store** • **Agricultural supplies store** • **Garden centre** • **Hardware and trade supplies** • **Office** • **Service station** • **Veterinary service**	**Impact assessment**	• The planning scheme
Food and drink outlet	**Accepted** If located within an existing mixed use building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
• **Shop** • **Shopping centre**	**Accepted** If:- (a) located within an existing mixed use building; and (b) not involving a department store, discount department store or supermarket.	Not applicable
	Code assessment If:-	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) not involving a department store, discount department store or supermarket; and (b) not otherwise specified.	• Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
Entertainment activities		
• **Club** • **Theatre**	**Impact assessment**	• The planning scheme
• **Bar** • **Function facility** • **Hotel**	**Code assessment** If forming part of a mixed use building.	• Business uses code (Table 9.3.1.3.1, Table 9.3.1.3.2 and Table 9.3.1.3.6) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
Community activities		
• **Educational establishment** • **Hospital** • **Place of worship**	**Impact assessment**	• The planning scheme
Recreation activities		
Indoor sport and recreation	**Code assessment** If forming part of a mixed use building.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
PRINCIPAL CENTRE ZONE—RIVERFRONT LOCAL PLAN PRECINCT		
Residential activities		
• **Dual occupancy** • **Multiple dwelling** • **Rooming accommodation** • **Short-term accommodation**	**Impact assessment**	• The planning scheme
Business activities		
• **Adult store** • **Agricultural supplies store** • **Garden centre** • **Hardware and trade supplies** • **Office** • **Service station** • **Veterinary service**	**Impact assessment**	• The planning scheme
• **Shop** • **Shopping centre**	**Accepted** If:- (a) located within an existing building; and (b) not involving a department store, discount department store or supermarket.	Not applicable
	Code assessment If:- (a) not involving a department store, discount department store or supermarket; and (b) not otherwise specified.	• Business uses code • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
Entertainment activities		
Theatre	**Impact assessment**	• The planning scheme
Industry activities		

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
• **Low impact industry** • **Marine industry** • **Research and technology industry**	**Accepted subject to requirements** If located within an existing building.	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)
	Code assessment If not otherwise specified.	• Industry uses code • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
Community activities		
• **Child care centre** • **Community care centre** • **Educational establishment** • **Health care services** • **Hospital** • **Place of worship**	**Impact assessment**	• The planning scheme
Recreation activities		
Indoor sport and recreation	**Code assessment**	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Maryborough principal activity centre local plan code • Principal centre zone code • Landscaping code • Transport and parking code
Other activities		
Landing **Port services**	**Code assessment**	• Industry uses code (if port services involving the servicing, maintenance or repair of vessels) • Maryborough principal activity centre local plan code • Principal centre zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code
COMMUNITY FACILITIES ZONE—CULTURAL AND PARKLAND LOCAL PLAN PRECINCT		
Residential activities		
• **Multiple dwelling** • **Short-term accommodation**	**Code assessment** If located north of Walker Street.	• Maryborough principal activity centre local plan code • Multi-unit residential uses code • Community facilities zone code • Transport and parking code
Business activities		
• **Shop** • **Shopping centre**	**Accepted** If:- (a) located within an existing building; and (b) not involving a department store, discount department store or supermarket.	Not applicable
	Code assessment If:- (a) not involving a department store, discount department store or supermarket; and (b) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3) • Maryborough principal activity centre local plan code • Community facilities zone code • Transport and parking code
Recreation activities		
Major sport, recreation and entertainment facility	**Code assessment**	• Community activities code • Maryborough principal activity centre local plan code • Community facilities zone code • Landscaping code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• Transport and parking code • Works, services and infrastructure code
Other activities		
• **Landing** • **Parking station**	**Code assessment**	• Maryborough principal activity centre local plan code • Community facilities zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code

Table 5.6.2 Pialba principal activity centre local plan: Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
PRINCIPAL CENTRE ZONE – RETAIL CORE LOCAL PLAN PRECINCT		
Residential activities		
• **Dual occupancy** • **Dwelling unit** • **Multiple dwelling** • **Rooming accommodation** • **Short-term accommodation**	**Impact assessment**	• The planning scheme
Business activities		
Office	**Accepted** If:- (a) located within an existing building; and (b) the total of all existing and approved offices on the premises will not exceed a GLFA of 500m².	Not applicable
	Code assessment If:- (a) the total of all existing and approved offices on the premises will not exceed a GLFA of 500m²; and (b) not otherwise specified.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Pialba principal activity centre local plan code • Principal centre zone code • Transport and parking code
Community activities		
• **Educational establishment** • **Hospital** • **Place of worship**	**Impact assessment**	• The planning scheme
PRINCIPAL CENTRE ZONE – FRAME LOCAL PLAN PRECINCT		
Business activities		
Office	**Accepted** If:- (a) located within an existing building; and (b) the total of all existing and approved offices on the premises will not exceed a GLFA of 500m².	Not applicable
	Code assessment If:- (a) the total of all existing and approved offices on the premises will not exceed a GLFA of 500m²; and (b) not otherwise specified.	• Business uses code • Pialba principal activity centre local plan code • Principal centre zone code • Transport and parking code
Outdoor sales	**Code assessment**	• Business uses code • Pialba principal activity centre local plan code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		• Principal centre zone code • Transport and parking code
• **Shop** • **Shopping centre**	**Accepted** If:- (a) located within an existing building; and (b) not involving a department store or discount department store.	Not applicable
	Code assessment If:- (a) not involving a department store or discount department store; and (b) not otherwise specified.	• Business uses code • Pialba principal activity centre local plan code • Principal centre zone code • Transport and parking code
Showroom	**Accepted** If located within an existing building.	Not applicable
	Code assessment If not otherwise specified.	• Business uses code • Pialba principal activity centre local plan code • Principal centre zone code • Transport and parking code
Entertainment activities		
Theatre	**Impact assessment**	• The planning scheme
Community activities		
Hospital	**Impact assessment**	• The planning scheme

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5.7 Categories of development and assessment – Reconfiguring a lot[3] [4]

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

Table 5.7.1 Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	**Code assessment** If not otherwise specified in this table as being subject to impact assessment.	• Applicable local plan code • Applicable zone code • Reconfiguring a lot code • Transport and parking code • Onsite sewerage facility code (where applicable)
Emerging community zone	**Impact assessment** If creating one or more additional lots in the Emerging community zone, unless the subdivision is for the purposes of accommodating any of the following:- (a) emergency services; (b) water cycle management infrastructure; (c) a telecommunications facility; or (d) electricity infrastructure.	• The planning scheme
Limited development zone	**Impact assessment** If creating one or more additional lots in the Limited development (constrained land) zone, unless the subdivision is for the purposes of accommodating any of the following:- (a) emergency services; (b) water cycle management infrastructure; (c) a telecommunications facility; or (d) electricity infrastructure.	• The planning scheme

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

[3] Editor's note—under Schedule 6 Part 4 of the Regulation, certain reconfiguring a lot is accepted development and can not be declared to be assessable development by a planning scheme (Examples—amalgamating two or more lots or a building format plan of subdivision that does not subdivide land).

[4] Editor's note—despite the levels of assessment identified in this section for reconfiguring a lot, in the circumstances identified in **section 5.4 (**Regulated categories of development and categories of assessment prescribed by the Regulation**)**, subdivision of one lot into two lots will be development requiring code assessment, in accordance with Schedule 10 of the Regulation.

5.8 Categories of development and assessment – Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

Editor's note—**Table 5.8.1 (Building work)** below needs to be read in conjunction with **Table 5.10.1 (Assessment criteria for overlays)**. In particular, certain building work may be made assessable development under the planning scheme by **Table 5.10.1**. For example, proposed building work involving demolition, relocation or removal of a local heritage place, as identified on a Heritage and neighbourhood character overlay map, will be subject to impact assessment under the planning scheme.

Table 5.8.1 Building work

Editor's note—development for a dwelling house identified in this table as accepted subject to requirements that does not comply with one or more of the acceptable outcomes in **Table 9.3.5.3.1 (Criteria for accepted subject to requirements and assessable development (QDC alternative provisions and quantifiable standards))** of the Dwelling house code is decided under Schedule 9 of the Regulation.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work associated with a material change of use		
Low density residential zone	**Accepted subject to requirements** If for a Dual occupancy.	• Dual occupancy code • Onsite sewerage facility code (where applicable)
	Accepted subject to requirements If for a Dwelling house.	• Dwelling house code • Onsite sewerage facility code (where applicable)
	Accepted subject to requirements If for a Domestic outbuilding on a vacant lot.	• Dwelling house code • Onsite sewerage facility code (where applicable)
Medium density residential zone	**Accepted subject to requirements** If for a Dual occupancy.	• Dual occupancy code
	Accepted subject to requirements If for a Dwelling house.	• Dwelling house code
	Accepted subject to requirements If for a Domestic outbuilding on a vacant lot.	• Dwelling house code
High density residential zone	**Accepted subject to requirements** If for a Dual occupancy.	• Dual occupancy code
	Accepted subject to requirements If for a Dwelling house.	• Dwelling house code
	Accepted subject to requirements If for a Domestic outbuilding on a vacant lot.	• Dwelling house code
Rural zone	**Accepted subject to requirements** If for a Dwelling house.	• Dwelling house code • Onsite sewerage facility code (where applicable)
Rural residential zone	**Accepted subject to requirements** If for a Dwelling house.	• Dwelling house code • Onsite sewerage facility code (where applicable)
	Accepted subject to requirements If for a Domestic outbuilding on a vacant lot.	• Dwelling house code • Onsite sewerage facility code (where applicable)
Emerging community zone	**Accepted subject to requirements** If for a Dwelling house.	• Dwelling house code • Onsite sewerage facility code (where applicable)
Mixed use zone	**Accepted subject to requirements** If:- a) for a Dual Occupancy; and **b)** located in **Precinct MU1 (Urangan harbour)** sub-precinct 2.	• Dual occupancy code
	Accepted subject to requirements If:- a) for a Dwelling house; and b) located in **Precinct MU1 (Urangan harbour)** sub-precinct 2.	• Dwelling house code

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Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted subject to requirements If:- a) for a Domestic outbuilding on a vacant lot; and **b)** located in **Precinct MU1 (Urangan harbour)**sub-precinct 2.	• Dwelling house code

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

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5.9 Categories of development and assessment – Operational work[5]

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

Table 5.9.1 Operational work

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Minor operational work[6]		
Operational work involving only minor operational work.	**Accepted**	Not applicable
Engineering work or landscaping work		
Operational work involving engineering work or landscaping work associated with a material change of use.	**Accepted** If the associated change of use is accepted development	Not applicable
	Accepted subject to requirements if the associated change of use is accepted subject to requirements.	• The code or codes applicable to the material change of use for which the operational work is to be undertaken.
	Code assessment If the associated change of use is assessable development.	• Landscaping code • Transport and parking code • Works, services and infrastructure code
Operational work involving engineering work or landscaping work associated with reconfiguring a lot.	**Code assessment** If the associated reconfiguration is assessable development.	• Landscaping code • Reconfiguring a lot code • Transport and parking code • Works, services and infrastructure code
Filling or excavating		
Operational work involving filling or excavating.	**Accepted** If:- (a) on Council owned or controlled land; and (b) undertaken by or on behalf of the Council; **OR** (c) on premises in the Rural zone; and (d) associated with the use of premises for a rural activity.	Not applicable
	Accepted subject to requirements If:- (a) involving not more than 500m^3 of material on premises in the Rural zone; and (b) not associated with the use of premises for a rural activity; **OR** (c) involving not more than 100m^3 of material if not otherwise specified.	• Works, services and infrastructure code
	Code assessment If:- (a) involving more than 500m^3 of material on premises in the Rural zone; and	• Works, services and infrastructure code

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[5] Editor's note—despite the categories of development and assessment identified in this section for operational work, in the circumstances identified in **section 5.4 (**Regulated categories of development and categories of assessment prescribed by the Regulation), operational work associated with a subdivision of one lot into two lots will be development requiring code assessment, in accordance with Schedule 10 of the Regulation.

[6] Editor's note—the term "minor operational work" is defined in **Schedule 1 (Definitions)**.

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not associated with the use of premises for a rural activity; **OR** (c) involving more than 100m^3 of material if not otherwise specified.	
Prescribed tidal work[7]		
Operational work involving prescribed tidal work.	**Accepted** If undertaken by or on behalf of the Council.	Not applicable
	Code assessment If not otherwise specified.	• Works, services and infrastructure code
Placing an advertising device on premises		
Operational work involving placing an advertising device on premises.	**Accepted** If for an Advertising device that is not visible from a road or other public place.	Not applicable
	Accepted subject to requirements If for a sign type specified in the Advertising devices code, excluding an above awning sign.	• Advertising devices code
	Code assessment If:- (a) for a sign type not specified in the Advertising devices code; or (b) an above awning sign.	• Advertising devices code
Vegetation clearing		
Operational work involving vegetation clearing.	**Accepted** If involving exempt vegetation clearing[8].	Not applicable
	Code assessment If not involving exempt vegetation clearing.	• Vegetation management code
Operational work not otherwise specified in this table		
Operational work not otherwise specified in this table.	**Accepted**[9]	Not applicable

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7 Editor's note—prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003*.
8 Editor's note—the term "exempt vegetation clearing" is defined in **Schedule 1 (Definitions)**.
9 Editor's note—operational work that is identified as accepted development in the planning scheme may be prescribed as assessable development or accepted development in the Regulation.

5.10 Categories of development and assessment – Overlays

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

Table 5.10.1 Assessment benchmarks for overlays

Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Acid sulfate soils overlay		
Any development if:- (a) within **Area 1** as identified on an Acid sulfate soils overlay map and involving:- (i) excavating or otherwise removing 100m^3 or more of soil or sediment; or (ii) filling of land with 500m^3 or more of material with an average depth of 0.5m or greater; or (b) within **Area 2** as identified on an Acid sulfate soils overlay map and involving excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5m AHD.	**No change**	• Acid sulfate soils overlay code
Agricultural land overlay		
Material change of use, other than in an existing building, if:- (a) on land subject to the Agricultural land overlay as identified on a Agricultural land overlay map; and (b) not involving animal husbandry or cropping.	**No change**	• Agricultural land overlay code
Reconfiguring a lot if on land subject to the Agricultural land overlay as identified on a Agricultural land overlay map.	**No change**	• Agricultural land overlay code
Operational work involving excavation or filling not associated with a material change of use or reconfiguring a lot, if:- (a) on land subject to the Agricultural land overlay as identified on a Agricultural land overlay map; and (b) involving more than 100m^3 of material.	**No change**	• Agricultural land overlay code
Airport and aviation facilities overlay – if within the outer limits of the obstacle limitation surface (OLS)		
Material change of use if:- (a) within the outer limits of the OLS as identified on an Airport and aviation facilities overlay map; and (b) involving the following:- (i) buildings or works that intrude into the OLS; or (ii) the emission of gaseous plumes, smoke, dust, ash or steam.	**Code assessment** If the material change of use is provisionally accepted or accepted subject to requirements by another table of assessment.	• Airport and aviation facilities overlay code
	No change If not otherwise specified above.	• Airport and aviation facilities overlay code
Operational work if:- (a) within the outer limits of the OLS as identified on an Airport and aviation facilities overlay map: and (b) involving the following:- (i) the emission of gaseous plumes, smoke, dust, ash or steam; or (ii) external lighting not associated with a material change of use that includes the following:- (A) straight parallel lines 500m to 1,000m long; or (B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium lights.	**No change**	• Airport and aviation facilities overlay code
Airport and aviation facilities overlay – if within a specified distance to an airport runway		
Material change of use if involving the following:- (a) the bulk handling or disposal of putrescible waste	**Code assessment**	• Airport and aviation facilities overlay code

[10] Note—where development is not identified in this column of the table as being subject to a particular overlay, then that overlay is not applicable to the development.

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
within **13km** of an airport runway; or (b) the following uses within **8km** of an airport runway:- (i) aquaculture (other than minor aquaculture); (ii) any industrial activities involving food processing or an abattoir; (iii) intensive animal industry; or (c) the following within **6km** of an airport runway:- (i) external lighting that includes straight parallel lines 500m to 1,000m long; or (ii) external lighting that includes flare plumes, buildings with reflective surfaces, upward shining lights, flashing, coloured, laser or sodium lights; or (d) lights that exceed the maximum light intensity specified in the lighting restriction zone; or (e) major sports, recreation and entertainment facilities or outdoor sport and recreation facilities involving fair grounds, show grounds, outdoor theatres or outdoor cinemas within **3km** of an airport runway; or (f) the creation of a constructed waterbody within **3km** of an airport runway.	If the material change of use is provisionally accepted or accepted subject to requirements by another table of assessment. **No change** If not otherwise specified above.	• Airport and aviation facilities overlay code
Reconfiguring a lot if involving the creation of a constructed waterbody within **3km** of an airport runway.	**No change**	• Airport and aviation facilities overlay code
Operational work if involving the creation of a constructed waterbody within **3km** of an airport runway.	**No change**	• Airport and aviation facilities overlay code
Airport and aviation facilities overlay – if within ANEF contours		
Material change of use if:- (a) involving the following uses within the **20 ANEF** contour (or greater) as identified on an Airport and aviation facilities overlay map:- (i) a use in the residential activities activity group; (ii) a use in the community activities activity group, other than emergency services; (iii) a use in the sport and recreation activities activity group; (iv) a use in the business activities activity group being a function facility, market, shopping centre or tourist attraction; or (b) involving a use in the business activities activity group not mentioned in clause (a)(iv), other than a sales office, and located within the **25 ANEF** contour (or greater) as identified on an Airport and aviation facilities overlay map; or (c) one or more of the following uses in the industrial activities activity group where located within the **30 ANEF** contour (or greater) as identified on an Airport and aviation facilities overlay map:- (i) low impact industry; (ii) research and technology industry; or (iii) service industry.	**No change**	• Airport and aviation facilities overlay code
Reconfiguring a lot if creating additional lots within an ANEF contour as identified on an Airport and aviation facilities overlay map.	**No change**	• Airport and aviation facilities overlay code
Building work if:- (a) involving a dual occupancy or dwelling house; and (b) within the **20 ANEF** contour (or greater) as identified on an Airport and aviation facilities overlay map.	**No change**	• Airport and aviation facilities overlay code
Airport and aviation facilities overlay – if within the public safety area		
Material change of use if:- (a) within the public safety area as identified on an Airport and aviation facilities overlay map; and (b) involving one or more of the following uses, other than where in an existing building:- (i) a use in the residential activities activity group;	**Code assessment** If the material change of use is provisionally made accepted or accepted subject to requirements by another table of assessment.	• Airport and aviation facilities overlay code

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
(ii) a use in the business activities activity group; (iii) a use in the industrial activities activity group; (iv) a use in the community activities activity group; (v) a use in the sport and recreation activities activity group; **OR** (c) a use involving the manufacture or bulk storage of hazardous, explosive, noxious or flammable materials.	**No change** If not otherwise specified above.	• Airport and aviation facilities overlay code
Reconfiguring a lot if creating additional lots within the public safety area as identified on an Airport and aviation facilities overlay map.	**No change**	• Airport and aviation facilities overlay code
Airport and aviation facilities overlay – if within the building restricted area		
Material change of use if:- (a) within Zone A building restricted area as identified on the Airport and aviation facilities overlay map and:- (i) is within 100 metres of the VHF antenna; or (ii) between 100-600 metres from the centre of the VHF antenna and the development will cross the zone boundary (defined as an elevation angle of 2º starting at 10m above ground height (AGH)).	**Code assessment** If the material change of use is located within Zone A and triggers the applicability requirements.	• Airport and aviation facilities overlay code
OR (b) within Zone B building restricted area as identified on the Airport and aviation facilities overlay map and if development is located between 100-600 metres from the VHF antenna and does not cross the zone boundary. **OR** (c) Within an Area of Interest as identified on the Airport and aviation facilities overlay map and if development is located between 600-2000 metres from the VHF antenna. **OR** (d) within Zone A building restricted area as identified on the Airport and aviation facilities overlay map and:- (iii) is within 60 metres of the NDB antenna; or (iv) between 60-300 metres from the NBD antenna and the development will cross the zone boundary (defined as an elevation angle of 5º from ground level at the centre of the NDB antenna). **OR** (e) within Zone B building restricted area as identified on the Airport and aviation facilities overlay map and if development is located between 60-300 metres from the centre of the NDB antenna and does not cross the zone boundary.	**No change** If the material change of use is located within Zone B or an Area of Interest	• Airport and aviation facilities overlay code
Biodiversity areas, waterways and wetlands overlay[11]		
Material change of use, other than in an existing building, if:- (a) on land subject to the Biodiversity areas, waterways and wetlands overlay as identified on a Biodiversity areas, waterways and wetlands overlay map; or on land otherwise determined to **be** an ecologically important area as defined in **Schedule 1 (Definitions)**.	**No change**	• Biodiversity areas, waterways and wetlands overlay code
Reconfiguring a lot if:- (a) on land subject to the Biodiversity areas, waterways and wetlands overlay as identified on a Biodiversity areas, waterways and wetlands	**No change**	• Biodiversity areas, waterways and wetlands overlay code

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[11] Note—the Biodiversity areas, waterways and wetlands overlay identifies areas where background studies and available data indicate contain ecologically important areas at the date of commencement of the planning scheme. Other ecologically important areas not identified by the Biodiversity areas, waterways and wetlands overlay may also contain significant habitat and biodiversity values. Development occurring in such areas may be assessable against the Biodiversity areas, waterways and wetlands overlay code where specified in this table of assessment.

Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
overlay map; or (b) on land otherwise determined to be an ecologically important area as defined in **Schedule 1 (Definitions)**.		
Operational work, other than placing an advertising device on premises, if:- (a) on land subject to the Biodiversity areas, waterways and wetlands overlay as identified on a Biodiversity areas, waterways and wetlands overlay map; or	**Code assessment** If the operational work is provisionally made accepted subject to requirements by another table of assessment.	• Biodiversity areas, waterways and wetlands overlay code
(b) on land otherwise determined to be an ecologically important area as defined in **Schedule 1 (Definitions)**.	**No change** If not otherwise specified above.	• Biodiversity areas, waterways and wetlands overlay code
Bushfire hazard overlay		
Material change of use, other than in an existing building, if:- (a) within a medium or high or very high bushfire hazard area (including potential impact buffers as identified on a Bushfire hazard overlay map; and (b) involving any of the following:- (i) a use in the residential activities activity group; (ii) a use in the business activities activity group; (iii) a use in the industrial activities activity group, other than an extractive industry; (iv) a use in the community activities activity group; or (v) a use in the sport and recreation activities activity group.	**No change**	• Bushfire hazard overlay code
Reconfiguring a lot if within a medium or high or very high bushfire hazard area (including potential impact buffers) as identified on a Bushfire hazard overlay map.	**No change**	• Bushfire hazard overlay code
Building work if:- (a) within a medium or high or very high bushfire hazard area (including potential impact buffers as identified on a Bushfire hazard overlay map; and (b) involving a dwelling house or dual occupancy.	**No change**	• Bushfire hazard overlay code
Coastal protection overlay		
Material change of use if:- (a) a high or medium hazard storm tide area or erosion prone area as identified on a Coastal protection overlay map; and (b) involving the following:- (i) the construction of a new building or structure; or (ii) an increase in the GFA of an existing building or structure.	**No change**	• Coastal protection overlay code
Reconfiguring a lot if within a coastal management district, high or medium hazard storm tide area or erosion prone area as identified on a Coastal protection overlay map.	**No change**	• Coastal protection overlay code
Operational work if:- (a) within a coastal management district, high or medium hazard storm tide area or erosion prone area as identified on a Coastal protection overlay map; and (b) involving tidal work or other work as identified in Schedule 10, part 17, division 1 of the Regulation.	**No change**	• Coastal protection overlay code
Building work if:- (a) involving a dual occupancy or dwelling house; and (b) within a high or medium hazard storm tide area as identified on a Coastal protection overlay map.	**No change**	• Coastal protection overlay code
Building work if the work is completely or partly seaward of a coastal building line as identified on a Coastal protection overlay map, other than the following:- (a) an acceptable temporary, relocatable or expendable structure for safety and recreational	**No change**	• Coastal protection overlay code

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
purposes[12]; or (b) an extension to an existing building or structure that is landward of the seaward alignment of the existing building or structure.		
Extractive resources overlay – if within a resource/processing area		
Material change of use, other than in an existing building, if:- (a) within a resource/processing area as identified on an Extractive resources overlay map; and (b) involving any of the following:- (i) a use in the residential activity group, other than a home based business; (ii) a use in the business activities activity group; (iii) a use in the entertainment activities activity group; (iv) a use in the industry activities activity group; (v) a use in the community activities activity group; (vi) a use in the recreation activities activity group; (vii) a use in the rural activities activity group being intensive animal industry or winery; or (viii) a use in the other activities activity group.	**No change**	• Extractive resources overlay code
Reconfiguring a lot if within a resource/processing area as identified on an Extractive resources overlay map.	**No change**	• Extractive resources overlay code
Extractive resources overlay – if within an extractive resource separation area		
Material change of use, other than in an existing building, if:- (a) within an extractive resource separation area as identified on an Extractive resources overlay map; and (b) involving any of the following:- (i) a use in the residential activities activity group, other than:- (A) caretaker's accommodation associated with an extractive industry; (B) a home based business employing no more than four non-resident people; (ii) a use in the business activities activity group; (iii) a use in the entertainment activities activity group; (iv) a use in the industry activities activity group; (v) a use in the community activities activity group; (vi) a use in the recreation activities activity group; (vii) a use in the rural activities activity group being intensive animal industry or winery; or (viii) a use in the other activities activity group (other than a landfill or refuse transfer station (Utility installation)).	**No change**	• Extractive resources overlay code
Reconfiguring a lot if within an extractive resource separation area as identified on an Extractive resources overlay map.	**No change**	• Extractive resources overlay code
Extractive resources overlay – if within a transport route separation area		
Material change of use, other than in an existing building, if:- (a) within a transport route separation area as identified on an Extractive resources overlay map; and (b) involving the following:- (i) a use in the residential activities activity	**No change**	• Extractive resources overlay code

[12] Note—acceptable temporary, relocatable or expendable structures for safety of recreational purposes include:-
(a) picnic tables, barbeques, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and
(b) specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
group; or (ii) a use in the community activities activity group.		
Reconfiguring a lot if:- (a) within a transport route separation area as identified on an Extractive resources overlay map; and (b) increasing the number of lots for a use in the residential activities activity group.	**No change**	• Extractive resources overlay code
Operational work if:- (a) within a transport route separation area as identified on an Extractive resources overlay map; and (b) associated with the creation of, or upgrade to, a vehicular access point to the transport route.	**No change**	• Extractive resources overlay code
Flood hazard overlay		
Material change of use, other than in an existing building, if within a flood hazard area as identified on a Flood hazard overlay map.	**Code assessment** If the material change of use is provisionally made accepted subject to requirements by another table of assessment.	• Flood hazard overlay code
	No change If not otherwise specified above.	• Flood hazard overlay code
Reconfiguring a lot if within a flood hazard area as identified on a Flood hazard overlay map.	**No change**	• Flood hazard overlay code
Operational work if:- (a) within a flood hazard area as identified on a Flood hazard overlay map; and (b) involving:- (i) any physical alteration to existing surface formations or structures that change existing flow characteristics in a watercourse or floodway; or (ii) excavating or filling exceeding $10m^3$; or (iii) loss of flood storage exceeding $10m^3$.	**Code assessment** If the operational work is provisionally made accepted subject to requirements by another table of assessment.	• Flood hazard overlay code
	No change If not otherwise specified above.	• Flood hazard overlay code
Heritage and neighbourhood character overlay – where involving or adjoining a heritage place		
Material change of use if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining a State or local heritage place as identified on a Heritage and neighbourhood character overlay map.	**Code assessment** If the change of use:- (a) will not result in building work involving demolition, relocation or removal of a local heritage place; and (b) is provisionally made accepted or accepted subject to requirements by another table of assessment.	• Heritage and neighbourhood character overlay code
	Impact assessment If the change of use:- (a) will result in building work involving demolition, relocation or removal of a local heritage place; and (b) is provisionally made accepted or accepted subject to requirements by another table of assessment.	• The planning scheme
	No change If not otherwise specified above.	• Heritage and neighbourhood character overlay code

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguring a lot if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining a State or local heritage place as identified on a Heritage and neighbourhood character overlay map.	**No change**	• Heritage and neighbourhood character overlay code
Building work not associated with a material change of use involving a local heritage place as identified on a Heritage and neighbourhood character overlay map.	**Code assessment** If the building work does not involve the demolition, relocation or removal of a heritage place. Change to raise to impact assessable	• Heritage and neighbourhood character overlay code
	Impact assessment If the building work involves the demolition, relocation or removal of a heritage place.	• Heritage and neighbourhood character overlay code
Building work not associated with a material change of use, other than minor building work, if on a lot or premises adjoining a State or local heritage place as identified on a Heritage and neighbourhood character overlay map.	**Code assessment** **Impact assessment**	• Heritage and neighbourhood character overlay code
Operational work involving excavating or filling exceeding 10m^3 if on a local heritage place as identified on a Heritage and neighbourhood character overlay map.	**Code assessment** If the excavating or filling is provisionally made accepted subject to requirements by another table of assessment.	• Heritage and neighbourhood character overlay code
	No change If not otherwise specified above.	• Heritage and neighbourhood character overlay code
Operational work involving placing an advertising device on premises if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining a State or local heritage place as identified on a Heritage and neighbourhood character overlay map.	**Code assessment**	• Heritage and neighbourhood character overlay code
Operational work involving vegetation clearing if on a local heritage place as identified on a Heritage and neighbourhood character overlay map.	**No change**	• Heritage and neighbourhood character overlay code
Heritage and neighbourhood character overlay – where within a neighbourhood character area		
Material change of use if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	**Code assessment** If:- (a) the change of use will involve demolition, relocation or removal of a Victorian, Federation or interwar building or structure; and (b) the building or structure is not visible from the street. **OR** The change of use will involve building work, other than demolition, relocation or removal of a Victorian, Federation of interwar building. Change to impact assessable	• Heritage and neighbourhood character overlay code
	Impact assessment If:- (a) the change of use will	• Heritage and neighbourhood character overlay code

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	involve demolition, relocation or removal of a Victorian, Federation or interwar building or structure; and (b) the building or structure is visible from the street.	
	No change If not otherwise specified above.	• Heritage and neighbourhood character overlay code
Reconfiguring a lot if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	**No change**	• Heritage and neighbourhood character overlay code
Building work, not associated with a material change of use, if:- (a) within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map; and (b) involving any of the following external building work:- (i) extensions forward of the existing front building alignment; or (ii) extensions not forward of the existing front building alignment having a GFA exceeding 10m^2; and visible from the street; or (iii) enclosing a front verandah; or (iv) a change of external building material or cladding to the front or side elevation; or (v) constructing or raising a building such that the building height exceeds two storeys and/or 8.5m above ground level; or (vi) constructing a garage, carport or outbuilding.	**Code assessment** **Impact Assessment**	• Heritage and neighbourhood character overlay code
Operational work involving excavating or filling exceeding 10m^3 if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	**Code assessment** If the excavating or filling is provisionally made accepted subject to requirements by another table of assessment.	• Heritage and neighbourhood character overlay code
	No change If not otherwise specified above.	• Heritage and neighbourhood character overlay code
Operational work involving placing an advertising device on premises if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	**Code assessment**	• Heritage and neighbourhood character overlay code
Operational work involving vegetation clearing if:- (a) within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map; and (b) located in a garden dominated neighbourhood character precinct[13].	**No change**	• Heritage and neighbourhood character overlay code
Heritage and neighbourhood character overlay – where within a demolition control area		
Material change of use if:- (a) within a demolition control area as identified on a Heritage and neighbourhood character overlay map; and (b) the change of use will involve demolition, relocation or removal of a Victorian, Federation or interwar dwelling house.	**Code assessment** If the change of use is provisionally made accepted or accepted subject to requirements by another table of assessment. Change to impact assessable	• Heritage and neighbourhood character overlay code
	No change If not otherwise specified above.	• Heritage and neighbourhood character overlay code

[13] Editor's note—garden dominated neighbourhood character precincts are identified and described in the **Planning scheme policy for the Heritage and neighbourhood character overlay code**.

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work if:- (a) within a demolition control area as identified on a Heritage and neighbourhood character overlay map; and (b) the work will involve demolition, relocation or removal of a Victorian, Federation or interwar dwelling house.	**Code assessment** **Change to impact assessment**	• Heritage and neighbourhood character overlay code
Infrastructure overlay – where within a gas pipeline buffer		
Material change of use, other than in an existing building, if:- (a) within a gas pipeline buffer as identified on an Infrastructure overlay map; and (b) involving any of the following:- (i) a use in the residential activity group, other than a home based business; (ii) a use in the business activities activity group; (iii) a use in the entertainment activities activity group; (iv) a use in the industry activities activity group; (v) a use in the community activities activity group; (vi) a use in the recreation activities activity group; (vii) a use in the rural activities activity group, other than animal husbandry, cropping, permanent plantation, roadside stall or wholesale nursery; (viii) a use in the other activities activity group**.**	**No change**	• Infrastructure overlay code
Reconfiguring a lot if:- (a) within a gas pipeline buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	**No change**	• Infrastructure overlay code
Operational work associated with reconfiguring a lot if within a gas pipeline buffer as identified on an Infrastructure overlay map.	**No change**	• Infrastructure overlay code
Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if within a gas pipeline buffer as identified on an Infrastructure overlay map.	**Code assessment** If the excavating or filling is provisionally made accepted subject to requirements by another table of assessment.	• Infrastructure overlay code
	No change If not otherwise specified above.	• Infrastructure overlay code
Infrastructure overlay – where within a high voltage electricity transmission line buffer		
Material change of use, other than in an existing building, if:- (a) within a high voltage electricity transmission line buffer as identified on an Infrastructure overlay map; and (b) involving any of the following:- (i) a use in the residential activity group, other than a home based business; (ii) a use in the business activities activity group; (iii) a use in the entertainment activities activity group; (iv) a use in the industry activities activity group; (v) a use in the community activities activity group; (vi) a use in the recreation activities activity group; (vii) a use in the rural activities activity group, other than animal husbandry, cropping, permanent plantation, roadside stall or wholesale nursery; (viii) a use in the other activities activity group**.**	**No change**	• Infrastructure overlay code
Reconfiguring a lot if:- (a) within a high voltage electricity transmission line	**No change**	• Infrastructure overlay code

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.		
Operational work associated with reconfiguring a lot if within a high voltage electricity transmission line buffer as identified on an Infrastructure overlay map.	**No change**	• Infrastructure overlay code
Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if:- (a) within a high voltage electricity transmission line buffer as identified on an Infrastructure overlay map; and (b) involving more than 100m^3 of material.	**No change**	• Infrastructure overlay code
Infrastructure overlay – where within a wastewater treatment plant buffer		
Material change of use, other than in an existing building, if:- (a) within a wastewater treatment plant buffer as identified on an Infrastructure overlay map; and (b) involving any of the following uses:- (i) a use in the residential activities activity group; (ii) a use in the business activities activity group; (iii) a use in the community activities activity group, other than a cemetery; or (iv) a use in the recreation activities activity group.	**No change**	• Infrastructure overlay code
Reconfiguring a lot if:- (a) within a wastewater treatment plant buffer as identified on an Infrastructure overlay map; and (b) increasing the number of residential lots.	**No change**	• Infrastructure overlay code
Infrastructure overlay – where within a waste management facility buffer		
Material change of use, other than in an existing building, if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) involving a sensitive land use[14].	**No change**	• Infrastructure overlay code
Reconfiguring a lot if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots used or intended to be used for a sensitive land use.	**No change**	• Infrastructure overlay code
Infrastructure overlay – where within a major road corridor buffer or railway corridor buffer		
Material change of use, other than in an existing building, if:- (a) within a major road corridor buffer or railway corridor buffer as identified on an Infrastructure overlay map; and (b) involving a sensitive land use.	**No change**	• Infrastructure overlay code
Reconfiguring a lot if:- (a) within a major road corridor buffer or railway corridor buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots used or intended to be used for a sensitive land use.	**No change**	• Infrastructure overlay code
Infrastructure overlay – where within the defence land buffer		
Material change of use, other than in an existing building, if:- (a) within the defence land buffer as identified on an Infrastructure overlay map; and (b) involving any of the following:- (i) a use in the residential activities activity group; (ii) a use in the business activities activity group; (iii) a use in the entertainment activities activity group;	**No change**	• Infrastructure overlay code

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[14] Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
(iv) a use in the community activities activity group; or (v) a use in the recreation activities activity group.		
Reconfiguring a lot if within the defence land buffer as identified on an Infrastructure overlay map.	**No change**	• Infrastructure overlay code
Water resource catchments overlay		
Material change of use if:- (a) within a water resource catchment area as identified on a Water resource catchments overlay map; and (b) involving any of the following uses:- (i) a use in the industry activities activity group (other than where located in an industry zone); (ii) animal keeping; (iii) aquaculture (other than minor aquaculture); (iv) cemetery; (v) intensive animal industry; (vi) motor sport facility; (vii) rural industry; (viii) service station; or (ix) extractive industry.	**No change**	• Water resource catchments overlay code
Reconfiguring a lot if:- (a) within a water resource catchment area as identified on a Water resource catchments overlay map; and (b) increasing the number of lots.	**No change**	• Water resource catchments overlay code
Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if:- (a) within a water resource catchment area as identified on a Water resource catchments overlay map; and (b) involving the following:- (i) excavating 100m^3 or more of material; or (ii) filling land with 500m^3 or more of material with an average depth of 0.5m or greater.	**No change**	• Water resource catchments overlay code
Fraser and Great Sandy Strait Islands overlay – if located in the Low density residential zone		
Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Low density residential zone; and (b) involving any of the following uses:- (i) Caretaker's accommodation; (ii) Dual occupancy; (iii) Dwelling unit; (iv) Home based business (where not complying with the self-assessable provisions in the Home based business code); (v) Residential care facility; or (vi) Retirement facility.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Low density residential zone; and (b) involving a use not otherwise specified above.	**No change**	• Fraser and Great Sandy Strait Islands overlay code
Reconfiguring a lot if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Low density residential zone; and (b) resulting in the creation of a lot less than 2,000m^2.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Fraser and Great Sandy Strait Islands overlay – if located in the Mixed use zone		
Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Mixed use zone; and	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
(b) involving any of the following uses:- (i) Bar (other than in an existing building) (ii) Caretaker's accommodation; (iii) Dual occupancy; (iv) Dwelling unit; (v) Food and drink outlet (other than in an existing building); (vi) Garden centre (vii) Health care services (other than in an existing building); (viii) Home based business (where not complying with the self-assessable provisions in the Home based business code); (ix) Indoor sport and recreation; (x) Low impact industry; (xi) Marine industry; (xii) Market; (xiii) Medium impact industry; (xiv) Multiple dwelling; (xv) Office (other than in an existing building); (xvi) Parking station; (xvii) Research and technology industry; (xviii) Rooming accommodation; (xix) Service industry; (xx) Shop (other than in an existing building); (xxi) Shopping centre; (xxii) Showroom; (xxiii) Short term accommodation; (xxiv) Tourist park; (xxv) Veterinary services; and (xxvi) Warehouse.		
Reconfiguring a lot if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Mixed use zone; and (b) other than a community title scheme.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Fraser and Great Sandy Strait Islands overlay – if located in the Neighbourhood centre zone		
Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Neighbourhood centre zone; and (b) involving any of the following uses:- (i) Caretaker's accommodation; (ii) Dual occupancy; (iii) Dwelling unit; (iv) Food and drink outlet (other than in an existing building); (v) Health care services (vi) Home based business (where not complying with the accepted development subject to requirements provisions in the Home based business code); (vii) Multiple dwelling; (viii) Office (other than in an existing building); (ix) Rooming accommodation; (x) Service Industry (other than in an existing building); (xi) Short term accommodation; and (xii) Shop (other than in an existing building).	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Neighbourhood centre zone; and (b) involving a use not otherwise specified above.	**No change**	• Fraser and Great Sandy Strait Islands overlay code
Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Neighbourhood centre zone.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Fraser and Great Sandy Strait Islands overlay – if located in the Medium impact industry zone		

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Medium impact industry zone; and (b) involving any of the following uses:- (i) Agricultural supplies store; (ii) Brothel; (iii) Caretaker's accommodation; (iv) Car wash; (v) Food and drink outlet (other than in an existing building); (vi) Funeral parlour; (vii) Hardware and trade supplies; (viii) Indoor sport and recreation; (ix) Low impact industry; (x) Major electricity infrastructure; (xi) Medium impact industry; (xii) Research and technology industry; (xiii) Service industry; (xiv) Service station; (xv) Substation; (xvi) Transport depot; (xvii) Telecommunications facility; (xviii) Utility installation; (xix) Veterinary services; and (xx) Warehouse.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Medium impact industry zone; and (b) involving a use not otherwise specified above.	**No change**	• Fraser and Great Sandy Strait Islands overlay code
Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Medium impact industry zone.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Fraser and Great Sandy Strait Islands overlay – if located in the Rural zone		
Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Rural zone; and (b) involving any of the following uses:- (i) Animal husbandry; (ii) Aquaculture; (iii) Cropping; (iv) Caretaker's accommodation; (v) Dual occupancy; (vi) Dwelling house; (vii) Home based business (where not complying with the requirements for accepted development in the Home based business code); (viii) Intensive horticulture; (ix) Major electricity infrastructure; (x) Nature based tourism; (xi) Non-resident workforce accommodation; (xii) Outstation; (xiii) Permanent plantation; (xiv) Renewable energy facility; (xv) Roadside stall; (xvi) Rural industry; (xvii) Rural workers accommodation; (xviii) Substation; (xix) Tourist park; (xx) Winery; (xxi) Wholesale nursery.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Material change of use if:- (a) on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Rural zone; and (b) involving a use not otherwise specified above.	**No change**	• Fraser and Great Sandy Strait Islands overlay code

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Development[10]	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Rural zone.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Fraser and Great Sandy Strait Islands overlay – if located in the Community facilities zone		
Material change of use if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Community facilities zone.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Community facilities zone.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Fraser and Great Sandy Strait Islands overlay – if located in the Environmental management and conservation zone		
Material change of use if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Environmental management and conservation zone.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Environmental management and conservation zone.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Fraser and Great Sandy Strait Islands overlay – if located in the Open space zone		
Material change of use if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Open space zone.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code
Reconfiguring a lot if on premises subject to the Fraser and Great Sandy Strait Islands overlay and included in the Open space zone.	**Impact assessment**	• Fraser and Great Sandy Strait Islands overlay code

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

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APPENDIX D:

Part 6 Zone Codes

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Part 6 Zones

6.1 Preliminary

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

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

(3) The categories of development and assessment for development in a zone are in **Part 5 (Tables of assessment)**.

(4) Assessment benchmarks for zones are contained in a zone code.

(5) A precinct may be identified for part of a zone.

(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; and

(e) the performance and acceptable outcomes for the precinct.

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(8) The following are the zone codes for the planning scheme:-

Residential zones category

(a) Low density residential zone code;

(b) Medium density residential zone code;

(c) High density residential zone code;

Centre zones category

(d) Principal centre zone code;

(e) District centre zone code;

(f) Local centre zone code;

(g) Neighbourhood centre zone code;

Industry zones category

(h) Low impact industry zone code;

(i) Medium impact industry zone code;

(j) High impact industry zone code;

(k) Waterfront and marine industry zone code;

Recreation zones category

(l) Sport and recreation zone code;

(m) Open space zone code;

Environmental zones category

(n) Environmental management and conservation zone code;

Other zones category

(o) Community facilities zone code;

(p) Emerging communities zone code;

(q) Limited development (constrained land) zone code;

(r) Mixed use zone code;

(s) Rural zone code;

(t) Rural residential zone code; and

(u) Specialised centre zone code.

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Part 6

6.2 Zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to assessable development:-

(a) within the Low density residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.1.2 Purpose

(1) The purpose of the low density residential zone is to provide for:-

(a) a variety of low density dwelling types, including dwelling houses; and

(b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

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(2) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:-

(a) development is predominantly for low density, low-rise residential uses on a range of lot sizes;

(b) limited non-residential developments that cater for the day to day needs of local residents occurs where that development does not have a significant adverse impact on the prevailing residential character, amenity, or surrounding residents;

(c) development incorporates a high level of residential amenity, personal health and safety and protection for property;

(d) development provides for a range of lot sizes, unless otherwise specified in a precinct;

(e) development in Precinct LDR1 (Minimum lot size 3,000m^2):
  (i) is primarily for dwelling houses;
  (ii) maintains a lower residential density than the broader low density residential zone;
  (iii) protects the prevailing park residential character and amenity of the precinct; and
  (iv) provides large residential lots for a semi-rural residential style living;

(f) new Precinct LDR1 subdivisions outside of existing Precinct LDR1 zoned areas are not supported unless serviced by reticulated sewerage infrastructure.

(g) development is provided with the full range of urban services to support the needs of the community;

(h) development supports an efficient land use pattern that:-
  (i) is well connected to other parts of the urban fabric and planned future development;
  (ii) provides for the creation of walkable and legible residential neighbourhoods that integrate with active transport networks;
  (iii) encourages public transport accessibility and use; and

(iv) maximises the efficient extension and safe operation of infrastructure; and

(i) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.1.3 Assessment benchmarks

Table 6.2.1.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Residential uses			
PO1	Unless otherwise specified in a precinct, development provides for low density housing types, primarily in the form of dwelling houses and dual occupancies that promote variety in housing size and choice	**AO1**	No acceptable outcome provided.
PO2	Limited other residential uses such as residential care facilities and retirement facilities may be established in the zone, unless otherwise specified in a precinct, where such uses are compatible with the prevailing scale and residential character of surrounding development.	**AO2**	No acceptable outcome provided.
Non-residential uses			
PO3	Development may provide for limited non-residential uses including community uses, emergency services, sales offices, and shops (limited to corner stores) which:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the local residential character and amenity of the area; (d) wherever possible, are co-located with other non-residential uses in the zone; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.	**AO3**	No acceptable outcome provided.
General			
PO4	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	**AO4**	No acceptable outcome provided.
PO5	Development in the zone provides for an attractive, open and low density form of urban residential living[1].	**AO5**	No acceptable outcome provided.
PO6	To maintain the low intensity character and residential amenity of the zone, development has a low-rise built form with a maximum building height of:- (a) 8.5m above ground level; or (b) 10.0m above ground level where located on slopes exceeding 15%.	**AO6**	No acceptable outcome provided.
PO7	Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the	**AO7**	No acceptable outcome provided.

[1] Editor's note—the planned density for development in the Low density residential zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

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Performance outcomes		Acceptable outcomes	
	intended scale and character of surrounding development.		
PO8	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[2] and minimises the consumption of energy and water.	**AO8**	No acceptable outcome provided.
PO9	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO9**	No acceptable solution provided.
PO10	Development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	**AO10.1** **AO10.2** **AO10.3** **AO10.4**	Access to electricity and telecommunication infrastructure is available for the site. Access to reticulated water and sewerage is available. **OR** Adequate area is available for on-site servicing for water supply and sewerage treatment and disposal. The site has direct access to a gazetted road. Sufficient stormwater drainage is available at the lawful point of discharge from the site.
PO11	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note - The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a coordinated, efficient and financially sustainable manner.	**AO11**	No acceptable solution provided.
Development in Precinct LDR1 (Minimum lot size 3,000m^2)			
PO12	Development in Precinct LDR1 (Minimum lot size 3,000m^2):- (a) is primarily limited to dwelling houses and does not involve dual occupancies or other forms of multi-unit residential development; and (b) maintains relatively large lot sizes and avoids re-subdivision of existing residential lots.	**AO12.1** **AO12.2**	Dual occupancies and multi-unit residential uses are not established in Precinct LDR1. Development in Precinct LDR1 maintains a minimum lot size of 3,000m^2 where not serviced by sewer or water.

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[2] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to assessable development:-

(a) within the Medium density residential zone code as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Medium density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.2.2 Purpose

(1) The purpose of the medium density residential zone is to provide for:-

(a) medium density multiple dwellings; and

(b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

(2) The purpose of the Medium density residential zone code will be achieved through the following overall outcomes:-

(a) development provides a mix of well-designed and visually attractive medium density residential uses in a low to medium-rise format, predominantly comprising multiple residential uses for permanent residents supported by community uses and small-scale services and facilities that cater for local residents;

(b) development ensures that there is no unreasonable loss of amenity for surrounding development;

(c) development is provided with the full range of urban services to support the needs of the community;

(d) residential development encourages and facilitates urban consolidation[3];

(e) the scale, density and layout of development facilitates an efficient land use pattern that supports compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and facilities and educational opportunities;

(f) development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds; and

(g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

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[3] Editor's note— the planned density for development in the Medium density residential zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

6.2.2.3 Assessment benchmarks

Table 6.2.2.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Residential uses			
PO1	Development provides for a compatible mix of low and medium density residential dwelling choices and forms, predominantly for permanent living, including dwelling houses, dual occupancies and multiple dwellings (such as townhouses, villas, terraces and row houses).	**AO1**	No acceptable outcome provided.
PO2	Other medium density residential uses such as hostels, relocatable home parks, residential care facilities, retirement facilities, short term accommodation and tourist parks may also be provided where their operation and scale is compatible with, and does not detract from, the intended residential character and amenity of the zone.	**AO2**	No acceptable outcome provided.
Non-residential uses			
PO3	Development may provide for limited non-residential uses including community uses, emergency services, parks, sales offices, shops (limited to corner stores) and utility installations which:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the local residential character and amenity of the area; (d) wherever possible, are co-located with other non-residential uses in the zone; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.	**AO3**	No acceptable outcome provided.
General			
PO4	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	**AO4**	No acceptable outcome provided.
PO5	Development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 11.0m above ground level.	**AO5**	No acceptable outcome provided.
PO6	Multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development, having regard to:- (a) microclimate impacts, including the extent and duration of any overshadowing; (b) privacy and overlooking impacts; (c) impacts upon views and vistas; and	**AO6**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	(d) building massing and scale relative to its surroundings.		
PO7	Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the scale and character of surrounding development.	**AO7**	No acceptable outcome provided.
PO8	New development in the zone protects and is sympathetic to the cultural heritage values and key character elements of existing development[4].	**AO8**	No acceptable outcome provided.
PO9	Development is sited, located and designed to be responsive to the Fraser Coast's sub-tropical climate[5] and minimises the consumption of energy and water.	**AO9**	No acceptable outcome provided.
PO10	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through design, operation and management.	**AO10**	No acceptable outcome provided.
PO11	Development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	**AO11.1** **AO11.2** **AO11.3** **AO11.4**	Access to electricity and telecommunication infrastructure is available for the site. Access to reticulated water and sewerage is available. The site has direct access to a sealed gazetted road. Sufficient stormwater drainage is available at the lawful point of discharge from the site.
PO12	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note – The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a coordinated, efficient and financially sustainable manner.	**AO12**	No acceptable outcome provided.

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[4] Editor's note—parts of the Medium density residential zone include premises that are subject to the Heritage and neighbourhood character overlay. Development within these parts of the zone will need to comply with the Heritage and neighbourhood character overlay code contained in **Part 8 (Overlays)**.

[5] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

6.2.3 High density residential zone code

6.2.3.1 Application

This code applies to assessable development:-

(a) within the High density residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the High density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.3.2 Purpose

(1) The purpose of the high density residential zone is to provide for:-

(a) high density multiple dwellings; and

(b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

(2) The overall outcomes of the High density residential zone code seeks to ensure:-

(a) development is provided in a medium to higher-rise building format, predominantly comprising multi-unit residential uses, to accommodate a mix of both visitors and permanent residents;

(b) allocated precincts along the Esplanade at Scarness, Torquay and Urangan are consolidated as vibrant, well-designed and visually attractive mixed use tourist nodes. In addition to supporting higher density residential accommodation, a range of retail, commercial and entertainment activities are provided in these allocated precincts to service the needs of both visitors and surrounding residents;

(c) multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development;

(d) development is well-designed, visually attractive and maintains a high level of residential amenity for the residents of that development;

(e) development is provided with the full range of urban services to support the needs of the community;

(f) residential development encourages and facilitates urban consolidation[6];

(g) the scale, density and layout of development facilitates an efficient land use pattern that supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;

(h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

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[6] Editor's note - the planned density for development in the High density residential zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

(i) development in **Precinct HDR1 (Hervey Bay tourism nodes)** provides for the establishment of tourist facilities and services to complement visitor accommodation and enhance the attractiveness of tourist nodes.

6.2.3.3 Assessment benchmarks

Table 6.2.3.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Residential uses			
PO1	Development provides a range of medium to high density residential dwelling choices and multi-storey forms including hostels, multiple dwellings, residential care facilities, retirement facilities and short-term accommodation.	**AO1**	No acceptable outcome provided.
Non-residential uses			
PO2	Development may provide for limited non-residential uses including community uses, emergency services, parks, sales offices, shops (limited to corner stores) and utility installations which:- (a) directly support the day-to-day needs of the community; (b) are of a small scale and low intensity; (c) are compatible with the local residential character and amenity of the area; (d) wherever possible, are co-located with other non-residential uses in the zone; (e) are accessible to the population they serve and are located on the major road network rather than local residential streets; and (f) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts.	**AO2**	No acceptable outcome provided.
General			
PO3	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	**AO3**	No acceptable outcome provided.
PO4	Unless otherwise specified in a precinct, development has a medium to higher-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 20.0m above ground level.	**AO4**	No acceptable outcome provided.
PO5	Multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development, having regard to:- (a) microclimate impacts, including the extent and duration of any overshadowing; (b) privacy and overlooking impacts; (c) impacts upon views and vistas; and (d) building massing and scale relative to its surroundings.	**AO5**	No acceptable outcome provided.
PO6	Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development.	**AO6**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
PO7	Development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds.	**AO7**	No acceptable outcome provided.
PO8	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[7] and minimises the consumption of energy and water.	**AO8**	No acceptable outcome provided.
PO9	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO9**	No acceptable outcome provided.
PO10	Development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	**AO10.1** **AO10.2** **AO10.3** **AO10.4**	Access to electricity and telecommunication infrastructure is available for the site. Access to reticulated water and sewerage is available. The site has direct access to a sealed gazetted road. Sufficient stormwater drainage is available at the lawful point of discharge from the site.
PO11	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note - The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a coordinated, efficient and financially sustainable manner.	**AO11**	No acceptable outcome provided.
Development in Precinct HDR1 (Hervey Bay tourism nodes)			
PO12	Development in **Precinct HDR1 (Hervey Bay tourism nodes)** provides for:- (a) higher density residential and mixed use development; (b) a maximum building height of 26.0m above ground level; (c) a range of non-residential uses which:- (i) complement tourist accommodation and enhance the attractiveness and function of the area as a visitor destination; and (ii) offer food, shopping, entertainment and personal services to residents and visitors including food and drink outlets, function facilities, indoor sport and recreation, offices and shops.	**AO12**	No acceptable outcome provided.
PO13	Development provides for uses that do not unreasonably detract from the mixed use character and amenity of the precinct, and do not compromise the viability of the Fraser Coast hierarchy of centres as described in **Table**	**AO13**	No acceptable outcome provided.

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[7] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	6.2.3.3.2 (Fraser Coast Hierarchy of Centres) and spatially shown on **Figure 6a**.		
PO14	Development provides for accommodation for permanent residents attracted to the esplanade setting and proximity to a range of services and facilities, with the level of residential amenity commensurate with a mixed use setting.	**AO14**	No acceptable outcome provided.
PO15	Buildings and use areas are sited and designed to maximise activity along primary street frontages.	**AO15**	No acceptable outcome provided.

Table 6.2.3.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	***Principal Activity Centres*** are located at Maryborough (CBD) and Pialba in Hervey Bay. They:- • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	***District (Rural and Coastal) Centres*** are located at Burrum Heads, River Heads, Tiaro and Howard. They***:-*** • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	***District (Urban) Centres*** are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:- • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	***Local Centres*** provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services***.***
Specialist Activity Centres	***Specialist Activity Centres*** are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	***Tourism Activity Centres*** are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

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Figure 6a – Fraser Coast Hierarchy of Centres (High Density Residential Zone Code)

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6.2.4 Principal centre zone code

6.2.4.1 Application

This code applies to assessable development:-

(a) within the Principal centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Principal centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.4.2 Purpose

(1) The purpose of the principal centre zone is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:-

(a) form the core of an urban area; and

(b) service the local government area.

(2) The purpose of the Principal centre zone code will be achieved through the following overall outcomes:

(a) development supports the role of the zone as the regional focus and location of the highest order and intensity of business activities, community activities and entertainment activities;

(b) uses and activities include key concentrations of high order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses capable of servicing the planning scheme area in an active and vibrant mixed use environment;

(c) the scale and level of intensity of development is consistent with the intended role and function of the particular centre as specified in the applicable local plan code;

(d) higher density residential activities are provided that are complementary to the predominant non-residential uses and business functions of the zone;

(e) development is consistent with the Fraser Coast hierarchy of centres[8];

(f) development provides for any premises used for a department store or discount department store to be located in the respective retail or mixed use core areas of the Maryborough and Hervey Bay principal regional activity centres;

(g) development provides for an efficient pattern of land use where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities and all development has a clear connection to the pedestrian, bicycle, public transport and road transport networks and infrastructure;

(h) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to

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[8] The Fraser Coast hierarchy of centres is described in **Table 6.2.4.3.2 (Fraser Coast Hierarchy of Centres)** in **Part 6 (Zone Codes)** for development subject to code assessment, and the settlement pattern theme of **Part 3 Strategic Framework** for development subject to impact assessment.

matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;

(i) development is provided with the full range of urban services to support the needs of the community; and

(j) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.4.3 Assessment benchmarks

Table 6.2.4.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Function			
PO1	Development supports the role of the zone as the regional focus and location of the highest order and intensity of retailing, entertainment, commercial (particularly offices), administrative and government services, and community and cultural facilities within the Fraser Coast region.	**AO1**	No acceptable outcome provided.
Residential uses			
PO2	Development provides a compatible mix of medium and high density residential activities, including short-term accommodation uses that are complementary to the predominant non-residential uses and business functions of the zone, with residential buildings incorporating non-residential uses at street level to activate the public realm[9].	**AO2**	No acceptable outcome provided.
Business activities			
PO3	Development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular principal activity centre as specified in the Fraser Coast hierarchy of centres as described in **Table 6.2.4.3.2 (Fraser Coast Hierarchy of Centres)** and spatially shown on **Figure 6b**.	**AO3**	No acceptable outcome provided.
PO4	Development provides for any premises used for a department store or discount department store to be located in the respective retail or mixed use core areas of the Maryborough and Hervey Bay principal activity centres.	**AO4**	No acceptable outcome provided.
PO5	Unless otherwise specified in a local plan code, development has a built form that is compatible with the intended scale and character of the streetscape and surrounding area.	**AO5**	Development has a maximum building height of 20.0m above ground level.
General			
PO6	Wherever possible, business uses and community activities are co-located and designed to contribute to safety, security and vitality of the centre.	**AO6**	No acceptable solution provided.
PO7	The built form and urban design of development incorporates a high standard of architecture, urban design and	**AO7**	No acceptable solution provided.

[9] Editor's note - The planned density for development in the Principal centre zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

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Performance outcomes		Acceptable outcomes	
	landscaping that creates attractive and functional buildings, streets and places in keeping with the primary role and focus of the zone as a regional hub.		
PO8	Development contributes to the creation of an active, safe and legible public realm and, where appropriate, incorporates significant public open spaces including plazas, parks and gardens.	**AO8**	No acceptable solution provided.
PO9	New development respects the heritage values of existing development to maintain and reinforce a unique sense of place and local identity.	**AO9**	No acceptable solution provided.
PO10	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[10] and minimises the use of water and energy.	**AO10**	No acceptable solution provided.
PO11	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO11**	No acceptable solution provided.
PO12	Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	**AO12**	No acceptable solution provided.
PO13	Development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure.	**AO13**	No acceptable solution provided.
PO14	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO14**	No acceptable solution provided.

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Table 6.2.4.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	***Principal Activity Centres*** are located at Maryborough (CBD) and Pialba in Hervey Bay. They:- • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	***District (Rural and Coastal) Centres*** are located at Burrum Heads, River Heads, Tiaro and Howard. They***:-*** • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	***District (Urban) Centres*** are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:-

[10] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

	• serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	***Local Centres*** provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services***.***
Specialist Activity Centres	***Specialist Activity Centres*** are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	***Tourism Activity Centres*** are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

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Figure 6b – Fraser Coast Hierarchy of Centres (Principal Centre Zone Code)

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6.2.5 District centre zone code[11]

6.2.5.1 Application

This code applies to assessable development:-

(a) within the District centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the District centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.5.2 Purpose

(1) The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

(2) The purpose of the District centre zone code will be achieved through the following overall outcomes:

(a) a mix of retail, commercial, residential, offices, administrative, health services, community, cultural and small-scale entertainment and recreational activities that is capable of servicing a district is provided. Development will complement but not compete with the role and function of the principal activity centres by serving the needs of district level catchments and distinct communities in centres that are highly accessible and well connected to the catchment areas and communities that they serve;

(b) beyond existing uses, development provides for a limited range of residential activities, including caretaker's accommodation, dwelling units (e.g. shop top housing) and multi-unit residential uses, where such activities are ancillary to and support the predominant business functions of the zone[12];

(c) development is well-designed, contributes to a high quality public realm and promotes public transport use, walking and cycling;

(d) district centres are to be developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low-rise building format, where significant off-site impacts are avoided;

(e) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;

(f) development responds to land constraints including topography and flooding;

(g) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises; and

(h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

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[11] Note - the District centre zone comprises both district (urban) centres and district (rural) centres.
[12] Editor's note - the planned density for development in the District Centre zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

6.2.5.3 Assessment benchmarks

Table 6.2.5.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Function			
PO1	Development provides for a range of retail uses, including shops and shopping centres, that service the district level needs of:- (a) surrounding smaller centres and residential areas in the case of district (urban) centres; and (b) distinct communities in a rural or coastal setting as well as tourism and surrounding primary production industries in the case of district (rural) centres.	**AO1**	No acceptable outcome provided.
PO2	In addition to retail uses, development provides for a mix of other uses including food and drink outlets (e.g. local restaurant and dining facilities), local health care services, offices (e.g. banks and real estate agencies) and an appropriate range of community activities and support services to promote an active, mixed use environment.	**AO2**	No acceptable outcome provided.
Non-business activity uses			
PO3	Service industry and utility installation uses may be established where such uses are compatible with the character and amenity of surrounding development.	**AO3**	No acceptable outcome provided.
Residential uses			
PO4	Development provides for a limited range of residential activities, including caretaker's accommodation, dwelling units (e.g. shop top housing) and multi-unit residential uses, where such activities:- (a) are ancillary to and support the predominant business functions of the zone; (b) form part of mixed use premises with buildings incorporating non-residential uses at street level to activate the public realm.	**AO4**	No acceptable outcome provided.
General			
PO5	Development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the Fraser Coast hierarchy of centres as described in **Table 6.2.5.3.2 (Fraser Coast Hierarchy of Centres)** and spatially shown on **Figure 6c**. For development in the District centre zone, this includes consideration of the following:- (a) the function and role of existing shopping centres in district (urban) centres is maintained; (b) new shopping centres in district (urban) centres have a maximum retail and commercial gross leasable area in the order of 5,000m^2; (c) not more than one full-line supermarket is established in each allocated district (urban) centre, unless there is a demonstrated need and there are no adverse impacts on the Hervey Bay principal activity centre; and	**AO5**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	(d) higher order shopping facilities, including department stores and discount department stores, are not established in the District centre zone.		
PO6	Development has a predominantly low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.	**AO6**	Development has a maximum building height of 8.5m above ground level.
PO7	Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.	**AO7**	No acceptable outcome provided.
PO8	Development in district (rural) centres maintains and reinforces the traditional "main street" character of the centre and is sensitive to the rural setting and context of the town.	**AO8**	No acceptable outcome provided.
PO9	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[13] and minimises the use of water and energy.	**AO9**	No acceptable outcome provided.
PO10	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO10**	No acceptable outcome provided.
PO11	Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	**AO11**	No acceptable outcome provided.
PO12	Development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure.	**AO12**	No acceptable outcome provided.
PO13	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO13**	No acceptable outcome provided.

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Table 6.2.5.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	***Principal Activity Centres*** are located at Maryborough (CBD) and Pialba in Hervey Bay. They:- • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	***District (Rural and Coastal) Centres*** are located at Burrum Heads, River Heads, Tiaro and Howard. They***:-***

[13] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

	• contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	***District (Urban) Centres*** are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:- • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	***Local Centres*** provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services***.***
Specialist Activity Centres	***Specialist Activity Centres*** are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	***Tourism Activity Centres*** are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

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Figure 6c – Fraser Coast Hierarchy of Centres (District Centre Zone Code)

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6.2.6 Local centre zone code

6.2.6.1 Application

This code applies to assessable development:-

(a) within the Local centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Local centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.6.2 Purpose

(1) The purpose of the local centre zone is to provide for:-

(a) a limited variety of commercial, community and retail activities to service local residents; and

(b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.

(2) The purpose of the Local centre zone code will be achieved through the following overall outcomes:-

(a) a range of convenience retail, commercial, and community uses is provided that supports the local community;

(b) development complements, but does not compete with, the role and function of higher order activity centres by meeting the convenience service needs of smaller rural or coastal townships or discrete residential areas and providing local employment opportunities. It includes local shopping, local employment nodes, commercial, residential, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the activity centre, but is not the predominant use;

(c) local centres are to be developed as well-designed, safe and visually attractive centres, predominantly in a low-rise building format, where significant off-site impacts are avoided;

(d) development provides a high level of amenity and is reflective of the surrounding character of the area;

(e) development provides for infrastructure and services that are commensurate with the centre's location and setting and the nature and scale of development that is intended to occur in the zone;

(f) development promotes public transport use, walking and cycling;

(g) development responds to land constraints including topography and flooding;

(h) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises; and

(i) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

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6.2.6.3 Assessment benchmarks

Table 6.2.6.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Function			
PO1	Development provides for a range of business and entertainment uses that service the local level convenience needs of residents and surrounding tourism or primary production industries and offers locally-based employment opportunities. These uses include, but are not limited to, food and drink outlets, hardware and trade supplies, offices, shops, shopping centres and veterinary services.	**AO1**	No acceptable outcome provided.
PO2	Development provides for a range of complementary community uses in appropriate locations to encourage community interaction and support the health, safety and wellbeing of local residents. These uses include community uses, health care services and emergency services.	**AO2**	No acceptable outcome provided.
PO3	Low impact industry, service industry and utility installation uses may be established where such uses are compatible with the character and amenity of surrounding development.	**AO3**	No acceptable outcome provided.
Residential uses			
PO4	Beyond existing uses, development provides for a limited range of residential activities, including caretaker's accommodation, dwelling units (e.g. shop top housing) and multi-unit residential uses, where such activities:- (a) are ancillary to and support the predominant business functions of the zone; and (b) form part of mixed use premises with buildings incorporating non-residential uses at street level to activate the public realm.	**AO4**	No acceptable outcome provided.
Hierarchy of centres			
PO5	Development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the Fraser Coast hierarchy of centres as described in **Table 6.2.6.3.2 (Fraser Coast Hierarchy of Centres)**. For development in the Local centre zone, this includes consideration of the following:- (a) the function and role of existing shopping centres in the zone is maintained and not significantly expanded; (b) new shopping centres have a maximum retail and commercial gross leasable area in the order of 1,200m^2; and (c) higher order shopping facilities, including full-line supermarkets, department stores and discount department stores, are not established in the zone.	**AO5**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
General			
PO6	Development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.	**AO6**	Development has a maximum building height of 8.5m above ground level.
PO7	Development incorporates a high standard of architecture, urban design and landscaping that creates an attractive and functional "main street" setting.	**AO7**	No acceptable outcome provided.
PO8	Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.	**AO8**	No acceptable outcome provided.
PO9	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[14] and minimises the use of water and energy.	**AO9**	No acceptable outcome provided.
PO10	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO10**	No acceptable outcome provided.
PO11	Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	**AO11**	No acceptable outcome provided.
PO12	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO12**	No acceptable outcome provided.

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Table 6.2.6.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	***Principal Activity Centres*** are located at Maryborough (CBD) and Pialba in Hervey Bay. They:- • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	***District (Rural and Coastal) Centres*** are located at Burrum Heads, River Heads, Tiaro and Howard. They***:-*** • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	***District (Urban) Centres*** are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:-

[14] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

	• serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	***Local Centres*** provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services***.***
Specialist Activity Centres	***Specialist Activity Centres*** are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	***Tourism Activity Centres*** are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

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6.2.7 Neighbourhood centre zone code

6.2.7.1 Application

This code applies to assessable development:-

(a) within the Neighbourhood centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Neighbourhood centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.7.2 Purpose

(1) The purpose of the neighbourhood centre zone is to provide for:-

(a) a small variety of uses and activities to service local residents; and

(b) other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices.

(2) The purpose of the Neighbourhood centre zone code will be achieved through the following overall outcomes:-

(a) neighbourhood centres are to be developed as well-designed, safe and visually attractive centres, predominantly in a low-rise building format, where significant off-site impacts are avoided;

(b) development provides for a limited range of small scale day-to-day convenience, retail, commercial and community uses to support the basic convenience of localised residential catchments. The zone also accommodates existing standalone business or entertainment activities which do not form part of a higher order activity centre;

(c) business activities are of a small-scale and limited intensity to maintain and reinforce the role and function of higher order activity centres as the preferred location for retail and business activities in the Fraser Coast;

(d) development is designed to be compatible with and complement the predominantly residential amenity of the surrounding area;

(e) development is supported by appropriate infrastructure and essential services;

(f) development responds to land constraints including topography, bushfire and flooding;

(g) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises; and

(h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

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6.2.7.3 Assessment benchmarks

Table 6.2.7.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Function			
PO1	Development provides for the convenience and day-to-day retail and commercial needs of localised residential catchments, with uses including small-scale shops, food and drink outlets, local health care services, small-scale offices and veterinary services.	**AO1**	No acceptable outcome provided.
PO2	Service industry, utility installation and emergency services uses may be established in the zone where they are compatible with the amenity of surrounding residential development.	**AO2**	No acceptable outcome provided.
Residential uses			
PO3	Development provides for a limited range of residential activities, including caretaker's accommodation, dwelling units (e.g. shop top housing) and multi-unit residential uses, where such activities:- (a) are ancillary to and support the predominant business functions of the zone; and (b) form part of mixed use premises with buildings incorporating non-residential uses at street level to activate the public realm.	**AO3**	No acceptable outcome provided.
General			
PO4	Development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.	**AO4**	Development has a maximum building height of 8.5m above ground level.
PO5	Development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places.	**AO5**	No acceptable outcome provided.
PO6	Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.	**AO6**	No acceptable outcome provided.
PO7	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[15] and minimises the use of water and energy.	**AO7**	No acceptable outcome provided.
PO8	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO8**	No acceptable outcome provided.
PO9	Development provides for infrastructure and services that are commensurate with the centre's location and setting and the nature and scale of development that is intended to occur in the zone.	**AO9**	No acceptable outcome provided.

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[15] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO10**	No acceptable outcome provided.

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6.2.8 Low impact industry zone code

6.2.8.1 Application

This code applies to assessable development:-

(a) within the Low impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Low impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.8.2 Purpose

(1) The purpose of the low impact industry zone is to provide for:-

(a) service industry and low impact industry; and

(c) other uses and activities that:-

(i) support industry activities; and

(ii) do not compromise the future use of premises for industry activities.

Editor's note—**Table SC1.3.1 (Industry thresholds)** in **Schedule 1 (Definitions)** provides examples of low impact industry, medium impact industry, high impact industry and special industry uses.

(2) The purpose of the Low impact industry zone code will be achieved through the following overall outcomes:-

(a) uses in the zone are predominantly for low intensity, low impact and service industrial activities being of a nature, scale and intensity that are compatible with intended development in the surrounding area;

(b) non-industrial development in the zone is limited to uses that are ancillary to and directly support the on-going industrial use of the zone; or uses which are compatible with industrial uses and which are located and designed to not compromise the ongoing operation and viability of industrial uses or of existing or planned centres;

(c) existing and planned industrial uses are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;

(d) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive uses;

(e) development positively contributes to the image of the Fraser Coast through a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;

(f) development is provided with the full range of urban services to support the needs of the community;

(g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

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(h) development in **Precinct LII1 (City Reach)** provides a transition of development intensity from the Maryborough CBD through to the adjacent high impact industry area on Kent Street. Compatible land uses are encouraged to ensure that commercial, tourism, entertainment and recreation activities are established along the Mary River's edge closest to Maryborough CBD and at the end of Wharf Street, whilst industry uses occur closer to the established industrial area along Kent Street.

6.2.8.3 Assessment benchmarks

Table 6.2.8.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Industrial uses			
PO1	Uses in the zone are predominantly for low intensity, low impact industrial activities, including low impact industry, research and technology industry, service industry and warehouse uses.	**AO1**	No acceptable outcome provided.
Non-industrial uses			
PO2	Non-industrial uses, including caretakers' accommodation and food and drink outlets (e.g. take-away stores and snack bars) may be established where ancillary to and directly supporting the ongoing industrial use of the zone.	**AO2**	No acceptable outcome provided.
PO3	Other non-industrial uses which are not ancillary to, but are compatible with, industrial uses, including agricultural supplies stores, hardware and trade supplies, service stations and veterinary services, may also be established in the zone. Such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial uses.	**AO3**	No acceptable outcome provided.
General			
PO4	Development has a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area.	**AO4**	Development has a maximum building height of 10.0m above ground level.
PO5	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[16] and minimises the consumption of energy and water.	**AO5**	No acceptable outcome provided.
PO6	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO6**	No acceptable outcome provided.
PO7	Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	**AO7**	No acceptable outcome provided.
PO8	Development is provided with the full range of urban services to support industry and employment needs, including parks,	**AO8**	No acceptable outcome provided.

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[16] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.		
PO9	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO9**	No acceptable outcome provided.
Development in Precinct LII1 (City Reach)			
PO10	Development in **Precinct LII1 (City Reach)** provides for the following:- (a) uses and activities contribute to the establishment of a vibrant and active mixed-use river-side precinct that accommodates a range of tourism, recreation, business, community, and industry uses; (b) the maritime functions of the precinct is promoted with appropriately located port services and landings providing safe and efficient access points for the docking of vessels, the loading and unloading of goods and passengers and the launching and retrieval of vessels; (c) development within this precinct is sited and designed in a flood resilient manner, recognising the flood hazard area and associated constraints of the City Reach precinct; (d) buildings and structures are designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development, with a maximum building height of 15.0m above ground level; and (e) development provides and maintains a high level of amenity, safety and design quality and is set amongst attractive landscaped grounds.	**AO10**	No acceptable outcome provided. Note—in relation to performance outcome PO10(a), the types of uses and activities encouraged within **Precinct LII1 (City Reach)** includes:- (a) tourism activities – tourist park; (b) business activities – port services (marina), food and drink outlet, markets, offices, sales office and shops; (c) entertainment activities – clubs, function facilities and tourist attractions; (d) industry activities – low impact industry, marine industry, research and technology industry, service industry and warehouses; (e) community activities – community uses; and (f) recreation activities – parks.

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6.2.9 Medium impact industry zone code

6.2.9.1 Application

This code applies to assessable development:-

(a) within the Medium impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Medium impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.9.2 Purpose

(1) The purpose of the Medium impact industry zone is to provide for:-

(a) medium impact industry; and

(b) other uses and activities that:-

(i) support industry activities; and

(ii) do not compromise the future use of premises for industry activities.

Editor's note—**Table SC1.3.1 (Industry thresholds)** in **Schedule 1 (Definitions)** provides examples of low impact industry, medium impact industry, high impact industry and special industry uses.

(2) The purpose of the Medium impact industry zone code will be achieved through the following overall outcomes:-

(a) uses in the zone are predominantly for low to medium intensity industrial activities (other than special industry uses) at a larger scale and higher intensity relative to the Low impact industry zone;

(b) activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions;

(c) development is of a low-scale built form that is consistent with the streetscape and the surrounding built form;

(d) development positively contributes to the image of the Fraser Coast through a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;

(e) development responds to land constraints including topography and flooding;

(f) service and low impact industry uses may be appropriate where they are not detrimentally affected by, and do not compromise, the operations of medium impact industry uses;

(g) non-industrial uses such as offices and food and drink outlets that are ancillary to, and directly support, the industrial area, are facilitated;

(h) development has access to the appropriate level of transport infrastructure (for example railways, highways, airports and seaports);

(i) existing and planned industrial uses are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;

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(j) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive uses;

(k) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

(l) development in **Precinct MII1 (Hervey Bay entrance)** sensitively responds to the precinct's location and setting at the gateway entrance to Hervey Bay's coastal urban area.

6.2.9.3 Assessment Benchmarks

Table 6.2.9.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Industrial uses			
PO1	Uses in the zone are predominantly for low to medium intensity and low to medium impact industrial activities, including low impact industry, medium impact industry, bulk landscape supplies, research and technology industry, service industry, transport depot, and warehouse uses.	**AO1**	No acceptable outcome provided.
Non-industrial uses			
PO2	Non-industrial uses, including caretakers accommodation and food and drink outlets (e.g. take-away stores and snack bars), may be established where ancillary to and directly supporting the ongoing industrial use of the zone.	**AO2**	No acceptable outcome provided.
PO3	Other non-industrial uses which are not ancillary to, but are compatible with, industrial uses, including agricultural supplies stores, hardware and trade supplies, service stations and veterinary services, may also be established in the zone. Such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial uses.	**AO3**	No acceptable outcome provided.
General			
PO4	Development provides for a range of lot sizes to cater for varying industry needs and user requirements.	**AO4**	No acceptable outcome provided.
PO5	Development has a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area.	**AO5**	Development has a maximum building height of 15.0m above ground level.
PO6	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[17] and minimises the consumption of energy and water.	**AO6**	No acceptable outcome provided.
PO7	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO7**	No acceptable outcome provided.

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[17] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
PO8	Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	**AO8**	No acceptable outcome provided.
PO9	Development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	**AO9**	No acceptable outcome provided.
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO10**	No acceptable outcome provided.
Development in Precinct MII1 (Hervey Bay entrance)			
PO11	Development in **Precinct MII 1 (Hervey Bay entrance)** provides for:- (a) a development footprint that does not visually dominate the precinct's location and setting at the gateway entrance to Hervey Bay's coastal urban area; (b) the preservation of views to the coast by adopting a lower intensity and scale of development and built form in the more elevated (southern) parts of the precinct; (c) vegetated buffer strips adjacent to the Maryborough-Hervey Bay Road frontage to screen and soften the development footprint as viewed from this transport corridor; (d) land requirements for the future upgrading of the Maryborough-Hervey Bay Road; and (e) vehicular access from Scrub Hill Road, with no direct access from Maryborough-Hervey Bay Road.	**AO11**	No acceptable outcome provided.

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6.2.10 High impact industry zone code

6.2.10.1 Application

This code applies to assessable development:-

(a) within the High impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the High impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.10.2 Purpose

(1) The purpose of the High impact industry zone is to provide for:-

(a) high impact industry; and

(b) other uses and activities that:-

(i) support industry activities; and

(ii) do not compromise the future use of premises for industry activities.

Editor's note—**Table SC1.3.1 (Industry thresholds)** in **Schedule 1 (Definitions)** provides examples of low impact industry, medium impact industry, high impact industry and special industry uses.

(2) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:-

(a) uses in the zone are predominantly for higher intensity, higher impact industrial activities at a larger scale and higher intensity relative to the Medium impact industry zone;

(b) development has a built form that is consistent with the intended scale and character of the surrounding area;

(c) development positively contributes to the image of the Fraser Coast through a high quality of built form and landscaping in keeping with the expectations of a modern, safe and attractive industrial environment;

(d) development responds to land constraints including topography and flooding;

(e) non-industrial uses such as offices or food and drink outlets that are ancillary to, and directly support, the industrial area are facilitated;

(f) development has access to the appropriate level of transport infrastructure (for example railways, highways, airports and seaports);

(g) existing and planned industrial uses are protected from the intrusion of incompatible uses;

(h) development has access to appropriate infrastructure and essential services;

(i) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive uses; and

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(j) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.10.3 Assessment benchmarks

Table 6.2.10.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Industrial uses			
PO1	Uses in the zone are predominantly for higher intensity, higher impact industrial activities that have the potential to generate significant offsite impacts, including medium impact industry and high impact industry uses.	**AO1**	No acceptable outcome provided.
PO2	Other industry uses that are compatible with medium impact and high impact industry uses may also be established in the zone.	**AO2**	No acceptable outcome provided.
Non-industrial uses			
PO3	Non-industrial uses, including caretakers accommodation and food and drink outlets (e.g. take-away stores and snack bars), may be established where ancillary to and directly supporting the ongoing industrial use of the zone. Such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial uses.	**AO3**	No acceptable outcome provided.
General			
PO4	Development provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format and land consumptive industry uses.	**AO4**	No acceptable outcome provided.
PO5	Development has a built form that is compatible with the intended scale and character of the streetscape and surrounding area whilst accommodating industry operating requirements.	**AO5**	Development has a maximum building height of 20.0m above ground level.
PO6	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[18] and minimises the consumption of energy and water.	**AO6**	No acceptable outcome provided.
PO7	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO7**	No acceptable outcome provided.
PO8	Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	**AO8**	No acceptable outcome provided.
PO9	Development is provided with the full range of urban services to support industry and employment needs, including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	**AO9**	No acceptable outcome provided.
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or	**AO10**	No acceptable outcome provided.

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[18] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	compromise the future provision of planned infrastructure.		

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6.2.11 Waterfront and marine industry zone code

6.2.11.1 Application

This code applies to assessable development:-

(a) within the Waterfront and marine industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Waterfront and marine industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.11.2 Purpose

(1) The purpose of the waterfront and marine industry zone is to provide for:-

(a) marine industry; and

(b) other uses and activities that:-

(i) need to be on or near water or a marine environment; or

(ii) support industry activities and do not compromise the future use of premises for industry activities.

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(2) The purpose of the Waterfront and marine industry zone code will be achieved through the following overall outcomes:-

(a) the waterfront and marine industry zone is predominantly used for waterfront and marine industry uses. However it may include a limited range of non-industrial uses and business that are allied and compatible with waterfront and marine industry where they do not compromise the long term use of the land for industrial purposes;

(b) development incorporates high quality urban design and landscaping to create an attractive, functional and legible waterfront industry precinct that is sympathetic to the non-urban character and amenity of the surrounding area;

(c) waterfront and marine industry land uses contribute to the local and regional economies and provide for the establishment of advanced industrial technologies;

(d) development responds to the environmental constraints of coastal areas and waterways as well as land constraints such as topography and flooding;

(e) the zone is protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of premises for marine industry uses;

(f) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive uses; and

(g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.11.3 Assessment benchmarks

Table 6.2.11.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Industrial uses			
PO1	The waterfront and marine industry zone is predominantly used for marine industry uses, including ship and boat building, marine equipment manufacturing, marine and maritime service providers, marine vessel refitting and marine vessel maintenance operations.	**AO1**	No acceptable outcome provided.
PO2	Other industry activities may be established in the zone where they require access to a navigable waterway or provide support or complementary services to marine industry uses.	**AO2**	No acceptable outcome provided.
Non-industrial uses			
PO3	Development provides for limited non-marine industry uses including caretaker's accommodation, car parks, emergency services, food and drink outlets, landings, parks, service stations, telecommunications facilities, and utility installations where these uses are ancillary to and directly support the ongoing viability and operation of marine industry uses.	**AO3**	No acceptable outcome provided.
Provision of marine services and repair infrastructure			
PO4	The first stage of development in the waterfront and marine industry zone incorporates a single integrated area for marine services and repair infrastructure for use by all existing and future operators located in the zone, comprising of:- (a) a canal basin adjacent to the Mary River; (b) a boat ramp into the canal basin; (c) a straddle lift for vessels up to 30m in length; (d) hardstand area (with a minimum area of approximately 2 hectares); (e) equipment for the removal, treatment and disposal of sewage and other solid and liquid waste from vessels, including bilge water; (f) equipment for the removal and storage of fuel from vessels; (g) a vessel wash down facility designed and constructed to industry best practice standards; and (h) a location for an enclosed pressure sand blasting and painting facility.	**AO4**	No acceptable outcome provided.
General			
PO5	Development has a built form that meets the functional needs of marine industry uses and is also sympathetic to the non-urban character and amenity of the surrounding area.	**AO5**	Development has a maximum building height above ground level of:- (a) 20.0m for buildings and structures used for the manufacturing, servicing or repair of vessels; and (b) 12.5m for all other buildings and structures.

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Performance outcomes		Acceptable outcomes	
PO6	Development in the Waterfront and marine industry zone incorporates high quality urban design and landscaping to create an attractive, functional and legible waterfront industry precinct.	**AO6**	No acceptable outcome provided.
PO7	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[19] and minimises the consumption of energy and water.	**AO7**	No acceptable outcome provided.
PO8	Development mitigates any adverse impacts on adjoining areas of environmental significance, including rivers, creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO8**	No acceptable outcome provided.
PO9	Development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	**AO9**	No acceptable outcome provided.
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO10**	No acceptable outcome provided.

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[19] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

6.2.12 Sport and recreation zone code

6.2.12.1 Application

This code applies to assessable development:-

(a) within the Sport and recreation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Sport and recreation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.12.2 Purpose

(1) The purpose of the Sport and recreation zone is to provide for:-

(a) a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and

(b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

(2) The purpose of the Sport and recreation zone code will be achieved through the following overall outcomes:-

(a) development in the zone provides for a range of recreation activities that meet the active sport and recreational needs of residents and visitors, including indoor sport and recreation, outdoor sport and recreation and park uses. It includes built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management, where required to meet community needs;

(b) ancillary uses and facilities that are provided where they support the ongoing safe, comfortable and efficient operation of the predominant recreation activities;

(c) development maintains a high level of amenity and mitigates adverse impacts on existing and planned development in the locality;

(d) existing and planned recreation activities are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of premises for sport and recreation purposes;

(e) development provides for infrastructure and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone; and

(f) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

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6.2.12.3 Assessment benchmarks

Table 6.2.12.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Function			
PO1	Development in the zone predominantly accommodates formalised recreation activities that support organised team and	**AO1**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	individual sports and recreational pursuits including sporting fields, golf courses, outdoor courts, indoor sport centres, public swimming pools, equestrian facilities, and active leisure facilities such as water parks.		
PO2	Ancillary uses and facilities that support the predominant recreation activities including caretaker's accommodation, clubs, community uses, function facilities, amenities blocks, kiosks, shelters, spectator stands, picnic tables, and lighting infrastructure may be established in the zone where they support the ongoing safe, comfortable and efficient operation of recreation activities.	**AO2**	No acceptable outcome provided.
PO3	Premises may be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing facilities and do not unduly impact on the amenity and character of the surrounding area.	**AO3**	No acceptable outcome provided.
General			
PO4	The co-location and multiple use of sport and recreation fields and facilities by complementary recreation activities is encouraged.	**AO4**	No acceptable outcome provided.
PO5	Areas used for recreation activities complement and, where possible, are connected to other parts of the broader regional open space network including land included in the Open space zone and the Environmental management and conservation zone.	**AO5**	No acceptable outcome provided.
PO6	Development in the zone provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality.	**AO6**	No acceptable outcome provided.
PO7	The scale, intensity and built form of development is compatible with the intended scale and character of the streetscape and surrounding area.	**AO7**	No acceptable outcome provided.
PO8	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO8**	No acceptable outcome provided.
PO9	Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas.	**AO9**	No acceptable outcome provided.
PO10	Development provides for infrastructure and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone.	**AO10**	No acceptable outcome provided.

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6.2.13 Open space zone code

6.2.13.1 Application

This code applies to assessable development:-

(a) within the Open space zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Open space zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.13.2 Purpose

(1) The purpose of the open space zone is to provide for:-

(a) local, district and regional parks for the use of residents and visitors; and

(b) facilities and infrastructure that support, and are required by, users of the parks.

(2) The purpose of the Open space zone code will be achieved through the following overall outcomes:-

(a) development predominantly provides for the informal active recreational needs of residents and visitors where built form is not essential to the enjoyment of the space;

(b) open space is safe and accessible to the general public for a range of outdoor activities;

(c) where required to meet community needs, development may include shelters, amenity facilities, picnic tables, playgrounds and infrastructure to support safe access and essential management;

(d) open space is protected from the intrusion of incompatible uses;

(e) the use of open space areas does not affect the amenity of adjacent areas, particularly residential areas;

(f) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

(g) the zone may also accommodate open space required for environmental protection, foreshore management, drainage or amenity purposes.

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6.2.13.3 Assessment benchmarks

Table 6.2.13.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Function			
PO1	Development in the Open space zone predominantly provides for parks and other small-scale and low intensity recreation activities that primarily cater for the informal active recreational needs of residents and visitors.	**PO1**	No acceptable outcome provided.
PO2	Limited other uses, including food and drink outlets (such as kiosks) and community	**AO2**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	uses, which are ancillary to and support the use and enjoyment of open space may also be established in the zone.		
PO3	Open space may be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing open space facilities and do not unduly impact on the amenity and character of the surrounding area.	**AO3**	No acceptable outcome provided.
General			
PO4	Development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.	**AO4**	No acceptable outcome provided.
PO5	Development in the zone provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality.	**AO5**	No acceptable outcome provided.
PO6	Development avoids or mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO6**	No acceptable outcome provided.
PO7	Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to open space areas.	**AO7**	No acceptable outcome provided.
PO8	Development provides for infrastructure and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone.	**AO8**	No acceptable outcome provided.
PO9	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO9**	No acceptable outcome provided.

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6.2.14 Environmental management and conservation zone code

6.2.14.1 Application

This code applies to assessable development:-

(a) within the Environmental management and conservation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Environmental management and conservation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.14.2 Purpose

(1) The purpose of the environmental management and conservation zone is to provide for the protection and maintenance of areas that support one or more of the following:-

(a) biological diversity;

(b) ecological integrity;

(c) naturally occurring landforms;

(d) coastal processes.

(2) The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes:-

(a) areas identified as having significant natural environmental values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural significance are:-

(i) protected for their importance in contributing to ecological sustainability; and

(ii) appropriately managed to the general exclusion of most forms of development;

(b) development is of a low-intensity and is designed and sited to ensure that it does not impact on the environmental values of the site;

(c) activities that do not compromise the values of the area, such as ecotourism and outdoor recreation, are facilitated where a demonstrated community need exists;

(d) low intensity development, providing for appreciation of the significant values of the area, may be facilitated where a demonstrated community need exists and such development is consistent with the management intent or plan for the area;

(e) development maintains the scenic values and landscape character of the zone, particularly prominent ridgelines, escarpments, significant landmarks, and coastal views and vistas;

(f) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

(g) development preserves, protects and rehabilitates land to maintain biodiversity, ecological processes, water quality, landscape character, scenic amenity, cultural heritage significance and community wellbeing.

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6.2.14.3 Assessment benchmarks

Table 6.2.14.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Function			
PO1	Development is predominantly limited to existing uses or new uses of a low-intensity (including single dwelling houses) and does not impact on the environmental values of the site.	**AO1**	No acceptable outcome provided.
PO2	Parks and associated facilities may be established in the zone where such development:- (a) supports environmental values and provides opportunities for appreciation or study of those values; (b) promotes nature-based tourism activities and other low intensity, low key activities that are compatible with and have a direct connection with the environmental values; and (c) provides opportunities for recreational pursuits that have a direct connection with the environmental values of the land.	**AO2**	No acceptable outcome provided.
PO3	Low impact utility installations may be provided where such activities are located, designed and operated to avoid significant impacts on ecological systems and processes.	**AO3**	No acceptable outcome provided.
General			
PO4	Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone. Such infrastructure and services are designed and operated to maintain public safety and environmental health.	**AO4**	No acceptable outcome provided.
PO5	Natural features such as creeks, gullies, waterways, wetlands, flora and fauna communities, habitats, vegetation and bushland are protected and buffered from activities in the zone and adjoining land uses.	**AO5**	No acceptable outcome provided.

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6.2.15 Community facilities zone code[20]

6.2.15.1 Application

This code applies to assessable development:-

(a) within the Community facilities zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Community facilities zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.15.2 Purpose

(1) The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:-

(a) educational establishments; and

(b) hospitals; and

(c) transport and telecommunication networks; and

(d) utility installations.

(2) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:-

(a) a range of activities are provided including; community activities, recreation activities and other activities at varying degrees of scale and intensity, whether under public or private ownership, which meet the social, educational, spiritual, cultural or health needs of the Fraser Coast's existing and future communities;

(b) development provides for the effective operation of, and public accessibility to, community related activities. These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature;

(c) development in the zone caters primarily for specified uses, facilities and works which include:-

(i) land used, owned or operated by Federal, State or local government for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, public hospitals, utility installations and transport networks;

(ii) uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation; or

(iii) private community services and facilities including educational establishments, places of worship, private hospitals and community uses;

(d) a limited range of allied and compatible uses are provided to fulfil ancillary functions required for community facilities land to function effectively;

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[20] Editor's note—Community facilities zone annotations are identified on the zone maps in **Schedule 2 (Mapping)** and are further described in **Schedule 1 (Definitions)**. Community facilities zone annotations describe the preferred land use and development intent for premises to which the annotation applies.

(e) development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development;

(f) development provides for infrastructure and services that are commensurate with its location and setting and the nature and scale of development that is intended to occur on the site; and

(g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.15.3 Assessment benchmarks

Table 6.2.15.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Function			
PO1	Development in the zone provides the role and function intended for the particular Community facility zone annotations outlined in **Schedule 1 (Definitions)**.	**AO1**	No acceptable outcome provided.
PO2	A limited range of allied and compatible uses are provided to fulfil ancillary functions required for community facilities land to function effectively.	**AO2**	No acceptable outcome provided.
General			
PO3	Community facilities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public.	**AO3**	No acceptable outcome provided.
PO4	Development accommodates the specific operational, functional and locational needs of the particular use, whilst being of scale, appearance and intensity that is compatible with intended development in the surrounding area.	**AO4**	No acceptable outcome provided.
PO5	Existing and planned community facilities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing community facilities or prejudice appropriate new activities.	**AO5**	No acceptable outcome provided.
PO6	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[21] and minimises the use of water and energy.	**AO6**	No acceptable outcome provided.
PO7	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO7**	No acceptable outcome provided.
PO8	Development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the site.	**AO8**	No acceptable outcome provided.
PO9	Development is provided with a level of infrastructure and essential services that is	**AO9**	No acceptable outcome provided.

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[21] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	commensurate with the location, nature, scale and intensity of the use.		
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO10**	No acceptable outcome provided.

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6.2.16 Emerging community zone code

6.2.16.1 Application

This code applies to assessable development:-

(a) within the Emerging community zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Emerging community zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.16.2 Purpose

(1) The purpose of the emerging community zone is to:-

(a) identify land that is intended for an urban purpose in the future; and

(b) protect land that is identified for an urban purpose in the future from incompatible uses; and

(c) provide for the timely conversion of non-urban land to land for urban purposes.

(2) The purpose of the Emerging communities zone code will be achieved through the following overall outcomes:-

(a) development for urban purposes is undertaken in accordance with a plan of development that appropriately addresses the matters identified in the performance outcomes of this code, and which is implemented via a preliminary approval pursuant to a variation request under section 50 of the Act and where applicable, development is in accordance with any local area planning undertaken by the Council, as specified in a local plan code[22];

(b) interim land uses and other development is limited in order to ensure that the future potential of land to be used for well-planned urban purposes is not compromised;

(c) development that is likely to compromise appropriate longer term land uses is prevented or discouraged;

(d) development ensures that land that is converted to urban purposes is developed in an efficient, coordinated and sustainable manner to facilitate the creation of safe, healthy and sustainable new urban communities that:

(i) compromise interconnected residential neighbourhoods;

(ii) are effectively integrated with existing communities; and

(iii) are provided with necessary supporting services, facilities, infrastructure and open space;

(e) development and infrastructure provision in the zone occurs in a logical, orderly and efficient manner and is appropriately integrated with, and connected to, the surrounding urban fabric;

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[22] Editor's note—not all land included in the Emerging community zone has been subject to local area planning undertaken by the Council. In these cases, development proponents will need to undertake their own structure/master planning exercises to formulate a plan of development that demonstrates compliance with the outcomes for the Emerging community zone code.

(f) development in the zone sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements;

(g) development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

(h) development in **Precinct EC1 (Hervey Bay entrance)** sensitively responds to the precinct's location and setting at the gateway entrance to Hervey Bay's coastal urban area.

6.2.16.3 Assessment benchmarks

Table 6.2.16.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Function			
PO1	Prior to development for urban purposes:- (a) interim land uses and other development is predominantly limited to existing uses and low-impact rural and domestic uses, to ensure that the future potential of land to be used for urban purposes is not compromised; and (b) development avoids the sporadic or premature creation of additional lots.	**AO1**	No acceptable outcome provided.
PO2	Unless otherwise specified in a local plan code, development provides for a low-rise building form that is compatible with the character of the surrounding area, with a maximum building height of:- (a) 8.5m above ground level; or (b) 10.0m above ground level where located on slopes exceeding 15%.	**AO2**	No acceptable outcome provided.
PO3	Unless otherwise specified in a Local Plan code:- (a) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas; (b) development sensitively responds to the physical constraints of the land and mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management; (c) the scale, density and layout of development facilitates an orderly and efficient land use pattern that:- (i) is well connected to other parts of the urban fabric and planned future development; (ii) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community	**AO3**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	services and educational opportunities; (iii) encourages public transport accessibility and use; and (iv) maximises the efficient extension and safe operation of infrastructure; (d) development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate and minimises the use of water and energy; and (e) conflicts with the existing or potential productive use of adjoining or nearby rural lands are avoided or appropriately managed.		
PO4	New development is effectively integrated with existing development by connecting and extending movement and open space networks, making provision for future linkages and enhancing linkages between disconnected areas.	**AO4**	No acceptable outcome provided.
PO5	Unless otherwise specified in a Local plan code, development provides for:- (a) a mix of land uses and housing types to meet the needs of the community; (b) a sense of character and community inclusion; and (c) a high level of residential amenity, personal health and safety and protection for property.	**AO5**	No acceptable outcome provided.
PO6	Development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas.	**AO6**	No acceptable outcome provided.
PO7	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO7**	No acceptable outcome provided.
PO8	Development:- (a) occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development; and (b) is provided with the full range of urban services, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure.	**AO8**	No acceptable outcome provided.
Development in Precinct EC1 (Hervey Bay entrance)			
PO9	Development in **Precinct EC1 (Hervey Bay entrance)** provides for:- (a) a development footprint that does not visually dominate the precinct's location and setting at the gateway entrance to Hervey Bay's coastal urban area; (b) an acoustic and scenic amenity buffer along Maryborough-Hervey Bay Road	**AO9**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	to mitigate potential adverse amenity impacts to sensitive land uses and enhance the gateway entry experience to Hervey Bay from the south; (c) vegetation buffering to Maryborough-Hervey Bay Road to be maintained and, where practicable, enhanced so as to screen and soften the development footprint as viewed from this transport corridor; (d) a lower intensity and scale of development in the vicinity of the Ghost Hill ridgeline to protect the scenic amenity and landscape values of this feature; and (e) an open space and recreational corridor linkage along the Ghost Hill ridgeline.		
PO10	The enhancement of, and connections to, the proposed rail trail pedestrian and cyclist link forming the eastern boundary of the precinct are provided.	**AO10**	No acceptable outcome provided.
PO11	No direct access is provided to Maryborough-Hervey Bay Road.	**AO11**	No acceptable outcome provided.
PO12	Land required for the future upgrading of Maryborough-Hervey Bay Road is identified and set aside from development.	**AO12**	No acceptable outcome provided.

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6.2.17 Limited development zone code

6.2.17.1 Application

This code applies to assessable development:-

(a) within the Limited development zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Limited development zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.17.2 Purpose

(1) The purpose of the limited development zone is to identify land that is significantly affected by one or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography.

(a)

(2) To assist in achieving this purpose, the following zone precincts have been identified for the Limited development zone**:**

(a) **Precinct LD1 (Intolerable flood risk)** includes areas at intolerable risk of extreme flooding in terms of velocity and/ or depth, that poses severe restrictions on the ability of the land to be developed for urban purposes.

(b) **Precinct LD2 (Airport impacts)** includes areas that comprise public safety areas for airports or are affected by the ANEF such that they are considered to have potential adverse public health and safety impacts or unacceptable impacts on amenity.

(c) **Precinct LD3 (Emissions buffer)** includes areas where odour, noise or other emissions from a waste water treatment plant, waste management facility or industry activity are likely to have significant adverse impacts on public health and safety or unacceptable impacts on amenity.

(3) The purpose of the Limited development zone code will be achieved through the following overall outcomes:-

(a) development is predominantly limited to existing uses;
(b)
new uses within the zone are of a low intensity, predominantly non-urban or of a rural nature that is commensurate to the constraints associated with the site;

(c) development ensures that no additional lots are created in the zone, unless the subdivision is for the purposes of accommodating any of the following uses:-
  (i) emergency services;
  (ii) water cycle management infrastructure;
  (iii) a telecommunications facility; or
  (iv) electricity infrastructure.

(d) development is designed and sited to reduce the potential risks to people and property from the known constraints associated with the site; and

(e) to maintain the low intensity character of the zone, development has a low-rise built form with a maximum building height of:-
  (i) 8.5m above ground level; or
  (ii) 10.0m above ground level where located on slopes exceeding 15%.

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(f) Development incorporates a high level of residential amenity, personal health and safety and protection for property.

(g) Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate23 and minimises the consumption of energy and water.

(h) Development avoids or mitigates any adverse impacts on areas of environmental or ecological significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through sensitive location, design, operation and management.

(i) Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone.

(j) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

(k) development in Precinct LD1 (Intolerable flood risk):
- (i) mitigates the risk to people and property to an acceptable or tolerable level.
- (ii) provides for a use listed as a consistent use in column 1 of Table xxx (Consistent uses and potentially consistent uses in the Limited development to occur in the Limited development zone precinct LD1 (Intolerable flood risk); and
- (iii) provides for a use listed as a potentially consistent use in column 2 of Table 6.2.18.2.1 to occur in the Limited development zone precinct LD1 (Intolerable flood risk) only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note- A fit- for – purpose risk assessment, prepared in accordance with national best practice, must be undertaken to demonstrate an acceptable or tolerable level of risk for personal safety and property.

Editor's note-The *State Planning Policy - state interest guidance material – Natural hazards, risk and resilience – Flood* provides guidance on principles for preparing a flood risk assessment and definitions of terms.

(l) development in Precinct LD2 (Airport impacts):
- (iv) does not increase the risk to public safety within the public safety area or occur in a location affected by the ANEF such that there is unacceptable adverse impacts on amenity from aircraft noise.
- (v) provides for a use listed as a consistent use in column 1 of Table xxx (Consistent uses and potentially consistent uses in the Limited development to occur in the Limited development zone precinct LD2 (Airport impacts); and
- (vi) provides for a use listed as a potentially consistent use in column 2 of Table 6.2.18.2.1 to occur in the Limited development zone precinct LD2 (Airport impacts) only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

(m) development in Precinct LD3 (Emissions buffer):-
- (i) does not compromise the ability of the land use producing the emissions to function safely and effectively; and/ or
- (ii) does not create or expose health and safety risks or unacceptable impacts on amenity for the encroaching development;

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[23] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

(iii) provides for a use listed as a consistent use in column 1 of Table xxx (Consistent uses and potentially consistent uses in the Limited development to occur in the Limited development zone precinct LD3 (Emissions buffer); and

(iv) provides for a use listed as a potentially consistent use in column 2 of Table 6.2.18.2.1 to occur in the Limited development zone precinct LD3 (Emissions buffer) only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in Table XXX, xxx, xxx is an inconsistent use and is not intended to occur in the Limited development zone.

Table XXX Consistent uses and potentially consistent uses in the Limited development zone Precinct LD1 (Intolerable flood risk)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Home based business	Nature based tourism (Self contained recreational vehicle ground)
Community use if located on Council owned or controlled land and undertaken by or on behalf of Council	Emergency service
Park	Utility installation (local utility)
Animal husbandry	
Cropping	
Permanent plantation	
Wholesale nursery	

Table XXX Consistent uses and potentially consistent uses in the Limited development zone Precinct LD2 (Airport impacts)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Home based business	Emergency service
Community use if located on Council owned or controlled land and undertaken by or on behalf of Council	Substation
Park	Utility installation (local utility)
Animal husbandry	
Cropping	
Permanent plantation	
Wholesale nursery	

Table XXX Consistent uses and potentially consistent uses in the Limited development zone Precinct LD3 (Emissions buffer)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Home based business	Caretakers residence
Community use if located on Council owned or controlled land and undertaken by or on behalf of Council	Dwelling house
Park	Nature based tourism (Self contained recreational vehicle ground)
Animal husbandry	Emergency service
Cropping	Substation
Permanent plantation	Utility installation (local utility)
Wholesale nursery	

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Part 6

6.2.18 Mixed use zone code

6.2.18.1 Application

This code applies to assessable development:-

(a) within the Mixed use zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Mixed use zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.18.2 Purpose

(1) The purpose of the mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.

(2) The purpose of the Mixed use zone code will be achieved through the following overall outcomes:-

(a) development provides for an appropriate mix of uses that take advantage of their proximity to, and support the ongoing operation of major activity hubs associated with Urangan Harbour and Hervey Bay Airport, unique focal points in Maryborough and integrated resorts established on Fraser Island;

(b) development is compatible with the intent of the precinct in which it is located;

(c) the range, scale, and intensity of business uses in the zone does not compromise the role and function of the Pialba and Maryborough principal activity centres[25] as the primary regional hubs for business activities in the Fraser Coast region;

(d) the scale, character and built form of development contributes to a high standard of amenity in keeping with the intended role and function of the particular precinct;

(e) where relevant, new development complements and preserves existing heritage and character;

(f) development is designed to maximise energy efficiency, water conservation and public/active transport use;

(g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure;

(h) development in **Precinct MU1 (Urangan Harbour)** promotes the establishment of a vibrant and active mixed-use harbour-side precinct that accommodates a range of residential tourism, recreation, business, community and industry uses consistent with the Urangan Harbour Master Plan and associated Planning Scheme Policy for the Urangan Harbour Master Plan in Schedule 6;

(i) in addition to providing support services to the aviation sector and Hervey Bay Airport, development in **Precinct MU2 (Hervey Bay Airport Business and**

[25] Note - Principal Activity Centres are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-
(A) contain the largest and most diverse concentration of urban activities;
(B) have high population densities; and
(C) are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities;

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Industry Park) accommodates a range of complementary business, industry and limited residential uses that contribute to the establishment of a self-contained employment hub;

(j) development in **Precinct MU3 (Carriers Arms Hotel)** contributes to and enhances the established hotel, motel and conference facilities located in the precinct and caters for a range of residential, business and entertainment uses;

(k) development in **Precinct MU4 (Dominion Flour Mill)** contributes to the establishment of a vibrant and active mixed –use precinct that accommodates a range of residential, tourism, recreation, business, community and industry uses;

(l) development in **Precinct MU5 (Fraser Island Resorts)** contributes to and enhances the established integrated resorts located in this precinct that accommodate a range of residential, tourism, recreation, business, community and industry uses; and

(m) development in Precinct MU6 (Maryborough Residential Airpark) provides for an alternative lifestyle choice that is tailored to aviation enthusiasts who own and operate private aircrafts as a dominant mode of transport. This precinct supports residential uses with associated air services such as hangers with direct access to the Maryborough airport runways.

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6.2.18.3 Assessment benchmarks

Table 6.2.18.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
General uses			
PO1	Emergency services, telecommunications facilities and utility installations are established in the zone where appropriately designed and located to assist in maintaining public health, contribute to the comfort and safety of employees, residents and visitors, and integrate with the built form and character of the precinct.	**AO1**	No acceptable outcome provided.
PO2	Development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety in a mixed use setting, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial premises and sensitive uses.	**AO2**	No acceptable outcome provided.
General			
PO3	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[26] and minimises the consumption of energy and water.	**AO3**	No acceptable outcome provided.
PO4	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO4**	No acceptable outcome provided.
PO5	Industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network.	**AO5**	No acceptable outcome provided.
PO6	Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement	**AO6**	No acceptable outcome provided.

[26] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	networks that maximise connectivity, permeability and ease of movement within and to the zone.		
PO7	Development is provided with the full range of urban services, where available, to support industry, employment and community needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	**AO7**	No acceptable outcome provided.
PO8	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO8**	No acceptable outcome provided.
Development in Precinct MU1 (Urangan Harbour)			
PO9	Development in Precinct MU1 (Urangan Harbour) is consistent with the outcomes sought in **Figure 6.2.18A Urangan Harbour Master Plan**, **Schedule 2 – Mixed Use Zone Precinct 1 Sub-precinct Zone Map** and **Table 6.2.18.3.2 Urangan Harbour Master Plan Sub-Precinct Design and Land Use Intent.**	**AO9**	No acceptable outcome provided.
PO10	Development in Precinct MU1 (Urangan harbour) is consistent with the maximum building heights identified on **Figure 6.2.18B Urangan Harbour Master Plan Building Heights**.[27]	**AO10**	No acceptable outcome provided.
PO11	Buildings protruding the Obstacle Limitations Surface are to incorporate safety lighting and other markings to the building to the satisfaction of the Hervey Bay Airport and the Civil Aviation Safety Authority (CASA) to ensure that they are clearly visible for the purpose of the airport operations.	**AO11**	No acceptable outcome provided.
PO12	The form, type and arrangement of buildings, streets and public spaces support development and urban design outcomes which:- (a) create a compact and walkable community with key focal points; (b) create an active place characterised by a high quality public space and safe pedestrian areas which encourage community interaction; (c) provide built form which supports a mix of land uses that provide activity during the day and at night; (d) appropriately interfaces with existing residential development within and adjoining the Urangan Harbour Master Plan boundary and mitigates impacts from density or height by providing: i. visual buffers and setbacks or graduation in height; ii. appropriate access arrangements; and iii. complementary uses.	**AO12**	No acceptable outcome provided.

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[27] Editor's note— Where located within the 80 (20 storeys) building height designation, any proposal protruding the Obstacle Limitations Surface as outlined in the Airport and Aviation Facilities Overlay will need to obtain approval from the Hervey Bay Airport and the Civil Aviation Safety Authority (CASA) on the proposed building height and design. The development will need to comply with any requirements imposed by the Airport Manager and/or CASA to ensure operational and safety measures for the airport are maintained.

Performance outcomes		Acceptable outcomes	
	(e) all buildings address the street, reinforce streetscapes and integrate with the public spaces, with service areas and car parking located to the rear of buildings, in particular promoting building design which reinforces the Esplanade as the main boulevard and gateway into the Master Plan area; (f) enhance the relationship with the waterfront; (g) contribute to an articulated streetscape along key pedestrian and street connections; (h) conserve and enhance local site characteristics, settings, landmarks and views; (i) maximise views to Fraser Island and the Great Sandy Strait where ever possible; (j) provide a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance of public spaces and activated street frontages; (k) provide adequate visual and noise amenity; and (l) ensure sites have sufficient dimensions to accommodate buildings, landscaping, parking, access and circulation areas.		
PO13	Development supports sustainable outcomes where:- (a) landscaping and building design are of a high standard, providing adequate safety, privacy, comfort and responsiveness to the sub-tropical climate and coastal hazards; (b) development has regard to environmental values; (c) ecosystems and natural physical processes are maintained and incorporated as features within the Master Plan area; and (d) the visual amenity of the locality and streetscape is enhanced.	**AO13**	No acceptable outcome provided.
PO14	Development delivers a well-designed street and movement network which:- (a) creates an attractive and appealing place for residents, workers and visitors, with a street pattern that facilitates safe and efficient movement of private vehicles, buses, cyclists and pedestrians. Development: i. is permeable, legible and connected to surrounding areas; ii. connects to and takes into consideration impacts to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic; iii. provides a safe and pleasant movement network for pedestrians, cyclists and vehicles that has a clear structure and maximises	**AO14**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	walking, cycling and public transport effectiveness; iv. provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping; and v. supports improvements to pedestrian and cycle connections within the Master Plan area which link to the broader network and support movement to key destinations such as shops, parks and community facilities both internal and external to the Master Plan area; (b) promotes physical and visual connectivity through the Master Plan area; (c) has regard to location and design of passenger and vehicle parking requirements, including overnight and worker spaces and car queuing requirements which seek to minimise conflicts between different users of the Urangan Harbour; (d) establishes a waterfront promenade and boardwalk which contributes to the various public spaces, has an appropriate interface with adjoining development and enhances the public's access and enjoyment of the marina and the broader Urangan Harbour; (e) delivers specific road, pedestrian and cycle connections detailed in the sub-precinct outcomes and as shown in **Figure 6.2.18.A Urangan Harbour Master Plan**; (f) ensures car parking areas are appropriately designed, not visually dominant and do not detract from the building's relationship with the street; (g) upgrades of existing footpaths along the Esplanade to be a high quality shared path suitable for both pedestrian and cyclist movement; and (h) provides end of trip facilities for pedestrians and cyclists.		
PO15	The design, siting and layout of development has regard to the environment and:- (a) seeks to first avoid, then minimise and mitigate impacts arising from development within the Master Plan area to sensitive ecological values or Matters of State Environmental Significance; (b) utilises planting strategies which are site responsive and reflect the subtropical nature of the Fraser Coast and retaining existing vegetation where practical; (c) maintains and improves water quality and the functioning and characteristics of the existing hydrological network (including surface and groundwater interactions) and addresses overland flow paths.	**AO15**	No acceptable outcome provided.
PO16	Development delivers parks and public spaces which:-	**AO16**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	(a) protects the recreational function of the open space areas; (b) provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions; (c) contribute to the achievement of an integrated, high quality open space network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors; (d) provide opportunities for the community to engage with the coastal habitats of Hervey Bay and the Great Sandy Strait through new and improved areas of waterfront public open space; (e) are accessible for all users; (f) the waterfront promenade and boardwalk is designed to contribute to the open space and provide opportunities for the public to access and enjoy the waterfront; (g) are landscaped to assist in creating neighbourhood identity and way finding and link park areas in the Master Plan area through vegetated corridors; (h) are designed and embellished to suit their anticipated use; (i) incorporate appropriate erosion and sediment control techniques; and (j) may act as buffers between residential development and incompatible uses.		
PO17	Development employs a risk management approach and will:- (a) be sited, designed and constructed to be sympathetic to the natural limitations of the site; (b) be designed to not impact on operational and safety requirements of the Hervey Bay Airport where a building may be in close proximity to or protrude the Obstacle Limitations Surface (OLS). (c) mitigate impacts from erosion prone areas; (d) mitigate impacts from contaminated land; (e) minimise soil erosion and siltation during construction; (f) ensure that people and property are safe from potential hazards including acid sulfate soils, coastal hazards and flooding through assessment of risk and avoiding or mitigating adverse impacts; (g) have regard to the projected impacts of a variable climate; (h) have regard to maritime uses within the Master Plan area; and (i) ensure stormwater runoff is adequately managed throughout the Master Plan area.	**AO17**	No acceptable outcome provided.
PO18	Development will protect existing or planned trunk infrastructure and ensure infrastructure and services are:-	**AO18**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	(a) provided in a timely, orderly, integrated and coordinated manner to support urban uses and works; (b) available or capable of being made available (including key infrastructure such as roads, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications); and (c) located and designed to maximise efficiency and ease of maintenance.		
Development in Precinct MU2 (Hervey Bay Airport Business and Industry Park)			
PO19	Development in **Precinct MU2 (Hervey Bay Airport Business and Industry Park)** provides for the following:- (a) the provision of support services to the aviation sector and the Hervey Bay Airport, as well as accommodating a range of complementary business, industry and limited residential uses that contribute to the establishment of a self-contained employment hub, including:- (i) residential activities – caretaker's accommodation, hostel, short-term accommodation; (ii) business activities – food and drink outlets, offices, small-scale shops, showrooms and veterinary services; and (iii) industry activities – low impact industry, marine industry, medium impact industry, research and technology industry, service industry and warehouses; (b) a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area, with a maximum building height of 10.0m above ground level; and (c) avoidance of adverse impacts on the safe and continued functioning of the Hervey Bay Airport.	**AO19**	No acceptable outcome provided.
Development in Precinct MU3 (Carriers Arms Hotel)			
PO20	Development in **Precinct MU3 (Carriers Arms Hotel)** provides for the following:- (a) uses and activities contribute to and enhance the established hotel, motel and conference facilities in the precinct including:- (i) residential activities – caretaker's accommodation, dwelling unit, multiple dwelling and short-term accommodation; (ii) business activities – food and drink outlet, offices and shops; and (iii) entertainment activities – function facilities, hotels and tourist attractions; and (b) buildings and structures contribute to the establishment of a consolidated and compact precinct, with a maximum building height of 11.0m above ground level.	**AO20**	No acceptable outcome provided.
Development in Precinct MU4 (Dominion Flour Mill)			

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Performance outcomes		Acceptable outcomes	
PO21	Development in **Precinct MU4 (Dominion Flour Mill)** provides for the following:- (a) uses and activities contribute to the establishment of a vibrant and active mixed-use precinct that accommodates a range of residential, tourism, recreation, business, community, and industry uses including:- (i) residential activities – caretaker's accommodation, dwelling unit, home based business, multiple dwelling and short-term accommodation; (ii) business activities – food and drink outlet, markets, offices, sales office and shops; (iii) entertainment activities – clubs, function facilities, hotels, theatres (other than a cinema) and tourist attractions; (iv) industry activities – low impact industry and service industry; (v) community activities – child care centres and community uses; and (vi) recreation activities – indoor sport and recreation and parks; (b) reuse of the Dominion Flour Mill buildings is highly encouraged to promote opportunity for urban renewal of the precinct to reflect and respect an area important to Maryborough's industrial history; (c) design of new buildings and structures is respectful of the heritage listed features located within and adjacent to the precinct; (d) buildings and structures are designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development, with a maximum building height of 15.0m above ground level; and (e) a high level of amenity, safety and design quality is provided and development is set amongst attractive landscaped grounds.	**AO21**	No acceptable outcome provided.
Development in Precinct MU5 (Fraser Island resorts)			
PO22	Development in **Precinct MU5 (Fraser Island Resorts**) provides for the following:- (a) uses and activities contribute to and enhance the established integrated resorts that accommodate a range of residential, tourism, recreation, business, community, and industry uses including:- (i) residential activities – caretaker's accommodation, dwelling unit, resort complex and short-term accommodation; (ii) business activities – food and drink outlet, offices, sales office and shops; (iii) entertainment activities – clubs, function facilities, hotels, theatres (other than a cinema) and tourist attractions;	**AO22**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	(iv) industry activities – low impact industry, transport depot and service industry necessary to service the resident and visitor population; (v) community activities – health care services and community uses; and (vi) recreation activities – indoor sport and recreation and parks; (b) design of new buildings and structures is respectful of the Fraser Island environmental character that is predominant throughout the Island's communities; (c) buildings and structures are designed and located to be respectful of the environmental and cultural values of the Island and are sympathetic to the existing scale and character of surrounding development, with a maximum building height of 11.0m above ground level; and (d) a high level of amenity, safety and design quality is provide and maintained and development is set amongst attractive native landscaped grounds with retention of native vegetation wherever possible.		
Development in Precinct MU6 (Maryborough Residential Airpark)			
PO23	Development in **Precinct MU6 (Maryborough Residential Airpark)** provides for the following:- (a) the provision of residential development including air services (i.e. hangers) whether attached or separate to the dwelling houses, that seek access to the Maryborough Airport runways; (b) Subdivision of land for the Maryborough residential airpark is to be in the form of a Community Management Title only; (c) a predominantly low-rise built form that is sympathetic to the scale and character of the neighbouring residential area, with a maximum building height of 8.5m above ground level; and (d) avoidance of adverse impacts on the safe and continued functioning of the Maryborough Airport.	**AO23**	No acceptable outcome provided.

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Figure 6.2.18A Urangan Harbour Master Plan

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Figure 6.2.18B Urangan Harbour Master Plan Building Heights

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Table 6.2.18.3.2 Urangan Harbour Master Plan Sub-Precinct Design and Land Use Intent

Column 1 Sub-precinct	Column 2 Design and Land Use Outcomes
Sub-precinct 1 High Density Residential	- Promote high density residential development that will cater for both long and short term accommodation with boutique and resort style commercial uses, restaurants and bars at the ground level fronting the Esplanade. - Promote a strong linkage with the Urangan Harbour and create an interactive boulevard along the Esplanade to create an engaging and pedestrian friendly locality.
Sub-precinct 2 SOHO Opportunity	- SOHO refers to small office / home office where certain types of uses occur in residential areas adjacent to a key urban development area, employment node, retail precinct or tourism node. - This sub-precinct has been identified as a suitable SOHO opportunity locality that could support the commercial, retail, tourism and short term accommodation uses being promoted within the Urangan Harbour Master Plan sub-precincts. - The types of complementary SOHO opportunities could include beauty services, tour booking office, professional services, boutique dentist and medical services and small café/barista. - The intent of this sub-precinct is to maintain the dominant residential amenity within the locality, whilst encouraging small bespoke commercial enterprises on sites where fronting the Esplanade or Miller Street. - The residential use types encouraged in the sub-precinct include dwelling houses, multiple dwellings and retirement living.
Sub-precinct 3 Mixed Use Development	- Promote a range of uses that are complementary to the Urangan Harbour marina and tourism activities. - The types of uses encouraged within this sub-precinct includes short and long term accommodation, backpackers, retail, small scale commercial uses and function facilities. - The Mixed Use Development sub-precinct is also located on key entry sites into the Urangan Harbour from the Esplanade therefore the built form and landscaping is to be of a high standard to create an attractive entry statement. - The Mixed Use Development sub-precincts intent is to encourage high quality accommodation uses with supporting retail, hospitality and commercial activities that create a sense of place upon arrival into the Urangan Harbour area and support the marina.
Sub-precinct 4 Community and Club Facilities	- Accommodate marine based public services such as volunteer Marine Rescue, Coastguard, Police/Customs/Border Protection, sailing clubs and training facilities. - The intent of this sub-precinct is to co-locate similar public service and community based organisations to share common facilities and training areas and create a focal point within the Urangan Harbour area for maritime public services.
Sub-precinct 5 Marine Facilities (Wet Marina)	- To continue providing recreational, commercial and live-on boat moorings and berths and dredge spoil disposal operations. - The commercial moorings and berths will accommodate a range of commercial activities including tourism, fishing, boat charter, barge and short-term berths. - Any expansion of the marina or relocation or construction of an additional seawall will avoid or mitigate impacts on areas of ecological significance including the values of the Great Sandy Marina Park and protected and endangered species and their habitat such as Dugong and Sea Turtles.

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Sub-precinct 6 Retail, Hospitality and Tourism	- Seeks to encourage a range of commercial, retail and tourism uses within the sub-precinct ranging from restaurants and cafes, clubs and licensed premises, take away and fish monger stores, convenience store, retail shopping, booking offices, marine tourism (i.e. aquarium) and function facilities. - The intent of this sub-precinct is to encourage commercial and tourism activities that complement the marina activities and the surrounding short-term accommodation uses whilst also providing an engaging tourism marina attraction for the Fraser Coast.
Sub-precinct 7 Marine Facilities (Dry Marina)	- Provide the operational and industrial services essential for a marina. This includes mechanical / electrical services, boat builders, sail makers and marine trimmers, travel lift, fuelling facilities, dry storage (boat yard, etc) and commercial fish receivables. These uses and services are essential for the daily operations and maintenance of the marina, moored boats and commercial vessels and will be accommodated collectively at the southern end of the marina to provide opportunity to share services, facilities and ease of access to the services for the boats.
Sub-precinct 8 Open Space and Recreation (Car Trailer Parking)	- To create passive recreational areas as well as sufficient car and trailer parking facilities with direct access to the recreational boat ramps proposed for this sub-precinct. - The open space areas will also provide amenities such as toilets and change facilities, pontoons, fish cleaning and wash down areas and there will also be bike and pedestrian networks linking the open space sub-precinct to other areas within the Urangan Harbour.
Sub-precinct 9 Open Space and Recreation	- To create passive recreational areas that provides beautiful green space settings throughout the Urangan Harbour, and also provide for views and vistas through the harbour out towards Fraser Island. - The open space areas will also provide amenities such as toilets and change facilities, playgrounds and BBQ facilities and there will also be bike and pedestrian networks linking the open space and recreation sub-precinct to other areas within the Urangan Harbour.
Sub-precinct 10 Key Recreation Areas A & B	- Key Recreation Area A is intended to be a “high profile park” that will provide for market and festival activities, beautifully landscaped parklands and also contribute to the Boat Harbour Drive entry statement into the Urangan Harbour. - Key Recreation Area B is intended to be a major recreational swimming area for surrounding residents and visitors staying within the Urangan Harbour precinct. Amenities and facilities will be provided for as well as a maintained park area for picnic and BBQ facilities. - These two key recreation areas will be linked to the Urangan Harbour by pedestrian and bicycle networks and a boardwalk extended from the “swimming area” to the marina.
Sub-precinct 11 Special Tourism Opportunities	- Identifies part of the existing dredge material disposal and rehandling facility as a potential resort and commercial opportunity providing a unique location and visitor experience with vistas of Fraser Island and the Great Sandy Strait. - Building design and height will need to demonstrate iconic characteristics and sustainability due to the location and view lines from sub-precincts 3, 6 and 9. - This Special Investigations sub-precinct will need to demonstrate that the characteristics of the site are suitable for development, particularly considering potential contamination of the dredge spoil and that the reclaimed land is structurally suitable for the development.

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	- The operational demands for the existing dredge material disposal and rehandling facility are to be maintained in accordance with the dredge management plan for the Urangan Harbour including the future planned expansion. If the dredge disposal facility is to be relocated, the new facility will: o meet the operational demands for future dredging operations; and o avoid or mitigate impacts on areas of ecological significance including the values of the Great Sandy Marine Park and protected and endangered species and their habitat such as Dugong and Sea Turtles; and o avoid or mitigate impacts on fisheries and commercial fishers.
Sub-precinct 12 Wet Marina Investigation Area	- Identifies a potential opportunity to extend the wet marina beyond the existing harbour wall to allow for fixed pontoon style moorings for short term visitation by larger vessels currently unable to navigate the Urangan Harbour. - This area will be subject to investigations into demand, design, climatic exposure, management, impacts on the environment and provision of services including sewerage pump out and vehicular access to this precinct. - Any expansion of the wet marina in this precinct will: o avoid or mitigate impacts on areas of ecological significance including the values of the Great Sandy Marine Park and protected and endangered species and their habitat such as Dugong and Sea Turtles. o avoid or mitigate impacts on fisheries and commercial fishers.

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Editor's note-the **Planning Scheme Policy for the Urangan Harbour Master Plan** provides guidance for satisfying certain outcomes of the Mixed Use Zone Code for development within Precinct MU1 (Urangan Harbour).

6.2.19 Rural zone code

6.2.19.1 Application

This code applies to assessable development:-

(a) within the Rural zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Rural zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.19.2 Purpose

(1) The purpose of the rural zone is to:-

(a) provide for rural uses and activities; and

(b) provide for other uses and activities that are compatible with:-

(i) existing and future rural uses and activities; and

(ii) the character and environmental features of the zone; and

(c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

(2) The purpose of the Rural zone code will be achieved through the following overall outcomes:-

(a) activities in rural areas are sustainably managed to protect, maintain, and enhance the character, visual amenity and ecological sustainability of the area;

(b) activities protect and manage significant natural features, resources, and processes, including the capacity for primary production;

(c) development provides for a broad range of rural uses, including animal husbandry, aquaculture, cropping, permanent plantations, intensive horticulture, roadside stalls, wholesale nurseries and wineries. More intensive rural uses including animal keeping, intensive animal industry and rural industry are also established in the zone provided that adverse environmental and amenity impacts are avoided or appropriately managed;

(d) non-rural uses that are compatible with a rural setting and support rural enterprise or tourism are facilitated where they complement or provide a service to rural areas and do not compromise the use of the land for rural activities;

(e) development does not alienate or fragment agricultural land unless:-

(i) there is an overriding need for the development in terms of public benefit; and

(ii) no other site is suitable for the particular purpose;

(f) intensive rural uses are not located adjacent to sensitive land uses, and are designed and operated to maintain the rural character and amenity of the zone;

(g) the built form of development in the zone integrates with and complements the predominant rural character and scale of the zone, and sensitively responds to the environmental and topographical features of the landscape;

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(h) development in rural areas provides for the maintenance or enhancement of the scenic and landscape values of the area;

(i) development provides for infrastructure and services that are commensurate with a rural location and setting and the nature and scale of development that is intended to occur in the zone; and

(j) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.19.3 Assessment benchmarks

Table 6.2.19.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Rural uses			
PO1	Development provides for a broad range of rural uses as listed in the rural activities in **Schedule 1 (Definitions)**, including intensive rural uses, provided that adverse environmental and amenity impacts are avoided or appropriately managed.	**AO1**	No acceptable outcome provided.
Residential uses			
PO2	Permanent residential accommodation is limited to dwelling houses, dual occupancies and caretaker's accommodation on existing lots. Non-resident workforce accommodation and short-term accommodation which complement rural uses and promote the sustainable use of rural land may also be established in the zone.	**AO2**	No acceptable outcome provided.
Non-rural uses			
PO3	Non-rural uses are located, designed and operated to minimise conflicts with existing and future rural uses and activities on the surrounding rural lands.	**AO3**	No acceptable outcome provided.
General			
PO4	Development adjacent to the Waterfront and marine industry zone at Granville is compatible with the continuing operation and viability of marine industries in the locality.	**AO4**	No acceptable outcome provided.
PO5	Intensive rural uses are not located adjacent to sensitive land uses, and are designed and operated to maintain the rural character and amenity of the zone.	**AO5**	No acceptable outcome provided.
PO6	Extractive industries may be established in the zone provided that such uses are appropriately designed, operated and managed to minimise significant nuisance and environmental impacts on surrounding premises.	**AO6**	No acceptable outcome provided.
PO7	Development does not alienate or fragment agricultural land classification (ALC) Class A and Class B land unless:- (a) there is an overriding need for the development in terms of public benefit; and (b) no other site is suitable for the particular purpose.	**AO7**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
PO8	To maintain the rural character and amenity of the zone, development has a low-rise built form.	**AO8**	Development has a maximum building height above ground level of:- (a) 8.5m where the site has up to 15% slope, or 10m where the site has more than 15% slope for residential and other non-rural activities; and (b) 10.0m for rural activities.
PO9	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[28] and minimises the consumption of energy and water.	**AO9**	No acceptable outcome provided.
PO10	Development avoids or mitigates any adverse impacts on areas of environmental or ecological significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through sensitive location, design, operation and management.	**AO10**	No acceptable outcome provided.
PO11	Development provides for infrastructure and services that are commensurate with a rural location and setting and the nature and scale of development that is intended to occur in the zone.	**AO11**	No acceptable outcome provided.
PO12	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO12**	No acceptable outcome provided.

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[28] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

6.2.20 Rural residential zone code

6.2.20.1 Application

This code applies to assessable development:-

(a) within the Rural residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Rural residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.20.2 Purpose

(1) The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

(2) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:-

(a) development provides for low density residential purposes, in the form of dwelling houses within a semi-rural setting;

(b) development in the zone is low density and semi-rural in nature, and sensitively responds to localised character and amenity considerations;

(c) rural activities are to be limited to small-scale activities that do not impact on the rural residential amenity of the zone;

(d) low impact activities such as hobby farms, small-scale eco-tourism and outdoor recreation are encouraged where the impacts of such uses can be minimised;

(e) the built form of development integrates with and complements the predominant rural residential character and scale of the zone, and is sympathetic to the environmental and topographical features of the landscape;

(f) development incorporates a high level of rural residential amenity, personal health and safety and protection for property;

(g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

(h) in identified precincts, development provides for relatively smaller rural residential lot sizes to cater for different lifestyle options and be responsive to prevailing subdivision patterns.

6.2.20.3 Assessment benchmarks

Table 6.2.20.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Preferred uses			
PO1	Development is predominantly residential in nature with some small-scale and low intensity rural activities provided for where such activities are compatible with the predominant residential uses.	**AO1**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
Residential lot sizes			
PO2	Unless otherwise specified in a precinct, development provides for relatively large residential lot sizes to maintain the prevailing lower residential density of the zone.	**AO2**	No acceptable outcome provided.
Non-residential uses			
PO3	Non-residential uses are limited to small-scale and low intensity rural activities that are compatible with the prevailing rural residential character and amenity of the zone.	**AO3**	No acceptable outcome provided.
General			
PO4	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	**AO4**	No acceptable outcome provided.
PO5	To maintain the low intensity character and rural residential amenity of the zone, development has a low-rise built form with a maximum building height of: (a) 8.5m above ground level where the site has up to 15% slope; or (b) 10m above ground level where the site has more than 15% slope.	**AO5**	No acceptable outcome provided.
PO6	Development for residential uses adjacent to rural land does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes.	**AO6**	No acceptable outcome provided.
PO7	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate[29] and minimises the consumption of energy and water.	**AO7**	No acceptable outcome provided.
PO8	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO8**	No acceptable outcome provided.
PO9	Development is provided with an appropriate level of services and infrastructure that maintains public health, ensures the safety of buildings and works and avoids negative impacts on the natural environment.	**AO9**	No acceptable outcome provided.
PO10	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note - The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a coordinated, efficient and financially sustainable manner.	**AO10**	No acceptable outcome provided.

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[29] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
Development in identified zone precincts			
PO11	To cater for different lifestyle options and be responsive to prevailing subdivision patterns, development provides for relatively smaller rural residential lot sizes to be established in the following precincts:- (a) **Precinct RR1 (Minimum lot size of 4,000m^2)**; and (b) **Precinct RR2 (Minimum lot size of 1ha (10,000m^2)**.	**AO11**	No acceptable outcome provided.

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6.2.21 Specialised centre zone code

6.2.21.1 Application

This code applies to assessable development:-

(a) within the Specialised centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Specialised centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.21.2 Purpose

(1) The purpose of the specialised centre zone is to provide for one or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.

(2) The purpose of the Specialised centre zone code will be achieved through the following overall outcomes:-

(a) development is to provide for one or more specialised uses being activities which because of their size, requirement for high levels of accessibility to private motor vehicle traffic, or other characteristics, are best located outside of activity centres, adjacent to major roads;

(b) development provides for a range of retail business uses that have large floor plates and require high levels of visibility and accessibility to major roads;

(c) development provides for a particular mix or type of centre activities that cannot be accommodated in other centre zones;

(d) development is consistent with the Fraser Coast hierarchy of centres[30] and does not provide for higher order and other retail facilities better suited to establishing within an activity centre;

(e) development provides a high level of amenity and complements the character of the surrounding area;

(f) development is located, designed and operated in a manner that does not adversely impact on the amenity of surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety; and

(g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

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6.2.21.3 Assessment benchmarks

Table 6.2.21.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Function			
PO1	Development provides for a range of retail business uses, predominantly in the form of	**AO1**	No acceptable outcome provided.

[30] The Fraser Coast hierarchy of centres is described in **Table 6.2.21.3.2 (Fraser Coast Hierarchy of Centres)** in **Part 6 (Zone Codes)** for development subject to code assessment, and the settlement pattern theme of **Part 3 Strategic Framework** for development subject to impact assessment.

Performance outcomes		Acceptable outcomes	
	showrooms, garden centres, hardware and trade supplies and outdoor sales that have large floor plates or require high levels of visibility and accessibility to major roads.		
PO2	Development also provides for other business uses and some industrial uses which because of their scale or characteristics are not suited to establish in another centre zone.	**AO2**	No acceptable outcome provided.
PO3	Development in the zone is consistent with the hierarchy of centres as described in **Table 6.2.21.3.2 (Fraser Coast Hierarchy of Centres)** and spatially shown on **Figure 6d**, and does not provide for higher order and other retail facilities better suited to establishing within an activity centre, including supermarkets, department stores and discount department stores.	**AO3**	No acceptable outcome provided.
General			
PO4	Development incorporates a high standard of urban design and landscaping that creates attractive and functional buildings, streets and places.	**AO4**	No acceptable outcome provided.
PO5	For that part of the zone adjoining the links mobility corridor in Hervey Bay, development provides semi-active frontages, break out areas and sensitive landscape treatments that enhance the functioning of the links mobility corridor as a high quality active transport corridor and allow for passive observation of the corridor.	**AO5**	No acceptable outcome provided.
PO6	Development is designed and operated to be responsive to the Fraser Coast's sub-tropical climate[31] and minimise the use of water and energy.	**AO6**	No acceptable outcome provided.
PO7	Development has a built form that is sympathetic to the intended scale and character of the streetscape and surrounding area.	**AO7**	Development has a maximum building height of 10.0m above ground level.
PO8	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	**AO8**	No acceptable outcome provided.
PO9	Development is provided with the full range of urban services to support the needs of the community, including parks, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure.	**AO9**	No acceptable outcome provided.
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	**AO10**	No acceptable outcome provided.

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[31] Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Table 6.2.21.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	***Principal Activity Centres*** are located at Maryborough (CBD) and Pialba in Hervey Bay. They:- • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	***District (Rural and Coastal) Centres*** are located at Burrum Heads, River Heads, Tiaro and Howard. They***:-*** • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	***District (Urban) Centres*** are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:- • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	***Local Centres*** provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services***.***
Specialist Activity Centres	***Specialist Activity Centres*** are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	***Tourism Activity Centres*** are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

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Figure 6d – Fraser Coast Hierarchy of Centres (Specialised Centre Zone Code)

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APPENDIX E:

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Part 8 Overlays

8.1 Preliminary

(1) Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:-

(a) there is a particular sensitivity to the effects of development;

(b) there is a constraint on land use or development outcomes;

(c) there is the presence of valuable resources;

(d) there are particular opportunities for development.

(2) Overlays are mapped and included in **Schedule 2 (Mapping)**.

Note—where an overlay map identifies that a site is affected by a given overlay, and it is subsequently demonstrated, (via a site-specific investigation or ground truthing exercise), that the mapped overlay is in fact not present on the subject site, it will not be necessary for development to comply with the applicable overlay code.

(3) The changed category of development or assessment, if applicable, for development affected by an overlay are in **Part 5 (Tables of assessment)**.

(4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.

(5) Assessment benchmarks for an overlay may be contained in one or more of the following:-

(a) a map for an overlay;

(b) a code for an overlay;

(c) a zone code;

(d) a local plane code;

(e) a development code

Editor's note—for assessable development, an acceptable outcome in an applicable overlay code represents one way only of complying with a corresponding performance outcome. An applicant may propose an alternative way of complying with a performance outcome. The planning scheme has been specifically designed to provide a performance-based approach to development assessment.

(6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.

(7) The overlays for the planning scheme are:-

(a) Acid sulfate soils overlay;

(b) Agricultural land overlay;

(c) Airport and aviation facilities overlay;

(d) Biodiversity areas, waterways and wetlands overlay;

(e) Bushfire hazard overlay;

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(f) Coastal protection overlay;

(g) Extractive resources overlay;

(h) Flood hazard overlay;

(i) Heritage and neighbourhood character overlay;

(j) Infrastructure overlay;

(k) Water resource catchments overlay; and

(l) Fraser and Great Sandy Strait Islands overlay.

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8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

This code applies to assessable development:-

(a) subject to the Acid sulfate soils overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Acid sulfate soils overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.1.2 Purpose and overall outcomes

(1) The purpose of the Acid sulfate soils overlay code is to ensure that the generation or release of acid and associated metal contaminants from acid sulfate soils (ASS) does not have significant adverse effects on the natural environment, built environment, infrastructure or human health.

(2) The purpose of the code will be achieved through the following overall outcome:-

(a) development ensures that the release of acid and associated metal contaminants into the environment is avoided by either:-

(i) not disturbing acid sulfate soils (ASS) when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or

(ii) treating and, if required, undertaking ongoing management of any disturbed ASS and drainage waters.

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8.2.1.3 Assessment benchmarks

Table 8.2.1.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Avoidance or management of ASS			
PO1	Works:- (a) do not disturb ASS; or (b) are managed to avoid or minimise the release of acid and metal contaminants, where disturbance of ASS is unavoidable.	**AO1.1**	ASS are identified and the disturbance of ASS is avoided by:- (a) undertaking an ASS investigation conforming to the *Queensland Sampling Guidelines*[1] and soil analyses according to the *Laboratory Methods Guidelines*[2] or Australian Standard 4969; (b) not excavating or otherwise removing soil or sediment identified as containing ASS; (c) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated ASS; and (d) not undertaking filling on land at or below 5 metres AHD that results in:- (i) actual ASS being moved below the water table; or (ii) previously saturated ASS being aerated.

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[1] Ahern CR, Ahern MR and Powell B (1998). Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils (ASS) in Queensland. Department of Natural Resources, Indooroopilly.

[2] Ahern CR, McElnea AE and Sullivan LA (2004). Acid Sulfate Soils Laboratory Methods Guidelines. Department of Natural Resources and Mines, Indooroopilly.

Performance outcomes		Acceptable outcomes	
			OR The disturbance of ASS avoids the release of acid and metal contaminants by:- (a) undertaking an acid sulfate soils investigation conforming to the *Queensland Sampling Guidelines* and soil analyses according to the *Laboratory Methods Guidelines* or Australian Standard 4969; (b) neutralising existing acidity and preventing the generation of acid and metal contaminants using strategies documented in the *Soil Management Guidelines*[3]; and (c) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.
		AO1.2	Where potential or actual ASS are identified, they are managed in accordance with an ASS management plan. Editor's note—the **Planning scheme policy for information that Council may require** provides guidance for the preparation of an ASS management plan.

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[3] Dear SE, Moore NG, Dobos SK, Watling KM and Ahern CR (2002). Soil Management Guidelines. Queensland Acid Sulfate Soils Technical Manual. Department of Natural Resources and Mines, Indooroopilly.

8.2.2 Agricultural land overlay code

8.2.2.1 Application

This code applies to assessable development:-

(a) subject to the agricultural land overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Agricultural land overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.2.2 Purpose and overall outcomes

(1) The purpose of the Agricultural land overlay code is to ensure that sustainable agricultural use of agricultural land is protected from inappropriate development that leads to its alienation, fragmentation or diminished productivity.

(2) The purpose of the code will be achieved through the following overall outcome:-

(a) the ongoing productive use of agricultural land classification (ALC) Class A and Class B land for agricultural purposes is maintained and protected by ensuring that:-

(i) ALC Class A and Class B land is not used for non-agricultural purposes;
(ii) conflict between farming activities and sensitive land uses is avoided or appropriately mitigated;
(iii) further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided; and
(iv) development avoids adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off.

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Editor's note—ALC Class A and Class B land is protected and remains available for productive and sustainable agricultural and rural pursuits unless:
a) There is an overriding need in terms of public benefit; and
b) There is no alternative site suitable for the particular purpose.

8.2.2.3 Assessment benchmarks

Table 8.2.2.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Conservation of ALC Class A and Class B land			
PO1	Development ensures that ALC Class A and Class B land is conserved to ensure its long-term availability and productive use for agriculture.	**AO1**	No acceptable outcome provided.
PO2	Uses and associated works that do not require agricultural land resources to support economic activity are not located on ALC Class A and Class B land.	**AO2**	No acceptable outcome provided.
Avoidance or mitigation of land use conflicts			
PO3	Development for residential activities and other sensitive land uses does not adversely impact on the ongoing operational efficiency and productive agricultural use of ALC Class A and Class B land. Note—to demonstrate compliance with this particular performance outcome, an assessment of appropriate separation areas and buffers between the proposed development and areas of ALC Class A	**AO3**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	and Class B land will need to be undertaken in accordance with the *State Planning Policy Guideline: State Interest—Agriculture.*		
Rearrangement of lot boundaries			
PO4	The boundaries of existing lots containing ALC Class A and Class B land are not rearranged, unless it can be demonstrated that a rearrangement of lot boundaries would:- (a) aggregate ALC Class A and Class B land resources and maximise the utility of the land for agricultural purposes; (b) provide for better land management; and (c) not give rise to, or worsen, land use conflicts between agricultural and residential land uses.	**AO4**	No acceptable outcome provided.
Sediment and stormwater run-off			
PO5	Development for non-agricultural purposes is located, designed and constructed to minimise the impact of sediment and stormwater run-off on ALC Class A and Class B land.	**AO5**	No acceptable outcome provided.

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8.2.3 Airport and aviation facilities overlay code

8.2.3.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) subject to the airport and aviation facilities overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Airport and aviation facilities overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.3.2 Purpose and overall outcomes

(1) The purpose of the Airport and aviation facilities overlay code is to:-

(a) protect and maintain the safety, efficiency and operational integrity of Hervey Bay Airport, Maryborough Airport and aviation facilities; and

(b) avoid land use conflicts.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) the safety of aircraft operating within an airport's operational airspace is maintained and enhanced;

Note—operational airspace includes the areas and vertical dimensions of an airport's obstacle limitation surface (OLS).

(b) sensitive land uses and other incompatible activities are appropriately located and designed to ensure that these uses and activities:-

(i) do not adversely impact on airport operations; and

(ii) are not adversely impacted by aircraft noise;

(c) the risk of public safety being compromised by incidents in the take-off and landing phases of aircraft operations is minimised;

(d) development does not adversely affect the functioning of aviation facilities.

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8.2.3.3 Assessment benchmarks and requirements

Table 8.2.3.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Aircraft noise			
PO1	Development and land uses that are sensitive to noise interference or noise nuisance:- (a) avoid areas subject to the mapped Australian noise exposure forecast (ANEF) contours on an Airport and aviation facilities overlay map; or (b) are sited, designed and constructed to mitigate noise nuisance to acceptable levels.	**AO1**	The following uses are not located on land identified on an Airport and aviation facilities overlay map as being subject to the nominated Australian noise exposure forecast (ANEF) contour:- (a) permanent forms of residential accommodation within the 20 ANEF contour (or greater); (b) visitor or temporary accommodation uses including hotel, short-term accommodation and tourist park within the 25 ANEF contour (or greater); (c) community uses including child care centre, community care centre, community use, educational establishment, health care services and

Performance outcomes		Acceptable outcomes	
			place of worship within the 20 ANEF contour (or greater); (d) business or entertainment uses including food and drink outlet, function facility, service industry, shop, shopping centre, showroom and tourist attraction within the 25 ANEF contour (or greater); (e) industry uses including low impact industry and research and technology industry within the 30 ANEF contour (or greater). **OR** Uses located within the ANEF contours specified above are designed and constructed to attenuate aircraft noise in accordance with *Australian Standard AS 2021: Acoustics—Aircraft noise intrusion—Building siting and construction*.

Table 8.2.3.3.2 Assessment benchmarks for assessable development only

Performance outcomes		Acceptable outcomes	
Obstructions and hazards			
PO1	Development does not cause an obstruction or hazard to the safe movement of aircraft through the temporary or permanent intrusion of physical structures into an airport's operational airspace, particularly take-off and approach flight paths.	**AO1**	Buildings, structures (both freestanding and attached to buildings, including signs, masts or antennae) and vegetation at its mature height do not penetrate the obstacle limitation surface (OLS) of an airport as identified on an Airport and aviation facilities overlay map unless the intrusion is approved in accordance with the relevant federal legislation.
Wildlife hazard buffer zone			
PO2	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.	**AO2.1**	Uses involving the bulk handling or disposal of putrescible waste, such as landfill and waste transfer facilities, are not located within 13km of airport runways, as identified on an Airport and aviation facilities overlay map.
		AO2.2	Uses involving the following activities are not located within 3km of airport runways, as identified on an Airport and aviation facilities overlay map:- (a) aquaculture, except where using a recirculating aquaculture system contained within sheds; (b) intensive animal industry; (c) animal keeping, where involving a wildlife or bird sanctuary; (d) industrial uses, where involving food processing plants or stock handling or slaughtering; and (e) other development with potential to attract birds and/or bats.
		AO2.3	Where uses or activities listed in AO2.2 (above) are located between 3km and 8km of airport runways, as identified on an Airport and aviation facilities overlay map:- (a) potential food and waste sources are covered or otherwise secured so they do not present a food source for domestic or other wildlife; and

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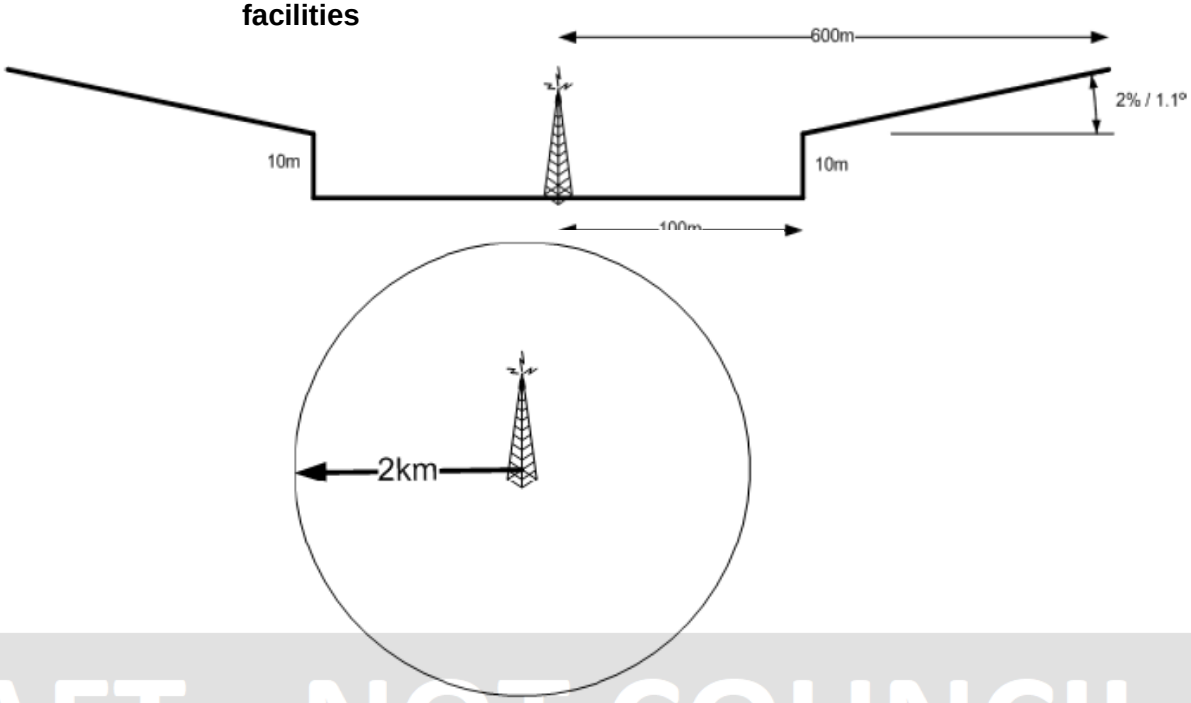
Performance outcomes		Acceptable outcomes	
			(b) development includes measures to reduce the potential to attract birds and bats.
		AO2.4	Where recreation and entertainment facilities involving fair grounds, show grounds, outdoor theatres or outdoor cinemas are located within 3km of airport runways, as identified on an Airport and aviation facilities overlay map, potential food and waste sources are covered or otherwise secured so they are not accessible to wildlife.
		AO2.5	Landscaping and drainage works (including artificial water bodies) for development located within 3km of airport runways, as identified on an Airport and aviation facilities overlay map, are designed and installed to minimise bird and bat attracting potential (such as avoidance of fruiting and/or flowering plant species).
		AO2.6	Where wildlife attractants are proposed, measures (developed in consultation with the airport operator and qualified bird and wildlife management experts) should be implemented.
Lighting area buffer and light restriction zone			
PO3	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the installation of external lighting that could distract or interfere with a pilot's vision, or confuse the visual identification of runway, approach or navigational lighting from the air.	**AO3.1**	Outdoor lighting (including street lighting and security lighting) located within 6km of airport runways, as identified on an Airport and aviation facilities overlay map, does not involve:- (a) lighting that shines, projects or reflects above a horizontal plane; (b) coloured, flashing, laser or sodium lighting; (c) flare plumes; and (d) configurations of lights in straight parallel lines 500m to 1,000m in length and (e) reflective surfaces
		AO3.2	Development located within a light restriction zone is not permitted to emit light that will exceed the maximum light intensity specified for the zone: • Zone A – 0 candela • Zone B – 50 candela • Zone C – 150 candela • Zone D – 450 candela. Note - Light intensity is measured from the light source at 3 degrees above its horizontal plane.
Emissions			
PO4	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.	**AO4**	Development does not release the following emissions into operational airspace:- (a) gaseous plumes with a velocity exceeding 4.3m/second; (b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.

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Performance outcomes		Acceptable outcomes	
Public safety areas			
PO5	Development within the public safety areas located at the end of airport runways avoids:- (a) a significant increase in the number of people living, working or congregating in those areas; and (b) the use or storage of hazardous materials.	**AO5**	Development within a public safety area, as identified on the relevant Airport and aviation facilities overlay map, does not introduce or intensify:- (a) residential, business, entertainment, industrial, community or recreation activities; or (b) any uses involving the production, manufacture or bulk storage of flammable or hazardous, explosive or noxious goods or materials.
Aviation facilities			
PO6	Development does not interfere with the function of aviation facilities.	**AO6.1**	Development located within the building restricted area for an aviation facility does not create:- (a) permanent or temporary physical obstructions in the line of sight between antennas; (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility; or (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.
		AO6.2	Development located within the building restricted area for an aviation facility (zone boundary of Zone A relevant to the aviation facility type) is designed and constructed to mitigate adverse impact on the function of the facility.
		AO6.3	Development located within the building restricted area (Zone B relevant to the aviation facility type) does not cross the zone boundary. Note—**Figure 8.2.3A (Zone boundary of Zone A and Zone B for VHF Communication Facilities)** demonstrates the area that forms part of the zone boundary of a VHF communication facilities building restricted area relevant to Zone A and Zone B. **Figure 8.2.3B (Zone boundary of Zone A and Zone B for Non Directional Beacons (NDB))** demonstrates the area that forms part of the zone boundary of a NDB facilities building restricted area relevant to Zone A and Zone B as outlined on the Airport and aviation facilities overlay map.

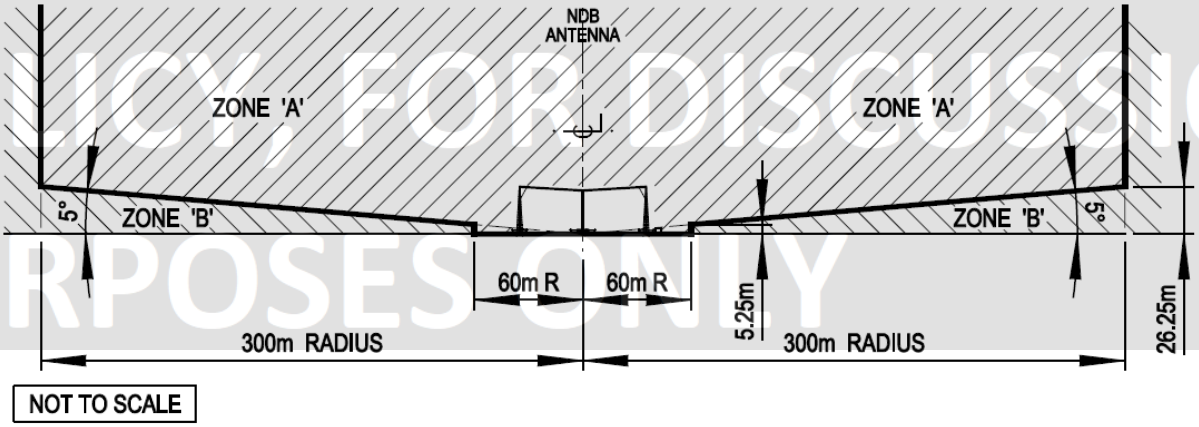
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Figure 8.2.3A Zone boundary of Zone A and Zone B for VHF communication facilities



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Figure 8.2.3B Zone boundary of Zone A and Zone B for Non Directional Beacons (NDB)



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8.2.4 Biodiversity areas, waterways and wetlands overlay code

8.2.4.1 Application

This code applies to assessable development:-

(a) subject to the Biodiversity areas, waterways and wetlands overlay shown on the overlay maps contained within **Schedule 2 (Mapping)** or on premises otherwise determined to contain ecologically important areas; and

(b) identified as requiring assessment against the Biodiversity areas, waterways and wetlands overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—amongst other things, the Biodiversity areas, waterways and wetlands overlay mapping in **Schedule 2 (Mapping)** identifies premises subject to a property map of assessable vegetation (PMAV). PMAV areas are shown for information purposes only and do not trigger development to be assessable against this code.

Editor's note—for development requiring assessment against this overlay code, the **Planning scheme policy for information that the Council may require** provides guidance for achieving certain outcomes of this code, including preparation of an ecological assessment report and a koala impact assessment report.

8.2.4.2 Purpose and overall outcomes

(1) The purpose of the Biodiversity areas, waterways and wetlands overlay code is to ensure that:-

(a) ecologically important areas are protected;

(b) ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated; and

(c) wetlands and waterways are protected, maintained, rehabilitated and enhanced.

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(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) development conserves and enhances the Fraser Coast's biodiversity values and associated ecosystem services;

(b) development protects and establishes appropriate buffers to native vegetation and significant fauna habitat;

(c) development protects known populations and supporting habitat of:-

(i) endangered, vulnerable and near threatened flora and fauna species, as listed in the (State) *Nature Conservation Act 1992*, *Nature Conservation (Wildlife) Regulation 2006; and*
(ii) threatened species and ecological communities as listed in the (Commonwealth) *Environment Protection and Biodiversity Conservation Act 1999*;

(d) development avoids or minimises adverse impacts on koalas and koala habitat, including movement corridors;

(e) development protects environmental values and achieves the prescribed water quality objectives for waterways and wetlands in accordance with the *Environmental Protection Policy (Water) 2009*;

(f) development protects and enhances the ecological values and processes, physical extent and buffering of waterways and wetlands.

8.2.4.3 Assessment benchmarks

Table 8.2.4.3.1 Assessment benchmarks for assessable development – General requirements for matters of environmental significance

Performance outcomes		Acceptable outcomes	
Protection of matters of environmental significance			
PO1	Development avoids significant adverse impacts on matters of environmental significance.	**AO1.1**	Development is located outside of areas containing matters of environmental significance and will not result in any significant adverse impacts on the relevant environmental values. **OR** The development site does not contain any matters of environmental significance. **OR** Development is located, designed and operated to mitigate significant adverse impacts on the relevant environmental values. Editor's note—to demonstrate compliance with acceptable outcome AO1.1 above, an assessment report certified by an appropriately qualified consultant may be required to confirm:- (a) that the proposed development will not result in any significant adverse impacts on relevant environmental values; (b) that the development site does not contain any matters of environmental significance; and/or (c) how the proposed development will mitigate adverse impacts, including impacts on water quality, hydrology and biological processes.
		AO1.2	For any significant residual adverse impacts, an environmental offset is provided in a manner consistent with current environmental offsets legislation, where applicable.
Impact on habitat of threatened species			
PO2	Development protects the habitat of endangered, vulnerable and near threatened (EVNT) species and local species of significance.	**AO2.1**	Development incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site.
		AO2.2	Other forms of potential human disturbance to these areas, such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts, are avoided or adverse impacts sufficiently mitigated to retain critical life stage ecological processes (such as feeding, breeding or roosting). Note—development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area. EVNT species are declared under the *Nature Conservation Act 1992*.

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Performance outcomes		Acceptable outcomes	
Strategic rehabilitation areas (ecological corridors)			
PO3	Development within strategic rehabilitation areas (ecological corridors) ensures that:- (a) biodiversity values are protected; (b) ecological connectivity is maintained or improved; (c) habitat extent and condition is maintained or enhanced; (d) degraded areas are rehabilitated to their natural state.	**AO3.1**	Development within a strategic rehabilitation area (ecological corridor) provides for the retention, regeneration and rehabilitation of native vegetation in such a way as to:- (a) ensure protection of areas of vegetation that are wildlife refuges; (b) maintain vegetation that are in patches of greatest size and smallest possible edge-to-area ratio; (c) maximise the linkages between vegetation located on the subject site; (d) maximise linkages between vegetation located on adjacent properties within the biodiversity network; (e) allow the dispersal or movement through habitat of native wildlife; (f) protect riparian vegetation in and adjacent to watercourses.
		AO3.2	Development within a strategic rehabilitation area (ecological corridor) protects native fauna feeding, nesting, breeding and roosting sites and provides for native fauna movements within and through the biodiversity corridor area with measures appropriate for ensuring the viability of biodiversity corridors.
Non-native pest species			
PO4	Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to the ecological integrity of areas of environmental significance.	**AO4.1**	Development avoids the introduction of non-native pest species.
		AO4.2	The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.

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Table 8.2.4.3.2 Assessment benchmarks for assessable development – Koala habitat areas and Koala conservation

Performance outcomes		Acceptable outcomes	
Development in areas of koala habitat value			
PO1	Development on land containing or adjoining koala habitat (as shown on the Biodiversity areas, waterways and wetlands overlay maps or otherwise identified as koala habitat):- (a) minimises the impact of development activities and human settlement on areas of koala habitat value; (b) maintains and, where possible, enhances opportunities for effective and safe koala movement; and (c) mitigates the risk of harm to koalas. Editor's note— the **Planning scheme policy for information that Council may require** provides guidance for achieving this performance outcome.	**AO1.1**	The road and lot layout is designed so that:- (a) koala movement corridors and concentrations of vegetation of koala habitat value are included in public open space with a minimum dimension of 100m; and (b) public open space is located to provide connections to koala movement corridors outside the development site; and (c) a combination of public open space and widened road reserves are used to maximise the retention of koala movement corridors and provide multiple connections between concentrations of vegetation of high koala habitat value; and (d) carriageway pavement widths and road geometry is designed to provide a low traffic speed environment; and (e) allotments intended for residential or other development are concentrated in

Performance outcomes		Acceptable outcomes	
			parts of the site (in descending order of preference):- (i) that are already cleared; or (ii) that do not contain vegetation of koala habitat value; or (iii) where the density of vegetation of koala habitat value is lowest; and (f) koala movement corridors are not crossed by roads; and (g) through-traffic with a destination outside the development is not accommodated.
		AO1.2	All individual trees of species known to provide koala habitat identified to be retained have appropriate protective barriers installed and maintained around their critical root zones for the duration of:- (a) operational work for subdivision of land; and (b) building and operational work for building construction.
		AO1.3	No operational work or building work is undertaken within the critical root zone of trees identified in accordance with acceptable outcome AO1.2.
		AO1.4	Operational work for the installation of services uses shared trenching, off-sets of service alignments, tunnel boring, root barriers and other techniques to minimise impact on other vegetation of koala habitat value.
		AO1.5	A building envelope is identified on the proposal plan, pegged on the ground and marked on the survey plan for all proposed lots and located at a distance that is greater than the height of those trees identified in accordance with acceptable outcome AO1.2.
		AO1.6	Houses, driveways, vehicle parking and accommodation, storage sheds, swimming pools, tennis courts and other domestic outbuildings are not located outside building envelopes identified in accordance with acceptable outcome AO1.5.
		AO1.7	Where not in a sewered area:- (a) an appropriate area for the on-site treatment and disposal of effluent clear of the critical root zone of trees identified in accordance with acceptable outcome AO1.2 is identified on the proposal plan, pegged on the ground and marked on the survey plan for all proposed lots; (b) operational work and plumbing work for the treatment and disposal of effluent does not occur outside this area.
		AO1.8	Fencing for private and public premises maintains the vision and movement of koalas by utilising one or more of the following fencing types:-

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Performance outcomes		Acceptable outcomes	
			(a) post and wire; (b) post and rail; (c) wire mesh; or (d) vegetated hedges. Barbed wire fencing is not used.
		AO1.9	Public open space and road reserves are planted with local indigenous species including koala food trees located to reinforce existing or establish new koala habitat or movement corridors.
		AO1.10	Where koala movement corridors are crossed by roads, the design of the crossing point includes three or more of the following elements:- (a) narrowing of the carriageway; (b) speed control devices; (c) signage; (d) carriageway surface texture change; (e) carriageway surface colour change; (f) road bridge; or (g) wildlife underpass.
		AO1.11	Signage is provided at the estate entry and where roads cross koala movement corridors to:- (a) advise of the presence of koalas; (b) recommend safe driving speed; (c) provide wildlife injury service contact information.
		AO1.12	Dog-proof fencing is installed on the boundary of a building envelope identified in accordance with acceptable outcome AO1.5.
		AO1.13	Other than for a dwelling house, landscaping of sites comprises predominantly local indigenous species including koala food trees.

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Table 8.2.4.3.3 Assessment benchmarks for assessable development – Wetland buffers

Performance outcomes		Acceptable outcomes	
PO1	Adequate buffers to wetlands are provided and maintained to assist in the maintenance of water quality, existing hydrological characteristics, ecological functioning and visual amenity values.	**AO1.1**	A buffer is provided and maintained surrounding the wetland and has a minimum width of:- (a) 200m where the wetland is located outside an urban area; or (b) 50m where the wetland is located within an urban area. **OR** An alternative buffer is provided and maintained, the width of which is supported by an evaluation of the environmental values, functioning and threats to the wetland. Note—the *Queensland Wetland Buffer Planning Guideline* (2011) should be referred to when planning detailed buffer design to position development, determine any alternative buffer

Performance outcomes		Acceptable outcomes	
			widths, and establish operating measures that avoid adverse impacts on a wetland.
		AO1.2	Development involving vegetation clearing or high impact earthworks does not occur within a wetland buffer. Editor's note—high impact earthworks has the meaning given in the Regulation.

Table 8.2.4.3.4 Assessment benchmarks for assessable development – Waterways

Performance outcomes		Acceptable outcomes	
Buffering and protection of waterways			
PO1	Development:- (a) retains, enhances and maintains the environmental values and functioning of waterways; (b) provides and maintains adequate vegetated buffers and setbacks to waterways.	**AO1.1**	In an urban area, development is setback a minimum of 50m from a waterway on or adjacent to the site. Editor's note—'urban area' has the meaning given in the Regulation. Note—subject to demonstrating compliance with performance outcome PO1, the Council may consider a lesser setback to a waterway in an urban area, having regard to the ecological value of the waterway and the nature of the proposed development. **OR** Outside of an urban area, development is setback a minimum of 100m from a waterway on or adjacent to the site.
		AO1.2	Development does not involve the removal of native vegetation from a waterway or waterway buffer.
		AO1.3	Cleared, degraded or disturbed waterways and waterway buffer areas within the site are rehabilitated along their full length in accordance with a detailed rehabilitation plan, approved by the Council. Note—the rehabilitation plan should include:- (a) appropriate rehabilitation and restoration methods for bed/banks and in-stream and waterway vegetation for waterways; (b) management measures of weed species; (c) consideration of fauna habitat (including relevant international agreements such as CAMBA, JAMBA and Ramsar); (d) provision of buffers in the form of riparian vegetation and separation by way of distance between the development and the vegetated buffers; (e) proposed planting regimes (utilising species appropriate to the area); (f) proposed measures for the protection of vegetation and habitat whilst rehabilitation works are being undertaken.
		AO1.4	Site layout does not impact upon the natural drainage systems associated with the primary waterway.
		AO1.5	Development is undertaken in accordance with an approved environmental

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Performance outcomes		Acceptable outcomes	
			management plan that protects the waterway.
Bank stability, channel integrity and in-stream habitat			
PO2	Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.	**AO2**	No direct interference or modification of waterway channels, banks or riparian and in-stream habitat occurs.
Hydrologic regime			
PO3	Development ensures that the natural surface water and groundwater hydrologic regimes of waterways and associated buffers are maintained to the greatest extent possible.	**AO3**	Existing natural flows of surface and groundwater are not altered through channelization, redirection of interruption of flows.
Public access and edge effects			
PO4	Development on land adjacent to a waterway maintains an appropriate extent of public access to waterways and minimises edge effects.	**AO4**	Development adjacent to a waterway provides that:- (a) no new lots directly back onto the riparian area; (b) any new roads are located between the waterway buffer and the proposed development areas.

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Table 8.2.4.3.5 Assessment benchmarks for assessable development – Management of vegetation clearing works and disposal

Performance outcomes		Acceptable outcomes	
Management of vegetation clearing works			
PO1	Vegetation is protected to ensure that:- (a) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced; (b) ecosystems are protected from weed invasion and edge effects; (c) the functioning and connectivity of biodiversity corridors and fauna movement networks is maintained; (d) the ecological health and integrity of riparian corridors, waterways and wetlands are maintained; (e) soil resources are protected against the loss of chemical and physical fertility through processes such as erosion, mass movement, salinity and water logging; (f) trees with nesting hollows are protected.	**AO1**	Vegetation clearing, other than exempt vegetation clearing[4], does not occur. **OR** Where any permanent, irreversible loss of identified ecological values occurs due to vegetation clearing, other than exempt vegetation clearing, rehabilitation is undertaken in accordance with the **Planning scheme policy for environmental and vegetation offsets**. Note—in assessing and deciding a development application for vegetation clearing, matters that will be taken into account by Council will include but not necessarily be limited to:- (a) any current development approval attached to the land which may include conditions or measures relating to vegetation retention or protection; (b) whether the vegetation is specifically protected by a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant vegetation; (c) whether the vegetation is identified or referred to in State or Federal legislation; (d) whether the vegetation is located on a prominent hillside, slope or ridgeline; (e) whether vegetation clearing may cause or contribute to erosion or slippage;

[4] Editor's note—the term 'exempt vegetation clearing' is defined in **Schedule 1 (Definitions)**.

Performance outcomes		Acceptable outcomes	
			(f) whether the vegetation is or forms part of a riparian area or other habitat network and is valuable to the functioning of that network; (g) whether the vegetation is or is capable of forming or contributing to a buffer between different land uses; (h) whether the vegetation is or is capable of forming or contributing to a visual buffer, agricultural buffer or a buffer against pollution, light spillage or noise; (i) whether the vegetation contributes to visual amenity, landscape quality or cultural heritage significance; and (j) the likely effectiveness of any proposed rehabilitation measures, having regard to the **Planning scheme policy for environmental and vegetation offsets**.
PO2	Vegetation clearing works are conducted in a manner that:- (a) protects natural landforms, including steep land, waterways, gullies and wetlands; and (b) prevents soil degradation and controls erosion, slippage and sedimentation	**AO2**	No acceptable outcome provided. Editor's note—Section **9.4.7 (Works, services and infrastructure code)** sets out requirements for sediment and erosion control.
PO3	Vegetation clearing works are conducted in a manner that:- (a) protects the aesthetic and ecological values or retained vegetation; and (b) minimises impact on fauna.	**AO3.1**	The health and stability of retained vegetation is maintained or enhanced during vegetation clearing works by:- (a) clearly marking vegetation to be retained with temporary fencing and flagging tape; (b) preventing any filling, excavation, stockpiling, storage or chemicals, fuels or machinery within the fenced protection area; and (c) removing all declared noxious weeds and environmental weeds from the site.
		AO3.2	All vegetation clearing works carried out in the vicinity of retained vegetation is undertaken in accordance with *AS4970 Protection of Trees on Development Sites* and *AS4687 Temporary Fencing and Hoarding*.
		AO3.3	Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or the removal of fauna habitat all work is to be carried out under the supervision of a registered fauna spotter and catcher.
PO4	Vegetation clearing is undertaken in a manner that minimises environmental harm and environmental nuisance to surrounding areas as a result of air or noise emissions.	**AO4.1**	No dust emissions extend beyond the boundaries of the site.
		AO4.2	No other air emissions, including odours, are detectable at the boundary of the site.
		AO4.3	Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.
Vegetation disposal			
PO5	Vegetation cleared from a site is disposed of in a manner that:-	**AO5**	Where vegetation is cleared, vegetation waste is appropriately disposed of (not burned) in the following order of preference:-

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Performance outcomes		Acceptable outcomes	
	(a) maximises reuse and recycling; and (b) minimises impacts on public health and safety.		(a) milling for commercial timber products, landscaping or firewood; (b) on-site chipping or mulching unless it causes spreading of non-indigenous species; and (c) transportation off-site and disposal in an approved green waste disposal facility.

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8.2.5 Bushfire hazard overlay code

8.2.5.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) subject to the bushfire hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note—the Building Code of Australia (BCA) and the Queensland Development Code (QDC) contain provisions applying to Class 1, 2, 3 and associated Class 10a buildings in bushfire prone areas. "Designated bushfire prone areas" for the purposes of the *Building Regulation 2006* (section 12), the BCA and QDC are identified as a "bushfire prone area" on the Bushfire hazard overlay maps in **Schedule 2 (Mapping)**.

8.2.5.2 Purpose and overall outcomes

(1) The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;

(b) the risk to people, property and the natural environment from bushfire hazard is minimised;

(c) wherever practical, community infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;

(d) development does not result in a material increase in the extent or severity of bushfire hazard;

(e) the loss of vegetation through inappropriately located development is minimised;

(f) development is sited and designed to assist emergency services in responding to any bushfire threat.

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8.2.5.3 Assessment benchmarks and requirements

Table 8.2.5.3.1 Requirements for accepted development

Performance outcomes		Acceptable outcomes	
Dual occupancy and dwelling house			
PO1	The dual occupancy or dwelling house is provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible. Note—if a bushfire hazard assessment confirms that the actual bushfire hazard on the site is low, provision of water supply for fire fighting purposes will not be required. Note—water supply for fire fighting purposes is not required for domestic outbuildings.	**AO1.1**	Each dwelling is connected to a reticulated water supply that complies with the standards specified in the **Planning scheme policy for development works**. **OR** Where there is no reticulated water supply:- (a) each dwelling is provided with a minimum water supply capacity of 5,000L dedicated for fire fighting purposes; and (b) the water supply dedicated for fire fighting purposes is sourced from:-

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Performance outcomes		Acceptable outcomes	
			(i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tank; or (iii) a swimming pool; or (iv) a dam.
		AO1.2	The water supply outlet for fire fighting purposes is:- (a) located remote from any potential fire hazards such as venting gas bottles; and (b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting.

Table 8.2.5.3.2 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Bushfire hazard assessment and management			
PO1	Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following:- (a) vegetation type; (b) slope; (c) aspect; (d) on-site and off-site bushfire hazard implications of the particular development; (e) bushfire history; (f) conservation values of the site; (g) ongoing maintenance. Note—where a bushfire hazard assessment and management plan has previously been approved for the development proposed on the site (e.g. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome of the code.	**AO1.1** **AO1.2**	The level of bushfire hazard shown on a Bushfire hazard overlay map is confirmed via the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the **Planning scheme policy for information that Council may require**. Development is located, designed and operated in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the **Planning scheme policy for information that Council may require**.
Safety of people and property			
PO2	Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding a higher concentration of people living or congregating in bushfire hazard areas.	**AO2.1**	Development involving one or more of the following uses is not located or intensified within a medium, high or very high bushfire hazard area (including potential impact buffers) as shown on a Bushfire hazard overlay map:- (a) child care centre; (b) community care centre; (c) community residence; (d) community use; (e) correctional facility; (f) educational establishment; (g) emergency services; (h) hospital; (i) indoor sport, recreation and entertainment; (j) outdoor sport, recreation and entertainment; (k) relocatable home park; (l) residential care facility; (m) retirement facility;

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Performance outcomes		Acceptable outcomes	
			(n) tourist attraction; and (o) tourist park. **OR** Development involving one or more of the above uses is located on land that is determined by a site-specific bushfire hazard assessment and management plan as a low bushfire hazard area. Note—a site-specific bushfire hazard assessment and management plan is necessary to demonstrate that although the site is identified on a Bushfire hazard overlay map as a medium, high or very high bushfire hazard area, the bushfire hazard level on the site is actually low. The **Planning scheme policy for information that Council may require** provides guidance for preparing a bushfire hazard assessment and management plan.
		AO2.2	Other development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot:- (a) is not located or intensified in a confirmed medium, high or very high bushfire hazard area (including potential impact buffers); or Note—the level of bushfire hazard shown on a Bushfire hazard overlay map is to be confirmed via the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the **Planning scheme policy for information that Council may require.** (b) where located in a confirmed medium bushfire hazard area, is sited, designed and constructed in accordance with a Council approved bushfire hazard assessment and management plan prepared in accordance with the **Planning scheme policy for information that Council may require**.
Community infrastructure			
PO3	Community infrastructure is able to function effectively during and immediately after bushfire events.	**AO3**	Community infrastructure is located on land that is not subject to medium, high or very high bushfire hazard area (including potential impact buffers) as shown on Bushfire hazard overlay map. **OR** Community infrastructure is located on land that is determined by a site-specific bushfire hazard assessment and management plan as a low bushfire hazard area. Note—a site-specific bushfire hazard assessment and management plan is necessary to demonstrate that although the site is shown on a Bushfire Hazard Overlay Map as a medium, high or very high bushfire hazard area, the bushfire hazard level on the site is actually low. The **Planning scheme policy for information that Council may require** provides guidance for

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Performance outcomes		Acceptable outcomes	
			preparing a bushfire hazard assessment and management plan. **OR** Where located in a confirmed medium, high or very high bushfire hazard area (including potential impact buffers), development involving community infrastructure is designed to function effectively during and immediately after bushfire events in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the **Planning scheme policy for information that Council may require**.
Hazardous materials			
PO4	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	**AO4**	Development involving the manufacture or storage of hazardous materials in bulk is not located within a confirmed medium, high or very high bushfire hazard area (including potential impact buffers).
Access and evacuation routes			
PO5	Where development involves provision of a new public or private road, the layout, design and construction of the road:- (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire.	**AO5.1** **AO5.2**	The road layout provides for "through roads" and avoids cul-de-sac and "dead end" roads (except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with an alternative access linking the cul-de-sac to other through roads). Roads have a maximum gradient of 12.5%.
Fire breaking trails			
PO6	Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:- (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; (c) providing for the separation of developed areas and adjacent bushland.	**AO6**	Where development involves the creation of a new road, fire breaking trails are:- (a) provided along a minimum 20m of cleared road reserve; (b) a maximum gradient of 12.5%; (c) located between the development site and hazardous vegetation. **OR** Where development does not involve the creation of a new road, fire breaking trails are provided between the development site and hazardous vegetation. Such fire breaking trails:- (a) have a cleared minimum width of 6m; (b) have a maximum gradient of 12.5%; (c) provide continuous access for fire fighting vehicles; (d) allow for vehicle access every 200m; (e) provide passing bays and turning areas every 400m; (f) are located within an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service.

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Performance outcomes		Acceptable outcomes	
Lot layout			
PO7	The lot layout of new development is designed to:- (a) mitigate any potential bushfire hazard; (b) provide safe building sites.	**AO7.1**	Residential lots are designed so their size and shape allow for efficient emergency access to buildings for fire fighting appliances (e.g. by avoiding battle-axe/hatchet lots and long narrow lots with long access drives to buildings).
		AO7.2	Residential lots are designed so that their size and shape provides for building envelopes that:- (a) are sited in locations of lowest hazard within the lot; (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; (c) achieve a setback of 10m from any retained vegetation strips or small areas of vegetation; (d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.
Building siting, design and construction			
PO8	Buildings and structures are sited, designed and constructed to minimise potential bushfire hazard and maximise the protection of life and property from bushfire.	**AO8**	Buildings and structures are sited and designed in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the **Planning scheme policy for information that Council may require**.
Water supply for fire fighting purposes			
PO9	Development provides an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	**AO9.1**	Premises are connected to a reticulated water supply that complies with the standards specified in the **Planning scheme policy for development works**. **OR** Where there is no reticulated water supply: (a) the premises has the following minimum water supply capacity dedicated for fire fighting purposes:- (i) 5,000L for one (1) dwelling; and (ii) 10,000L for more than (1) dwelling; and (b) the water supply dedicated for fire fighting purposes can be sourced from:- (i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tank; or (iii) a swimming pool; or (iv) a dam.
		AO9.2	The water supply outlet for fire fighting purposes is:- (a) located remote from any potential fire hazards such as venting gas bottles; (b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting; and (c) provided with an all-weather area for use by fire vehicles which is located within 6m of the outlet or, where applicable, a swimming pool or dam.

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8.2.6 Coastal protection overlay code

8.2.6.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) subject to the Coastal protection overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the coastal protection overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.6.2 Purpose and overall outcomes

(1) The purpose of the Coastal protection overlay code is to ensure that development is designed, constructed and operated to:-

(a) avoid the social, financial and environmental costs arising from the adverse impacts of coastal hazards, taking into account the predicted effects of climate change;

Editor's note——'coastal hazard' is defined in the *Coastal Protection and Management Act 1995* and means erosion of the foreshore or tidal inundation.

(b) protect, conserve, rehabilitate and manage the coast, including its resources and biological diversity;

(c) preferentially use land on the coast for coastal-dependent development.

Editor's note—'coastal-dependent development' is defined in **Schedule 1 (Definitions)**.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) wherever possible, development within an erosion prone area avoids:-

(i) intensification of existing uses;

(ii) new permanent built structures; or

(iii) seaward extensions to existing built structures;

Editor's note—'erosion prone area' is defined in the *Coastal Protection and Management Act 1995* and means an area declared to be an erosion prone area under section 70(1) of that act.

(b) development avoids adverse impacts to coastal landforms and alterations to physical coastal processes, including those below tidal waters;

(c) development avoids locating structures adjoining, attaching to or extending across State coastal land above high water mark;

(d) development minimises private use of State coastal land below high water mark;

(e) development maintains public access to the coast consistent with maintaining public safety and conserving coastal resources;

(f) development preserves opportunities for locating coastal-dependant land uses in areas adjoining tidal waters.

(g) Development avoids the use of coastal protection works as a means of reducing risk from coastal hazards, unless there are no feasible alternatives.

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8.2.6.3 Assessment benchmarks and requirements

Table 8.2.6.3.1 Requirements for accepted development

Performance outcomes		Acceptable outcomes	
Dual occupancy and dwelling house			
PO1	The dual occupancy or dwelling house is sited and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.	**AO1**	All buildings and other permanent structures are located landward of the coastal building line for the site. **OR** Where there is no coastal building line on the site, and the site adjoins the beachfront or a beachfront reserve, all buildings and permanent structures are located:- (a) landward or equal to the seaward alignment of any buildings on neighbouring properties; or (b) where there are no neighbouring properties, at least 6m from the seaward property boundary of the site.
PO2	The dual occupancy or dwelling house is not adversely affected by flooding from storm tide.	**AO2**	The finished floor level of all habitable rooms of the dual occupancy or dwelling house is located at or above the defined storm tide event (DSTE) level. **OR** Where an extension to an existing dual occupancy or dwelling house is less than 75% of the original building footprint or 100m^2 (whichever is the greater), the finished floor level of all habitable rooms is not less than the floor level of existing habitable rooms. Editor's note—'defined storm tide event (DSTE)' is defined in **Schedule 1 (Definitions)**.

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Table 8.2.6.3.2 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Development in an erosion prone area			
PO1	Except in limited circumstances, development within the coastal management district is located outside of an erosion prone area and where the development is permitted the development mitigates the risk to people and property to an acceptable level. Note - an application may demonstrate through a site-based risk assessment prepared in accordance with AS/ NZ ISO 31000:2009 Risk Management – Principles and Guidelines that the risk presented by the development is acceptable or tolerable, at least for the 1% Annual Exceedance Probability (AEP) event determined for the location. Note - Mitigation measures may include: (a) locating habitable buildings outside of, or as far landward of, the coastal hazard area as possible	**AO1**	Development is located wholly outside of an erosion prone area in a coastal management district, unless the development cannot feasibly be located elsewhere and is:- (a) essential community infrastructure; (b) temporary, relocatable and/or able to be abandoned development; (c) coastal-dependent development; (d) located within a maritime development area; or (e) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned AND Where the development is identified in (a) to (e) above, the development mitigates the risk to people and property to an acceptable or tolerable level.

Performance outcomes		Acceptable outcomes	
	(b) minimising the footprint of the development on that part of the site within the coastal hazard area (c) allowing for natural barriers or buffers on the site (d) filling land to a level above the defined temporary or permanent inundation level (e) designing habitable buildings so that habitable rooms remain above the temporary inundation level (f) designing the development so that operational components remain above the level of inundation, or waterproof components if located below temporary inundation level (g) designing buildings or structures to be decommissioned, disassembled or relocated either on the site or to another site (h) providing for or installing and maintaining on-site erosion control structures.		
PO2	Temporary, readily relocatable or able to be abandoned development or essential community service infrastructure that is proposed to be located in an erosion prone area within a coastal management district, complies with the following:- (a) it is demonstrated that it is not feasible to locate the development outside the erosion prone area that is within the coastal management district; and (b) built structures are located landward of an applicable coastal building line; or (c) where there is no coastal building line, built structures are located landward of the alignment of adjacent habitable buildings; or (d) where it is demonstrated that (b) or (c) is not reasonable, built structures are located as far landward as practicable. Editor's note--'temporary, readily relocatable or able to be abandoned (development)' is defined in **Schedule 1 (Definitions)**. Editor's note—'essential community service infrastructure' is defined in **Schedule 1 (Definitions)**.	**AO2**	No acceptable outcome provided.
PO3	Redevelopment:- (a) relocates built structures outside that part of the erosion prone area that is within the coastal management district; or (b) relocates built structures as far landward as practicable and landward of an applicable coastal building line; or (c) where there is no coastal building line, relocates built	**AO3**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	structures landward of the alignment of adjacent habitable buildings; and (d) provides sufficient space seaward of the development within the premises to allow for the construction of erosion control structures, such as a sea wall.		
PO4	Redevelopment in an erosion prone area within a coastal management district that intensifies the use of a site in an urban area mitigates any increase in risk to people and property from adverse coastal erosion impacts.	**AO4**	Redevelopment in an erosion prone area within a coastal management district that results in an intensification of a use in an urban area mitigates the erosion threat to the development, having regard to:- (a) layout of the development so as to minimise the footprint of the development of the part within the erosion prone area and locates the development as far landward as possible; (b) the practical design life of the development in the context of future erosion threat (refer section 5 of the *Queensland coastal plan – Coastal hazards guideline*); (c) the ability for buildings or structures to be decommissioned, disassembled or relocated either on the site or to another site; (d) use of appropriate foundations for the building or structure; (e) installing and maintaining on-site erosion control structures.
PO5	Coastal-dependent development or development within a maritime development area mitigates any increase in risk to people and property from adverse coastal erosion impacts. Editor's note—'Coastal-dependent development' is defined in **Schedule 1 (Definitions)**.	**AO5.1**	Coastal-dependent development:- (a) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion; or (b) locates, designs and constructs buildings or structures to withstand coastal erosion impacts.
		AO5.2	Development within a maritime development area:- (a) that is not coastal-dependent development is located outside the erosion prone area; or (b) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location. Note--a development application may be required to provide the following information to demonstrate compliance with the performance outcome:- (a) assessment of the erosion hazard at a property scale; (b) plans showing the intended location, materials and method of construction for any structures; (c) a report certified by a registered professional engineer that demonstrates this performance outcome will be achieved.
Coastal building lines			

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Performance outcomes		Acceptable outcomes	
PO6	New development or the intensification of existing development on a site subject to a coastal building line is located and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.	**AO6**	All buildings and other permanent structures are located landward of the coastal building line for the site. Editor's note—coastal building lines are identified on the Coastal protection overlay maps in **Schedule 2 (Mapping)**.
Reconfiguring a lot within a coastal management district			
PO7	Subject to the provisions of the *Coastal Protection and Management Act 1995*, where land within a coastal management district is proposed to be reconfigured to create additional lots, the erosion prone area is to be maintained as a development free buffer zone unless there is substantial development seaward of the development site or it is in a maritime development area or port.	**AO7.1**	Where reconfiguration of a lot is proposed within a coastal management district, the erosion prone area within the lot, or land within 40m of the foreshore (whichever is the greater), is surrendered to the State for public use.
		AO7.2	The surrendered land within a coastal management district is:- (a) placed in a State land reserve for beach protection and coastal management purposes under the *Land Act 1994* with Council as trustee; or (b) managed for beach protection and coastal management purposes under another management regime to the satisfaction of the chief executive administering the *Coastal Protection and Management Act 1995* and *Land Act 1994*.
Development within an urban area subject to temporary or permanent inundation			
PO8	Except in limited circumstances, development within an urban area is located outside:- (a) a high hazard storm tide area; or (b) an area that will be subject to permanent inundation due to sea level rise. Editor's note—high hazard storm tide areas are identified on the Coastal protection overlay maps in **Schedule 2 (Mapping)**. Land that is projected to be permanently inundated due to sea level rise is identified in mapping administered by the Department of Environment and Heritage Protection.	**AO8**	Development in an urban area is situated wholly outside of a high hazard storm tide area or an area that will be subject to permanent inundation due to sea level rise, except where the development is:- (a) essential community infrastructure; (b) temporary and/or relocatable development; (c) coastal-dependent development; (d) located within a maritime development area; or (e) redevelopment that intensifies the use of a site in an urban area, if the development mitigates any increase in risk to people and property from adverse inundation impacts.
PO9	Development within an urban area is located outside a medium hazard storm tide area unless:- (a) it does not result in an increase in the intensity of development on the site; or (b) a risk assessment demonstrates the development avoids any increase in risk to people or property from coastal hazard impacts. Editor's note—medium hazard storm tide areas are identified on the Coastal protection overlay maps in **Schedule 2 (Mapping)**.	**AO9**	Development in an urban area is situated wholly outside of a medium hazard storm tide area, except where the development is:- (a) essential community infrastructure; (b) temporary and/or relocatable development; (c) coastal-dependent development; (d) located within a maritime development area; or (e) redevelopment that intensifies the use of a site in an urban area, if the development mitigates any increase in risk to people and property from adverse inundation impacts. **OR** Development in an urban area that is subject to a medium hazard storm tide area is

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Performance outcomes		Acceptable outcomes	
			located, designed, constructed and operated to avoid adverse coastal hazard impacts (including impacts on the development's ongoing operation) as demonstrated by a risk assessment prepared to support the development proposal.
Development within a non-urban area subject to temporary or permanent inundation			
PO10	Except in limited circumstances, development does not occur within a non-urban area that is subject to temporary or permanent inundation from coastal hazards.	**AO10**	Development within a non-urban area is situated wholly outside an area subject to temporary or permanent inundation from coastal hazards, except where the development is:- (a) essential community infrastructure; (b) temporary and/or relocatable development; (c) coastal-dependent development; (d) located within a maritime development area; or (e) redevelopment that intensifies the use of a site in an urban area, if the development mitigates any increase in risk to people and property from adverse inundation impacts. **OR** Development within a non-urban area that is subject to permanent or temporary inundation from coastal hazards:- (a) is located within a maritime development area; or (b) is for small to medium-scale tourist development, and the development:- (i) locates accommodation facilities outside the high hazard storm tide area and land projected to be subject to permanent inundation due to sea level rise; or (ii) is located, designed, constructed and operated to avoid adverse coastal hazard impacts (including impacts on the development's on-going operation) as demonstrated by a risk assessment prepared to support the development proposal.
Development in coastal hazard area generally			
PO11	Development in a coastal hazard area is located, designed, constructed and operated to:- (a) maintain dune crest heights; or (b) where a reduction in crest heights cannot be avoided, mitigate risks to development from wave overtopping and storm-tide inundation; and (c) maintain or enhance coastal ecosystems and natural features such as mangroves and coastal wetlands, between development and tidal waters where they protect or buffer communities and infrastructure from sea-level rise and coastal inundation impacts; or	**AO11.1** **AO11.2** **AO11.3**	Development avoids, or where this is not feasible, minimises reducing dune crest heights. Development maintains existing natural environmental features such as mangroves and wetlands to mitigate impacts from storm-tide inundation and permanent inundation due to sea-level rise. Development within a coastal hazard area ensures:- (a) habitable rooms of built structures are located above the DSTE level; (b) a safe refuge is available for people within the development site during a DSTE; or

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Performance outcomes		Acceptable outcomes	
	(d) where changes to these features cannot be avoided mitigate risks to development from coastal hazards; and (e) where changes to the natural features cannot be avoided mitigate risks to development from storm-tide inundation and permanent inundation due to sea-level rise; and (f) ensure structures can sustain flooding from a defined storm-tide event (DSTE); and (g) maintain the safety of people living and working on the premises from a DSTE. Editor's note—the defined storm-tide event (DSTE) is defined in **Schedule 1 (Definitions)** and takes into account the predicted effects of climate change. Editor's note – minimum lot and building pad immunity and freeboard requirements are outlined in the **Planning scheme policy for development works (Table SC6.3.5.4e Lot and building pad immunity and freeboard by use type).**	**AO11.4** **AO11.5**	(c) at least one evacuation route remains passable for emergency evacuations during a DSTE. Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of waters from a DSTE. Notes— (a) A development application must assess the risk of storm-tide inundation releasing or otherwise exposing hazardous materials including appropriate emergency planning and contingency measures. (b) A development application is to be supported by a report certified by a registered professional engineer that demonstrates this performance outcome will be achieved. Minimum finished surface levels are in accordance with the **Planning scheme policy for development works (Table SC6.3.5.4e Lot and building pad immunity and freeboard by use type).**
PO12	Development in a coastal hazard area maintains a functional and attractive street front address appropriate to the intended use and the site's context and setting.	**AO12**	No acceptable outcome provided.
PO13	Coastal protection works are undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety or existing buildings or structures, and all of the following apply: (a) the building or structure cannot be relocated or abandoned (b) any erosion control structure is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable (c) any increase in coastal hazard risk for adjacent areas from the coastal protection work is mitigated.	**AO13**	No acceptable outcome provided.
Public access to the coast			
PO14	Development:- (a) ensures that there is no net loss of public access to the foreshore; and (b) where practicable, provides enhanced opportunities for safe public access to the foreshore in a manner consistent with conserving coastal resources.	**AO14**	Development is located, designed and operated in a manner that retains or enhances existing public access to and along the foreshore. **OR** Where loss of public access to the foreshore cannot practicably be avoided, development provides the same or a greater amount of new public access opportunities within, or in close proximity to, the site.
Maritime development and maritime development areas			

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Performance outcomes		Acceptable outcomes	
PO15	Except in limited circumstances, maritime development is located within a maritime development area.	**AO15**	Maritime development is located within an identified maritime development area. **OR** Development demonstrates the site is suitable for identification as a maritime development area, in accordance with the maritime development area methodology. Editor's note—maritime development area methodology is available from www.ehp.qld.gov.au. **OR** Maritime development outside a maritime development is minor marine development, dredging for navigation channels, or development in a port. Editor's note—'minor marine development' includes private marine access structures and minor public marine facilities such as boat ramps, pontoons, slipways, wharves and jetties that serve a public purpose).
PO16	Development in a maritime development area:- (a) is predominantly for maritime development; (b) ensures ancillary and subsidiary development is predominantly of a commercial or public nature.	**AO16.1** **AO16.2**	Less than half of the non-tidal component of the development site within the maritime development area is allocated for non-maritime development. Less than a quarter of the non-tidal component of the development site within the maritime development area is allocated for residential development.
PO17	Development of canals, dry-land marinas and artificial waterways avoids adverse impacts on coastal resources and their values, and does not contribute to:- a) degradation of water quality; b) an increase in the risk of flooding; c) degradation or loss of matters of state environmental significance; and d) adverse changes to the tidal prism volume of the natural waterway to which the development is connected.	**AO17**	No acceptable outcome provided.

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8.2.7 Extractive resources overlay code

8.2.7.1 Application

This code applies to assessable development:-

(a) subject to the extractive resources overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Extractive resources overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.7.2 Purpose and overall outcomes

(1) The purpose of the Extractive resources overlay code is to protect and maintain the sustainable and viable use of extractive resources in the Fraser Coast Local Government Area by preventing incompatible development and land uses from encroaching on the extractive resource/processing areas and associated separation areas and transport routes.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) development occurring within or adjacent to extractive resource areas does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource;

(b) development occurring within or adjacent to transport routes for extractive resources does not constrain or otherwise conflict with the ongoing safe and efficient transportation of the extractive resource;

(c) the potential negative impacts of extractive industries on sensitive land uses within or adjacent to extractive resource areas and associated transport routes is mitigated to maintain high levels of safety and amenity.

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8.2.7.3 Assessment benchmarks

Table 8.2.7.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Development within resource/processing area			
PO1	Development within the resource/processing area of a key resource area does not constrain, prevent or otherwise interfere with the current or future viability of the winning or processing of extractive resources.	**AO1**	Development within the resource/processing area of a key resource area is limited to:- (a) extractive industry uses; (b) uses that are directly associated with an extractive industry; or (c) temporary or non-intensive uses that are compatible with future extractive industry operations (e.g. forestry for wood production).
Development within extractive resource separation area			
PO2	Development does not materially increase the number of people living within the extractive resource separation area.	**AO2.1**	Development does not result in an increase in residential density within an extractive resource separation area.
		AO2.2	Reconfiguring a lot within an extractive resource separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the resource or processing area.

Performance outcomes		Acceptable outcomes	
PO3	Development minimises the potential adverse impacts (e.g. noise, dust, vibration and blasting) arising from existing or future extractive industry operations upon people working or congregating within the extractive resource separation area.	**AO3**	The number of people working or congregating in the extractive resource separation area is not increased. **OR** Development within the extractive resource separation area is compatible with the potential adverse impacts arising from existing or future extractive industry operations. **OR** Development within the extractive resource separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extractive industry operations to acceptable levels. **OR** Development within the extractive resource separation area operates outside the normal hours of operation for existing or future extractive industry activities.
PO4	Extractive industry development maintains the function and integrity of the extractive resource separation area as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.	**AO4**	Development for an extractive industry use is not located within the extractive resource separation area.
Development within transport route separation area			
PO5	Development does not materially increase the number of people living within the transport route separation area.	**AO5.1** **AO5.2**	Development does not result in an increase in residential density within a transport route separation area. Reconfiguring a lot within a transport route separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the transport route.
PO6	Development involving a sensitive land use (other than for a residential activity) within a transport route separation area maintains an acceptable level of amenity.	**AO6**	Development involving a sensitive land use (other than for a residential activity) within a transport route separation area ensures an acceptable level of amenity by:- (a) incorporating mitigation measures such as landscape buffer strips, mounding and screening; (b) maintaining adequate separation distances.
PO7	Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive materials along a transport route.	**AO7**	The number of premises with access points to an identified transport route is not increased. **OR** Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along a transport route.

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8.2.8 Flood hazard overlay code[5]

8.2.8.1 Application

This code applies to assessable development:-

(a) subject to the flood hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Flood hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note—the *Building Regulation 2006* contains provisions applying to building work in a natural hazard management area (flood) and the Queensland Development Code (QDC) MP3.5 is triggered by a flood hazard area. "Natural hazard management area (flood)" for the purposes of the *Building Regulation 2006* (Part 2A and Part 3) and "flood hazard area" for the purposes of QDC MP3.5 – Construction of Building in Flood Hazard Areas are identified as the flood hazard area on the flood hazard area overlay maps in **Schedule 2 (Mapping)**.

8.2.8.2 Purpose and overall outcomes

(1) The purpose of the Flood hazard overlay code is to ensure that development protects people and avoids or mitigates the potential adverse impacts of flood on property, economic activity and the environment, taking into account the predicted effects of climate change.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) floodplains and the flood conveyance capacity of waterways are protected;

(b) development in areas at risk from flood is compatible with the nature of the flood event;

(c) the safety of people is protected and the risk of harm to property and the natural environment from flood is minimised;

(d) wherever practical, infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a flood event;

(e) development does not result in a material increase in the extent or severity of flood, including consideration of cumulative impacts.

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8.2.8.3 Assessment benchmarks

Table 8.2.8.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Development siting and layout			
PO1	For all flood events up to and including the defined flood event (DFE):- (a) the safety of people on the site is protected at all times; (b) potential damage to property on the site is prevented. Editor's note--the defined flood event (DFE) is defined in **Schedule 1 (Definitions)** and takes into account the predicted effects of climate change.	**AO1.1** **AO1.2** **AO1.3**	Minimum finished surface levels are in accordance with **Planning scheme policy for development works (Table SC6.3.5.4d Lot and building pad immunity and freeboard by use type).** Editor's note—the defined flood level (DFL) is defined in **Schedule 1 (Definitions)**. Finished floor levels for habitable rooms are a minimum of 300mm above the defined flood level (DFL).

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[5] Editor's note—to demonstrate compliance with the relevant performance outcomes of this code, a site-based flood study that investigates the impact of the development on the floodplain may be required. The **Planning scheme policy for information that Council may require** provides guidance for preparing a site-based flood study.

Performance outcomes		Acceptable outcomes	
	Editor's note – minimum lot and building pad immunity and freeboard requirements are outlined in the **Planning scheme policy for development works (Table SC6.3.5.4d Lot and building pad immunity and freeboard by use type).**	**AO1.4**	Non-habitable floor areas are designed and constructed to be resilient to the effects of flood, up to and including the DFL.
		AO1.5	For residential buildings and temporary or moveable residential structures (e.g. caravans), a safe evacuation route is available to a gathering point and is able to be traversed by pedestrians in the DFE.
		A01.6	For reconfiguring a lot, any new roads provide safe, clear and direct evacuation routes that are trafficable by both vehicles and pedestrians in the DFE. For reconfiguring a lot including land subject to the Flood hazard overlay or otherwise determined to be at risk of flood, the following signage is provided on-site (regardless of whether land will be in public or private ownership):- (a) indicating the position and path of all safe evacuation routes off the site; (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as floodway crossings or entrances to low-lying reserves.
Building design and built form			
PO2	Building design and built form:- (a) is resilient to flood events by appropriately responding to the potential risks of flooding; and (b) maintains a functional and attractive street front address appropriate to the intended use.		***For material change of use – Residential uses***
		AO2.1	On premises subject to the Flood hazard overlay or otherwise determined to be at risk of flood, residential dwellings are not designed as single-storey slab on ground construction. Note—the highset 'Queenslander' style house is an example of a resilient low-density housing solution in flood prone areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries and the like) are located at the ground storey.
		AO2.2	On premises subject to the Flood hazard overlay or otherwise determined to be at risk of flood, residential buildings:- (a) incorporate appropriate screening to ensure that the under-storey is not visible from the street; (b) are orientated to the street by ensuring that the entry stairs to the dwelling and at least one habitable room overlook the street; (c) have ground storeys that allow for the flow through of flood water.
			For material change of use – Non-residential uses:
		AO2.3	On premises subject to the Flood hazard overlay or otherwise determined to be at risk of flood, non-residential buildings and structures:-

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Performance outcomes		Acceptable outcomes	
			(a) are orientated to the street by activating the street frontage through ground storey business activities or urban design treatments such as recess wall treatments, screening and/or landscaping; (b) have ground storeys that allow for the flow through of flood water. Notes— (a) Businesses should ensure that the necessary continuity plans are in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upper-storey of a building or off-site). (b) Resilient building materials for use within the Flood hazard overlay should be determined in consultation with Council, in accordance with the relevant building assessment provisions.
Flood impacts			
PO3	Development does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.	**AO3.1** **AO3.2**	Development within the flood hazard area does not result in a reduction in flood storage capacity. Development does not change flows, velocities or levels external to the development site for flood events up to the DFE.
Community infrastructure			
PO4	Community infrastructure is able to function effectively during and immediately after flood events.	**AO4**	No acceptable outcome provided.
Hazardous materials			
PO5	Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk during the DFE.	**AO5**	The manufacture or storage in bulk of hazardous materials occurs above the DFL. **OR** Structures used for the manufacture or storage of hazardous materials in bulk are designed and constructed to prevent the intrusion of flood waters up to and including the DFL.

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8.2.9 Heritage and neighbourhood character overlay code[6] [7] [8]

8.2.9.1 Application

This code applies to assessable development:-

(a) subject to the Heritage and neighbourhood character overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Heritage and neighbourhood character overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.9.2 Purpose and overall outcomes

(1) The purpose of the Heritage and neighbourhood character overlay code is to ensure that:-

(a) development on or adjoining a heritage place is compatible with the cultural heritage significance of the place;

(b) the significance of neighbourhood character areas is conserved and enhanced; and

(c) development in a demolition control area conserves buildings constructed during the Victorian, Federation, or interwar periods (c.1850-1950)

(d) Infill development on a statutory listed heritage place or within the Maryborough Demolition Control Area or a neighbourhood character area (as identified on the Overlay Mapping) is appropriate in terms of design, materials and finishes.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) the cultural heritage significance of individual sites and places is conserved;

(b) development on a local heritage place is compatible with the cultural heritage significance of the place by:-

(i) preventing the demolition or removal of the local heritage place, unless there is no prudent and feasible alternative to the demolition or removal;

Note—in considering whether there is no prudent and feasible alternative to the demolition or removal of a local heritage place, the Council will have regard to:-

(A) safety, health and economic considerations;
(B) any other matters the Council considers relevant.

(ii) maintaining or encouraging, as far as practicable, the appropriate use (including adaptive reuse) of the local heritage place whilst protecting the amenity of adjacent uses;

(iii) protecting, as far as practicable, the materials and setting of the local heritage place;

(iv) ensuring that any exposed archaeological artefact/s and/or features are identified and managed prior to the redevelopment of a site[9];

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

[7] Editor's note—the following elements referred to in this code are identified on the Heritage and neighbourhood character overlay maps in **Schedule 2 (Mapping)**:-
(a) State heritage places;
(b) local heritage places;
(c) neighbourhood character areas;
(d) demolition control areas.
Key character elements and preferred character statements for neighbourhood character areas are contained in the **Planning scheme policy for the heritage and neighbourhood character overlay code**.

[8] Editor's note—the **Planning scheme policy for the heritage and neighbourhood character overlay code** provides guidance for satisfying certain outcomes of this code.

[9] Editor's note—under the *Queensland Heritage Act 1992*, a person must report to the Department of Environment and Resource Management (DERM) if they discover an archaeological artefact that is an important source of information about an aspect of

(v) ensuring, as far as practicable, development on the local heritage place is compatible with the cultural heritage significance of the place;

(c) development adjoining a local or State heritage place[10] is sympathetic to the cultural heritage significance of that place;

(d) development in a neighbourhood character area:-

(i) is sympathetic and complementary to the key character elements and preferred character of the applicable area[11];
(ii) retains buildings and structures that contribute to the preferred character of the area through their age, form, style, siting, and character;
(iii) complements, rather than mimics or replicates, the predominant building styles in the street;

(e) development conserves residential, retail (corner and local stores) and community-purposed buildings (churches, halls etc) that contribute to the traditional character and amenity of residential neighbourhoods and streetscapes contained within a demolition control area.

8.2.9.3 Assessment benchmarks

Table 8.2.9.3.1 Assessment benchmarks for assessable development on a local heritage place or adjoining a State or local heritage place

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Performance outcomes		Acceptable outcomes	
Material change of use involving a local heritage place			
PO1	The material change of use is compatible with the conservation and/or management of the cultural significance of the local heritage place.	**AO1**	Development is undertaken in accordance with the Australian ICOMOS Charter[12] for Places of Cultural Significance (Burra Charter). A MCU to a local heritage item will be determined by an impact assessment
Reconfiguring a lot involving a local heritage place			
PO2	Reconfiguring a lot does not:- (a) reduce public access to the local heritage place; (b) result in the local heritage place being severed or obscured from public view; or (c) obscure or destroy any of the following elements relating to the local heritage place:- (i) pattern of historic subdivision; (ii) the landscape setting; or (iii) the scale and consistency of the urban fabric.	**AO2**	Development is undertaken in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter). Reconfiguration and/or subdivision of a local heritage item must not erode the historic curtilage of the building or item of significance. Its context must still be legible within a streetscape context, and retain all of the key elements that contribute to the overall significance of the heritage item. 'Battle-axe' lot subdivision of a local heritage item is acceptable providing an impact assessment finds that the subdivision and any proposed construction on the rear portion does not overwhelm or is otherwise intrusive with regard to the heritage item.
Building work or operational work involving a local heritage place			
PO3	Development conserves and is subservient to the features and values of the local heritage place	**AO3**	Development:- (a) does not alter, remove or conceal significant features, fabric or the overall

Queensland's history. Under the *Queensland Heritage Act 1992*, archaeological artefacts include any relic or other remains located above, on or below the present land surface, or found in State waters, that relate to past human behaviour.

10 Editor's note—amongst other things, this code seeks to regulate development on sites adjoining a State heritage place. Development on State heritage places is regulated by the *Queensland Heritage Act 1992*.

11 Editor's note—key character elements and preferred character statements for each neighbourhood character area are contained in the **Planning scheme policy for the heritage and neighbourhood character overlay code**.

12 Editor's note—Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

Performance outcomes		Acceptable outcomes	
	that contribute to its cultural heritage significance.		contribution of the local heritage place in the streetscape; or (b) is minor and necessary to maintain a significant ongoing use or improved amenity for the local heritage place.
PO4	Changes to a local heritage place are appropriately managed and documented.	**AO4.1** **AO4.2**	Development is compatible with a conservation management plan prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter). Development meets controls of an impact assessment An archival quality photographic record is made of the features of the place that are demolished or modified because of the development that meets the standards outlined in the *Guideline: Archival Recording of Heritage Registered Places* (Department of Environment and Science).
PO5	Development does not adversely affect the character, setting or appearance of the local heritage place, including removal of vegetation that contributes to the cultural heritage significance of the place.	**AO5.1** **AO5.2** **AO5.3**	The scale, location and design of the proposed development are compatible with the character, setting, scale, height, mass, form, profile and presentation of the local heritage place. The development is unobtrusive and cannot readily be seen from surrounding streets or other public places. Existing vegetation, pathways, carriage drives and tennis courts and other landscape elements that forms part of the local heritage place is to be retained and incorporated into the design and layout of any proposed developmnt on the site. If required an arborist should be consulted to determine which plantings or garden features are historic in nature
PO6	Excavation or other earthworks do not have a detrimental impact on archaeological sites.	**AO6.1** **AO6.2**	The impact of excavation is minor and limited to those parts of the local heritage place that have been disturbed by previous excavation. An archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance. In the event of an unexpected discovery of an artefact or relic on a local listed heritage property, development should cease until Council has determined the extent or archaeological potential of the site. ??
PO7	Advertising devices located on a local heritage place or adjoining a State or a local heritage place are sited and designed in a manner that:- (a) is compatible with the cultural heritage significance of the place; (b) does not obscure the appearance or prominence of the heritage place when viewed from the street or other public places.	**AO7**	No acceptable outcome provided. Any proposed advertising device should be subject to an impact assessment application. Any proposed advertising should not detract from or intrude upon views or an appreciation of the local or State heritage item. It should be discreet in nature and presentation and uses an appropriate colour palette and design.
Development adjoining a State or local heritage place			

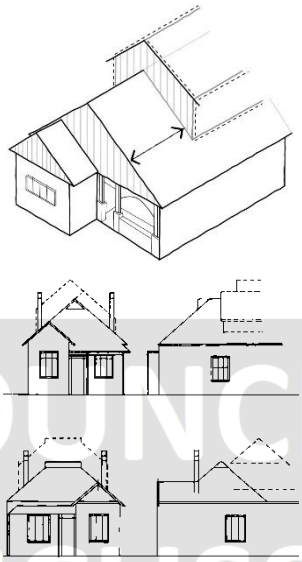
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Performance outcomes		Acceptable outcomes	
PO8	Where on a lot or premises adjoining a State heritage place or a local heritage place, development is designed and constructed in a manner that does not adversely affect the cultural heritage significance of the heritage place, including its context, curtilage setting, appearance and archaeology. a	**AO8.1** **AO8.2**	The scale, location and design of the development is compatible with the cultural heritage significance of the adjoining State heritage place or local heritage place, including its context, setting and appearance. Materials must be appropriately complementary and a colour palette respectful of the adjoining heritage item. The height, mass, bulk and scale of any proposed development on an adjoining premises should ensure that any landmark views and view corridors within the streetscape towards the heritage item are not eroded. Where the site adjoins a State heritage place or a local heritage place that has been identified as an archaeological place, an archaeological investigation is to be carried out prior to development in proposals there there is to be extensive surface or sub-surface soil disturbance. Where development is proposed abutting or adjacent to a State heritage litem, the proposal must be referred to the Department of Environment and Science (DES) for consideration and approval. Minor work adjacent to a State heritage item may be compliant under the application for a Heritage Exemption Certificate

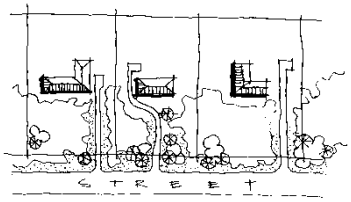
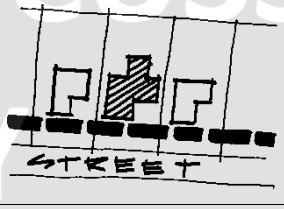
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Table 8.2.9.3.2 Assessment benchmarks for assessable development within a neighbourhood character area

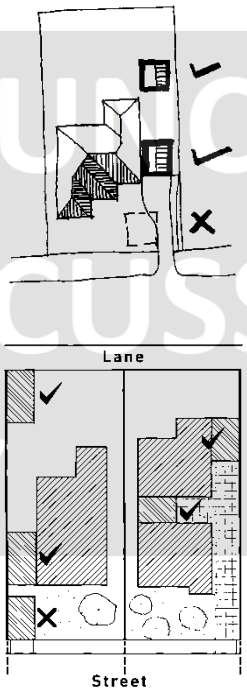
Performance outcomes		Acceptable outcomes	
Demolition of buildings or structures			
PO1	Buildings or structures are not to be wholly or partially demolished or removed unless the building, structure or part of the building or structure proposed for demolition or removal:- (a) is not a Victorian, Federation or Interwar building; or (b) is not capable of structural repair; or (c) repair is not feasible having regard to economic, safety and health considerations; or (d) does not contribute to the preferred character of the precinct.	**AO1**	Buildings or structures are not wholly or partially demolished or removed unless the building, structure or the part of the building or structure proposed for demolition or removal:- (a) is not a Victorian, Federation or interwar building; or (b) is not visible from the street (c) Does not make a positive streetscape contribution to the neighbourhood character area Any dwelling, shop or other building that is deemed to make a positive visual, historical or architectural contribution to the neighbourhood character area may be required to have a structural engineer's report as part of any proposed demolition development application
Modifications to buildings			
PO2	Modifications to buildings, including associated landscaping and fencing:- (a) do not interfere with the integrity of the facade and streetscape character of the locality; (b) respect the traditional materials and design elements consistent with other character	**AO2**	New works to all buildings within a neighbourhood character area, excluding fencing to freestanding dwellings, are to be predominantly recessed behind the front building line of the extant building, using design, colours and materials that are compatible with and do not dominate the original structure. Alterations and additions to local retail, corner and community use/social infrastructure buildings is acceptable

Performance outcomes		Acceptable outcomes	
	buildings in the neighbourhood character area; Note—-character buildings in a neighbourhood character area comprise Victorian, Edwardian/Federation and interwar buildings (constructed between 1850 and1940). (c) complement the form and proportions of the existing building.		provided the original built form is clearly discernable and the new work comtemporary but complementary in terms of design, materials and finishes. Note—**Figure 8.2.9A (Recessing of new building work)** illustrates how new building work can be recessed to avoid dominating the original structure. **Figure 8.2.9A Recessing of new building work** 
PO3	Enclosure of the understorey area of a high-set dwelling preserves the dominant visual form of the upper floor and does not detract from the overall character of the building or streetscape.	**AO3**	New works to high-set dwellings are predominately recessed behind the front building line of the existing dwelling and to be of not greater height than the existing main floor level. of the original structure, using colours materials and finishes that are compatible with and do not dominate the original structure or are visually intrusive or overwhelming
Infill development			
PO4	Infill development within a neighbourhood character area, including development on vacant sites, is compatible with the key character elements for the area, with regard to:- (a) scale and form; (b) materials; (c) landscaping.	**AO4**	No acceptable outcome provided. Any proposed infill development within a neighbourhood character area should be designed to complement the prevailing building styles within the local streetscape. The infill building should be clearly modern but should not attempt to mimic or otherwise copy the details and finishes of the original building stock. Height, setback, mass scale, roof profile, driveway and fencing should all be compliant with the established pattern of the character area. Where required, any infill development proposal that requires the removal of mature gardens or plantings may require an arborist report beforehand to determine if the landscape and plantings..... (--too proscriptive? Perhaps)
PO5	The existing streetscape is maintained in terms of:- (a) building orientation;	**AO5**	No acceptable outcome provided. Any proposed infill development within a neighbourhood character area should be compliant with the existing front and side

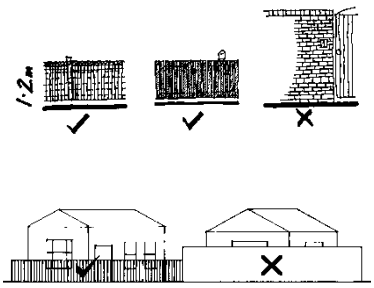
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Performance outcomes		Acceptable outcomes	
	(b) side and front boundary setbacks; (c) significant landscaping. Note—**Figure 8.2.9B (Maintenance of streetscape)** illustrates how an existing streetscape can be maintained through consistency of building orientation and siting. **Figure 8.2.9B Maintenance of streetscape**  		setbacks of extant dwellings within the streetscape. Building orientation Landscaping – shouldnot be over the top, but maintain the existing pattern of gardens and ladscaping typified within the vicinity
PO6	Development provides front boundary setbacks that ensure new additions and building works are consistent in alignment with adjoining lots.	**AO6**	Buildings are setback from the front boundary at a minimum the average distance of the front setbacks on the adjoining lots. Infill buildings and new additions to existing structures should not encroach beyond the front building line of the adjoining dwellings Note—**Figure 8.2.9C (Front boundary setbacks)** illustrates infill development providing a front boundary setback consistent with adjoining lots. **Figure 8.2.9C Front boundary setbacks** 
PO7	New buildings respect the architectural style of surrounding development and complement, rather than replicate, period dwelling styles. Note—**Figure 8.2.9D (Architectural style)** illustrates how a new building may respect the architectural style of neighbouring development. **Figure 8.2.9D Architectural style** 	**AO7**	No acceptable outcome provided. Any proposed infill development within a neighbourhood character area should be designed to complement the prevailing building styles within the local streetscape. The infill building should be clearly modern but should not attempt to mimic or otherwise copy the details and finishes of the original building stock. Height, setback, mass scale, roof profile, driveway and fencing should all be compliant with the established pattern of the character area but are to be expressed in a clearly contemporary manner. Colour palette of the material and finishes for the infill development should complement the neighbourhood character area.
Garages, carports and outbuildings			
PO8	Garages, carports and outbuildings are located in a manner that does not detract from the neighbourhood character area and are respectful of	**AO8.1** **AO8.2**	Garages, carports and outbuildings are not located on vacant land.

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Performance outcomes		Acceptable outcomes	
	existing character buildings in terms of materials, form and scale.	**AO8.3**	Garages, carports and outbuildings are located to the rear or side of a character building. Where at the side of a character building, car accommodation takes the form of an open carport which:- (a) has a maximum width of 4.0m; (b) is located at least in line with or behind the front wall of the existing building; (c) has a roof pitch which is consistent with the main building's predominant roof pitch. Note—**Figure 8.2.9E (Siting of garages, carports and outbuildings)** illustrates some examples of the preferred locations for the siting of garages, carports and outbuildings. **Figure 8.2.9E Siting of garages, carports and outbuildings** 
Front boundary treatment			
PO9	Front fencing complements the style and design of dwellings in the street. Fences forward of the dwelling allow views of and in between front setback areas.	**AO9**	Fencing forward of a dwelling and located in the front setback area is:- (a) no more than 1.2m in height; and (b) constructed with:- (i) timber pickets with sufficient gap between each picket to allow a minimum of 30% transparency; or (ii) open wire mesh set within a frame; or (iii) other visually permeable materials where a minimum 30% transparency is achieved. Note—**Figure 8.2.9F (Front fencing treatment)** illustrates the preferred height, form and style of fencing in the front setback area.

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Performance outcomes		Acceptable outcomes	
			Figure 8.2.9F Front fencing treatment 
Advertising devices			
PO10	Advertising devices in neighbourhood character areas are positioned in a manner that respects the architecture and scale of character buildings.	**AO10.1** **AO10.2**	Advertising devices are:- (a) located below the verandah; or (b) mounted on the verandah fascia; or (c) window lettering on the ground floor. Advertising devices are not roof-mounted.
Vegetation clearing			
PO11	Vegetation clearing does not adversely affect the character, setting or appearance of the neighbourhood character area.	**AO11**	Vegetation clearing within a neighbourhood character area does not involve the removal of character trees that contribute to the significance of the area. Where required, an arborist should be consulted to determine the age and to conduct a 'health check' on the plantings

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Table 8.2.9.3.3 Assessment benchmarks for assessable development within a demolition control area

Performance outcomes		Acceptable outcomes	
Demolition, relocation or removal of dwelling houses			
PO1	Victorian, Federation or interwar dwelling houses are not wholly or partially demolished or removed within a demolition control area unless the dwelling house (or part thereof):- (a) is not capable of structural repair, or repair is not feasible having regard to economic, safety and health considerations; or (b) does not contribute to the traditional character and amenity of the surrounding residential neighbourhood and streetscape. Editor's note—the **Planning scheme policy for the Heritage and neighbourhood character overlay code** provides guidance on whether a dwelling house is from the Victorian, Federation or interwar eras.	**AO1**	Victorian, Federation or interwar dwelling houses are not wholly or partially demolished or removed within a demolition control area unless:- (a) an engineering report prepared by a suitably qualified person demonstrates that the building is structurally unsound and not reasonably capable of being made structurally sound; or (b) the dwelling house (or part thereof) has been substantially altered and/or does not have the appearance of being constructed in the pre-war era; or (c) the dwelling house, or the part to be removed or demolished, is not visible from the street; or (d) the street in which the dwelling house is located has no traditional building character.
PO2	Where a Victorian, Federation or interwar dwelling house is proposed to be relocated on a site, the new location of the dwelling house maintains or enhances the contribution that the building makes to the traditional character and	**AO2**	No acceptable outcome provided. Where a Victorian, Federation or interwar dwelling is proposed for relocation within the existing site, the options for new siting are to ensure that the extant dwelling remains the primary streetscape element within the front part of the allotment, and an appropriate setting

Performance outcomes		Acceptable outcomes	
	amenity of the surrounding residential neighbourhood and streetscape.		retained. Any subsequent development work should be to the rear of the original structure and submissive in design, materials and finishes.

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8.2.10 Infrastructure overlay code

8.2.10.1 Application

This code applies to assessable development:-

(a) subject to the Infrastructure overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Infrastructure overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.10.2 Purpose and overall outcomes

(1) The purpose of the Infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned infrastructure and facilities within the Fraser Coast:-

(a) gas pipelines;

(b) high voltage electricity transmission lines;

(c) wastewater treatment plants;

(d) waste management facilities;

(e) major roads;

(f) railways;

(g) defence training facilities;

(h) stock routes.

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(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) existing and planned infrastructure facilities, networks and corridors are protected from incompatible development;

(b) development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:-

(i) avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities;

(ii) protect the amenity, health and safety of people and property.

8.2.10.3 Assessment benchmarks

Table 8.2.10.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Gas pipelines			
PO1	Development provides and maintains adequate separation between the use or works and a gas pipeline corridor so as to minimise risk of harm to people and property.	**AO1**	No acceptable outcome provided.
PO2	Uses and works are constructed and operated to avoid:-compromising	**AO2**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	the viability of the gas pipeline corridor; or (a) damaging or adversely affecting the existing or future operation of major gas pipelines and the supply of gas.		
High voltage electricity transmission lines			
PO3	Development does not adversely impact on existing and planned high voltage electricity transmission infrastructure.	**AO3**	No acceptable outcome provided.
PO4	Child care centres, educational establishments, and other uses in which children congregate, are not located in close proximity to high voltage electricity transmission lines.	**AO4**	Use areas or buildings associated with the care or use by children for more than 5 hours per day at least 3 days per week, maintain the following separation distances from the closest boundary of a high voltage electricity line easement:- (a) 20m for transmission lines up to 132kV; (b) 30m for transmission lines between133kV and 275kV; and (c) 40m for transmission lines exceeding 275kV.
Wastewater treatment plants			
PO5	Residential activities and other sensitive land uses are not adversely affected by odour emissions from existing or planned wastewater treatment plants.	**AO5.1**	A sensitive land use involving a residential activity is not located or intensified within a wastewater treatment plant buffer.
		AO5.2	Any sensitive land use (other than a residential activity) located within a wastewater treatment plant buffer:- (a) incorporates appropriate measures to minimise odour impacts; (b) demonstrates that occupants and users will not be adversely affected by odour emissions from activities associated with the wastewater treatment plant.
		AO5.3	Reconfiguring a lot within a wastewater treatment plant buffer:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the wastewater treatment plant.
Waste management facilities			
PO6	Residential activities and other sensitive land uses are not adversely affected by noise emissions from existing or planned waste management facilities.	**AO6.1**	A sensitive land use involving a residential activity is not located or intensified within a waste management facility buffer. **OR** Any sensitive land use involving a residential activity located within a waste management facility buffer complies with the following:- (a) the indoor acoustic quality design objectives specified in **Table 8.2.10.3.2 (Indoor acoustic quality design objectives)**; (b) the outdoor noise quality objectives specified in **Table 8.2.10.3.3 (Outdoor acoustic quality objectives)**.

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Performance outcomes		Acceptable outcomes	
		AO6.2	Any sensitive land use (other than a residential activity) located within a waste management facility buffer complies with the following:- (a) the indoor acoustic quality design objectives specified in **Table 8.2.10.3.2**; (b) the outdoor noise quality objectives specified in **Table 8.2.10.3.3**. Notes— (a) The indoor acoustic quality design objectives specified in **Table 8.2.10.3.2** are to be achieved at the location of the sensitive land use with the windows closed. This may be achieved through the location, orientation, landscaping, screening or design of the development. If it is necessary for the building to have windows closed to achieve the desired indoor acoustic quality design objectives, then suitable ventilation will need to be provided to all premises in accordance with the applicable Australian Standard. (b) A noise impact assessment may be required to demonstrate that the noise design objectives specified in this code will be achieved. The **Planning scheme policy for information that Council may require** provides guidance for the preparation of a noise impact assessment.
Major road and railway corridors			
PO7	Sensitive land uses are located, designed and constructed to ensure that noise emissions from major road corridors and railway corridors do not adversely affect: (a) the development's primary function; (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic or rail noise.	**AO7.1**	Sensitive land uses are separated by a minimum of 40m from the property boundary adjoining a major road corridor as identified on an Infrastructure overlay map. **OR** Where a sensitive land use is located within a major road corridor buffer, as identified on an Infrastructure overlay map, development is sited and designed to comply with an external design level noise criteria of 54dB(A)$L_{10\ (18hours)}$, based on predicted traffic volumes in 10 years' time. Editor's note—MP 4.4 (Buildings in a transport noise corridor) of the QDC provides requirements for habitable rooms of residential buildings in designated transport noise corridors.
		AO7.2	Development involving a sensitive land use within a railway corridor buffer complies with the design quality objectives specified in **Table 8.2.10.3.4 (Indoor acoustic quality design objectives – Rail corridor buffer)** and **Table 8.2.10.3.5 (Outdoor acoustic quality design objectives – Rail corridor buffer)**.
PO8	Development within a major road or railway corridor buffer as identified on an Infrastructure overlay map maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.	**AO8**	No acceptable outcome provided.
Defence training facilities			

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Performance outcomes		Acceptable outcomes	
PO9	Development within the defence land buffer, as identified on an Infrastructure overlay map, does not constrain, prevent or otherwise interfere with military training operations.	**AO9.1**	Development does not result in a material increase in the scale or intensity of residential activities within the defence land buffer.
		AO9.2	The number of people working or congregating in the defence land buffer is not materially increased.
		AO9.3	Reconfiguring a lot within the defence land buffer:- (a) does not result in the creation of additional lots used or capable of being used for residential activities or other sensitive land uses; or (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the defence training facility.
PO10	Development within the defence land buffer, as identified on an Infrastructure overlay map, is located, designed and operated to avoid or mitigate potential adverse impacts arising from military training operations conducted on defence land.	**AO10**	No acceptable outcome provided.
Stock routes			
PO11	The stock route network is protected from development (both on the stock route itself and areas adjacent) that would compromise the network's primary use or capacity for stock movement and protection of other values, such as conservation and recreational values.	**AO11.1**	Where possible, avoid locating development that may compromise the use of the stock route by travelling stock, particularly if the stock route has a record of frequent use. **OR** Where adverse development or land use impacts on a stock route cannot be avoided:- (a) alternate watered stock route access is provided; (b) where railways, haul roads or other transport infrastructure crosses the stock route, ensure that grade separation is provided; and (c) consider revocation of the stock route declaration if a suitable alternative stock route exists.
		AO11.2	All new access points from a road servicing a stock route incorporate a grid or effective gate to prevent stock entry into adjoining premises.

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Table 8.2.10.3.2 Indoor acoustic quality design objectives – Waste management facility buffer

Sensitive land use	Time of day	Noise design objectives for sensitive land uses (measured at the receptor in dB(A))		
		LAeq,adj,1hr	LA10,adj,1hr	LA1,adj,1hr
Child care centre	When open for business (other than when the children usually sleep)	35	--	--
	When the children usually sleep	30	--	--
Community care centre	Daytime and evening	35	40	45
	Night-time	30	35	40
Educational establishment	When classes are being offered	35	--	--
Health care services	Business hours	35	--	--
Home based business	Business hours	35	--	--
Hospital	Visiting hours	35	--	--
	Outside of visiting hours	30	--	--
Office	Office hours	35	---	--
The following residential activities:- o Dual occupancy o Dwelling house o Hostel o Multiple dwelling o Relocatable home park o Residential care facility o Retirement facility o Short-term accommodation o Tourist park	Daytime and evening	35	40	45
	Night-time	30	35	40
All other sensitive land uses	All times	No objective specified	No objective specified	No objective specified

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Table 8.2.10.3.3 Outdoor noise quality objectives – Waste management facility buffer

Sensitive land use	Time of day	Noise design objectives for sensitive uses (measured at the receptor in dB(A))		
		LAeq,adj,1hr	LA10,adj,1hr	LA1,adj,1hr
Dwelling house	All times	50	55	65
All other sensitive land uses	All times	No objective specified	No objective specified	No objective specified

Table 8.2.10.3.4 Internal acoustic quality criteria – Railway corridor buffer

Sensitive land use	Noise design objective for sensitive land use (measured at the receptor in dB(A))
o Accommodation activities (bedrooms/sleeping areas all times) o Residential care facilities (bedrooms/sleeping areas all times)	≤45 dB(A) single event maximum sound pressure level#
o Accommodation activities(habitable rooms all times) o Residential care facilities (habitable rooms all times)	≤50 dB(A) single event maximum sound pressure level#
o Child care centres (sleeping areas) o Health care services and hospitals (sleeping areas)	≤45 dB(A) single event maximum sound pressure level#
o Educational establishments o Child care centres (non-sleeping areas) o Health care services and hospitals (non-sleeping areas) o Community uses (library only) and places of worship	≤50 dB(A) single event maximum sound pressure level#
o Community uses (except libraries)	≤55 dB(A) single event maximum sound

Sensitive land use	Noise design objective for sensitive land use (measured at the receptor in dB(A))
○ Offices	pressure level#

Measured in accordance with Australian Standard 1055.1-1997: Acoustics – Description and measurement of environmental noise – General procedures, 6.2.4 Measurements inside buildings

Table 8.2.10.3.5 External acoustic quality criteria – Railway corridor buffer

Sensitive land use	Noise design objective for sensitive land use (measured at the receptor in dB(A))
All facades of:- ○ Accommodation activities ○ Residential care facilities	≤65 dB(A) Leq (24h) facade corrected
	≤87 dB(A) (single event maximum sound pressure level) facade corrected)#
All open space and recreation areas of:- ○ Accommodation activities	≤62 dB(A) Leq (24h) free field^
	≤84 dB(A) (single event maximum sound pressure level) free field^
All facades of:- ○ Educational establishments ○ Child care centres ○ Health care services and Hospitals ○ Community uses and Places of worship ○ Offices	≤65 dB(A) Leq (1h) facade corrected (maximum hour during normal opening hours)#
	≤87 dB(A) (single event maximum sound pressure level) facade corrected#
All open space and recreation areas of:- ○ Educational establishments ○ Child care centres ○ Health care services and Hospitals ○ Community uses ○ Offices	≤62 dB(A) Leq (12h) free field (between 6am and 6pm)^
	≤84 dB(A) (single event maximum sound pressure level) free field^

Measured in accordance with Australian Standard 1055.1-1997: Acoustics – Description and measurement of environmental noise – General procedures, 6.2.3 Outdoor measurements near buildings.

^ Measured in accordance with Australian Standard 1055.1-1997: Acoustics – Description and measurement of environmental noise – General procedures, 6.2.2 Outdoor measurements.

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8.2.11 Water resource catchments overlay code

8.2.11.1 Application

This code applies to assessable development:-

(a) subject to the water resource catchments overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Water resource catchments overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.11.2 Purpose and overall outcomes

(1) The purpose of the Water resource catchments overlay code is to ensure that development preserves and, where possible, enhances water quality and quantity entering the following water resource catchment areas:-

(a) Lake Lenthall and downstream weirs;

(b) Teddington Weir; and

(c) Cassava Lagoons.

(d) Burrum River Weir

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) development is located, designed and managed to avoid adverse impacts on the quality of surface water and groundwater in water resource catchment areas;

(b) development maintains and, where possible, improves the quantity of surface water and groundwater entering water resource catchment areas;

(c) development does not adversely affect, either directly or indirectly, local and regional water supply storages and catchment areas;

(d) development promotes sustainable land use practices within water resource catchment areas;

(e) development protects and, where possible, enhances land resources, natural systems and vegetation within water resource catchment areas.

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8.2.11.3 Assessment benchmarks

Table 8.2.11.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Effects of development within water resource catchment areas			
PO1	Development does not have adverse effects on the quality or quantity of surface water or groundwater entering water resource catchment areas, including effects on:- (a) nutrient or other chemical levels; (b) sediment loads; (c) turbidity; (d) volumes and velocities.	**AO1**	No acceptable outcome provided.
PO2	Development involving the storage and/or use of chemicals or other potential contaminants does not	**AO2**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	adversely impact on water quality within the water resource catchment area.		
Stormwater run-off			
PO3	Development ensures that any changes to the run-off characteristics of a site:- (a) are minimised in an ecologically sustainable manner; (b) do not adversely affect catchment water quality or quantity.	**AO3**	No acceptable outcome provided.
Stormwater quality and hydrology			
PO4	Development maintains the existing groundwater hydrological regime.	**AO4.1**	Development does not change the existing groundwater hydrological regime by lowering or raising the water table and hydrostatic pressure outside the bounds of variability of existing predevelopment conditions. **AND**
		AO4.2	Development does not result in the ingress of saline water into freshwater aquifers. Note - *Where development is likely to impact on the water table, a hydrological assessment undertaken by a suitably qualified professional may be required to demonstrate no adverse impact on the groundwater hydrological regime.*
Separation distance to water supply storages and waterways			
PO5	Development maintains an adequate separation distance and avoids areas of potential flood inundation to protect waterways or water supply sources.	**AO5**	Development complies with the separation distances and other locational criteria specified in **Table 8.2.11.3.2**.
Animal keeping activities			
PO6	Development maintains or improves the quality of surface water by adopting measures that exclude livestock from entering a water body where a site is being used for animal keeping activities.	**AO6**	No acceptable outcome provided.
Dangerous goods, hazardous substances or environmentally hazardous materials			
PO7	Dangerous goods, hazardous substances or environmentally hazardous materials are stored and handled in a manner that minimises the potential for contamination of surface and groundwater in the event of a leak or spill.	**AO7**	No acceptable outcome provided.
Protection and maintenance of natural systems			
PO8	Development which adjoins or incorporates waterways or wetlands:- (a) does not alter their physical form; (b) provides for the retention and enhancement of their natural environmental values.	**AO8**	No acceptable outcome provided.
PO9	Development maintains and, where possible, enhances riparian vegetation along waterways so as to:-	**AO9**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	(a) maintain their natural drainage function; (b) minimise erosion of stream banks and verges; (c) reduce sediment and nutrient loads reaching waterways within the water resource catchment area.		
PO10	Development does not create or increase weed or pest management problems within the water resource catchment area.	**AO10**	No acceptable outcome provided.

Table 8.2.11.3.2 Separation distance and other locational criteria[13]

Development type and activities	Stream Order 1 To 3	Stream Order 4 or greater	Full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply	Flood immunity
Intensive animal industry	50m	100m	800m	AEP 1%
Aquaculture	Case-by-case basis	Case-by-case basis	N/A	N/A
All other agricultural or forestry land uses	50m	100m	400m	Buildings – AEP 1% Other areas – AEP 20%
Extractive industry	50m	100m	400m	AEP 1%
All other industrial uses	100m	100m	800m	
Motor sport facility	50m	100m	400m	Buildings – AEP 1% Other infrastructure (e.g. trails) – AEP 20%
Outdoor sport and recreation				
Major sport, recreation and entertainment facility				
Service station	50m	100m	800m	AEP 1%
All other development types	50m	100m	400m	AEP 1%

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[13] Editor's note – Stream order can be found through the online request form at: www.qld.gov.au (search 'vegetation management maps'). The layer can also be viewed on Queensland Globe at www.qld.gov.au (search 'Queensland globe').

Development requiring an Onsite Sewerage Facility (Primary treatment only)	150m	300m	800m	AEP 1%
Development requiring an Onsite Sewerage Facility (Secondary or better treatment)	50m	100m	400m	AEP 1%

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8.2.12 Fraser and Great Sandy Strait Islands overlay code

8.2.12.1 Application

This code applies to assessable development:-

(c) subject to the Fraser and Great Sandy Strait Islands overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(d) identified as requiring assessment against the Fraser and Great Sandy Strait Islands overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.12.2 Purpose and overall outcomes

(1) The purpose of the Fraser and Great Sandy Strait Islands overlay code is to:-

(a) ensure development is established in appropriate locations and carried out in an environmentally sustainable manner;

(b) the Indigenous and European cultural values of Fraser and Great Sandy Strait Islands are conserved and enhanced; and

(c) World Heritage environmental values and natural features are protected and enhanced, whilst World Heritage obligations are met; and

(d) Ramsar sites are protected.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) development is designed to be sympathetic to the natural setting and to complement the character of the Fraser and Great Sandy Strait Islands;

(b) a range of low density and low impact residential, community, business, industry and recreation activities are established (in appropriate locations) to service the needs of residents and tourists on the Fraser and Great Sandy Strait Islands;

(c) an adequate level of infrastructure is provided on the Fraser and Great Sandy Strait Islands which does not compromise the environmental and amenity values of the Islands;

(d) diverse recreation and tourism opportunities are provided and conducted in a sustainable manner; and

(e) opportunities for Aboriginal people to be involved in planning and management are provided.

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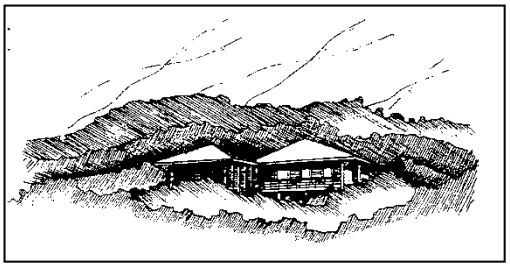
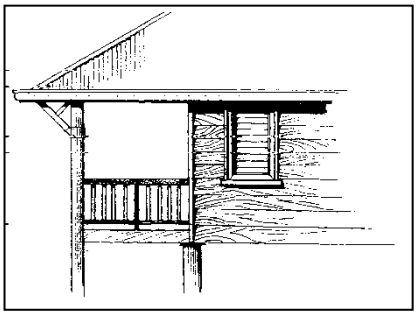
8.2.12.3 Assessment benchmarks

Table 8.2.12.3.1 Assessment benchmarks for assessable development

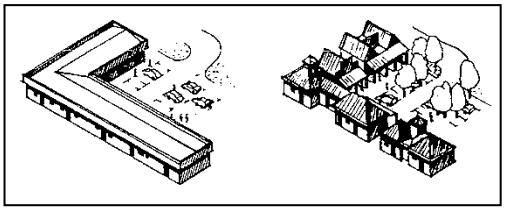
Performance outcomes		Acceptable outcomes	
Environmental, World Heritage and cultural values			
PO1	Development is undertaken in a manner which avoids or mitigates adverse impacts on the environmental values of the Fraser and Great Sandy Strait Islands. Editor's note—to assist in achieving the above performance outcome, all development or use of land is to be consistent with the Ramsar	**AO1**	Development applications for new development, or the intensification of existing development, are accompanied by environmental impact assessments which demonstrate that both on-site and off-site cumulative impacts will not detrimentally impact upon Fraser Island's or the Great Sandy Strait World Heritage Values.

Performance outcomes		Acceptable outcomes	
	Convention and must comply with relevant State legislation and policies.		
PO2	The sustainable use of natural resources is promoted in all new development through the use of innovative technologies which reflect environmental best practice (water conservation measures, communal power supply and waste disposal). Editor's note—Fraser Island is a Declared Groundwater Area and the approval of the Department of Natural Resources and Mines is required for bores of a commercial nature pursuant to the *Water Act 2000*. Editor's note—to ensure that access to a potable water source is maintained, development should be setback appropriately from on-site wastewater disposal facilities.	**AO2**	Alternative energy sources (i.e. solar or wind) are utilised wherever possible to minimise development relying upon fossil fuel based energy sources.
PO3	The importance of the Fraser Island and Great Sandy Strait region to Indigenous communities is recognised and incorporated into relevant aspects of development.	**AO3**	The Indigenous and non-Indigenous history is reflected in street signage, place names, public spaces, display areas and artwork and any local area streetscape/landscape improvements.
Development siting and design			
PO4	The siting of buildings, driveways and car parking is sympathetic to the topography and minimises the disruption to the natural profile and landform.	**AO4.1** **AO4.2** **AO4.3** **AO4.4** **AO4.5**	On steep sloping sites (greater than 15%), buildings are designed to step down the slope. On steep sloping sites (greater than 15%) development is suspended above natural ground level via the use of poles, stumps or stilts. Development avoids major earthworks (cut and fill in excess of 0.5m in height) to construct building pads on steep slopes (greater than 15%). Driveways on steep slopes (greater than 15%) are constructed with palette surface. Wherever possible, on steep sloping sites, car parking areas are located adjoining the street frontage.
PO5	Development is low rise, low key and of appropriate human scale.	**AO5.1** **AO5.2** **AO5.3**	Building heights are a maximum of two storeys (and not more than 10m) above ground level. Development has a maximum site cover of 40%. Development is not visible above the skyline when viewed from the beach. Note—this concept is demonstrated in **Figure 8.2.12A (Development and skyline)** below. A view analysis may be required for new development, to assist in determining its acceptability. The points of reference for any view analysis should be based on accepted practice.

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Performance outcomes		Acceptable outcomes	
			Figure 8.2.12A Development and skyline 
PO6	New development relates to and is sensitive to the environment and its context.	**AO6.1** **AO6.2**	All buildings respect the setting in which they are located rather than dominate it and minimise their intrusion on the landscape. Existing topography is used to best advantage and excessive remodelling or major modification of the topography does not occur, unless it is required to achieve compliance with outcomes of a view analysis. Note—**Figure 8.2.12B (Development in the landscape)** demonstrates the concepts concerning the remodelling of the landscape; and the minimisation of any intrusion on the landscape. **Figure 8.2.12B Development in the landscape** 
PO7	New development makes a positive contribution to the character of the setting within which it is located.	**AO7**	New buildings:- (a) incorporate external materials and finishes that are non-reflective and are appropriate (in terms of scale, texture and colour) for and enhance the prevailing character of the setting in which they are located; and (b) respond to and provide protection from the element by use of awnings, shades, verandahs and the like. Note—this acceptable outcome is demonstrated (in part) by **Figure 8.2.12C (External materials and finishes)** below. **Figure 8.2.12C External materials and finishes** 

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Performance outcomes		Acceptable outcomes	
PO8	Commercial, retail and tourist-related developments do not dominate their setting or have a detrimental impact on the amenity of the surrounding area.	**AO8.1**	Commercial, retail or tourist-related buildings are located and designed as a cluster of small buildings rather than fewer, large and/or elongated buildings. Note—single large buildings with no physical variation or visual interest are not appropriate. This concept is demonstrated in **Figure 8.2.12D (Building scale and bulk)**. **Figure 8.2.12D Building scale and bulk**  Not preferred Preferred
		AO8.2	Commercial, retail or tourist-related development responds to and provides protection from the elements, by use of awnings, shades, verandahs and the like.
PO9	The design and layout of new development is energy efficient.	**AO9**	No acceptable outcome provided.
Vegetation retention and landscaping requirements			
PO10	Development retains and, where possible, enhances native vegetation of environmental, aesthetic and/or cultural significance, other than where affected by any works approved for the development.	**AO10**	Clearing of native vegetation is avoided beyond an approved development envelope.
PO11	Development incorporates landscaping that:- (a) effectively screens and buffers development; (b) utilises local provenance plant material; and (c) is fit for purpose.	**AO11.1**	New planting is used to:- (a) provide a visual screen from roads/adjacent development as appropriate; and (b) function as a buffer zone between natural areas and development to protect natural undisturbed areas from exposure to sun and wind, salt intrusion, die-back and weed infestation.
		AO11.2	Landscaping and rehabilitation is based upon the use of local provenance plant material.
		AO11.3	Vegetation species are selected on the basis of their practical and functional characteristics e.g. fire resistance, salt tolerance, wind firmness, growth rates and fauna habitat.
Infrastructure, servicing and mobility			
PO12	Development provides suitable on-site infrastructure.	**AO12.1**	Individual rainwater tanks are provided with a minimum capacity of 10,000L per dwelling unit.
		AO12.2	Roof design maximises the quantity, quality and usefulness of rainwater collection.
		AO12.3	Private infrastructure is contained entirely within property boundaries.
		AO12.4	Any reticulated services are located underground.
		AO12.5	

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Performance outcomes		Acceptable outcomes	
			Development and the provision of infrastructure complies with the **Planning scheme policy for development works**.
PO13	Development is designed to facilitate the safety and mobility of all users.	**AO13.1**	Safe and convenient access is provided to all sites for cars and service vehicles.
		AO13.2	Beach access for pedestrians and vehicles is clearly defined to avoid conflict.

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APPENDIX F:

Part 9 Development Codes

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Part 9 Development codes[1]

9.1 Preliminary

(1) Development codes are codes for assessment where identified as an applicable code in **Part 5 (Tables of assessment)**.

(2) The following codes and requirement applying to development under Schedule 6 of the Regulation are relevant for the planning scheme.

(3) Use codes and other development codes are specific to each planning scheme area.

(4) The following are the codes and requirements under the Regulation for development in the planning scheme area:-

(a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme
(b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme
(c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14 division 2 of the Regulation.

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(5) The following are the use codes for the planning scheme:-

(a) Business uses code;

(b) Caretaker's accommodation code;

(c) Community activities code;

(d) Dual occupancy code;

(e) Dwelling house code;

(f) Extractive industry code;

(g) Home based business code;

(h) Industry uses code;

(i) Market code;

(j) Multi-unit residential uses code;

(k) Nature-based tourism code;

(l) Relocatable home park and tourist park code;

(m) Residential care facility and retirement facility code;

(n) Rural uses code;

(o) Sales office code;

[1] Editor's note—for assessable development, an acceptable outcome in an applicable development code represents one way only of complying with a corresponding performance outcome. An applicant may propose an alternative way of complying with a performance outcome. The planning scheme has been specifically designed to provide a performance-based approach to development assessment.

(p) Service station code;

(q) Telecommunications facility code;

(r) Utility installation code.

(6) The following are the other development codes for the planning scheme:-

(a) Advertising devices code;

(b) Landscaping code;

(c) Reconfiguring a lot code;

(d) Transport and parking code;

(e) Vegetation management code;

(f) Works, services and infrastructure code;

(g) Ship-sourced pollutants reception facilities in marina's code.

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

Assessment benchmarks and requirements for development that cannot be made assessable in accordance with Schedule 6 of the Regulation are located in the Regulation.

Editor's note—The following schedules of the Regulation are relevant to the Fraser Coast Regional Council Planning Scheme:

i. Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence
ii. Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production
iii. Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.

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9.3 Use codes

9.3.1 Business uses code

9.3.1.1 Application

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

9.3.1.2 Purpose and overall outcomes

(1) The purpose of the Business uses code is to ensure that business uses and other centre activities:-

(a) are developed in a manner consistent with the Fraser Coast hierarchy of centres; and

(b) are of a high quality design which reflects good centre design principles and appropriately responds to local character, environment and amenity considerations.

(2) The purpose of the Business uses code will be achieved through the following overall outcomes:-

(a) a business use or centre activity is consistent with and reinforces the Fraser Coast hierarchy of centres;

(b) a business use or centre activity incorporates building and landscape design that responds to the region's sub-tropical climate as well as the character of the particular local area;

(c) a business use or centre activity is integrated into its surrounds and reflects high quality town centre design, streetscape and landscaping principles; and

(d) a business use or centre activity avoids or mitigates adverse impacts upon the amenity, privacy or environmental quality of nearby residential uses.

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9.3.1.3 Assessment benchmarks and requirements

Table 9.3.1.3.1 Assessment benchmarks for assessable development – general requirements

Performance outcomes		Acceptable outcomes	
Fraser Coast hierarchy of centres			
PO1	The business use or centre activity is of a type, scale and intensity that is consistent with and reinforces the Fraser Coast hierarchy of centres as described in **Table 9.3.1.3.11 (Fraser Coast Hierarchy of Centres)** and spatially shown on **Figure 9a**.	**AO1**	No acceptable outcome provided.
Building features and articulation			
PO2	The business use or centre activity is in a building which:- (a) provides visual interest through form and facade design; (b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces;	**AO2.1**	The building has articulated and textured facades that incorporates some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:-

Performance outcomes		Acceptable outcomes	
	(c) takes advantage of local climatic conditions in ways that reduce demand on non-renewable energy sources for cooling and heating; and (d) responds to the character and amenity of neighbouring premises and the streetscape.		(a) wide colonnades, verandahs, awnings, balconies and eaves; (b) recesses, screens and shutters; and (c) windows that are protected from excessive direct sunlight during warmer months.
		AO2.2	The building is articulated and finished in ways that respond to significant built form elements of adjacent buildings and the streetscape such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.
		AO2.3	Where the building facade is adjacent to the street or in a publicly accessible area, the building facade does not incorporate recesses of sufficient size to conceal a person.
PO3	Where the business use or centre activity involves the development of a tall building, the building is designed to display the functional differences between the ground level and the above ground level spaces.	**AO3**	A building having a height of more than 8.5m incorporates built form elements that help to differentiate between the podium and other building levels.
PO4	The business use or centre activity is in a building which has a top level and roof form that is shaped to:- (a) provide a visually attractive skyline silhouette; and (b) screen mechanical plant and equipment from view.	**AO4**	No acceptable outcome provided.
Streetscape and on-site landscaping			
PO5	The business use or centre activity provides appropriate streetscape and on-site landscaping that:- (a) creates a high level of comfort, safety and visual attractiveness for users; and (b) is consistent with the function, location and setting of the premises.	**AO5.1**	Existing significant vegetation is retained and integrated within the landscaping concept for new development. **OR** Where existing significant vegetation is to be removed or damaged to make way for new development, it is replaced with mature vegetation of the same or similar species within or adjacent to the development site.
		AO5.2	For locations other than main streets or retail/mixed use core areas, streets are provided with turfed verges and constructed footpaths.
		AO5.3	Where provided, street trees are located between footpaths and the street or parking lanes.
		AO5.4	Shade trees are provided throughout public and semi-public spaces and provide shade to footpaths, activity areas and open car parking areas.
		AO5.5	Street furniture including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains are co-ordinated with other elements of the streetscape.

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Performance outcomes		Acceptable outcomes	
		AO5.6	For locations other than main streets or retail/mixed use core areas, a minimum of 10% of the site comprises deep planted landscaping.
		AO5.7	On-site landscaping is provided in accordance with the following:- (a) shade trees, low planting and hard landscaping are provided along street frontages not occupied by buildings or driveways by a planting bed of at least 2m wide where adjacent to a street frontage or public open space; (b) car parking areas are provided with a minimum of 1 shade tree for every 6 parking spaces; (c) trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by raised kerbs, wheel stops or bollards as required; (d) storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas; (e) landscape planting utilises locally endemic and/or other native species as specified in the Planning scheme policy for development works; (f) within heritage places or neighbourhood character areas, non-native/endemic species that form part of the landscape character of an area or place are used; (g) a landscaped buffer strip is provided between the business use or centre activity and any adjacent residential use which:- (i) has a minimum landscaped buffer strip width of 2m; (ii) is planted with a variety of screening trees and shrubs; and (iii) incorporates a minimum 1.8m high solid screen fence where acoustic attenuation is required; and (h) planting is provided on top of podium levels and on the roof or roof level of car parking structures.
Environmental management and amenity of residential premises			
PO6	The business use or centre activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises or other sensitive receptors.	**AO6.1**	Undesirable visual, noise and odour impacts on public spaces and residential uses, are avoided or appropriately managed by:- (a) where necessary and appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site context and setting; (b) ensuring that noise emissions do not cause noise-related environmental harm or nuisance; (c) providing vehicle loading/unloading and refuse storage/collection facilities

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Performance outcomes		Acceptable outcomes	
			within enclosed service yards or courtyards; and (d) not locating site service facilities and areas along any frontage to a public street or other urban space.
		AO6.2	Glare conditions or excessive 'light spill' onto adjacent sites and public spaces are avoided or minimised through measures such as:- (a) careful selection and location of light fixtures; (b) use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.
PO7	Development involving live entertainment or amplified sound provides a satisfactory level of acoustic amenity for surrounding sensitive land uses, having regard to the location and setting of the development.	**AO7**	No acceptable outcome provided.
PO8	Where the business use or centre activity requires acoustic attenuation measures to mitigate adverse impacts on nearby residential premises, such measures are designed and constructed to be compatible with the local streetscape.	**AO8**	No acceptable outcome provided.
PO9	The business use or centre activity maintains the reasonable privacy and amenity of residential premises such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.	**AO9**	Where the development is adjacent to an existing or approved building containing residential uses, the reasonable privacy and amenity of such uses is maintained by:- (a) siting and orienting buildings to minimise the likelihood of overlooking occurring; (b) having windows and outdoor areas, (including balconies and terraces) located and designed so that they do not look into dwellings or rooming units; and (c) incorporating screening over building openings.
Mixed use development			
PO10	Where the business use or centre activity is part of a mixed use building or development, residents are provided with reasonable levels of privacy and security.	**AO10.1**	Entry areas for the residents of and visitors to dwellings or rooming units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.
		AO10.2	Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users.
		AO10.3	Security measures are installed such that other building users do not have access to areas that are intended for the exclusive

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Performance outcomes		Acceptable outcomes	
			use of residents of and visitors to residential accommodation.
Services and utilities			
PO11	Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.	**AO11.1**	Where available, development is provided with:- (a) a connection to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services; Editor's note—the provision of tele-communications infrastructure is regulated in accordance with Federal Government legislation. (b) a connection to reticulated sewerage where the development is within a sewerage service area. OR where the development is not within a sewerage service area, appropriate on-site sewerage facilities are provided to service the development.*; and* Editor's note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure . (c) reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection. Editor's note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply. Infrastructure is planned, designed and constructed in accordance with Council's Priority Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
		AO11.2	
PO12	Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO12**	Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the **Planning scheme policy for development works**.
PO13	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO13**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.3.1.3.9 (Construction Phase – stormwater management design objectives)** and **Table 9.3.1.3.10 (Post Construction Phase – stormwater management design objectives)**

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Table 9.3.1.3.2 Assessment benchmarks for assessable development – if located in a main street or a retail/mixed use core area[2]

Performance outcomes		Acceptable outcomes	
Relationship of buildings to streets and public spaces			
PO1	The business use or centre activity is in a building that clearly defines, frames or encloses the street and other useable public and semi-public open space.	**AO1.1**	Buildings are built to the street frontage and other urban spaces for all or most of their length so as to create a continuous or mostly continuous edge.
		AO1.2	Windows and entrances to buildings are positioned to provide for casual surveillance of adjacent public and semi-public places.
PO2	The business use or centre activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	**AO2**	Development provides adequate and appropriate shelter along or around the street in the form of an awning, colonnade, verandah or the like with a width of 3.2m to 4m or that is otherwise consistent with the width of shelter provided to adjoining premises.
PO3	The business use or centre activity is in a building which is designed to create vibrant and active streets and public spaces.	**AO3.1**	Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear or relatively clear windows and glazed doors.
		AO3.2	The ground storey level of the building incorporates activities that are likely to foster casual, social and business interaction for extended periods such as shops, restaurants and the like.
		AO3.3	Development minimises vehicular access across active street frontages.
Building mass and composition			
PO4	The business use or centre activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:- (a) Is closely related to streets, public spaces and pedestrian routes; (b) for multi-level buildings, maintains some area free of buildings at ground level to create a foyer/forecourt entrance for pedestrian access and other functions associated with the building. (c) ensures access to attractive views and prevailing cooling breezes; and (d) avoids excessively large building floor plates and building facades.	**AO4.1**	Site cover does not exceed:- (a) 70% for that part of a building not exceeding 8.5m in height; and (b) 40% for that part of a building exceeding 8.5m in height.
		AO4.2	Buildings are set back from street frontages:- (a) not more than 3m for that part of a building not exceeding 8.5m in height; and (b) at least 6m for that part of a building exceeding 8.5m in height.
		AO4.3	Buildings are set back from other site boundaries:- (a) 0m if not exceeding 8.5m in height and adjoining an existing built-to-boundary wall or vacant land on an adjoining site; (b) at least 3m if not exceeding 8.5m in height and adjoining an existing wall with openings on an adjoining site; and (c) at least 6m for that part of a building exceeding 8.5m in height.

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[2] Note—for the purposes of this code, a 'main street or retail/mixed use core area' refers to traditional street based areas within the historic town centres of townships and cities that incorporate a mix of retail, residential, community, and administration uses.

Performance outcomes		Acceptable outcomes	
		AO4.4	Any projection above the podium level outside the boundaries of the building envelope is limited to balconies that do not project more than 1.5m into the setback.
		AO4.5	All storeys of a building above the third storey have a plan area that does not exceed 1,000m² in plan area with no horizontal facade exceeding 45m.

Table 9.3.1.3.3 Assessment benchmarks for assessable development – if not located in a main street or a retail/mixed use core area[3]

Performance outcomes		Acceptable outcomes	
Relationship of buildings to streets and streetscape character			
PO1	The business use or centre activity is in a building that has a positive street front address and helps create or maintain an attractive and coherent local streetscape character.	**AO1.1**	The building addresses the street and has its main entrances fronting the street.
		AO1.2	Windows and entrances to buildings are positioned to provide for casual surveillance of surrounding streets and adjacent semi-public places.
PO2	The layout and design of development provides for:- (a) a high level of comfort, safety and convenience to pedestrians; and (b) functional and integrated car parking and access arrangements that do not unduly dominate the street.	**AO2**	No acceptable outcome provided.
Building mass, composition and siting			
PO3	The business use or centre activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:- (a) does not unduly dominate its setting; (b) maintains the visual continuity and pattern of buildings and landscape elements within the street; (c) ensures access to attractive views and prevailing cooling breezes; and (d) avoids excessively large building floor plates and building facades.	**AO3.1**	Site cover does not exceed:- (a) 50% for that part of a building not exceeding 8.5m in height; and (b) 40% for that part of a building exceeding 8.5m in height.
		AO3.2	Buildings are set back from street frontages at least 6m.
		AO3.3	Buildings are set back from other site boundaries:- (a) 0m if not exceeding 8.5m in height and adjoining an existing built-to-boundary wall on an adjoining site; (b) at least 3m if not exceeding 8.5m in height and not adjoining an existing built-to-boundary wall on an adjoining site; and (c) at least 6m for that part of a building exceeding 8.5m in height.
		AO3.4	All storeys of a building above the third storey have a plan area that does not exceed 1,000m² in plan area with no horizontal facade exceeding 45m.

Table 9.3.1.3.4 Assessment benchmarks for assessable development – corner stores in residential areas

[3] Note—for the purposes of this code, a 'main street or retail/mixed use core area' refers to traditional street based areas within the historic town centres of townships and cities that incorporate a mix of retail, residential, community, and administration uses.

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Performance outcomes		Acceptable outcomes	
PO1	A corner store in a residential area:- (a) is appropriately located in the residential area taking account of the size and configuration of the neighbourhood and the location of other existing retail facilities; and (b) is compatible with the scale and intensity of development in the neighbourhood.	**AO1.1** **AO1.2**	The corner store is located on a site that is more than 400m radial distance from:- (a) any existing shop; or (b) any land included in a centre zone. The site cover of the building in which the corner store is located does not exceed 50%.

Table 9.3.1.3.5 Assessment benchmarks for assessable development – requirements for large format retail uses, bulky goods centres and other land consumptive uses[4]

Performance outcomes		Acceptable outcomes	
PO1	Buildings and structures are sited, oriented and designed to:- (a) provide visual interest; (b) reduce the apparent scale and bulk of buildings, to the extent practicable; (c) maintain an appropriate address to the street frontage; and (d) minimise amenity impacts on adjoining sensitive land uses and the streetscape.	**AO1.1** **AO1.2** **AO1.3** **AO1.4**	Development is oriented to address the primary street frontage. Development has a maximum site cover of:- (a) 75% if an integrated bulky goods centre; or (b) 70% otherwise. Buildings incorporate articulated facades including:- (a) freestanding wall panels; (b) pedestrian awnings to front and side elevations; (c) articulated wall panels; and (d) textural and material variation. Buildings have a minimum setback of:- (a) 15m to a primary street frontage; (b) 10m to a secondary street frontage; and (c) 5m to other site boundaries.
PO2	Development incorporates an internal pedestrian and vehicular movement system that:- (a) facilitates safe and efficient access from higher order roads; (b) minimises the number of vehicle access points; (c) accommodates vehicle access, servicing, loading, and parking access on-site; and (d) prevents conflicts between pedestrians and vehicles in car parking areas.	**AO2**	No acceptable outcome provided.
Car wash			
PO3	Where the business use involves a car wash, automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use such facilities are standing wholly within the site; and (b) an adequate buffer and/or separation distance is provided to	**AO3**	No acceptable outcome provided.

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[4] Note—for the purposes of this code, large format retail uses, bulky goods centres and other land consumptive uses includes a car wash, garden centre, hardware and trade supplies, outdoor sales and showroom as defined in **Schedule 1 (Definitions)** of the planning scheme. For these uses, where there is inconsistency between the assessment benchmarks in this table and the assessment benchmarks contained elsewhere in this code, the provisions in this table will prevail to the extent of the inconsistency.

Performance outcomes		Acceptable outcomes	
	any adjoining residential use or other sensitive land use.		

Table 9.3.1.3.6 Assessment benchmarks for assessable development and requirements for accepted development – outdoor sales

Performance outcomes		Acceptable outcomes	
PO1	Development involving outdoor sales protects the visual amenity of the locality and mitigates any adverse amenity impacts.	**AO1.1**	Outdoor use areas visible from the street, other public places or adjoining premises:- (a) do not result in significant adverse visual or amenity impacts; and (b) are maintained in a neat and tidy condition at all times.
		AO1.2	The display, sale, hire or lease of products associated with the outdoor sales use is contained within the boundaries of the site.
		AO1.3	Shade trees, low planting and hard landscaping are provided along street frontages not occupied by buildings or driveways by a planting bed of at least 2m wide where adjacent to a street frontage or public open space.

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Table 9.3.1.3.7 Assessment benchmarks for assessable development – business activities and entertainment activities that operate primarily outside of daylight hours

Performance outcomes		Acceptable outcomes	
PO1	Development provides for any business or entertainment activity that operates primarily outside of daylight hours, such as a function facility or nightclub entertainment facility, to be designed to:- (a) minimise adverse amenity impacts, including impacts associated with excessive noise; and (b) enhance public safety and security.	**AO1**	No acceptable outcome provided.

Table 9.3.1.3.8 Assessment benchmarks for assessable development and requirements for accepted development – locational criteria for adult stores

Performance outcomes		Acceptable outcomes	
PO1	New adult stores are appropriately located and are not in close proximity to an existing prescribed use[5].	**AO1**	The distance between the boundary of land occupied by a prescribed use and the entrance of a proposed adult store is the greater of the following:- (a) more than 200m according to the shortest possible route a person may lawfully take, by vehicle or on foot; or (b) more than 100m measured in a straight line.

Table 9.3.1.3.9 Construction Phase – stormwater management design objectives

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[5] Note—for the purposes of this code, a prescribed use includes a child care centre, educational establishment (where catering for children of primary or secondary school age) and place or worship.

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • ..... Distribute area open for <12 months – 1 in 2 year ARI event; • ..... Distributed area open for 12-24 months – 1 in 5 year ARI event; • ..... Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • ..... Potential soil loss; or • ..... Monthly erosivity; or • ..... Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • ..... Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • ..... TSS < 50 mg/L TSS; and • ..... Turbidity not >10% receiving waters turbidity; and • ..... pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

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Table 9.3.1.3.10 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

Table 9.3.1.3.11 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	***Principal Activity Centres*** are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-

	• contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	***District (Rural and Coastal) Centres*** are located at Burrum Heads, River Heads, Tiaro and Howard. They***:-*** • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	***District (Urban) Centres*** are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:- • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	***Local Centres*** provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services***.***
Specialist Activity Centres	***Specialist Activity Centres*** are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	***Tourism Activity Centres*** are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:- • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

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Figure 9a – Fraser Coast Hierarchy of Centres (Business Uses Code)

9.3.2 Caretaker's accommodation code

9.3.2.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) being a material change of use for caretaker's accommodation; and

(b) identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in Part 5 (Tables of assessment).

9.3.2.2 Purpose and overall outcomes

(1) The purpose of the Caretaker's accommodation code is to provide for the development of bona fide caretaker's accommodation uses which provide acceptable levels of amenity for occupants.

(2) The purpose of the Caretaker's accommodation code will be achieved through the following overall outcomes:-

(a) caretaker's accommodation is used for genuine caretaking or property management purposes;

(b) caretaker's accommodation remains ancillary to non-residential premises on the same site;

(c) an acceptable level of residential amenity is provided for occupants of caretaker's accommodation.

(d) caretaker's accommodation does not adversely impact upon the amenity of the local area.

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9.3.2.3 Assessment benchmarks and requirements

Table 9.3.2.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Bona fide use			
PO1	The caretaker's accommodation is used for bona fide caretaking or property management purposes.	**AO1**	The caretaker's accommodation is occupied by a person or persons having responsibility for the security, maintenance or management of non-residential activities conducted on the same site and, if applicable, that person's immediate family.
PO2	The caretaker's accommodation is ancillary to the non-residential premises on the same site.	**AO2.1**	Other than in a centre zone, the caretaker's accommodation is the only residential use on the site.
		AO2.2	The caretaker's accommodation has a gross floor area not exceeding 200m².
		AO2.3	No more than one caretaker's accommodation is established on the site.
		AO2.4	The caretaker's accommodation does not have a separate land title from the balance of the site.

Performance outcomes		Acceptable outcomes	
Protection of residential amenity			
PO3	The design of the caretaker's accommodation achieves an acceptable level of residential amenity for residents of the caretaker's accommodation.	**AO3**	Bedrooms and living rooms of the caretaker's accommodation do not adjoin or face onto noise generating activities conducted onsite or on adjoining sites.
PO4	The caretaker's accommodation is provided with adequate private open space that is useable and directly accessible from the caretaker's accommodation.	**AO4**	The caretaker's accommodation contains an area of private open space which is directly accessible from a habitable room, and:- (a) if at ground level, has an area of not less than 50m², with no horizontal dimension of less than 4m; or (b) if a balcony, verandah or deck, has an area of not less than 15m², with no horizontal dimension of less than 2.5m.
PO5	The design of the caretaker's accommodation is compatible with the preferred character of the zone in which it is located.	**AO5**	The caretaker's accommodation does not exceed the maximum building height for the zone in which it is located as specified in the applicable zone code.
On-site car parking			
PO6	Sufficient on-site car parking is provided to satisfy the projected needs of the caretaker's accommodation and is appropriately designed to facilitate ease of use.	**AO6.1** **AO6.2**	A minimum of one (1) on-site parking space is provided for exclusive use by the occupants of the caretaker's accommodation. Development provides access driveways, internal circulation and manoeuvring areas and on-site car parking areas in accordance with *AS2890 Parking facilities – Off-street car parking*.
Services and utilities			
POX	The development is provided with sewerage infrastructure appropriate to its location and setting and commensurate with its needs.	**AOX**	The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development. Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure.

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9.3.3 Community activities code

9.3.3.1 Application

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

9.3.3.2 Purpose and overall outcomes

(1) The purpose of the Community activities code is to ensure community activities are appropriately located to maximise community benefit and are designed in a manner which meets the needs of users and protects the amenity of surrounding premises.

(2) The purpose of the Community activities code will be achieved through the following overall outcomes:-

(a) a community activity is established in a manner that maximises community benefit;

(b) where practicable, a community activity is integrated and co-located with other community activities;

(c) a child care centre is located in a convenient location close to residential communities or major employment nodes;

(d) the health and safety of children at a child care centre is not compromised by incompatible land use activities or poor design;

(e) community activities are designed to provide a pleasant living environment for those who use them and where providing essential infrastructure, are resilient to flood events;

(f) the operation of a community activity does not have an adverse impact on the amenity of adjoining residential premises.

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9.3.3.3 Assessment benchmarks

Table 9.3.3.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
CHILD CARE CENTRES			
Location and site suitability			
PO1	The child care centre is co-located with other compatible community activities or business uses so as to maximise accessibility.	**AO1**	The child care centre is located within 400m of, or is integrated with, another compatible community activity. **OR** The child care centre is located on a conveniently accessible site. **OR** The child care centre is located in an activity centre.
PO2	The child care centre is located on a road which is accessible and safe but which is not predominately used by local residential traffic.	**AO2**	The child care centre is located on a site with access and frontage to a collector street. Editor's note—collector streets are identified in the Transport and parking code.

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Performance outcomes		Acceptable outcomes	
PO3	The child care centre is located on a site that is capable of accommodating a well-designed and integrated facility, incorporating:- (a) required buildings and structures, including equitable access; (b) private motor vehicle access, parking and manoeuvring; (c) on-site landscaping; and (d) any necessary buffering.	**AO3**	The child care centre is located on a site having:- (a) a slope of not more than 10%; (b) a regular shape; and (c) a minimum area of 1,500m^2 .
Pedestrian safety			
PO4	All on-site parking and vehicle manoeuvring areas are located and designed to minimise conflicts between private motor vehicles and pedestrians.	**AO4**	Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross access driveways.
GENERAL			
Location and site suitability			
PO5	The community activity use is located:- (a) conveniently to the population that it is intended to serve; and (b) in an area that is intended for a community activity use.	**AO5**	The community activity use is located within the Community facilities zone. **OR** The community activity use is located within a centre zone. **OR** The community activity is located in another urban zone adjacent to another compatible community activity.
PO6	The community activity is located on a site that is capable of accommodating a well-designed and integrated facility.	**AO6**	No acceptable outcome provided.
PO7	The community activity is located and designed to ensure that users are not exposed to unacceptable levels of noise, unhealthy air emissions contaminants or other nuisance.	**AO7**	The community activity is located on a site where:- (a) soils are not contaminated by pollutants which represent a health or safety risk to users; (b) maximum concentrations of air pollutants are less than those recommended by the National Health and Medical Research Council; and (c) noise levels from external sources (measured at the maximum L_{10} [1 hour]) are less than:- (i) 35dB(A) within buildings; and (ii) 55dB(A) when measured at the centre of any outdoor activity area.
PO8	Where the community activity is located adjacent to an electricity transmission line easement it incorporates adequate setbacks to protect the health and wellbeing of users.	**AO8**	The community activity is set back from the most proximate boundary of an electricity transmission line easement as follows:- (a) a 20m separation distance for transmission lines up to 132kV; (b) a 30m separation distance for transmission lines between 133kV and 275kV; and (c) a 40m separation distance for transmission lines greater than 275kV.
Design and layout			
PO9	The scale of buildings and structures used for the community activity is appropriate for its setting having regard to the location of the community activity and the nature and scale of surrounding development.	**AO9**	Where a standalone use and not located in a centre zone, the community activity has a maximum site cover of 50%. **OR**

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Performance outcomes		Acceptable outcomes	
			Where not a standalone use or located in a centre zone—no acceptable outcome provided.
PO10	The layout and design of the community activity provides a safe and secure environment for all users and incorporates crime prevention through environmental design (CPTED) principles.	**AO10**	No acceptable outcome provided.
PO11	The community activity provides non-discriminatory access to:- (a) the use from adjoining roads and public areas; and (b) community activity uses on adjoining sites.	**AO11**	Changes of level between sites and at the site boundary allow access to the community activity from the road and to adjoining community activities in accordance with *Australian Standard AS1428 – Design for Access and Mobility.*
Protection of residential amenity			
PO12	The community activity does not impose unreasonable adverse impacts on any surrounding residential area, including by way of noise, light and odour nuisance.	**AO12.1**	Where adjoining a residential use, a 1.8m high solid acoustic screen fence and a 2m wide landscaped buffer strip is provided along the full length of all common site boundaries.
		AO12.2	Intrusive outdoor activities are located and orientated away from residential premises.
		AO12.3	Any building is set back a minimum of 3m from all site boundaries adjoining a residential use or land included in a residential zone.
		AO12.4	Waste bin storage areas are enclosed and screened from the street frontage.
Services and utilities			
PO13	(a) Development is provided with sewer and water infrastructure appropriate to its location and setting and commensurate with its needs.	**AO13**	The community activity is connected to the reticulated water supply network. **OR** (a) Where a reticulated water supply is not availablesatisfactory alternative means of potable water supply is provided
		AOX	The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. **OR** Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development. Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure.
Recommended flood level			
PO14	The functioning of a community activity that is essential community service infrastructure is maintained during and immediately after flood and storm tide inundation events.	**AO14.1**	A community activity that is essential community service infrastructure is:- (a) located in an area that is above the recommended flood levels identified in **Table 9.3.3.3.2** (**Recommended flood level for a community activity that is essential**

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Performance outcomes		Acceptable outcomes	
	Editor's note—essential community service infrastructure is defined in **Schedule 1 (Definitions)**.		**community service infrastructure)**; and (b) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are: (i) located above the recommended flood level; or (ii) designed and constructed to exclude floodwater intrusion/infiltration.
		AO14.2	A community activity that is emergency services and shelters, police facilities and hospitals, and associated facilities has an emergency rescue area above the recommended flood level in **Table 9.3.3.3.2** for that activity.

Table 9.3.3.3.2 Recommended flood level for a community activity that is essential community service infrastructure

Type of community activity	Recommended flood level
Emergency service facilities (refer to note)	0.2% average recurrence interval (ARI)
Emergency shelters	In accordance with the *Design guidelines for Queensland public cyclone shelters* (available at www.hpw.qld.gov.au)
Hospitals and associated facilities	0.2% ARI
Police facilities (refer to note)	0.5% ARI
School facilities	0.5% ARI
Stores of valuable records or items of historic or cultural significance	0.5% ARI

Note—some police and emergency services facilities (e.g. water police and search and rescue operations) are dependent on direct water access. The recommended flood levels do not apply to these aspects but other operational areas should be located above the recommended flood level to the greatest extent feasible.

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9.3.4 Dual occupancy code

9.3.4.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) being building work or a material change of use for a dual occupancy; and

(b) identified as requiring assessment against the Dual occupancy code by the tables of assessment in Part 5 (Tables of assessment).

Note—this code does not apply to a dual occupancy which may be established as part of a mixed use building in a centre zone or the Mixed use zone.

9.3.4.2 Purpose and overall outcomes

(1) The purpose of the Dual occupancy code is to:-

(a) ensure that development involving a dual occupancy achieves a high level of comfort and amenity for occupants, maintains the amenity and enjoyment of neighbouring premises and is compatible with the character of the streetscape and surrounding area; and

(b) in limited circumstances, provide for dual occupancy development in the Rural zone to support an ongoing and viable rural sector.

(2) The purpose of the Dual occupancy code will be achieved through the following overall outcomes:-

(a) a dual occupancy makes a positive contribution to the streetscape character of the area in which it is located;

(b) a dual occupancy is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;

(c) a dual occupancy provides a high level of amenity and safety for residents of the dual occupancy;

(d) a dual occupancy is provided with an acceptable level of infrastructure and services;

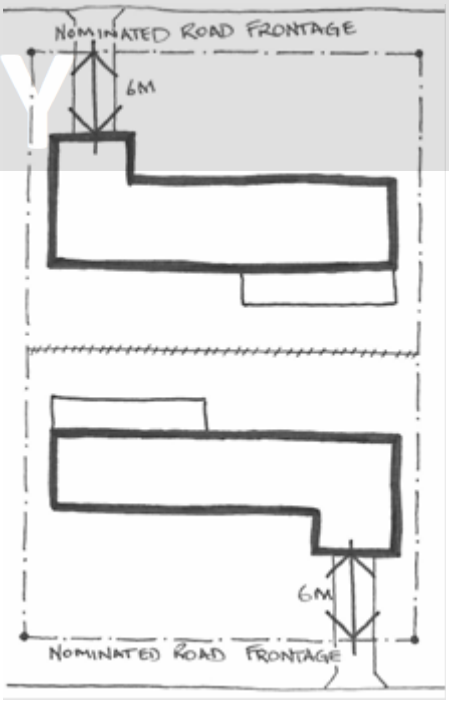
(e) a dual occupancy in the Rural zone provides accommodation for family members of the farm unit or co-workers to assist in the continued operation of a farm in primary production.

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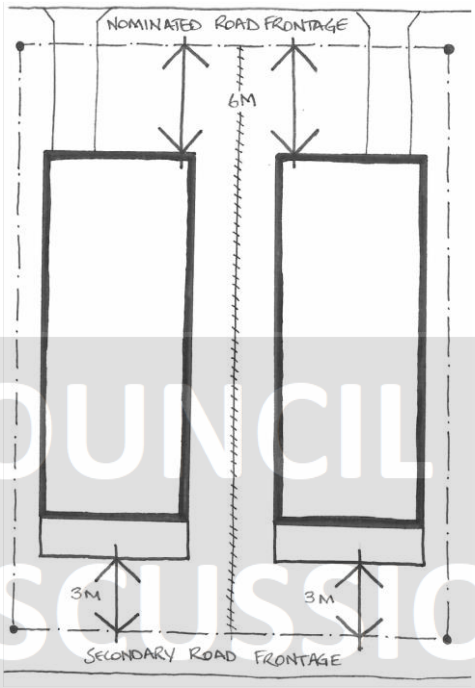
9.3.4.3 Assessment benchmarks and requirements

Table 9.3.4.3.1 Assessment benchmarks for assessable development and requirements for accepted development where not located in the Rural zone

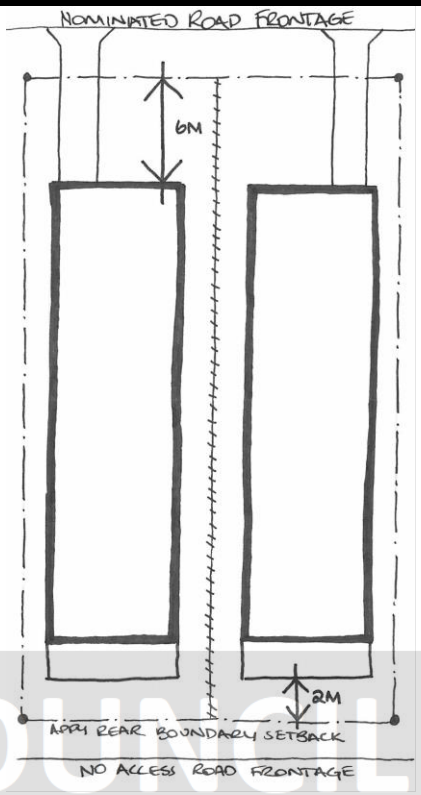
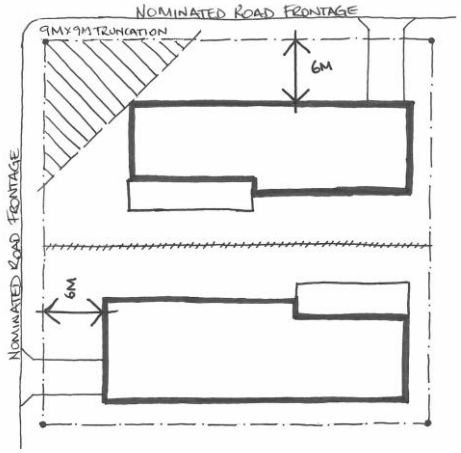
Performance outcomes		Acceptable outcomes	
Site suitability			
PO1	The dual occupancy is located on a site which : (a) is convenient to local services and public transport; (b) has sufficient area to accommodate: (i) buildings and structures; (ii) setbacks;	**AO1.1**	The dual occupancy is located on a lot in the Medium density residential zone or the High density residential zone. **OR** The dual occupancy is located on a lot in the Low density residential zone, other than in

Performance outcomes		Acceptable outcomes	
	(iii) access, parking, manoeuvring and circulation; (iv) landscaping; (v) recreational and outdoor living areas; (vi) a development outcome which is compatible with the prevailing residential character and amenity; (c) has access off a lower order road to avoid interfering with the planned function, safety, efficiency and operation of the transport network; (d) Has access to reticulated water and sewer. Editor's note – Refer to the relevant zone code for the site for guidance on the prevailing residential character and amenity.	**AO1.2** **AOX.X** **AO1.3**	Precinct LDR1, which has a minimum area of 800m² where fully serviced by reticulated water and sewer. **OR** The dual occupancy is located on a lot in the Mixed use zone Precinct MU1 (Urangan Harbour) SOHO Opportunity Sub-precinct 2. The dual occupancy is not located on a lot in Precinct LDR1 of the the Low density residential zone The dual occupancy is not located on a lot which is not fully serviced by reticulated water and sewer.. The dual occupancy vehicular access is located off a Major Collector, Minor Collector, Access Street, Access Place or lower order road (as identified in Part 9 – Transport and parking code, Figures 9.4.4A, 9.4.4B, 9.4.4C,9.4.4D, 9.4.4E and 9.4.4F).
Design and siting			
PO2	The location of a building or structure facilitates an acceptable streetscape, appropriate for:– (a) the bulk of the building or structure; (b) the road boundary setbacks of neighbouring buildings or structures; (c) the outlook and views of neighbouring residents; and (d) nuisance and safety to the public.	**AO2.1**	The minimum road setback is:- (a) 6m for the nominated road frontage (refer to **Figure 9.3.4A Nominated Road Frontage Setback**); or (b) within 20% of the average front setbacks of the adjoining dwellings where there are existing dwellings on both adjoining lots. **Figure 9.3.4A Nominated Road Frontage Setback** 
		AO2.2	If a site has a secondary road frontage, the minimum road setback is:- (a) 3m for the secondary road frontage that is not considered a nominated road frontage (refer to **Figure 9.3.4B**

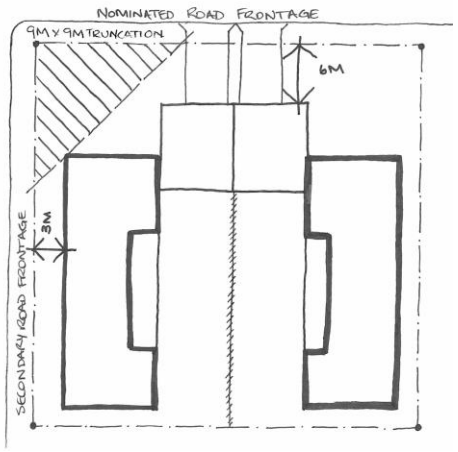
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Performance outcomes		Acceptable outcomes	
			Secondary Road Frontage Setback); or (b) Where there is no access authorised to the secondary road frontage, the rear boundary setback applies (refer to **Figure 9.3.4C No Access Road Frontage Setback**). **Figure 9.3.4B Secondary Road Frontage Setback**  **Figure 9.3.4C No Access Road Frontage Setback**

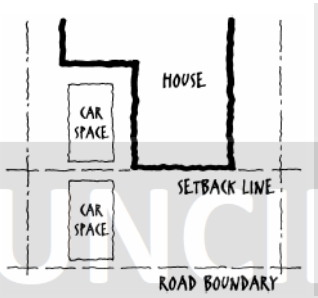
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Performance outcomes	Acceptable outcomes	
	AO2.3	 If the site is a corner lot, the minimum road setback is:- (a) 6m for the nominated road frontage; and (b) 3m for a secondary road frontage. Ensure that a corner truncation of 9m x 9m is provided for clear line of site in all cases. Refer to **Figure 9.3.4D Corner Lot Nominated Road Frontage Setback** and **Figure 9.3.4E Corner Lot Secondary Road Frontage Setback.** **Figure 9.3.4D Corner Lot Nominated Road Frontage Setback**
	AO2.4	 **Figure 9.3.4E Corner Lot Secondary Road Frontage Setback**

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Performance outcomes		Acceptable outcomes	
			 Garage openings facing the street do not exceed 6m or 50% of the street frontage, whichever is the lesser.
PO3	Buildings and structures:- (a) provide adequate day light and ventilation to habitable rooms; (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and (c) do not adversely impact on the amenity and privacy of residents on adjoining lots.	**AO3.1** **AO3.2**	Except where a garage, carport or shed complying with AO3.2 below, the minimum side and rear boundary setback for a dual occupancy is:- (a) where the height is 4.5m or less – 1.5m; and (b) where the height is greater than 4.5m but not more than 7.5m – 2m; and (c) where the height is greater than 7.5m – 2m plus 0.5m for every 3m or part exceeding 7.5m. Any part of a garage, carport or shed within the setbacks nominated in AO3.1 above:- (a) is not more than 4.5m in height and the height to the eaves, or the wall where there is no eaves, does not exceed 3m; (b) the total length of all buildings or parts, of any class, within the boundary setback is not more than 9m along any boundary; and (c) is located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling.
Site cover			
PO4	Adequate open space is provided for recreation, service facilities and landscaping.	**AO4**	The maximum site cover of the dual occupancy does not exceed 50% of the lot area.
Building height			
PO5	The height of a building does not unduly:- (a) overshadow adjoining dwellings; or (b) obstruct the outlook from adjoining lots.	**AO5.1** **AO5.2**	Except where a garage, carport or shed, the maximum building height of the dual occupancy is:- (a) 8.5m above ground level where on a slope up to 15%; and (b) 10m above ground level where on a slope exceeding 15%. The maximum building height of a garage, carport or shed is:- (a) 4.5m above ground level to the highest point; and (b) 3.6m to the eaves.
Building maintenance			
PO6	The location of a building or structure facilitates normal maintenance.	**AO6**	A wall is:– (a) set back a minimum of 750mm from the side or rear boundary; or (b) where less than 750mm to the boundary, maintenance free, such as

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Performance outcomes		Acceptable outcomes	
			unpainted or untreated masonry or prefinished steel sheeting.
On-site car parking			
PO7	Development provides sufficient space for on-site car parking to satisfy the projected needs of residents and visitors, appropriate for:– (a) the availability of public transport; (b) the availability of on-street parking; (c) the desirability of on-street parking in respect to the streetscape; and (d) the residents' likelihood to have or need a vehicle.	**AO7.1** **AO7.2**	For each dwelling in a dual occupancy, space is provided for the parking of one vehicle for one or two bedroom dwelling units and two vehicles for dwellings with three or more bedrooms. Car parking spaces may be in tandem, provided at least one space is behind the minimum road setback required in AO2.1 (refer to **Figure 9.3.4F Tandem parking configuration**). **Figure 9.3.4F Tandem parking configuration** 
PO8	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible.	**AO8**	Development provides access driveways, internal circulation and manoeuvring areas and parking areas in accordance with *AS2890 Parking facilities – Off-street car parking*.
Private open space			
PO9	Each dwelling has private open space available which:- (a) has a suitable size, dimensions and slope to allow residents to extend their living activities outdoors; (b) is available for the sole use of the residents of individual dwellings; and (c) is adequately separated from each other to provide visual privacy.	**AO9**	Each dwelling has clearly defined private open space which:– (a) has an area of at least 16m²; (b) has a minimum dimension of 4m; (c) has direct access from a living area; (d) has a slope of not more than 1 in 10; and (e) provides visual privacy from another outdoor living space by a window/balcony screen.
Services and utilities			
PO10	The dual occupancy is provided with and connected to essential infrastructure and services.	**AO10**	The dual occupancy is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks and has an electricity supply.
PO11	The dual occupancy is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.	**AO11**	A separate waste storage area is provided for each dwelling to accommodate the permanent storage of waste and recyclable items in standard waste containers. **OR** A shared waste storage area over which each dwelling has control via access rights or ownership is provided to accommodate the permanent storage of waste and recyclable items in standard waste containers.
Flood immunity			
PO12	For all flood events up to and including the 1 in 100 year average recurrence interval (ARI):-	**AO12**	The finished floor level of all habitable rooms is at least 300mm above the Defined Flood Level (DFL) declared by Council resolution;

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Performance outcomes		Acceptable outcomes	
	(a) the safety of people on the site is protected at all times; and (b) potential damage to property on the site is prevented.		**OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 300mm above the estimated 1 in 100 year average recurrence interval (ARI) flood level, calculated by a Registered Professional Engineer Queensland (RPEQ); Note— The determination is to be based on information including surface contours, Flood Hazard Area mapping, flood level records andestimated extents of inundation from historic flood events. **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 600mm above the highest recorded flood level.

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Table 9.3.4.3.2 Assessment benchmarks for assessable development and requirements for accepted development where located in the Rural zone

Performance outcomes		Acceptable outcomes	
Site suitability			
PO1	A dual occupancy in the Rural zone is located on a large site in primary production.	**AO1**	The dual occupancy is located on a lot in the Rural zone which:- (a) has an area of at least 100ha; and (b) is actively used for primary production.
Bona-fide use			
PO2	A dual occupancy in the Rural zone is used for bona-fide family purposes or to support the ongoing use of the site for primary production.	**AO2**	The dual occupancy is either:- (a) occupied by related family members; or (b) occupied by a household where one of more persons is employed or actively engaged in assisting with the rural production activities on the site.
Building setbacks			
PO3	A dual occupancy is set well back from property boundaries so as to:- (a) maintain an open or mostly open rural landscape; (b) maintain a high level of privacy between neighbouring premises; (c) protect the visual amenity of scenic rural roads; (d) avoid or minimise noise or other nuisance from sealed and unsealed roads; (e) protect the functional characteristics of the State and local road networks.	**AO3.1** **AO3.2**	The dual occupancy has a minimum frontage setback of:- (a) 40m from a State-controlled road; (b) 20m from any other road; or (c) where there is an existing dwelling on the site, the same distance as the existing dwelling. The dual occupancy has a minimum setback of 10m from any side or rear boundary.
Building height			
PO4	The dual occupancy has a low-rise built form to maintain the rural character and amenity of the area.	**AO4**	The dual occupancy has a maximum building height of 8.5m above ground level.
Flood immunity			

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Performance outcomes		Acceptable outcomes	
PO6	For all flood events up to and including the 1 in 100 year average recurrence interval (ARI):- (a) the safety of people on the site is protected at all times; and (b) potential damage to property on the site is prevented.	**AO5**	The finished floor level of all habitable rooms is at least 300mm above the Defined Flood Level (DFL) declared by Council resolution; **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 300mm above the estimated 1 in 100 year average recurrence interval (ARI) flood level, calculated by a Registered Professional Engineer Queensland (RPEQ); Note— The determination is to be based on information including surface contours, Flood Hazard Area mapping, flood level records and estimated extents of inundation from historic flood events. **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 600mm above the highest recorded flood level.
Services and utilities			
POX	The development is provided with sewerage infrastructure appropriate to its location and setting and commensurate with its needs.	**AOX**	The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development. Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure.

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9.3.5 Dwelling house code

9.3.5.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) being building work for a dwelling house; and

(b) identified as requiring assessment against the Dwelling house code by the tables of assessment in Part 5 (Tables of assessment).

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

9.3.5.2 Purpose and overall outcomes

(1) The purpose of the Dwelling house code is to ensure that the design and siting of dwelling houses protects residential amenity and maintains streetscape character and that associated secondary dwellings and domestic outbuildings are of an appropriate scale and intensity.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) the building form, siting, design and use of the dwelling house is consistent with the desired amenity and character of the area;
(b) secondary dwellings and domestic outbuildings are of an appropriate scale and intensity and are compatible with surrounding development;
(c) dwelling houses are not at an unacceptable risk from natural hazards.

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9.3.5.3 Assessment benchmarks and requirements

Editor's note—an approved plan of development for a variation request (pursuant to Section 50 of the Act) or reconfiguring a lot may vary or specify alternative assessment benchmarks for a dwelling house. In such cases, compliance with these alternative assessment benchmarks will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Table 9.3.5.3.1 Assessment benchmarks for assessable development and requirements for accepted development (QDC alternative provisions or quantifiable standards)

Editor's note—development for a dwelling house identified in **Part 5 (Tables of assessment)** as accepted development subject to requirements that does not comply with a Queensland Development Code (QDC) alternative provision or quantifiable standard in **Table 9.3.5.3.1** is decided under Schedule 9 of the Regulation. If in a residential zone, non-compliance with any of the acceptable outcomes corresponding to performance outcomes PO1 through to PO6 will therefore trigger referral of a building works development application to the Council as a concurrence agency.

Performance outcomes		Acceptable outcomes	
Road setbacks			
PO1	The location of a dwelling house facilitates an acceptable streetscape, appropriate for:- (a) the bulk of the building or structure; (b) the road boundary setbacks of neighbouring buildings or structures; (c) the outlook and views of neighbouring residents; and (d) nuisance and safety to the public.	**AO1.1**	Any dwelling house on a lot less than 450m^2 is setback:- (a) at least 4.5m from the nominated road frontage and at least 3m from any other road frontage; or (b) for the nominated road frontage, within 20% of the average front setbacks of the adjoining dwellings, where there are existing dwelling houses on both adjoining lots, and at least 3m from any other road frontage; or (c) where located on lots with a site area of 300m^2 or less, compliance with the

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Performance outcomes		Acceptable outcomes	
			Table 9.4.3.3.3 in the Reconfiguring a Lot Code is required. Note—alternative provision to QDC MP1.1 A1(a), A1(b)(i) and A1(c).
		AO1.2	Any dwelling house on a lot 450m^2 or greater is setback:- (a) at least 6m from the nominated road frontage and at least 3m from any other road frontage; or (b) for the nominated road frontage, within 20% of the average front setbacks of the adjoining dwellings, where there are existing dwelling houses on both adjoining lots, and at least 3m from any other road frontage. Note—alternative provision to QDC MP1.2 A1(a), A1(b)(i), A1b(ii)(A) and A1(b)(ii)(B).
Building height			
PO2	The height of a dwelling house and any domestic outbuilding does not unduly:- (a) overshadow adjoining dwelling houses; (b) obstruct the outlook from adjoining lots; and (c) dominate the intended streetscape character. Note—qualitative standard - QDC MP 1.1, P4 and MP 1.2, P4.	**AO2.1**	Unless specified in AO2.2 or AO2.3 below, the maximum building height is:- (a) 8.5m above ground level where on a slope up to 15%; or (b) 10m above ground level where on a slope of more than 15%.
		AO2.2	The maximum building height of a domestic outbuilding is:- (a) 4.5m above ground level to the highest point; and (b) 3.6m above ground level to the eaves.
		AO2.3	The maximum building height of a domestic outbuilding in the Rural zone or Rural residential zone is 6m above ground level. Note—quantifiable standard - QDC MP 1.1, A4 and MP 1.2, A4.
Visual privacy			
PO3	As per QDC MP 1.1, P5 and MP 1.2, P5 *Qualitative standard*	**AO3**	As per QDC MP 1.1, A5 and MP 1.2, A5 *Quantifiable standard*
Structures on corner sites			
PO4	As per QDC MP 1.1, P7 and MP 1.2, P7 *Qualitative standard*	**AO4**	As per QDC MP 1.1, A7 and MP 1.2, A7 *Quantifiable standard*
On-site car parking			
PO5	As per QDC MP 1.1, P8 and MP 1.2, P8 *Qualitative standard*	**AO5**	As per QDC MP 1.1, A8 and MP 1.2, A8 *Quantifiable standard*
Outdoor living space (for lots 450m^2 and under only)			
PO6	As per QDC MP 1.1, P9 *Qualitative standard*	**AO6**	As per QDC MP 1.1, A9 *Quantifiable standard*

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Table 9.3.5.3.2 Assessment benchmarksfor assessable development and requirements for accepted development

Editor's note—the performance outcomes for a dwelling house in **Table 9.3.5.3.2** are planning scheme provisions and non-compliance with one or more of the corresponding acceptable outcomes will trigger a planning development application to the Council if in a residential zone. For development involving a dwelling house other than in a residential zone, refer to the relevant tables of assessment in **Part 5 (Tables of assessment)**.

Performance outcomes		Acceptable outcomes	
Flood immunity			
PO1	For all flood events up to and including the 1 in 100 year average recurrence interval (ARI):- (a) the safety of people on the site is protected at all times; and (b) potential damage to property on the site is prevented.	**AO1**	The finished floor level of all habitable rooms is at least 300mm above the Defined Flood Level (DFL) declared by Council resolution; **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 300mm above the estimated 1 in 100 year average recurrence interval (ARI) flood level, calculated by a Registered Professional Engineer Queensland (RPEQ); Note— The determination is to be based on information including surface contours, Flood Hazard Area mapping, flood level records and estimated extents of inundation from historic flood events. **OR** Where located in a Flood Hazard Area and a DFL declared by Council resolution is not available, the finished floor level of all habitable rooms is at least 600mm above the highest recorded flood level.
Access design and construction			
PO2	Safe and compliant access is provided to the site from the road.	**AO2**	A driveway crossover is provided in accordance with the applicable standard drawing contained in the **Planning scheme policy for development works**: (a) FC-230-01 Residential Driveway Slab and Tracks; **OR** (b) FC-230-03 Rural Access Pipe/ Box Culvert and Invert crossings; **OR** (c) FC-230-04 Water Sensitive Urban Design Vehicle Crossing for Single Dwelling.
Secondary dwellings			
PO3	A secondary dwelling is subordinate in bulk and scale so as to maintain the appearance of a dwelling house with ancillary buildings when viewed from the street.	**AO3.1** **AO3.2** **AO3.3**	Only one secondary dwelling is established in association with a dwelling house. A secondary dwelling has a maximum gross floor area of 70m^2 and a total use area of 100m^2, excluding car parking areas. A minimum of one on-site car parking space is provided to service the secondary dwelling.
Sheds on vacant lots in a Residential zone or Rural residential zone			
PO4	Where on a vacant lot in a Residential zone or Rural residential zone, a shed is sited and designed to ensure that an adequate building envelope is	**AO4**	Any shed to be erected on a vacant lot in a Residential zone or the Rural residential zone maintains a building envelope, with a minimum area of 300m^2, for the future construction of a dwelling house on the lot.

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Performance outcomes		Acceptable outcomes	
	maintained for the construction of a future dwelling house on the lot.		
Services and utilities			
POX	The development is provided with sewerage infrastructure appropriate to its location and setting and commensurate with its needs.	**AOX**	The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development. Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure.

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9.3.6 Extractive industry code

9.3.6.1 Application

This code applies to assessable development:-

(a) being a material change of use for extractive industry; and

(b) identified as requiring assessment against the Extractive industry code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.6.2 Purpose and overall outcomes

(1) The purpose of the Extractive industry code is to ensure that the exploitation of extractive resources is undertaken in a sustainable manner which protects environmental and landscape values, public safety and the amenity of surrounding premises.

(2) The purpose of the Extractive industry code will be achieved through the following overall outcomes:-

(a) exploitation of extractive resources occurs in a sustainable manner;

(b) natural values and water quality are protected from any environmental degradation potentially arising from extractive industry operations;

(c) extractive industry operations are located, designed and constructed to avoid or effectively mitigate adverse impacts on any sensitive use, in particular residential or rural residential premises;

(d) transport routes allow extractive materials to be transported with the least amount of impact on development along those roads and on the function of those roads;

(e) land used for extractive industry operations is effectively rehabilitated.

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9.3.6.3 Assessment benchmarks

Table 9.3.6.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Site planning			
PO1	The extractive industry is designed and established so as to provide:- (a) adequate separation distance to protect the surrounding area from significant noise, dust, vibration and visual impacts of operations; (b) suitable vehicle access; (c) protection against erosion; (d) acceptable quality of water leaving the site; (e) public safety; (f) acceptable restoration measures; (g) protection of groundwater quality and quantity; (h) avoidance of land contamination; (i) effective stormwater management; and	**AO1**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(j) waste management practices which maximise recycling and reuse of wastes.		
PO2	Environmental management requirements for the extractive industry are properly identified, and their effective implementation and monitoring appropriately planned to minimise environmental impact. Editor's note—to achieve PO2, the preparation of an Environmental Management Plan is recommended.	**AO2**	No acceptable outcome provided.
PO3	The extractive industry provides for volumes of extraction to be planned and staged so that a suitable and sustainable landscape form remains on the extraction site.	**AO3**	No acceptable outcome provided.
Vehicle access and manoeuvring			
PO4	Vehicle access to, from, and within the extractive industry site is provided so as to:- (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) not have adverse effects on the amenity of the locality; and (d) ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised.	**AO4.1** **AO4.2** **AO4.3**	The proposed transport route to and from the site is along sealed roads and does not require heavy vehicles to traverse residential or rural residential streets classified as collector streets or local streets. All driveways, car parking and manoeuvring areas between the site entrance and site offices are sealed. Vehicle access is provided in accordance with the standards specified in the **Planning scheme policy for development works**.
Separation distances			
PO5	The extractive industry is located on a site which has sufficient area to provide for adequate setback of operations from road frontages, site boundaries, surrounding residential uses and other sensitive receptors such that the extractive industry achieves an acceptable standard of visual amenity and control of noise, light, dust and vibration impacts.	**AO5.1** **AO5.2** **AO5.3** **AO5.4**	Hard rock extraction and processing activities involving blasting are not carried out within 40m of any boundary of the site or within 1km of any residential premises, land included within a residential zone or the Rural residential zone or other sensitive receptor on surrounding land. Extractive and processing activities not involving blasting are not carried out within 30m of any boundary of the site or within 200m of any residential premises, land included within a residential zone or rural residential zone or other sensitive receptor on surrounding land. Note—a topographic feature providing a natural buffer between extractive and processing activities and a sensitive use may justify provision of a lesser setback distance. A mounded vegetated buffer strip having a minimum width of 10m is provided to all boundaries of the site. Extraction and processing activities are screened from view from any major road and any land included in a residential or rural residential zone.
Noise emissions			
PO6	Noise emissions from the extractive industry, including along transportation	**AO6.1**	For a proposed new extractive industry, noise from the site complies with the

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<table>
<tr><th colspan="2">Performance outcomes</th><th colspan="2">Acceptable outcomes</th></tr>
<tr><td></td><td>routes, is managed to acceptable levels to ensure that there are no significant adverse impacts to any existing or planned sensitive land uses on surrounding premises.</td><td></td><td>'controlling background creep' criteria for 'noise that varies over time' specified in the Queensland Environmental Protection (Noise) Policy 2008.</td></tr>
<tr><td></td><td></td><td>AO6.2</td><td>For a proposed extension to, or intensification of, an existing extractive industry, noise from the proposed extension/intensification does not result in a significant increase in noise levels at premises containing a sensitive land use.</td></tr>
<tr><td></td><td></td><td>AO6.3</td><td>Transport of materials associated with the extractive industry does not generate road traffic noise levels that exceed 63 dB(A) L10 (18 hour) or 80 dB(A) LAmax at residential dwellings on the nominated transportation route.

OR

Where existing road traffic noise levels at residential dwellings on the nominated transportation route exceed 63 dB(A) L10 (18 hour) or 80 dB(A) LAmax, transport of materials associated with the extractive industry does not result in a significant increase in noise levels.</td></tr>
<tr><td colspan="4">Site drainage</td></tr>
<tr><td>PO7</td><td>The extractive industry provides on-site drainage that is designed, constructed and maintained so as to:-
(a) prevent ponding in excavated areas;
(b) avoid erosion;
(c) prevent pollution of groundwater and surface water;
(d) protect downstream water quality; and
(e) provide opportunities to recycle water for reuse in processing, washing and/or screening materials, dust suppression and on product stockpiles, overburden stockpiles, revegetation or rehabilitation areas and wheel wash facilities.</td><td>AO7.1</td><td>Banks and channels are constructed to divert stormwater run-off away from excavated or disturbed areas.</td></tr>
<tr><td></td><td></td><td>AO7.2</td><td>Sediment basins are provided to detain stormwater run-off from disturbed areas such that there is no off-site discharge likely to cause environmental harm.</td></tr>
<tr><td></td><td></td><td>AO7.3</td><td>Bunding, diversion, containment, treatment, clearing, recycling, collection and disposal of wastes is carried out such that no environmental harm is caused.</td></tr>
<tr><td></td><td></td><td>AO7.4</td><td>Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.</td></tr>
<tr><td></td><td></td><td>AO7.5</td><td>Harvested water is re-used on-site where possible.</td></tr>
<tr><td colspan="4">Management of blasting and other operations</td></tr>
<tr><td>PO8</td><td>The extractive industry provides for blasting, crushing, screening and loading to be carried out safely and in accordance with best practice management standards so that disturbance to surrounding land uses is minor and that impacts from emissions are minimised.</td><td>AO8.1</td><td>Blasting and other operations are confined to the periods identified in Table 9.3.6.3.1A (Extractive industry operations periods).

Table 9.3.6.3.1A Extractive industry operation periods
<table><tr><th>Column 1
Extractive industry activity</th><th>Column 2
Hours of operation</th></tr><tr><td>Blasting operations</td><td>9am to 5pm Monday to Friday

No operations Saturday, Sunday or public holidays</td></tr><tr><td>Other operations</td><td>6am to 6pm Monday to Friday.

7am to 1pm Saturday</td></tr></table></td></tr>
</table>

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Performance outcomes		Acceptable outcomes	
			No operations Sunday or public holidays. Note—maintenance of plant equipment and vehicles may occur outside of the hours of operation prescribed in the above table provided that there is no disturbance or nuisance to surrounding sensitive land uses. Note—extractive industry operations may only occur outside of the hours of operation specified in the above table provided that it can be demonstrated that the use will achieve Performance outcome PO8.
		AO8.2	Public signage to warn of operations and safety hazards is provided to all boundaries of the site.
		AO8.3	Blasting and other operations are undertaken in a manner which complies with best practice approaches to vibration avoidance and management such as those identified in *Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)*.
Public safety			
PO9	Public access to the extractive industry site is effectively managed to discourage unauthorised or accidental public entry.	**AO9.1**	Safety fencing is provided to prevent unauthorised or accidental public access to the extractive industry site to the greatest extent practicable.
		AO9.2	Public signage to warn of extractive industry operations and safety hazards is provided to all boundaries of the site.
Site rehabilitation			
PO10	Rehabilitation of the extractive industry site provides:- (a) progressive/staged rehabilitation works; (b) appropriate clean-up works (taking particular account of areas of possible soil contamination); (c) agreed landform and soil profiles; (d) suitable revegetation; and (e) establishment phase requirements.	**AO10**	The extractive industry provides for all rehabilitation works to be undertaken in accordance with an approved expected final landform design and site rehabilitation plan. Editor's note—the Council may require rehabilitation works to be bonded to ensure the effective return of disturbed areas to acceptable land use suitability.
Services and utilities			
POX	The development is provided with sewerage infrastructure appropriate to its location and setting and commensurate with its needs.	**AOX**	The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development. Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure.

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9.3.7 Home based business code

9.3.7.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) being a material change of use for home based business; and

(b) identified as requiring assessment against the Home based business code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.7.2 Purpose and overall outcomes

(1) The purpose of the Home based business code is to facilitate legitimate home based business conducted in a manner which is appropriate to the preferred character of the area and protects the amenity of surrounding premises.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) a home based business is domestic in scale and operates in a manner that is subservient and ancillary to the residential use of the premises;

(b) a home based business is conducted in a manner that maintains the residential character and amenity of the locality;

(c) a home based business is operated in a safe manner and does not impose an unreasonable load on infrastructure services.

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9.3.7.3 Assessment benchmarks and requirements

Table 9.3.7.3.1 Assessment benchmarksfor assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Operation as bona fide working from home activity			
PO1	The home based business is conducted as a bona fide working from home activity.	**AO1**	Other than a bed and breakfast, the home based business is conducted:- (a) on, in, under or within the curtilage of a dwelling house or dual occupancy or another enclosed structure such as a shed or a garage on the same site as the dwelling; or (b) within a multiple dwelling. **OR** For a home based business operating as a bed and breakfast, the bed and breakfast is conducted within the dwelling house.
Scale of use and protection of amenity			
PO2	The home based business is limited in size and scale so that:- (a) the amenity of the existing neighbourhood is protected; and (b) the home based business remains ancillary to the residential use of the premises.	**AO2.1**	For a home based business, other than a bed and breakfast, conducted in association with a dwelling house or dual occupancy:- (a) the total area (both in and outside of the dwelling) used for the home based business does not exceed:- (i) 40m² where the dwelling is located on a lot not more than 2,000m² in area; or

Performance outcomes		Acceptable outcomes	
			(ii) 80m² where the dwelling is located on a lot more than 2,000m² in area; (b) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and (c) the home based business does not involve more than:- (i) 2 persons, including residents of the dwelling; or (ii) where the site is in the Rural zone, 4 persons, including residents of the dwelling. **OR** For a home based business conducted within a multiple dwelling:- (a) the total gross floor area used for the home based business does not exceed:- (i) 20m²; and (ii) 10% of the area of any floor level on which the home based business is located; (b) the home based business does not involve outdoor use areas; (c) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and (d) the home based business involves only the persons who are residents of the dwelling. **OR** For a home based business operating as a bed and breakfast:- (a) the use is conducted from a dwelling house; (b) at least one bedroom within the dwelling house is excluded from use by guests; and (c) the maximum number of bedrooms used to accommodate guests is 3 and the maximum number of guests accommodated at any one time is 6.
		AO2.2	Not more than one home based business is conducted on the premises.
PO3	The home based business does not involve any materials, equipment or processes that cause nuisance or detrimentally impact on residential amenity.	**AO3.1** **AO3.2** **AO3.3** **AO3.4**	The home based business does not produce any dust emissions. The home based business does not produce a noticeable smell in excess of 1 odour unit beyond the site boundaries. The home based business does not produce noise which exceeds the background noise level plus 5 dB(A) (8.00am – 6.00pm) (measured as an adjusted sound level).

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Performance outcomes		Acceptable outcomes	
			Loading or unloading of goods is not undertaken by a vehicle larger than a small rigid vehicle (SRV).
		AO3.5	A maximum of 1 commercial vehicle (not including a heavy rigid vehicle (HRV) or articulated vehicle (AV)) associated with the home based business is parked/garaged on the premises.
		AO3.6	No vehicle is fuelled, serviced or repaired on the premises.
		AO3.7	Materials or equipment used or goods manufactured, serviced or repaired are stored within a building on the premises.
		AO3.8	Trade person's storage and horticultural activities are located at the rear of the dwelling and any vehicle, or stored equipment or materials, is screened from view from all public places and adjoining residential premises.
		AO3.9	The home based business does not involve any activity defined as an environmentally relevant activity in the *Environmental Protection Regulation 2008.*
		AO3.10	Where goods are offered for sale from the premises, there is no public display of such goods.
PO4	The hours of operation of the home based business do not cause a nuisance or detrimentally impact on residential amenity.	**AO4**	The hours of operation of the home based business are limited to:- (a) between 8.00am and 6.00pm, Mondays to Saturdays; and (b) not at all on Sundays or public holidays. Note—the above hours of operation do not apply to a bed and breakfast or the office activities of a home based business.
On-site car parking			
PO5	Sufficient and convenient on-site car parking is provided to accommodate the needs of the home based business.	**AO5**	In addition to the parking required for the primary residential use, the following on-site parking is provided where the home based business attracts customer vehicles to the premises:- (a) 1 space for customer parking; plus (b) 1 space per non-resident employee; or (c) 1 space per guest room for a bed and breakfast. Any required on-site parking spaces may be provided in tandem to the residential parking spaces.
Signage			
PO6	Signage associated with the home based business is small, unobtrusive and appropriate to its location and setting.	**AO6**	Not more than 1 advertising device is erected on the premises and the sign:- (a) includes only the name of the occupier and/or the business conducted on the premises;

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Performance outcomes		Acceptable outcomes	
			(b) has a maximum sign face area of 0.3m²; (c) is attached to a fence or wall; and (d) is not illuminated or in motion.
Services and utilities			
PO7	The home based business does not detrimentally impact on the capacity of infrastructure services or onsite sewerage facilities.	**AO7**	No greater load is imposed on any public utility or onsite sewerage facility than would reasonably be expected from that normally associated with a residential activity.
Storage of chemicals			
PO8	The risk to occupiers, employees and neighbouring residents from the storage of chemicals and hazardous substances is minimised.	**AO8.1**	Quantities of chemicals or gases or other hazardous materials do not exceed the limits normally associated with a residential activity.
		A08.2	Storage of flammable and combustible liquids complies with the minor storage provisions of *Australian Standards AS1940 – The Storage and Handling of Flammable and Combustible Liquids.*
Additional assessment benchmarks and requirements for bed and breakfast accommodation			
Temporary accommodation			
PO9	Bed and breakfast accommodation is provided for short-term stay only.	**AO9**	Guests stay no more than 14 consecutive nights.
Guest facilities			
PO10	An acceptable standard of facilities is provided for guests of the bed and breakfast.	**AO10.1**	Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family or other guests.
		AO10.2	A separate bathroom and toilet facility is provided within the dwelling house for the exclusive use of guests.
Supporting small scale commercial activities			
PO11	Small scale commercial activities that support the Farm Stay or Bed and Breakfast home based business does not detract from the predominant residential or rural amenity of the site or surrounding area.	**AO11.1**	Small scale commercial activities that support farm stay or bed and breakfast home based business are limited to:- (a) Tea house; (b) Art gallery; (c) Private museum; (d) Cellar door; or (e) Boutique retail.
		AO11.2	Small scale commercial activities must be associated with an operational bed and breakfast or farm stay home based business.
		AO11.3	Only one small scale commercial activity can occur on site.
		AO11.4	The hours of operation of the home based business are limited to between 9.00am and 5.00pm, Mondays to Sundays.
		AO11.5	No more than twelve (12) customers can access the small scale commercial activity at any time.
		AO11.6	A minimum of one (1) car parking space per two (2) customers are provided for customer car parking on-site.

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9.3.8 Industry uses code

9.3.8.1 Application

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

9.3.8.2 Purpose and overall outcomes

(1) The purpose of the Industry uses code is to ensure industry uses are designed and operated in a manner which meets the needs of the industry use, protects public safety and environmental values and appropriately responds to amenity considerations.

(2) The purpose of the Industry uses code will be achieved through the following overall outcomes:-

(a) the scale and intensity of an industry use is compatible with its location and setting;

(b) an industry use incorporates a site layout, building design and landscaping that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;

(c) an industry use is provided with appropriate infrastructure, services and utilities;

(d) an industry use does not cause environmental harm or nuisance, including the contamination of land or water;

(e) an industry use avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industry uses where these uses are located in a zone other than an industry zone; and

(f) an industry use incorporates service areas and waste management processes that are efficient and maximise opportunities for reuse or recycling.

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9.3.8.3 Assessment benchmarks and requirements

Table 9.3.8.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Note—where a proposed industry use that is accepted development subject to requirements is to be located in an existing building, only acceptable outcomes AO9.1, AO9.2, AO9.3, AO9.4, AO9.5, AO10.1, AO10.2, AO10.3, AO11.1, AO11.2 and AO12 of **Table 9.3.8.3.1 (Assessment benchmarks for assessable development and requirements for accepted development subject to requirements)** apply.

Performance outcomes		Acceptable outcomes	
Built form, streetscape character and protection of amenity			
PO1	Buildings and structures associated with the industry use:- (a) are of a scale and design which is appropriate to an industrial setting whilst contributing positively to the visual character and streetscape of the area; and (b) are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby sensitive land uses.	**AO1.1**	Buildings have a maximum height above ground level of:- (a) 10m if located in the Low impact industry zone or a non-industry zone; (b) 15m if located in the Medium impact industry zone; and (c) 20m if located in the High impact industry zone or Waterfront and marine industry zone.
		AO1.2	Site cover does not exceed 75%.
		AO1.3	Buildings and structures are setback a minimum of:-

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Performance outcomes		Acceptable outcomes	
			(a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 10m from any side or rear boundary where adjoining a sensitive land use or land in a residential zone or the Community facilities zone. Note—where not adjoining a sensitive land use or land in a residential zone or the Community facilities zone, no minimum side or rear boundary setback applies.
		AO1.4	Where the site has a common boundary with a sensitive land use or land in a residential zone or the Community facilities zone:- (a) no openings occur in walls facing a common boundary; (b) acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause a nuisance; and (c) noise emitting services such as air conditioning equipment, pumps and ventilation fans are located as far away as possible from residential areas.
		AO1.5	The main entry to any building is easily identifiable, and directly accessible, from the street, or the primary street frontage if the site has more than one street frontage.
PO2	The industry use is attractive when viewed from a major road.	**AO2**	Where the industry use has frontage to or overlooks a major road:- (a) building design incorporates variations in parapet design, roofing heights and treatments; (b) a 2m wide landscape strip is provided adjacent to the frontage of the site within the site boundaries; and (c) any security fencing is set within or located behind the landscaping strip rather than adjacent to the major road.
PO3	Buildings and structures associated with the industry use are designed to:- (a) promote passive surveillance of public and semi-public spaces; and (b) enhance personal safety and security.	**AO3.1** **AO3.2**	Lighting is provided within parking and pedestrian areas during hours of operation of the industry use. Windows and entrances to buildings are positioned to provide for casual surveillance of adjacent public and semi-public places.
Landscaping and buffering			
PO4	The industry use incorporates landscaping that:- (a) makes a positive contribution to the streetscape; (b) provides shade to open car parking areas; and (c) buffers the development from adjoining sensitive uses.	**AO4.1** **AO4.2**	A minimum of 10% of the site is landscaped. Landscape strips within the site boundaries are provided adjacent to street frontages with a minimum width complying with the following:- (a) 3m along a primary street frontage for a site with an area of 2,000m² and greater;

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Performance outcomes		Acceptable outcomes	
			(b) 2m along a primary street frontage for a site less than 2,000m² in area; and (c) 1m along a secondary street frontage if a corner site.
		AO4.3	For car parking areas with 12 or more spaces, shade trees are provided in car parking areas at a ratio of 1 tree for every 6 car parking spaces.
		AO4.4	Where adjoining a sensitive land use, or land included in a residential zone, a minimum 1.8m high solid screen fence and a minimum 3m wide landscaped strip is provided for the full length of the common boundary.
		AO4.5	Landscape planting:- (a) comprises a variety of shade trees, shrubs and groundcovers; and (b) utilises locally endemic and/or native species as specified in the **Planning scheme policy for development works**.
Services and utilities			
PO5	The industry use is provided with:- (a) a safe and reliable water supply; (b) a waste disposal system and stormwater drainage which maintains acceptable public health and environmental standards; (c) energy and telecommunications infrastructure; (d) appropriate frontage works; (e) refuse storage areas that are suitably screened from the street; and (f) sewerage infrastructure appropriate to its location and setting and commensurate with its needs.	**AO5.1**	Where available, the industry use is provided with:- (a) a connection to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services; Editor's note—the provision of tele-communications infrastructure is regulated in accordance with Federal Government legislation. *;* (b) connection to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development; *and* Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure. (b) reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection. Editor's note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.

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Performance outcomes		Acceptable outcomes	
		AO5.2	Infrastructure is planned, designed and constructed in accordance with Council's Priority Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
		AO5.3	Kerb and channel is constructed for the full length of the road frontage in accordance with the standards specified in the **Planning scheme policy for development works**.
		AO5.4	The layout and design of the industry use provides for on-site storage of refuse so that it is not visible from the street.
PO6	Development works and connections to infrastructure and services are undertaken in accordance with accepted engineering standards and are completed prior to commencement of the use.	**AO6.1**	All development works are certified by a Registered Professional Engineer Queensland (RPEQ).
		AO6.2	All connections to infrastructure and services are in accordance with the requirements of the relevant service provider.
PO7	Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO7**	Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the **Planning scheme policy for development works.**
PO8	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO8**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.3.8.3.3 (Construction Phase – stormwater management design objectives)** and **Table 9.3.8.3.4 (Post Construction Phase – stormwater management design objectives).**
Environmental performance			
PO9	The industry use ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable adverse impact on, adjoining or nearby premises. Editor's note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will also need to comply with relevant environmental legislation including the *Environmental Protection Act 1994* and subordinate legislation.	**AO9.1**	The industry use achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environment Protection (Noise) Policy*.
		AO9.2	The industry use achieves the environmental values and air quality objectives set out in the *Environmental Protection (Air) Policy*.
		AO9.3	The industry use does not produce any odour emissions in excess of 1 odour unit beyond the site boundaries.
		AO9.4	The industry use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5m outside the site boundaries and at any level from ground level upwards.
		AO9.5	Vibrations resulting from the industry use do not exceed the maximum acceptable

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Performance outcomes		Acceptable outcomes	
			levels identified in *Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)*.
PO10	The industry use provides for the collection, treatment and disposal of all liquid waste such that:- (a) there is no off-site release of contaminants; (b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and (c) there are no adverse impacts on the quality of surface water or groundwater resources.	**AO10.1** **AO10.2** **AO10.3**	Waste water associated with the industry use is disposed of to Council's sewerage system or an on-site industrial waste treatment system. Liquid wastes that cannot be disposed of to Council's sewerage system or the on-site industrial waste treatment system are disposed of off-site to an approved waste disposal facility. No discharge of waste occurs to local waterways (including dry waterways) or natural wetlands.
PO11	The industry use does not contaminate or pollute stormwater runoff from the site.	**AO11.1** **AO11.2**	Areas where hazardous materials or potentially contaminating substances are stored or used are roofed. Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.
On-site retail sales			
PO12	Any retail sales conducted from the premises are ancillary to the industry use.	**AO12**	On-site retail sales are limited to goods manufactured or assembled on the premises. **OR** On-site retail sale of goods not manufactured or assembled on the premises, including display areas, is limited to a gross floor area of 50m² or 5% of the gross floor area of the premises, whichever is the lesser.

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Table 9.3.8.3.2 Assessment benchmarks for assessable development only

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The industry use is established on land included in an industry zone or another zone that is suitable having regard to:- (a) the suitability of the land for an industry use; (b) the nature, scale and intensity of the industry use; (c) the infrastructure and services needs of the industry use; and (d) the preferred character of the local area.	**AO1**	No acceptable outcome provided.
PO2	The industry use is established on a site with sufficient area and dimensions to accommodate required buildings, parking and service areas, storage areas, landscaping, vehicle access and on-site movement.	**AO2**	No acceptable outcome provided.
Site layout			
PO3	The layout and design of the industry use ensures that:-	**AO3**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(a) premises are safe, secure and legible; (b) movement systems (including roads and pathways) and accessible on-site parking and manoeuvring areas, meet the needs of users and employees; (c) premises contribute to an attractive address to the street, with buildings integrated with landscaping and security fencing to provide a quality contemporary appearance; (d) surplus areas that may become unsightly or difficult to manage due to their size, configuration or access limitations are not created.		

Table 9.3.8.3.3 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Distribute area open for <12 months – 1 in 2 year ARI event; • Distributed area open for 12-24 months – 1 in 5 year ARI event; • Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • Potential soil loss; or • Monthly erosivity; or • Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS; and • Turbidity not >10% receiving waters turbidity; and • pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

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Table 9.3.8.3.4 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

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9.3.9 Market code

9.3.9.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) being a material change of use for a market; and

(b) identified as requiring assessment against the Market code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.9.2 Purpose and overall outcomes

(1) The purpose of the Market code is to ensure markets are appropriately located, and are operated in a manner which is economically, environmentally and socially sustainable and appropriately responds to local amenity issues.

(2) The purpose of the Market code will be achieved through the following overall outcomes:-

(a) markets are established in locations of community attraction;

(b) markets are established where infrastructure and services are available or can easily be provided to meet the needs of users;

(c) markets operate in a manner which takes account of:-

(i) the amenity of the local area; and
(ii) the viability of local businesses.

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9.3.9.3 Assessment benchmarks and requirements

Table 9.3.9.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The market is operated at a location where the attraction of a large number of people is consistent with the preferred character of the local area.	**AO1**	The market is located on or adjoining land included in a centre zone, the Community facilities zone, the Open space zone or the Sport and recreation zone[6].
PO2	The market minimises economic impacts on established businesses in the vicinity of the market.	**AO2**	Where market stalls are proposed to be located adjacent to existing shops, the market is not held on more than 2 days per week.
Site layout			
PO3	The market is designed to provide for:- (a) convenient pedestrian access and movement; (b) legibility and accessibility between stalls and existing surrounding uses; and (c) pedestrian comfort and safety, including the provision of public convenience facilities.	**AO3.1** **AO3.2**	Pedestrian access or pathways a minimum of 2m wide are provided between:- (a) stall fronts; and (b) stalls and existing shop fronts. Public toilets:- (a) are provided within the area of the market or are located within 250m of the market;

[6] Editor's note—a market conducted on public parks and roads requires authorisation from the Council as the land manager for these community assets. Compliance with the requirements of the planning scheme does not provide authorisation for a market to be conducted. Potential market operators should contact Council for further information.

Performance outcomes		Acceptable outcomes	
			(b) remain open and accessible for use during market hours; and (c) are maintained in a clean, safe and tidy state.
		AO3.3	Directional signage is provided to identify the location of and the entry to public toilet facilities.
Operation and protection of amenity			
PO4	The market is operated in a manner that does not cause environmental nuisance or adverse amenity impacts to neighbouring and nearby residents and other sensitive uses having regard to:- (a) the generation of noise, dust, odour and light emissions; and (b) hours and frequency of operation.	**AO4.1**	The market is conducted, including set-up and pack-up time, between the hours of 5.00am and 10.00pm.
		AO4.2	The market is held on not more than two days per week.
		AO4.3	The use of amplified music, megaphones, public address systems and noise generating plant and equipment is avoided.
		AO4.4	Noise generated from the market complies with the level of noise emissions prescribed under the *Environmental Protection (Noise) Regulations 1997.*
		AO4.5	Any outdoor lighting associated with the market is designed, installed, operated and maintained in accordance with *AS4282 – The Control of the Obtrusive Effects of Outdoor Lighting.*
		AO4.6	Any temporary lighting is dismantled immediately on closure of the markets.
Waste management			
PO5	The market is established and operated to provide a safe and healthy environment and provides waste disposal facilities which are appropriate to the type and scale of the market.	**AO5.1**	Waste containers are provided on the premises for the disposal of waste from stall holders and the public at a rate of:- (a) 1 standard waste container for each food stall (not including existing street bins); and (b) 1 standard waste container and 1 recycled waste container for every 4 non-food stalls (not including existing street bins).
		AO5.2	The area used for market purposes is maintained in a clean, safe and tidy state:- (a) during market hours; and (b) at the conclusion of each day's trading.
Access and parking			
PO6	The design and management of access, parking and vehicle movement protects the functioning of the road network and provides safe vehicular, pedestrian and cyclist access to and from the site.	**AO6**	Where the market is conducted on a footpath and the adjoining road remains open to vehicle use, a minimum 1.2m clearance from the kerb to any market structure or use area is provided.

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9.3.10 Multi-unit residential uses code

9.3.10.1 Application

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

9.3.10.2 Purpose and overall outcomes

(1) The purpose of the Multi-unit residential uses code is to ensure multi-unit residential uses are of a high quality design which appropriately responds to local character, environment and amenity considerations.

(2) The purpose of the Multi-unit residential uses code will be achieved through the following overall outcomes:-

(a) a multi-unit residential use is visually attractive with a built form which addresses the street and integrates with surrounding development;

(b) a multi-unit residential use incorporates building design that responds to the region's sub-tropical climate as well as the character of the particular local area;

(c) a multi-unit residential use incorporates high quality landscaping and well designed and useable communal and private open space areas;

(d) a multi-unit residential use provides a high standard of privacy and amenity for residents; and

(e) a multi-unit residential use incorporates and is supported by infrastructure and services commensurate with the scale of the use and its location.

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9.3.10.3 Assessment benchmarks

Table 9.3.10.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Site layout and relationship of buildings to site features			
PO1	The multi-unit residential use is sited and designed so as to:- (a) take account of its setting and site context; (b) create an attractive living environment for residents; and (c) make a positive contribution to the character of the street and local area.	**AO1**	No acceptable outcome provided. Editor's note—the preparation of a site analysis plan may assist in establishing compliance with the performance outcome.
PO2	The multi-unit residential use is located on a site which has an area and dimensions capable of accommodating a well-designed and integrated multi-unit development incorporating:- (a) vehicle access, parking and manoeuvring areas; (b) communal and private open space areas and landscaping; and (c) any necessary buffering to incompatible uses or sensitive environments.	**AO2.1** **AO2.2**	The multi-unit residential use is located on a lot having a minimum area of 800m². The multi-unit residential use is not located on a hatchet shaped lot.

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Performance outcomes		Acceptable outcomes	
Building response to sub-tropical climate			
PO3	The multi-unit residential use incorporates passive design responses that acknowledge and reflect the region's sub-tropical climate. Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.	**AO3**	No acceptable outcome provided.
Relationship of buildings to streets, public spaces and private open space			
PO4	The multi-unit residential use is sited and designed to:- (a) provide a visibly clear pedestrian entrance to and from the building; and (b) minimise the potential for pedestrian and vehicular conflict.	**AO4**	The building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; (b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular access to the site is separate from the pedestrian access.
PO5	The multi-unit residential use is sited and designed to:- (a) address and provide a semi-active frontage to the street, adjacent parkland or other public areas; (b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the site.	**AO5**	The building is sited and designed such that:- (a) street and parkland frontages of the site comprise "semi-active uses/spaces" such as habitable rooms, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and (b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
PO6	The multi-unit residential use is designed to ensure that car parking areas, services and mechanical plant do not visually dominate the site or surrounding area.	**AO6.1** **AO6.2**	Any car parking area or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks and adjoining land; (b) they are not located between the building and the street address except uncovered visitor parking spaces; and (c) a basement car parking area does not protrude above the adjacent ground level by more than 1m. Services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, is visually integrated into the design and finish of the building or effectively screened from view.
Building mass and composition			
PO7	The multi-unit residential use is sited and designed in a manner which:- (a) minimises building mass and scale; (b) provides visual interest through building articulation and architectural design features; and (c) allows sufficient area at ground level for communal open space, site	**AO7.1**	Where a standalone multi-unit residential use, the site cover of all buildings on a site does not exceed:- (a) 50% if 1 storey; and (b) 40% if 2 or more storeys. **OR**

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Performance outcomes		Acceptable outcomes	
	facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.		Where forming part of a mixed use development, the site cover of all buildings on a site does not exceed:- (a) 70% for that part of a building not exceeding 8.5m in height; and (b) 40% for that part of a building exceeding 8.5m in height.
		AO7.2	The building incorporates most or all of the following design features:- (a) vertical and horizontal articulation such that no unbroken elevation is longer than 15m; (b) variations in plan shape, such as curves, steps, recesses, projections or splays; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; and (e) planting, particularly on podiums, terraces and low level roof decks.
PO8	The multi-unit residential use is sited and designed so as to:- (a) provide amenity for users of the premises whilst preserving the privacy of adjoining and nearby properties; (b) provide adequate separation distance from adjoining uses; (c) preserve any existing vegetation that will buffer the proposed building; (d) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.	**AO8**	Buildings and structures comply with the minimum boundary setbacks specified in:- (a) **Table 9.3.10.3.5 (Minimum boundary setbacks for multi-unit residential uses)**; and (b) if on a site with frontage to the Esplanade, Dayman Street (Pulgul Street to James Street) or Pulgul Street (The Esplanade to Dayman Street), **Table 9.3.10.3.6 (Minimum street frontage setbacks for Hervey Bay Esplanade streets).** Note—the minimum street frontage setbacks specified in **Table 9.3.10.3.6** do not apply to sites fronting the Esplanade that are included in Precinct HDR1 (Hervey Bay tourism nodes) of the High density residential zone.
PO9	The multi-unit residential use is in a building which has a top level and roof form that is shaped to reduce the apparent bulk of the building and provide a visually attractive skyline silhouette.	**AO9**	No acceptable outcome provided.
Privacy and amenity			
PO10	The multi-unit residential use ensures that dwellings, rooming units, private open spaces and adjoining residential uses are provided with a reasonable level of privacy.	**AO10.1**	Non-habitable room windows of one dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit unless views are controlled by screening devices, distance, landscaping or design of the opening.
		AO10.2	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 2m at the ground storey or 9m at levels above the ground storey, privacy is protected by:- (a) window sill heights being a minimum of 1.5m above floor level; or

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Performance outcomes		Acceptable outcomes	
			(b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 1.8m.
		AO10.3	For development up to and including 3 storeys in height, the outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened where direct view is available into private open space of an existing dwelling.
PO11	Noise from external noise sources does not unreasonably impact upon residents of the multi-unit residential use.	**AO11**	No acceptable outcome provided. Editor's note—an acoustic assessment report prepared in accordance with the **Planning scheme policy for information the Council may require** may assist in establishing compliance with the performance outcome.
PO12	Noise from communal open space areas, service areas or plant and equipment does not unreasonably impact upon residents of the multi-unit residential use or on neighbouring residential premises or other noise sensitive use.	**AO12**	No acceptable outcome provided. Editor's note—an acoustic assessment report prepared in accordance with the **Planning scheme policy for information the Council may require** may assist in establishing compliance with the performance outcome.
PO13	The multi-unit residential use does not diminish residential amenity due to unreasonable impacts of artificial illumination.	**AO13**	Glare conditions or excessive 'light spill' into dwellings, rooming units, adjacent sites and public spaces is avoided or minimised through measures such as:- (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
Open space and landscaping			
PO14	The multi-unit residential use provides communal and private open space such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	**AO14.1**	At least 25% of the site area is provided as communal open space inclusive of required buffer strips and clothes drying areas.
		AO14.2	Each ground floor dwelling or rooming unit has a courtyard or similar private open space area directly accessible from the main living area and complying with the following minimum areas and dimensions respectively:- (a) $10m^2$ and 2.5m for a studio or rooming unit; (b) $18m^2$ and 2.5m for a 1 bedroom unit; and (c) $20m^2$ and 3.0m for a 2 or more bedroom unit.
		AO14.4	Each dwelling or rooming unit above ground floor level has a balcony or similar private open space area directly accessible from the living area and

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Performance outcomes		Acceptable outcomes	
			complying with the following minimum areas and dimensions respectively:- (a) 4.5m^2 and 1.7m for a studio or rooming unit; (b) 5.5m^2 and 2.1m for a 1 bedroom unit; and (c) 8m^2 and 2.4m for a 2 or more bedroom unit.
PO15	Landscaping provided in conjunction with the multi-unit residential use:- (a) enhances privacy between dwellings, rooming units and private open space on the site and adjoining development; (b) assists in providing microclimatic control to buildings, communal and private open space; (c) makes a positive contribution to the streetscape and incorporates existing significant vegetation wherever possible; and (d) maintains opportunities for casual surveillance of public and semi-public areas.	**AO15.1** **AO15.2** **AO15.3**	Existing significant vegetation is retained and integrated within the landscaping concept for new development. **OR** Where existing significant vegetation is to be removed or damaged to make way for new development, it is replaced with mature vegetation of the same or similar species within or adjacent to the development site. Where provided, street trees are located between footpaths and the street or parking lanes. On-site landscaping is provided in accordance with the following:- (a) a minimum 2m wide densely planted landscaped buffer strip is provided along the full frontage of the site (not otherwise occupied by buildings or driveways); (b) planting areas are provided on top of podium levels; (c) storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas; (d) landscape planting utilises locally endemic and/or other native species as specified in the **Planning scheme policy for development works**; and (e) within neighbourhood character areas, non-native/endemic species that form part of the landscape character of an area or place are used.
PO16	Fences and walls used in landscaping for the multi-unit residential use:- (a) assist the development to address the street; (b) enable the use of private open space abutting the street; (c) provide an acoustic barrier for traffic noise; (d) highlight site and building entrances; (e) maintain safety and opportunities for casual surveillance; and (f) do not unreasonably impact upon the amenity of the site or surrounding areas.	**AO16.1** **AO16.2** **AO16.3** **AO16.4**	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages. Fences and walls along a front boundary, or a common boundary to a park or similar public open space, have a maximum height of not more than:- (a) 1.8m if 50% transparent; or (b) 1.2m if solid. Front fences and walls are setback behind the 2m wide landscaping strip. Where not adjoining a park or similar public open space, a minimum 1.8m high solid screen fence is provided and maintained along the full length of any side or rear boundary.

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Performance outcomes		Acceptable outcomes	
Services and utilities			
PO17	Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.	**AO17.1**	Where available, development is provided with:- (a) a connection to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services; Editor's note—the provision of tele-communications infrastructure is regulated in accordance with Federal Government legislation. (b) (c) The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development; and Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure. . (d) reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection. Note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.
		AO17.2	Infrastructure is planned, designed and constructed in accordance with Council's Priority Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
PO18	Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO18**	Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the **Planning scheme policy for development works**.
PO19	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO19**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.3.10.3.7 (Construction Phase – stormwater management design objectives)** and **Table 9.3.10.3.8 (Post Construction Phase – stormwater management design objectives).**
Site facilities and waste management			

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Performance outcomes		Acceptable outcomes	
PO20	Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.	**AO20**	Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor communal clothes drying areas are provided in an accessible location, equipped with robust clothes lines.
PO21	Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's cleansing contractor.	**AO21.1** **AO21.2** **AO21.3**	The multi-unit residential use provides for the on-site storage of refuse. Refuse disposal areas and storage areas are screened by a solid fence or wall having a minimum height of 1.2m. Refuse storage areas are not directly visible from the road.
Fire services in community title developments			
PO22	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO22.1** **AO22.2**	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO23	Road widths and construction within the development are adequate for fire emergency vehicle to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	**AO23**	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO24	Hydrants are suitably identified so that fire services can locate them at all hours.	**AO24**	Hydrants are identified as specified in 'Identification of street hydrants for firefighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~/media/busind/techstdpubs/trum/125Amend18.pdf

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Table 9.3.10.3.2 Assessment benchmarks for assessable development – additional requirements for rooming accommodation or short-term accommodation

Performance outcomes		Acceptable outcomes	
PO1	The rooming accommodation or short-term accommodation use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.	**AO1**	No acceptable outcome provided.

Table 9.3.10.3.3 Assessment benchmarks for assessable development – additional requirements for non-resident workforce accommodation or rural workers accommodation if located in the Rural zone[7]

Performance outcomes		Acceptable outcomes	
PO1	The non-resident workforce accommodation or rural workers accommodation use is sited and designed to:- (a) provide amenity for users of the premises; (b) avoid conflicts with residents and rural activities on surrounding properties; and (c) maintain the visual continuity and pattern of buildings and landscape elements within the locality.	**AO1**	The non-resident workforce accommodation or rural workers accommodation use is setback at least:- (a) 20m from any site frontage; and (b) 50m from any other site boundary.
PO2	The scale, design and external finish of buildings:- (a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and (b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.	**AO2**	No acceptable outcome provided.

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[7] For these particular uses, where there is inconsistency between the assessment benchmarks in this table and the assessment benchmarks contained elsewhere in this code, the provisions in this table will prevail to the extent of the inconsistency.

Table 9.3.10.3.4 Assessment benchmarks for assessable development – additional requirements for mixed use development

Performance outcomes		Acceptable outcomes	
PO1	Where the multi-unit residential use forms part of a mixed use building or development, residents are provided with reasonable levels of privacy and security.	**AO1.1**	Entry areas for the residents of and visitors to dwellings or rooming units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.
		AO1.2	Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users.
		AO1.3	Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of and visitors to residential accommodation.

Table 9.3.10.3.5 Minimum boundary setbacks for multi-unit residential uses

Column 1 Building height	Column 2 Boundary type	Column 3 Minimum setback
Up to 8.5m	Side	2m
	Front (primary)[A]	6m
	Front (secondary)	3m
	Rear	2m
8.5m up to 16m	Side	4m
	Front (primary)[A]	6m
	Front (secondary)	4m
	Rear	6m
16m up to 21m	Side	6m
	Front (primary)[A]	6m
	Front (secondary)	6m
	Rear	6m
21m and above	Side	8m
	Front (primary)[A]	6m
	Front (secondary)	6m
	Rear	8m

[A] Note—**Table 9.3.10.3.6** below specifies alternative front boundary setbacks for certain streets in Hervey Bay in accordance with acceptable outcome AO8(b).

Table 9.3.10.3.6 Minimum street frontage setbacks for Hervey Bay Esplanade streets

Column 1 Building height	Column 2 Minimum setback from primary street frontage
Up to 11m	10m
11m up to 16m	15m
16m up to 21m	25m
21m and above	35m

Table 9.3.10.3.7 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Distribute area open for <12 months – 1 in 2 year ARI event; • Distributed area open for 12-24 months – 1 in 5 year ARI event;

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Issue		Design Objectives
		• ..... Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • ..... Potential soil loss; or • ..... Monthly erosivity; or • ..... Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • ..... Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • ..... TSS < 50 mg/L TSS; and • ..... Turbidity not >10% receiving waters turbidity; and • ..... pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

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Table 9.3.10.3.8 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

Part 9

9.3.11 Nature-based tourism code

9.3.11.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) being a material change of use for nature-based tourism;

(b) identified as requiring assessment against the Nature-based tourism code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note – relocatable home parks and tourist parks that are accepted subject to requirements require the relevant Local Law permits through Council's Regulatory Services Department be obtained.

9.3.11.2 Purpose and overall outcomes

(1) The purpose of the Nature-based tourism code is to ensure nature-based tourism uses are appropriately located and designed in a manner which meets visitor needs, protects environmental and landscape values and the amenity of surrounding premises.

(2) The purpose of the Nature-based tourism code will be achieved through the following overall outcomes:-

(a) a nature-based tourism use is located and designed in a manner which sensitively respond to site characteristics;

(b) a nature-based tourism use provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;

(c) a nature-based tourism use is of a scale and intensity that is compatible with and subservient to its rural or natural setting and the preferred character of the local area;

(d) a nature-based tourism use does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities;

(e) a nature-based tourism use is provided with appropriate utilities and services.

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9.3.11.3 Assessment benchmarks and requirements

Table 9.3.11.3.1 Assessment benchmarks for assessable development and requirements for accepted development (excluding Self-contained recreational vehicle grounds)

Performance outcomes		Acceptable outcomes	
Benchmarks and requirements for nature-based tourism uses generally			
Location and site suitability			
PO1	A nature-based tourism use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.	**AO1.1**	The nature-based tourism use is sited so as to not overlook the living areas of neighbouring or surrounding residential properties.
		AO1.2	The nature-based tourism use is setback at least:- (a) 50m from the common boundary of any property included in the Rural zone; and

Performance outcomes		Acceptable outcomes	
			(b) 20m from any site boundary where the circumstances identified in (a) above do not apply.
PO2	The area of the site is sufficient to accommodate the use without detracting from the rural or natural character and amenity of the local area.	**AO2**	The site is at least 4 hectares in area.
PO3	The nature-based tourism use is located such that it conserves the productive characteristics of agricultural land class A and B.	**AO3**	The nature-based tourism use is not located on:- (a) agricultural land class A and B where identified in the **Agricultural Land Overlay Maps (OM-002 Agricultural Land)**.
Building design and appearance			
PO4	The scale, design and external finish of buildings:- (a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; (b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.	**AO4.1** **AO4.2**	Buildings take the form of small, separate buildings which are visually separated. The architectural style and materials used for any new building comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron.
PO5	The height of any building or structure associated with the nature based tourism use does not:- (a) overshadow adjoining residences; (b) obstruct the outlook from adjoining lots; or (c) dominate the rural or natural landscape.	**AO5**	The maximum height of any building or structure does not exceed 8.5m above natural ground level.
Temporary accommodation			
PO6	Accommodation is provided for short-term stays only.	**AO6**	Guests stay no more than 14 consecutive nights.
Additional assessment benchmarks and requirements for cabin accommodation			
Intensity of use			
PO7	The size, scale and density of cabin accommodation do not detract from the rural character and amenity of the local area.	**AO7.1** **AO7.2** **AO7.3**	The gross floor area of each cabin does not exceed 60m². Site density does not exceed 4 cabins per hectare. The maximum number of cabins on any site does not exceed 8.
Guest facilities			
PO8	An acceptable standard of facilities is provided for guests.	**AO8**	Guest accommodation is self-contained. **OR** A common area or building is provided for meals and other facilities.
Services and utilities			
PO9	The cabin accommodation is provided with a level of infrastructure and services that is appropriate to its setting and commensurate with the needs of residents and guests.	**AO9.1**	The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development.

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Performance outcomes		Acceptable outcomes	
			Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure. Where reticulated water supply is not available to the site the premises is provided with a reliable supply of potable water that includes on-site storage of at least 45,000L plus 2,000L per guest able to be accommodated on the premises. The cabin accommodation is provided with an electricity supply.
		AO9.2	
		AO9.3	
Additional assessment benchmarks and requirements for camping grounds			
Location and site suitability			
PO10	The camping ground is located close to valued recreation features or places of interest.	**AO10**	The camping ground is located within 1 kilometre of at least one of the following:- (a) a rural town or rural village; (b) a designated recreation trail; (c) a beach or lake; or (d) a National Park or Conservation Park.
Intensity of use			
PO11	The size and scale of the camping ground is appropriate to a rural or natural location and does not detract from the rural or natural character and amenity of the area.	**AO11.1**	Site density does not exceed 20 camp sites per hectare.
		AO11.2	The maximum number of camp sites on any site does not exceed 100.
		AO11.3	The total gross floor area of all buildings associated with the operation of the camping ground does not exceed 500m².
		AO11.4	The camping ground does not include other constructed facilities such as sports courts or swimming pools.
Services and utilities			
PO12	The camping ground is provided with a level of infrastructure and services that is appropriate to its setting and commensurate with the needs of users.	**AO12.1**	A minimum of 1 unisex toilet is provided on-site for every 10 camp sites.
		AO12.2	The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development.

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Performance outcomes		Acceptable outcomes	
			Note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater. Where reticulated water supply is not available to the site the camping ground is provided with a reliable supply of potable water that includes on-site storage of at least 10,000L or 1,000L per camp site, whichever is the greater.
		AO12.3	

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Table 9.3.11.3.2 Assessment benchmarks for assessable development and requirements for accepted development (Self-contained recreational vehicle grounds only)

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The site is appropriately located to avoid potential nuisance to existing or planned residential activities arising from noise, emissions and traffic generated by the use.	**AO1**	The ground is located on a lot in the Limited development zone, Environmental management and conservation zone or Rural zone. **OR** The ground is located on Council or State owned or controlled land in the Open Space zone or Community facilities zone.
PO2	The site is of a size and configuration capable of accommodating: (a) caravans, motorhomes and recreational vehicles; and (b) natural or landscaped buffer areas.	**AO2**	The site is a minimum area of 75m² per self- contained vehicle.
Intensity of use			
PO3	Self-contained recreational vehicle grounds have limited amenities and are used for short-term stays in self-contained vehicles only.	**AO3.1** **AO3.2** **AO3.3** **AO3.4**	No more than 50 self-contained vehicles are onsite at any time. Only self–contained vehicles are permitted to stay. Guests stay no more than 7 consecutive nights.

Performance outcomes		Acceptable outcomes	
			The ground does not include constructed facilities such as sports courts, swimming pools or kiosks.
Services and utilities			
PO4	Self-contained recreational vehicle grounds incorporate infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs, including: (a) adequate rubbish storage and disposal; (b) a reliable potable water supply; (c) a unisex toilet connected to reticulated sewerage or on-site treatment and disposal facilities; and (d) a sewerage dump point.	**AO4.1** **AO4.2** **AO4.3** **AO4.4**	For grounds which accommodate 10 or more self-contained vehicles, a minimum of 1 unisex toilet is provided. Where reticulated water supply is available to the site, the grounds are provided with access to water. Where the site is within a defined waste collection area, a central refuse collection bin is provided in accordance with Councils Waste Management Policy. Where reticulated sewer is available to the site, a dump point to receive the discharge of wastewater from holding tanks of guests' vehicles is provided.
Vehicle access			
PO5	Vehicle access to, from, and within the site is provided so as to: (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) not have adverse effects on the amenity of the locality; and (d) ensure disturbance to surrounding land uses is avoided.	**AO5.1** **AO5.2** **AO5.3**	Vehicle access is limited to one major entry/ exit located on the lowest order road frontage. The site has sealed or fully formed gravel road access. Vehicle access to the site is to be provided in accordance with a plan approved by Council. Note: All works associated with vehicle crossovers must be approved by Council prior to construction commencing.
Signage			
PO6	Signage associated with the Self-contained recreational vehicle ground is small, unobtrusive and appropriate to a rural location.	**AO6**	Not more than 1 sign is erected on the premises and the sign: (a) has a maximum sign face area of 0.5m² per side; and (b) is not illuminated or in motion.

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9.3.12 Relocatable home park and tourist park code

9.3.12.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) being a material change of use for a relocatable home park or tourist park (being a caravan park); and

(b) identified as requiring assessment against the Relocatable home park and tourist park code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note – relocatable home parks and tourist parks that are accepted subject to requirements require the relevant Local Law permits through Council's Regulatory Services Department be obtained.

9.3.12.2 Purpose and overall outcomes

(1) The purpose of the Relocatable home park and tourist park code is to ensure relocatable home parks and tourist parks are appropriately located and are designed in a manner which meets the needs of residents and visitors and protects the amenity of surrounding premises.

(2) The purpose of the Relocatable home park and tourist park code will be achieved through the following overall outcomes:-

(a) a relocatable home park and tourist park is well located and offers convenient access to the services and facilities required to support residents' and travellers' needs;

(b) a relocatable home park and tourist park provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;

(c) a relocatable home park and tourist park is of a scale and intensity that is compatible with the preferred character of the local area;

(d) a relocatable home park and tourist park does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities;

(e) a relocatable home park and tourist park is provided with appropriate infrastructure services.

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9.3.12.3 Assessment benchmarks and requirements

Table 9.3.12.3.1 Assessment benchmarks for assessable development (excluding Self-contained recreational vehicle grounds)

Performance outcomes		Acceptable outcomes	
Design and layout			
PO1	The design and layout of the relocatable home park or tourist park ensures that residents and guests are provided with a high quality living environment.	**AO1**	The design and layout of the relocatable home park or tourist park complies with the Acceptable Solutions in the *Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1998,* published by the Department of Communication and Information, Local Government, Planning and Sport. Note—where the provisions of this code (from AO2 onwards) are different to the *Guidelines on*

Performance outcomes		Acceptable outcomes	
			Good Design for Caravan Parks and Relocatable Home Parks 1998, the provisions of this code prevail.
Location and site suitability			
PO2	The relocatable home park or tourist park is located so that residents and guests have convenient access to:- (a) tourist attractions; (b) everyday commercial, community and recreation facilities; (c) public transport services.	**AO2**	No acceptable outcome provided.
PO3	The relocatable home park or tourist park (caravan park) is located on a site of an appropriate size and has suitable levels of accessibility.	**AO3.1**	The site:- (a) is at least 2 hectares in area in the case of a caravan park or at least 4 hectares in area in the case of a relocatable home park (or combined caravan park and relocatable home park); and (b) has a road frontage of at least 20m.
		AO3.2	Roads to which the site has access:- (a) have a minimum reserve width of 20m; (b) in an urban area, are fully constructed with bitumen paving for the full frontage of the site; (c) in a rural area are constructed to an acceptable all weather standard; and (d) are capable of accommodating any projected increase in traffic generated by the development.
PO4	The relocatable home park or tourist park is located and designed so that residents and users are not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance.	**AO4.1**	The site is not within:- (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry zone.
		AO4.2	The relocatable home park or tourist park is not located on land where maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council.
Residential amenity and landscaping			
PO5	The relocatable home park or tourist park does not impact on the amenity of adjoining or nearby residential areas.	**AO5.1**	A 1.8m high solid screen fence is provided for the full length of any property boundary adjoining an existing residential use or land included in a residential zone.
		AO5.2	A 2m wide landscaped buffer strip is provided to the front, side and rear property boundaries of the site.
		AO5.3	Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing residential use.
Privacy and separation			
PO6	A reasonable level of privacy and separation is available to all residents within the relocatable home park or tourist park.	**AO6.1**	Individual relocatable home sites:- (a) are at least 200m² in area; (b) are setback at least 6m from any external road frontage; (c) have a minimum frontage to any internal accessway of 10m; and

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Performance outcomes		Acceptable outcomes	
			(d) are clearly delineated and separated from adjoining sites by trees or shrubs.
		AO6.2	Relocatable homes are not sited within 1.5m of the side and rear boundaries or within 3m of the front boundary of the individual relocatable home site.
		AO6.3	Individual caravan and cabin sites:- (a) are set back at least 12m from any external road frontage and 5m from any other property boundary; (b) are sited such that no part of any caravan is within 3m of any other caravan, tent, cabin or building; (c) have a frontage of at least 10m to any internal accessway; (d) are clearly delineated and separated from adjoining sites by trees or shrubs; (e) contain a clear area of at least 2.5m by 2.5m for outdoor space; and (f) ensure that no part of any caravan or cabin is within 2m of any internal accessway.
Residential density			
PO7	The relocatable home park or tourist park has a residential density that is compatible with the preferred character of the local area in which it is located.	**AO7**	No acceptable outcome provided.
Recreational open space			
PO8	The relocatable home park or tourist park provides recreational open space that is:- (a) provided to meet the needs of all residents; and (b) designed to promote resident safety through casual surveillance.	**AO8.1**	A minimum of 10% of the total site area, inclusive of landscape buffer strips, is provided as recreational open space.
		AO8.2	50% of the required recreational open space is provided in one area.
		AO8.3	Recreational open space:- (a) has a minimum dimension of 15m; (b) contains one area at least 150m^2 in size; (c) is independent of landscaped buffer strips and clothes drying areas; (d) is located not more than 80m from any caravan or cabin site or 150m from any relocatable home park site; and (e) includes a fenced children's playground.
		AO8.4	A communal recreation building is provided for the use of residents.
Site access and parking			
PO9	The design and management of access and entry parking arrangements facilitates the safe and convenient use of the relocatable home park or tourist park by residents and visitors.	**AO9.1**	Vehicle access is limited to 1 major entry/exit point on 1 road frontage.
		AO9.2	On-site visitor parking is located with direct access from the entry driveway and is located and sign-posted to encourage visitor use.
		AO9.3	For a caravan park, a short term standing area with a minimum dimension of 4m by

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Performance outcomes		Acceptable outcomes	
		AO9.4	20m is provided either as a separate bay or as part of a one-way entrance road. No caravan or relocatable home site has direct access to any public road.
Internal access and circulation			
PO10	The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the site facilitates the safe and convenient use of the relocatable home park or tourist park.	**AO10**	The design of internal accessways and footpaths and the location of visitor parking areas complies with the following:- (a) vehicular access to each site is via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians; (b) accessways are designed to discourage vehicle speeds in excess of 15km/hr; (c) the accessway and footpath system together provide adequate access for service and emergency vehicles to each site and connect sites with amenities, recreational open space and external roads; (d) internal accessways comply with the following:- (i) carriageway width is not less than 6m for two way traffic and not less than 4m for one way traffic; (ii) the verge width on both sides is not less than 1.5m; (iii) cul-de-sac have turning bays at the end capable of allowing conventional service trucks to reverse direction with maximum of two movements; (iv) all internal accessways are sealed to the carriageway widths stated above; and (v) internal footpaths are a minimum width of 1.2m (internal footpaths may be accommodated within the carriageway of internal accessways serving 10 sites or less).
Services and utilities			
PO11	The relocatable home park or tourist park is provided with:- (a) a safe and reliable water supply; and (b) a sewerage disposal system..	**AO11.1** **AO11.2**	Each relocatable home, caravan or cabin site is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks. Each relocatable home, caravan or cabin site is connected to underground electricity.
PO12	Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	**AO12.1** **AO12.2**	Except where private facilities are provided to each site, toilet, shower and laundry amenities are located:- (a) within 100m of every caravan, tent or cabin site; and (b) not closer than 6m to any caravan, tent or cabin site. Laundry and clothes drying facilities are provided for guests.
PO13	The relocatable home park or tourist park provides on-site facilities for the	**AO13**	In the case of a tourist park, a central waste collection area is provided for every 50 caravan sites.

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Performance outcomes		Acceptable outcomes	
	storage and collection of refuse, with such facilities:- (a) located in convenient and unobtrusive positions; and (b) capable of being serviced by the Council's cleansing contractor.		**OR** In the case of a relocatable home park, refuse collection is provided to every relocatable home park site.
Relocatable homes in tourist parks			
PO14	A section of a tourist park may be used as a relocatable home park (i.e. long-term residential accommodation) provided that the relocatable home park section is subservient to the tourist park section and where the tourist park is not primarily used for tourist purposes.	**AO14.1** **AO14.2**	Not more than 40% of the total area of a caravan park is used to accommodate relocatable homes. Apart from where for the purposes of a caretaker's residence, relocatable homes are not established in the caravan parks on the Esplanade at Pialba, Scarness or Torquay.

Table 9.3.12.3.2 Assessment benchmarks for assessable development and requirements for accepted development – Self-contained recreational vehicle ground within an existing Tourist park.

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The site is appropriately located to avoid potential nuisance to existing or planned residential activities arising from noise, emissions and traffic generated by the use.	**AO1**	The ground is located on a site containing an existing Tourist Park.
PO2	The site is of a size and configuration capable of accommodating: (a) caravans, motorhomes and recreational vehicles; and (b) natural or landscaped buffer areas.	**AO2**	The site is a minimum area of 75m² per self- contained vehicle.
Intensity of use			
PO3	Self-contained recreational vehicle grounds have limited amenities and are used for short-term stays in self-contained vehicles only.	**AO3.1** **AO3.2** **AO3.3** **AO3.4**	No more than 50 self-contained vehicles are onsite at any time. Only self–contained vehicles are permitted to stay. Guests stay no more than 7 consecutive nights. The ground does not include constructed facilities such as sports courts, swimming pools or kiosks.
Services and utilities			
PO4	Self-contained recreational vehicle grounds incorporate infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs, including: (a) adequate rubbish storage and disposal; (b) a reliable potable water supply; (c) a unisex toilet connected to reticulated sewerage or on-site treatment and disposal facilities; and (d) a sewerage dump point.	**AO4.1** **AO4.2** **AO4.3** **AO4.4**	For grounds which accommodate 10 or more self-contained vehicles, a minimum of 1 unisex toilet is provided. Where reticulated water supply is available to the site, the grounds are provided with access to water. Where the site is within a defined waste collection area, a central refuse collection bin is provided in accordance with Councils Waste Management Policy. Where reticulated sewer is available to the site, a dump point to receive the discharge

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Performance outcomes		Acceptable outcomes	
			of wastewater from holding tanks of guests' vehicles is provided.
Vehicle access			
PO5	Vehicle access to, from, and within the site is provided so as to: (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) not have adverse effects on the amenity of the locality; and (d) ensure disturbance to surrounding land uses is avoided.	**AO5.1** **AO5.2** **AO5.3**	Vehicle access is limited to one major entry/ exit located on the lowest order road frontage. The site has sealed or fully formed gravel road access. Vehicle access to the site is to be provided in accordance with a plan approved by Council. Note: All works associated with vehicle crossovers must be approved by Council prior to construction commencing.
Signage			
PO6	Signage associated with the Self-contained recreational vehicle ground is small, unobtrusive and appropriate to a rural location.	**AO6**	Not more than 1 sign is erected on the premises and the sign: (c) has a maximum sign face area of 0.5m² per side; and (d) is not illuminated or in motion.

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9.3.13 Residential care facility and retirement facility code

9.3.13.1 Application

This code applies to assessable development:-

(a) being a material change of use for a residential care facility or retirement facility; and

(b) identified as requiring assessment against the Residential care facility and retirement facility code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.13.2 Purpose and overall outcomes

(1) The purpose of the Residential care facility and retirement facility code is to ensure residential care facilities and retirement facilities:-

(a) are appropriately located to meet the particular needs of residents;

(b) are designed in a manner which meets the needs of and provides a comfortable and safe environment for residents; and

(c) protect the amenity of, and integrate with, surrounding premises.

(2) The purpose of the Residential care facility and retirement facility code will be achieved through the following overall outcomes:-

(a) a residential care facility or retirement facility is located where residents can have easy and direct access to public transport and community services and facilities;

(b) a residential care facility or retirement facility provides a home-like, non-institutional environment that promotes individuality, sense of belonging and independence;

(c) a residential care facility or retirement facility achieves a balance between providing specialised housing for residents whilst providing the opportunity for residents to participate in the wider community;

(d) a residential care facility or retirement facility is designed to be integrated with surrounding development;

(e) a residential care facility or retirement facility is sited such that there is ease of movement, safety and legibility for residents and visitors; and

(f) a residential care facility or retirement facility is designed such that the comfort, safety, security, individuality, privacy and wellbeing of residents are promoted.

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9.3.13.3 Assessment benchmarks

Table 9.3.13.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The residential care facility or retirement facility is located so that residents have convenient access to:- (a) everyday commercial facilities; (b) community facilities and social services; and (c) regular public transport or facility specific transport that provides a	**AO1**	The residential care facility or retirement facility is located:- (a) on a site within 1km of an activity centre; or (b) on a site within 400m walking distance of a public transport stop. **OR**

Performance outcomes		Acceptable outcomes	
	comparable or better level of service.		Where the residential care facility or retirement facility is not located close to an activity centre or public transport stop, a regular, convenient and affordable transport service is provided for residents of the residential care facility or retirement facility by the facility operator to the nearest activity centre or public transport connection.
PO2	The residential care facility or retirement facility is on a site which:- (a) is not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance; and (b) is not constrained by steep slopes or other physical limitations that may represent an impediment for residents and staff in using the facility.	**AO2.1** **AO2.2**	The site is not within:- (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry zone. The residential care facility or retirement facility is located on land with a slope not exceeding 10%. **OR** Where the residential care facility or retirement facility is located on land with a slope exceeding 10%, the facility is designed such that any areas to be accessed by residents of the facility are not steeper than 5%.
Site area and dimensions			
PO3	The residential care facility or retirement facility is located on a site which has an area and dimensions suitable to enable the development of a well-designed and integrated facility that incorporates:- (a) accommodation and support facilities; (b) vehicles access, parking and manoeuvring; (c) stormwater treatment areas; (d) open space areas and landscaping; and (e) any necessary buffering to adjoining uses or other elements.	**AO3**	No acceptable outcome provided.
Integration of large sites with neighbourhoods and street networks			
PO4	The residential care facility or retirement facility is integrated with the neighbourhood and local transport network.	**AO4**	The residential care facility or retirement facility:- (a) is connected to and forms part of the surrounding neighbourhood rather than establishing as a separate private enclave; (b) is integrated with and extends the existing or proposed local transport network; (c) provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby activity centres, community facilities and public open space; and (d) clearly defines the boundaries of public, communal and private open space.
Building scale and bulk			
PO5	The residential care facility or retirement facility is sited and designed in a manner which:-	**AO5.1** **AO5.2**	Site cover does not exceed 50%.

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Performance outcomes		Acceptable outcomes	
	(a) results in a building scale that is compatible with surrounding development; (b) does not represent an appearance of excessive bulk to adjacent premises, the streetscape or other areas external to the site; (c) maximises the retention of existing vegetation and allows for spaces and landscaping between buildings; (d) allows sufficient area at ground level of private and communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape; and (e) facilitates onsite stormwater management and vehicle access.	**AO5.3** **AO5.4**	Building bulk is reduced by incorporating a combination of the following elements in building design:- (a) verandahs; (b) recesses; (c) variation in materials, colours, and/or textures including between levels; and (d) variation in building form. The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15m. Any building does not exceed 40m in length, with separation between buildings, for the purposes of cross ventilation, articulation and light, of at least 6m.
Building design and streetscape appearance			
PO6	The residential care facility or retirement facility is designed to:- (a) create an attractive and functional living environment for residents; (b) take account of its setting and site context; and (c) make a positive contribution to the character of the street and local area.	**AO6.1** **AO6.2** **AO6.3** **AO6.4** **AO6.5**	The residential care facility or retirement facility incorporates a high standard of facility design that is responsive to the specific needs of its residents. Buildings are oriented to the street and provide casual surveillance of the street. Buildings and structures are setback a minimum of:- (a) 6m from the front boundary; and (b) 4.5m from the side and rear boundaries. Screening of balconies is limited to the side and rear boundaries and the sides of balconies where needed to prevent noise and overlooking of other rooming units or dwellings and recreation areas. Services structures and mechanical plant are screened or designed as part of the building.
PO7	The site layout and design of buildings forming part of the residential care facility or retirement facility promote a domestic scale, individuality and sense of belonging.	**AO7.1** **AO7.2** **AO7.3** **AO7.4**	Rooming units and dwellings are configured in clusters with each cluster having a clearly defined street address and each rooming unit and dwelling having clearly defined private open space and a prominent front door. Clusters of rooming units and dwellings are supported by unique design features that help identify and individualise them. Rooming units and dwellings have clear addresses within a conventional address system of streets and dwellings. Logical, direct and separated pedestrian and vehicle routes are provided between rooming units and dwellings, communal buildings and other on-site facilities and facilities in the neighbourhood.
Open space and landscaping			
PO8	The residential care facility or retirement facility incorporates communal and	**AO8.1**	At least 30% of the area of the site is provided as communal and private open

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Performance outcomes		Acceptable outcomes	
	private open space areas and landscaping that provides:- (a) sufficient spaces for residents to engage in and enjoy outdoor activities; (b) an attractive sub-tropical setting for the development that is able to be appreciated by residents; and (c) high levels of residential amenity; and (d) boundary fences and walls that do not visually dominate and promote casual surveillance and integration with the street.		space, exclusive of accessways, car parking areas and the like, with:- (a) each ground floor dwelling having a courtyard or similar private open space area, not less than 20m² and with a minimum dimension of 3m directly accessible from the living area of the dwelling; (b) each dwelling above ground level having a balcony or similar private open space area, not less than 10m² and with a minimum dimension of 2.5m directly accessible from the living area of the dwelling; and (c) each nursing care rooming unit having a courtyard or similar private open space area not less than 10m² with a minimum dimension of 2.5m directly accessible from the living area.
		AO8.2	A landscaped buffer strip at least 3m wide is provided within the boundaries of the site, adjacent to the full frontage of the site.
		AO8.4	A 1.8m high solid screen fence is provided along the full length of all side and rear boundaries of the site.
		AO8.5	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.
		AO8.6	Front fences and walls have a maximum height of not more than:- (a) 1.8m if 50% transparent; or (b) 1.2m if solid.
		AO8.7	Front fences and walls are setback behind the 3m wide landscaped buffer strip.
Management, residential care and social facilities			
PO9	The residential care facility or retirement facility provides appropriate management, social and care facilities on site.	**AO9.1**	The residential care facility or retirement facility provides management facilities, supervised care facilities and social facilities in communal buildings.
		AO9.2	Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the site on foot or with the assistance of mobility aids.
Accessibility			
PO10	The residential care facility or retirement facility incorporates easy and safe pedestrian access and movement.	**AO10.1**	No dwelling or rooming unit is more than 250m walking distance from a site entry or exit point.
		AO10.2	All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.
		AO10.3	Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.
		AO10.4	Development complies *with Australian Standard AS1428 – Design for Access and Mobility.*

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Performance outcomes		Acceptable outcomes	
		AO10.5	Buildings exceeding one storey in height incorporate lifts to each level and ramped access.
Safety and security			
PO11	The residential care facility or retirement facility provides a safe and secure living environment.	**AO11.1**	Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.
		AO11.2	Entrances and exits to the site are clearly marked and well lit.
		AO11.3	Bollard or overhead lighting (which achieves lighting levels of at least category 2 as specified in *Australian Standard AS1158)* is provided along all footways and roads, and in all car parking areas.
Services and utilities			
PO12	The residential care and retirement facility is provided with:- (a) a safe and reliable water supply; and (b) sewerage infrastructure appropriate to its location and setting and commensurate with its needs.	**AO12**	The site and the development are connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks.
Fire services in community title developments			
PO13	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO13.1**	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.
		AO13.2	Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO14	Road widths and construction within the development are adequate for fire emergency vehicle to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	**AO14**	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO15	Hydrants are suitably identified so that fire services can locate them at all hours.	**AO15**	Hydrants are identified as specified in 'Identification of street hydrants for firefighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~/media/busind/techstdpubs/trum/125Amend18.pdf

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9.3.14 Rural uses code

9.3.14.1 Application

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

9.3.14.2 Purpose and overall outcomes

(1) The purpose of the Rural uses code is to facilitate rural uses and ensure rural uses are developed in a sustainable manner which conserves the productive characteristics of rural land and protects environmental and landscape values and the amenity of surrounding premises.

(2) The purpose of the Rural uses code will be achieved through the following overall outcomes:-

(a) rural uses are undertaken on a sustainable basis;

(b) Agricultural Land Classification (ALC) Class A and Class B land is conserved and not alienated or encroached upon by incompatible land uses;

(c) uses that support rural production are established on suitable sites where environmental and amenity impacts can be effectively managed; and

(d) adverse impacts on the surrounding or downstream environments or natural environmental processes are avoided.

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9.3.14.3 Assessment benchmarks and requirements

Table 9.3.14.3.1 Assessment benchmarks for assessable development and requirements for accepted development – requirements for animal husbandry, cropping, minor aquaculture and wholesale nursery

Performance outcomes		Acceptable outcomes	
PO1	The rural use is conducted on a lot that is of sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use.	**AO1**	The rural use is conducted on a site with a minimum area of 2 hectares.
PO2	The rural use is sited such that natural waterways and wetlands are protected.	**AO2**	Where the rural use is located on land adjoining a natural waterway or wetland the rural use is set back 10m from the high bank of the waterway or wetland.
PO3	Buildings and structures associated with the rural use are sited and designed to:- (a) provide adequate separation to neighbouring properties; and (b) avoid or minimise adverse visual impacts on the rural landscape.	**AO3.1** **AO3.2**	Buildings and structures (other than a dwelling house) associated with the rural use are set back at least 10m from all site boundaries other than road frontages. Buildings and structures (other than a dwelling house) associated with the rural use are set back at least:- (a) 40m from a State controlled road; or (b) 20m from any other type of road.
PO4	The rural use is established and managed in accordance with best practice environmental management principles.	**AO4**	No acceptable outcome provided. Editor's note—Environmental Codes of Practice prepared under s548 of the *Environmental Protection Act 1994* provide guidance for achieving Performance Outcome PO4.

Performance outcomes		Acceptable outcomes	
Services and utilities			
POX	Where sewerage services are required to service the development, development is provided with sewerage infrastructure appropriate to its location and setting and commensurate with its needs.	**AOX**	Where sewerage services are proposed to service the development, development is provided with: a) connection to reticulated sewerage where the development is within a sewerage service area; or b) onsite sewerage facilities where the development is not within a sewerage service area. Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure..

Table 9.3.14.3.2 Assessment benchmarks for assessable development and requirements for accepted development – requirements for permanent plantation

Performance outcomes		Acceptable outcomes	
Requirements for permanent plantation			
PO1	The permanent plantation is located such that it conserves the productive characteristics of Agricultural Land Classification (ALC) Class A and Class B land.	**AO1**	The permanent plantation is not located on ALC Class A or Class B land.

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Table 9.3.14.3.3 Assessment benchmarks for assessable development and requirements for accepted development – requirements for a roadside stall

Performance outcomes		Acceptable outcomes	
PO1	The roadside stall is limited in scale and is appropriate to a rural area.	**AO1.1**	Produce sold at the roadside stall is limited to that which is grown or produced on the site or an adjoining site.
		AO1.2	The roadside stall does not involve the sale of manufactured goods other than where manufactured on the site.
		AO1.3	Buildings and structures associated with the roadside stall:- (a) occupy not more than 50m² GFA; and (b) are constructed of materials that can easily be dismantled following the cessation of the use.
		AO1.4	The roadside stall is ancillary to a rural use occurring on the same site.
PO2	The roadside stall does not have an adverse impact on the safety and functioning of the road network.	**AO2.1**	The roadside stall is located on a site adjoining a road other than a State-controlled road or a road identified as a major road on **Figure 9.4.5A (2031 Strategic transport network)** of the **Transport and parking code**.
		AO2.2	The roadside stall is located on a site with sufficient area to park 3 cars clear of the road reserve.
PO3	Signage associated with the roadside stall is small, unobtrusive and appropriate to a rural location.	**AO3**	Not more than 1 sign is erected on the premises and the sign:- (a) has a maximum signface area of 0.5m² per side; and (b) is not illuminated or in motion.

Table 9.3.14.3.4 Assessment benchmarks for assessable development only – requirements for animal keeping, aquaculture, intensive animal

industry, intensive horticulture and rural industry (intensive rural uses)

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The intensive rural use is located on a site which has sufficient area to accommodate the use (including buildings, pens, ponds, other structures and waste disposal areas involved in the use) and to provide for adequate setbacks to:- (a) road frontages; (b) site boundaries; (c) residential uses on surrounding land; and (d) waterways or wetlands.	**AO1**	The intensive rural use is located on a site which has a minimum area and setbacks complying with **Table 9.3.14.3.6 (Siting and setback requirements for intensive rural uses)**.
PO2	The intensive rural use is located on a site which is sufficiently separated from any existing or planned residential or rural residential area or other sensitive activity to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants.	**AO2**	The intensive rural use is located on a site which is not less than:- (a) 5,000m from land included in a residential zone; (b) 1,000m from land included in the Rural residential zone; and (c) 1,000m from any community activity where people gather (e.g. educational establishment or child care centre). **OR** If the intensive rural use is a rural industry, the use is located on a site which is not less than 500m from land included in a residential zone, the Rural residential zone or any community activity where people gather (e.g. educational establishment or child care centre). Editor's note—subject to a site-specific assessment undertaken by a suitably qualified consultant, and in accordance with relevant industry codes of practice and guidelines, a lesser separation distance between the intensive rural use and surrounding residential areas or other sensitive uses may be demonstrated.
PO3	The intensive rural use is located on land which has suitable terrain and is sufficiently elevated to facilitate ventilation and drainage.	**AO3.1** **AO3.2** **AO3.3**	The intensive rural use is located on a site which has slopes not exceeding 15%. The intensive rural use is not located on land subject to the Flood hazard overlay or otherwise identified as being subject to inundation in the defined flood event. The intensive rural use is not located in an overland flow path.
PO4	The intensive rural use is located such that it conserves the productive characteristics of agricultural land classification Class A and Class B land.	**AO4.1** **AO4.2**	The intensive rural use is not located on ALC Class A or Class B land. Where adjoining ALC Class A or Class B land, the use is adequately separated or buffered to avoid significant land use conflicts with existing or potential future agricultural activities.
Infrastructure, services and utilities			
PO5	The intensive rural use is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs, including:-	**AO5.1** **AO5.2**	The intensive rural use is located on a site which has sealed or fully formed gravel road access.

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Performance outcomes		Acceptable outcomes	
	(a) adequate vehicle access; (b) a reliable, good quality water supply; and (c) reticulated sewerage or on-site treatment and disposal facilities. .	**AO5.3**	Where reticulated water supply is not available, the intensive rural use is provided with a reliable water supply with capacity to store a minimum of two weeks supply. The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development. Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure.
		AO5.4	Infrastructure is planned, designed and constructed in accordance with the **Planning scheme policy for development works** or, where applicable, the requirements of the relevant service provider.
Site layout, building design and landscaping			
PO6	Buildings and structures associated with the intensive rural use are sited, designed and landscaped to avoid or minimise adverse visual impacts on the rural landscape.	**AO6.1**	The intensive rural use is setback from road frontages and property boundaries in accordance with **Table 9.3.14.3.6 (Siting and setback requirements for intensive rural uses).**
		AO6.2	Buildings and structures associated with the intensive rural use are of a colour that blends with the rural and natural environment.
		AO6.3	On-site landscaping provides for the effective screening of all buildings, structures, outdoor use areas and parking areas from surrounding roads and dwellings.
Environmental and amenity impacts			
PO7	The intensive rural use incorporates waste disposal systems and practices which:- (a) ensure that off-site release of contaminants does not occur; (b) ensure no significant adverse impacts on surface or ground water resources; and (c) comply with relevant Government or industry guidelines, codes and standards applicable to a specific use or on–site waste disposal.	**AO7**	No acceptable outcome provided.
PO8	The intensive rural use provides for all animals to be kept in suitable enclosures such that they are contained within the site and not allowed to roam free.	**AO8**	No acceptable outcome provided.
PO9	The intensive rural use limits the generation of noise such that:- (a) nuisance to sensitive receptors is avoided or minimised; (b) applicable legislative requirements are met; and	**AO9**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	(c) desired ambient noise levels for residential areas are not exceeded.		
PO10	The intensive rural use prevents or minimises any emissions of odour, dust and air pollutants such that:- (a) environmental harm is not caused at sensitive receptors; (b) noxious and offensive odours are not experienced at sensitive receptors; and (c) air quality conducive to the health and wellbeing of people is maintained.	**AO10**	No acceptable outcome provided.
PO11	The intensive rural use prevents or manages any discharges of stormwater runoff or wastewater from the site to any waterway, wetland, roadside gutter or stormwater drainage system such that:- (a) no unacceptable levels of sediment, nutrients, chemicals or other pollutants enter a waterway or wetland; (b) the ecological and hydraulic processes of the waterway or wetland are not adversely affected; and (c) applicable legislative requirements are met.	**AO11**	No acceptable outcome provided.
PO12	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO12**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.3.14.3.7 (Construction Phase – stormwater management design objectives)** and **Table 9.3.14.3.8 (Post Construction Phase – stormwater management design objectives).**

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Table 9.3.14.3.5 Assessment benchmarks for assessable development only – requirements for winery

Performance outcomes		Acceptable outcomes	
Bona fide use			
PO1	The winery is associated with, and ancillary to, a bona fide cropping use located on the same site.	**AO1**	No acceptable outcome provided.
PO2	Ancillary activities associated with the winery are limited to those which are legitimately associated with a winery.	**AO2**	Ancillary activities associated with the winery are limited to cellar door sales, winery tours and restaurant facilities.
Location and site suitability			
PO3	The winery is in a location, and is of a size, scale, and design which is compatible with the desired character of the local area.	**AO3**	No acceptable outcome provided.
PO4	The winery is located on a site which has sufficient area to accommodate the use, including vineyards, processing facilities, visitor facilities, car parking and manoeuvring areas.	**AO4**	No acceptable outcome provided.
PO5	The winery is sited and designed to avoid or minimise conflict between the winery and its ancillary uses and:- (a) existing or potential rural uses on surrounding properties; or (b) residential uses on surrounding properties.	**AO5.1** **AO5.2**	Any public areas associated with the winery are set back a minimum of 100m from all site boundaries. Any public areas or manufacturing areas associated with the winery are set back a minimum of 100m from any dwelling on surrounding properties.

Performance outcomes		Acceptable outcomes	
PO6	The winery is located such that it conserves the productive characteristics of Agricultural Land Classification (ALC) Class A and Class B land.	**AO6**	The winery:- (a) is not located on ALC Class A or Class B land; and (b) is separated from ALC Class A or Class B land and other farm activities such that it does not cause a land use conflict that would threaten the ongoing productive use of the ALC Class A or Class B land or an established farming enterprise.
Infrastructure, services and utilities			
PO7	The winery is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs, including:- (a) adequate vehicle access; (b) a reliable, good quality water supply; and (c) reticulated sewerage or on-site treatment and disposal facilities. .	**AO7.1** **AO7.2** **AO7.3** **AO7.4**	The winery is located on a site which has sealed or fully formed gravel road access. Where reticulated water supply is not available, the winery is provided with a reliable water supply with capacity to store a minimum of two weeks supply. The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development. Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure. . Infrastructure is planned, designed and constructed in accordance with the **Planning scheme policy for development works** or, where applicable, the requirements of the relevant service provider.
Site layout, building design and landscaping			
PO8	Buildings and structures associated with the winery are located, designed and landscaped so as to complement the rural character and integrate with the surrounding natural landscape.	**AO8.1** **AO8.2** **AO8.3**	Manufacturing activities associated with the winery including wine-making and wine-storage activities and any ancillary bottling activities occur within enclosed buildings. Buildings and structures associated with the winery are set back at least 10m from all side and rear property boundaries. On-site landscaping provides for the effective screening of all non-residential buildings, structures, outdoor use areas and parking areas from surrounding roads and dwellings.

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Table 9.3.14.3.6 Siting and setback requirements for intensive rural uses

Column 1 Rural use	Column 2 Minimum site area in hectares (ha)	Column 3 Minimum boundary setbacks in metres (m)	Column 4 Minimum distance from a residential building on surrounding land	Column 5 Distance from a wetland or waterway
Animal keeping	4ha	50m from any road frontage.	300m	50m

Column 1 Rural use	Column 2 Minimum site area in hectares (ha)	Column 3 Minimum boundary setbacks in metres (m)	Column 4 Minimum distance from a residential building on surrounding land	Column 5 Distance from a wetland or waterway
		15m from any side or rear boundary.		
Aquaculture	5ha	50m from any road frontage. 15m from any side or rear boundary.	100m	100m
Intensive animal industry (piggery or feedlot)	20ha	200m from any road frontage. 15m from any side or rear boundary.	250m	100m
Intensive animal industry (poultry farm)	50ha	100m from any road frontage. 100m from any side or rear boundary.	400m	100m
Intensive animal industry (emu or ostrich hatching and brooding facility)	4ha	60m from any road frontage. 15m from any side or rear boundary.	400m	100m
Intensive horticulture	10ha	50m from any road frontage. 15m from any side or rear boundary.	100m	100m
Rural industry	1ha	50m from any road frontage. 10m from any side or rear boundary.	100m	50m

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Table 9.3.14.3.7 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Distribute area open for <12 months – 1 in 2 year ARI event; • Distributed area open for 12-24 months – 1 in 5 year ARI event; • Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • Potential soil loss; or • Monthly erosivity; or • Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS; and • Turbidity not >10% receiving waters turbidity; and • pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.3.14.3.8 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

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9.3.15 Sales office code

9.3.15.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) being a material change of use for a sales office; and

(b) identified as requiring assessment against the Sales office code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.15.2 Purpose and overall outcomes

(1) The purpose of the Sales office code is to ensure sales offices are temporary in nature and are developed in a manner which protects the amenity of surrounding premises.

(2) The overall outcomes sought for the Sales office code are the following:-

(a) the siting, layout, design and operation of a sales office does not adversely impact upon the character and amenity of the surrounding area;

(b) a sales office is operated for a temporary duration only.

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9.3.15.3 Assessment benchmarks and requirements

Table 9.3.15.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Operational characteristics			
PO1	The duration of the use of premises for a sales office:- (a) in the case of a display dwelling, display village (i.e. comprising 3 or more display dwellings) or estate sales office does not extend beyond a reasonable period required to construct and complete sales within the development or the applicable stage of the development; or (b) in the case of dwelling offered as a prize, does not extend beyond a reasonable period of time to allow for promotion of the prize.	**AO1.1** **AO1.2**	Where a display dwelling, display village or estate sales office, the use operates for a maximum period of 2 years. **OR** Where a dwelling offered as a prize, the use operates for a maximum period of 6 months. Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.
PO2	The hours of operation of the sales office does not adversely affect the amenity of nearby residential premises.	**AO2**	The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.
PO3	The number of employees engaged in the operation of the sales office does not adversely affect the amenity of nearby residential premises.	**AO3**	Where a display dwelling, dwelling offered as a prize or estate sales office, a maximum of 2 employees are engaged in the operation of the sales office at any one time. **OR** Where a display village, a maximum of 2 employees per display home are engaged in the operation of the sales office at any one time.

Performance outcomes		Acceptable outcomes	
Landscaping			
PO4	The sales office incorporates site landscaping and fencing that:- (a) provides an attractive landscape setting for the enjoyment and appreciation of staff and visitors; (b) integrates the development into the surrounding landscape; (c) effectively defines and screens private open space and service areas; (d) protects the amenity of adjoining dwellings.	**AO4.1** **AO4.2**	Private and public open space areas are turfed and landscaped. A 1.8m high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.
Public convenience facilities			
PO5	The sales office provides appropriate public convenience facilities for users of the sales office.	**AO5**	Public toilet facilities are provided for a display village comprising 4 or more display dwellings.
POX	The development is provided with sewerage infrastructure appropriate to its location and setting and commensurate with its needs.	**AOX**	Where sewerage infrastructure is required to service the development: (a) The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR (b) Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development. Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure.
On-site car parking			
PO6	Sufficient car parking is provided to satisfy the projected needs of the sales office and is appropriately designed to facilitate ease of use.	**AO6**	Where on-street parking is not available, a minimum of 2 on-site parking spaces are provided, which may be in tandem. **OR** A minimum of 2 on-street car parking spaces are available within 50m of the sales office.

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9.3.16 Service station code

9.3.16.1 Application

This code applies to assessable development:-

(a) being a material change of use for a service station; and

(b) identified as requiring assessment against the Service station code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.16.2 Purpose and overall outcomes

(1) The purpose of the Service station code is to ensure service stations are developed in appropriate locations and in a manner which meets the needs of users, provides safe access and protects the environment and amenity of surrounding premises.

(2) The purpose of the Service station code will be achieved through the following overall outcomes:-

(a) a service station is established at a suitable location and on a site that is capable of accommodating all necessary and associated activities;

(b) a service station does not adversely impact upon the amenity of the surrounding local area;

(c) a service station incorporates a high standard of built form and landscaping;

(d) a service station is provided with safe and convenient access to the road network;

(e) a service station incorporates appropriate environmental management measures and minimises the risk of land, ground and surface water contamination.

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9.3.16.3 Assessment benchmarks

Table 9.3.16.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The service station is located on a site having sufficient area and dimensions to accommodate required buildings and structures, vehicle access and manoeuvring areas and site landscaping and buffer areas.	**AO1**	The service station site is located on a site that:- (a) is at least 1,500m^2 in area; and (b) has a street frontage of at least:- (i) 35m where the site is a corner site; or (ii) 40m otherwise.
PO2	The service station is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	**AO2**	The service station is located on land included in an industry zone or the Specialised centre zone. **OR** The service station is located in the Rural zone on a major road and at least 15km from any existing or approved service station. **OR** The service station is located in a designated motorway service area.

Performance outcomes		Acceptable outcomes	
Siting of building and structures			
PO3	Buildings and structures associated with the service station are sited so as to:- (a) ensure the safe and efficient use of the site and operation of the facility; (b) protect streetscape character; and (c) provide adequate separation to adjoining land uses.	**AO3.1** **AO3.2**	For front boundary setbacks:- (a) fuel pumps and canopies are setback a minimum of 7.5m from the property boundary; and (b) all other buildings or structures are setback at least 10m from the property boundary. For side and rear boundary setbacks, all buildings or structures are setback at least 2m from the property boundary. **OR** Where adjoining an existing residential use or land included a residential zone, all buildings and structures are setback at least 5m from the property boundary.
Location of fuel pumps and bulk fuel storage			
PO4	Fuels pumps and bulk fuel storage tanks are located:- (a) wholly within the site; (b) such that vehicles while fuelling and refuelling are standing wholly within the site and are parked away from entrances and circulation driveways; and (c) a safe distance from all site boundaries.	**AO4.1** **AO4.2** **AO4.3**	Fuel pumps are located in accordance with *Australian Standard AS1940 – The storage and handling of flammable and combustible liquids.* Bulk fuel storage tanks are situated no closer than 8m to any road frontage. Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.
Access and parking			
PO5	The service station:- (a) does not impair traffic flow or road safety; and (b) facilitates, through the design and arrangement of vehicular crossovers, safe and convenient movement to and from the site.	**AO5.1** **AO5.2** **AO5.3**	Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use. Vehicle crossovers are at least 8m wide. No part of a vehicle crossover is closer than:- (a) 14m from any other vehicle crossover on the same site; (b) 12m from an intersection; and (c) 3m from any property boundary.
Environmental performance			
PO6	The service station is designed and constructed so as to ensure that on-site operations:- (a) do not cause any environmental nuisance or harm; (b) do not result in the release of untreated pollutants; and (c) achieve acceptable levels of stormwater run-off quality and quantity.	**AO6.1** **AO6.2**	Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur. Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
PO7	Ancillary automatic mechanical carwash facilities (where provided) are designed to collect, treat and recycle waste water for reuse.	**AO7**	No acceptable outcome provided.
PO8	The collection, treatment and disposal of solid and liquid wastes ensures that: (a) off-site releases of contaminants do not occur; and	**AO8**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	(b) measures to minimise waste generation and to maximise recycling are implemented.		
Protection of residential amenity			
PO9	The service station ensures the amenity of existing or planned residential areas is protected and noise, light or odour nuisance is avoided.	**AO9**	Where the service station adjoins a residential use or land included in a residential zone:- (a) a 2m high solid screen fence is provided along all common property boundaries of the site; and (b) the hours of operation of the service station are limited to between 7.00am to 10.00pm.
PO10	External lighting is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	**AO10**	No acceptable outcome provided.
PO11	The service station limits the generation of noise such that:- (a) nuisance is not caused to a sensitive land use; and (b) desired ambient noise levels for residential areas are not exceeded.	**AO11**	No acceptable outcome provided.
PO12	The service station prevents or minimises any emissions of odour, dust and air pollutants such that:- (a) nuisance is not caused beyond the site boundaries; and (b) air quality conducive to the health and wellbeing of people is maintained.	**AO12**	No acceptable outcome provided.
Landscaping			
PO13	The service station incorporates landscaping that softens the development and contributes to the development providing an attractive appearance.	**AO13.1** **AO13.2**	At least 10% of the site area is provided as landscaped area. A minimum 2m wide landscaped buffer strip is provided along each street frontage and common property boundary of the site.
Ancillary on-site amenities			
PO14	Customer air and water facilities, and any ancillary automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use such facilities are standing wholy within the site; and (b) an adequate buffer is provided to any adjoining residential use.	**AO14**	No acceptable outcome provided.
Extent of retail sale of goods			
PO15	The associated sale of goods, including food stuffs, is ancillary to the provision of fuel and automotive repairs and service.	**AO15**	The gross floor area used for the associated retail sale of goods is limited to 150m².
Infrastructure, services and utilities			
POX	The development is provided with sewerage infrastructure appropriate to its location and setting and commensurate with its needs.	**AOX**	Where sewerage infrastructure is required to service the development: (a) The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR

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Performance outcomes		Acceptable outcomes	
			(b) Where the development is not within a sewerage service area, onsite sewerage facilities are provided to service the development. Note—the sewerage service area is shown on the Plans for Trunk Sewerage Infrastructure.

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9.3.17 Telecommunications facility code

9.3.17.1 Application

This code applies to assessable development:-

(a) being a material change of use for a telecommunications facility; and

(b) identified as requiring assessment against the Telecommunications facility code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

9.3.17.2 Purpose and overall outcomes

(1) The purpose of the Telecommunications facility code is to ensure telecommunication facilities are developed in a manner which protects public health, the environment and the amenity of surrounding premises.

(2) The purpose of the Telecommunication facility code will be achieved through the following overall outcomes:-

(a) a telecommunications facility is located with compatible uses and facilities;

(b) a telecommunications facility does not adversely impact upon community wellbeing;

(c) a telecommunications facility does not adversely affect the amenity of surrounding premises;

(d) a telecommunications facility is visually integrated with its natural, rural or townscape setting;

(e) a telecommunications facility is sited and constructed so as to minimise detrimental environmental impacts.

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9.3.17.3 Assessment benchmarks

Table 9.3.17.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The telecommunications facility is:- (a) located on a site which minimises any adverse impacts on sensitive land uses, the amenity of a local area and community wellbeing; (b) sited in a manner compatible with land uses adjacent to and in the general vicinity of the development site.	**AO1**	(a) No acceptable outcome provided.
Protection of visual amenity and landscape character			
PO2	The telecommunications facility is:- (a) designed and located to be visually integrated with its natural, rural or townscape setting; (b) designed and located to not adversely impact the amenity of existing, approved or planned adjoining uses;	**AO2**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(c) camouflaged through the use of colours and materials that reduce visual prominence and is sympathetic to the surrounding landscape; (d) unobtrusive when viewed from any scenic corridors and routes identified in **Figure 9b**; and (e) provided with landscaping strips around the facility and/or the site boundaries to reduce visual prominence. Editor's note- An appropriate tool to assess visual impacts is a visual representation. The visual representation should depict views of the proposed telecommunication facility from predicted vantage points such as habitable room windows and balconies.		
Public health, safety and security			
PO3	The telecommunications facility is secure, public health and safety is protected and potential damage from vandalism is minimised.	**AO3.1** **AO3.2**	Warning information signs and security fencing are provided around the perimeter of the telecommunications facility site to prevent unauthorised entry. Electromagnetic radiation (EMR) emissions from the telecommunications facility or device are in accordance with the maximum exposure levels as set in the *Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz* (Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) 2003).
Access			
PO4	The telecommunications facility is provided with adequate access to allow periodic servicing and maintenance of the facility.	**AO4**	No acceptable outcome provided.
Facility co-location			
PO5	The telecommunications facility is designed and located to facilitate co-location with other telecommunications facilities.	**AO5**	No acceptable outcome provided.

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Figure 9b **Fraser Coast Scenic Routes and Corridors**

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9.3.18 Utility code

9.3.18.1 Application

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

9.3.18.2 Purpose and overall outcomes

(1) The purpose of the Utility code is to ensure major utilities and other large scale infrastructure projects are provided in a co-ordinated and efficient way and are developed in a manner which effectively services and protects local communities and avoids significant adverse impacts on the environment.

(2) The purpose of the Utility code will be achieved through the following overall outcomes:-

(a) major utility infrastructure and facilities are provided in a co-ordinated and efficient manner;

(b) major utility infrastructure and facilities avoid or otherwise minimise adverse impacts on the natural environment, important landscape elements and local communities;

(c) major utility infrastructure and facilities maximise the efficient use of natural resources, including water and energy and where providing essential community service infrastructure, are resilient to flood events.

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9.3.18.3 Assessment benchmarks

Table 9.3.18.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The utility is located and sited such that:- (a) it is well placed relative to the infrastructure network that it services; (b) opportunities for cost efficiencies are maximised; (c) environmental and social impacts are minimised; and (d) a high standard of accessibility is available for maintenance purposes and at times of emergency.	**AO1.1** **AO1.2** **AO1.3** **AO1.4**	The utility is established on a site that is well located such that it can efficiently service the supply or distribution network. Where practicable, the utility is co-located with another utility of a similar or compatible type. Easements for access to the utility are granted to the Council or the beneficiary of the easement to ensure suitable access can be gained. The utility is located in a position where it can be easily accessed for maintenance purposes or at times of emergency.
Protection of visual amenity and landscape character			
PO2	As far as is reasonably practicable, having regard to the nature and scale of the facility, the utility is located to be visually integrated with its rural, natural or townscape setting.	**AO2**	No acceptable outcome provided.
PO3	The utility provides an attractive street front address with unsightly elements screened from view by walls and landscape buffers.	**AO3**	No acceptable outcome provided.
Water, energy and waste use efficiency			

Performance outcomes		Acceptable outcomes	
PO4	The utility is designed, constructed and operated in a manner that:- (a) minimises energy use and greenhouse gas emissions; (b) minimises the use of water; and (c) maximises the re-use and recycling of by-products associated with the operation of the utility.	**AO4**	No acceptable outcome provided.
Building siting and design			
PO5	The siting and design of any buildings or structures associated with the utility is compatible with the setting and character of the local area in which the facility is located.	**AO5**	No acceptable outcome provided.
Safety and security			
PO6	The utility is secure, public safety is protected, and potential damage from vandalism is minimised.	**AO6**	Warning information signs and security fencing are provided around the site to prevent unauthorised entry to those parts of the facility that are not intended to be publicly accessible.
All electricity infrastructure			
PO7	The proposed infrastructure is located to minimise exposure on adjacent land to EMF from powerlines in accordance with the principle of prudent avoidance. Note—prudent avoidance is defined as "minimising, as appropriate, ELF magnetic field exposure provided this can be readily achieved without undue inconvenience and at reasonable expense." (ARPANSA draft standard 2008).	**AO7**	No acceptable outcome provided.
Substations or bulk supply substation infrastructure			
PO8	A substation is designed, constructed and maintained to attenuate and minimise noise emissions to surrounding land uses.	**AO8**	Noise emissions from a substation are in accordance with the limits set out in the *Environmental Protection (Noise) Policy 2008*.
PO9	The increase in intensity of use on an existing substation site does not result in an unacceptable cumulative impact on surrounding land uses.	**AO9**	Where upgrading an existing substation to a bulk supply substation, the existing substation is:- (a) in a location where viable corridors are accessible to connect powerline infrastructure to the site; and (b) in close proximity to existing powerline infrastructure to minimise the need for additional powerline infrastructure.
Powerline infrastructure			
PO10	Overhead powerline infrastructure is located and positioned to maintain safe clearances to adjacent land uses and vegetation.	**AO10**	Overhead powerline infrastructure maintains mandatory clearances from buildings, structures, and operational equipment in accordance with Schedule 4 and 5 of the *Electrical Safety Regulations 2002*.
PO11	Underground powerline infrastructure is located to prevent adverse impacts on existing transport or utility infrastructure.	**AO11**	No acceptable outcome provided.
Recommended flood level			
PO12	The functioning of a utility installation that is essential community service infrastructure is maintained during and immediately after flood and storm tide inundation events.	**AO12**	A utility installation that is essential community service infrastructure is:- (a) located in an area that is above the recommended flood levels identified in **Table 9.3.18.3.2 (Recommended flood level for a**

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Performance outcomes		Acceptable outcomes	
	Editor's note—essential community service infrastructure is defined in **Schedule 1 (Definitions)**.		**utility installation that is essential community service infrastructure)**; and (b) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are:- (i) located above the recommended flood level; or (ii) designed and constructed to exclude floodwater intrusion/infiltration.

Table 9.3.18.3.2 Recommended flood level for a utility that is essential community service infrastructure

Type of utility	Recommended flood level
Major switch yards and substations (refer to note)	0.5% average recurrence interval (ARI)
Power stations	0.2% ARI
Sewerage treatment plants (refer to note)	0.01% ARI
Water treatment plants (refer to note)	0.5% ARI
o Works of an electricity entity not otherwise listed in this table o Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Note—the recommended flood level applies only to electrical and other equipment that, if damaged by floodwater or debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation.

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9.4 Other development codes

9.4.1 Advertising devices code

9.4.1.1 Application

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

Editor's note—advertising devices controlled under the Council's local laws are not regulated by the planning scheme.

9.4.1.2 Purpose and overall outcomes

(1) The purpose of the Advertising devices code is to ensure that advertising devices are established in a manner which is consistent with the desired character and amenity of the Fraser Coast.

(2) The purpose of the Advertising devices code will be achieved through the following overall outcomes:-

(a) an advertising device complements and does not detract from the desirable characteristics of the natural and built environment in which the advertising device is exhibited;

(b) an advertising device is designed and integrated into the built form so as to minimise visual clutter;

(c) an advertising device does not adversely impact on the visual amenity of a heritage or neighbourhood character area or public open space;

(d) an advertising device does not adversely impact on the amenity of rural, rural residential or residential areas;

(e) an advertising device does not pose a hazard for pedestrians, cyclists or drivers of motor vehicles;

(f) an advertising device accommodates the legitimate need to provide directions and business identification in a manner that is consistent with achieving overall outcomes (a) to (e) above.

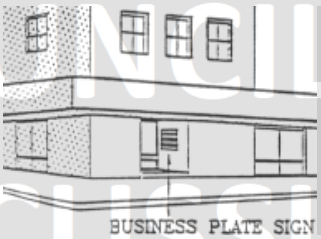
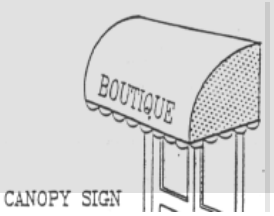
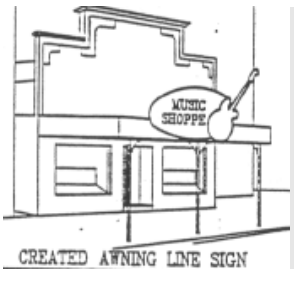
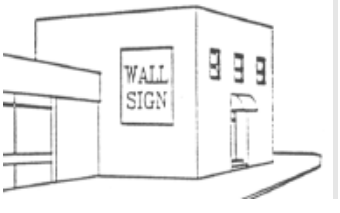
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9.4.1.3 Description of advertising devices[8]

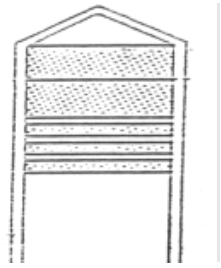
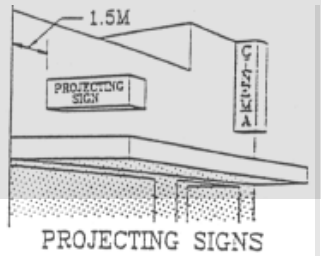
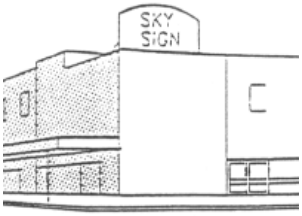
Table 9.4.1.3.1 Description of advertising device types

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

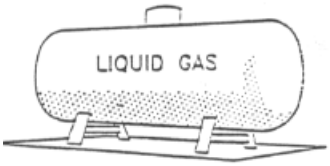
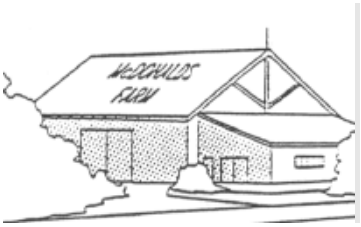
[8] Editor's note—other terms used in the advertising devices code are defined in **Schedule 1 (Definitions)**.

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

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Advertising device type	Written description	Pictorial description
Freestanding sign	An advertising device that is independent of a building and is supported by one or more columns, poles or pylons. The term includes a billboard on which the advertising may not directly relate to the business, activity or occupation carried on, in or upon the site on which the structure is located.	
Ground sign	An advertising device that is independent of a building and that is normally erected at a driveway entrance to identify the business or points of entry.	
Hamper sign	An advertising device painted or otherwise affixed above the door head or its equivalent height and below the awning level or verandah of a building.	
Projecting sign	An advertising device attached and mounted at a right angle to the façade of a building.	
Sky sign	An advertising device placed at or near the top of a building and projecting above the building.	
Stallboard sign	An advertising device located below the ground storey window of a building.	

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

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9.4.1.4 Assessment benchmarks and requirements

Table 9.4.1.4.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Assessment benchmarks and requirements for all advertising device types			
General			
PO1	All advertising devices:- (a) are compatible with the existing and future planned character of the locality in which they are erected; (b) are compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscaping and other advertising devices on the site; (c) are of a scale, proportion and form that is appropriate to the streetscape or other setting in which they are located; (d) are sited and designed to be compatible with the nature and extent of development and advertising devices on adjoining sites and do not interfere with the reasonable enjoyment of those sites or unreasonably obstruct lawfully established advertising devices; (e) are sited and designed to:- (i) not unduly dominate the visual landscape; (ii) maintain views or vistas of public value; and (iii) protect the visual amenity of scenic routes and lookouts; (f) are designed to achieve high standards of architectural and urban design or least not detract from the architectural or urban design standards of a locality (including any streetscape improvement programs implemented by the Council); and (g) are designed, sited and integrated so as not to contribute to the proliferation of visual clutter.	**AO1**	<u>Accepted subject to requirements</u> For accepted development subject to requirements, the advertising device complies with the specific acceptable outcomes of this code relevant to the advertising device proposed to be erected. <u>Assessable development</u> For assessable development, no acceptable outcome provided.
Movement and illumination			
PO2	An advertising device does not incorporate elements that move (except where a freestanding sign in the form of a billboard) and only incorporates illumination and lighting where it:- (a) is appropriate to its setting and is compatible with the amenity of the local area; (b) does not cause nuisance or distraction; (c) does not create glare, reflecting or flaring of colours; and (d) will not create a potential safety hazard, including a traffic safety hazard.	**AO2.1** **AO2.2** **AO2.3** **AO2.4**	Except where specified in AO2.2, AO2.3 and AO2.4 below, the advertising device does not flash, revolve, move or contain mechanisms that give the impression of movement. A freestanding sign, where in the form of a billboard, may incorporate multiple moving faces (e.g. tri-vision sign) where contained within the sign framework. The advertising device is only illuminated where it is:- (a) located in a Centre zone, Industry zone or Specialised centre zone; or (b) associated with a business that operates at night. Where the advertising device is illuminated, it:-

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Performance outcomes		Acceptable outcomes	
			(a) it has a maximum luminance of 350 candelas per m²; and (b) does not incorporate flashing lights.
Maximum site based signface area			
PO3	The maximum signface area of an advertising device does not unduly detract from a building or location where the device is positioned, including:- (a) visually dominating the appearance of a building; or (b) being visually intrusive in the streetscape or natural landscape setting.	**AO3**	The total signface area of all advertising devices on a site does not exceed that provided for using one or other of the two methods (whichever is the greater) described below:- <u>Method 1 (Streetfront boundary length)</u> (a) 0.75m² of signface area per linear metre of streetfront boundary length. <u>Method 2 (Street facing building width)</u> (a) for a single storey building – 0.75m² of signface area per linear metre of street facing building width; (b) for a two storey building – 1.0m² of signface area per linear metre of street facing building width; (c) for a building exceeding two storeys - as for a two storey building plus 0.15m² of signface area for each additional storey up to a maximum of 6 storeys, provided that this additional signface area is not utilised for signage on the first two storeys or for any free standing sign.
Construction and maintenance standards			
PO4	An advertising device is constructed to an appropriate and safe standard.	**AO4**	No support, fixing or other system required for the proper installation of an advertising device is exposed or protrudes in a manner that would create a potential safety hazard.
PO5	An advertising device is maintained to ensure the structural integrity of the device and maintain a high standard of visual amenity.	**AO5**	No acceptable outcome provided.
Advertising devices in Residential zones			
PO6	Advertising devices in Residential zones are compatible with, and do not compromise, the character and amenity of surrounding residential land uses.	**AO6.1**	Unless associated with a lawfully established business on the same site, the following sign types are not established in a Residential zone:- (a) Awning fascia sign; (b) Blind sign; (c) Canopy sign; (d) Created awning sign; (e) Ground sign; (f) Hamper sign; (g) Projecting sign; (h) Stallboard sign; (i) Under awning sign; and (j) Window sign.
		AO6.2	The following signs are not located in a Residential zone:- (a) Flush wall sign; (b) Freestanding sign; (c) Sky sign; (d) Structure sign; (e) Sign written roof sign; and (f) Three dimensional replica object or shape sign.
Assessment benchmarks and requirements for particular sign types			
Above awning signs			

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Performance outcomes		Acceptable outcomes	
PO7	An above awning sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code and has structural integrity.	**AO7**	No acceptable outcome provided.
Awning fascia or return fascia signs			
PO8	An awning facia or return fascia sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO8**	An awning fascia or return fascia sign:- (a) does not project above or below the awning line by more than 20% of the vertical depth of the awning face; (b) does not project out from either face of the awning; (c) does not exceed a depth of 100mm; and (d) has a minimum clearance of 2.4m between the footway pavement and the lowest part of the sign.
Blind signs			
PO9	A blind sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO9**	A blind sign:- (a) has a signface area that does not exceed 50% of the blind; (b) if fixed to an awning above a footpath, has a minimum clearance of:- (i) 2.1m between the footpath pavement and any flexible part of the blind; (ii) 2.4m between the footpath pavement and rigid part of the blind; and (c) is not illuminated.
Business name plate signs			
PO10	A business name plate sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO10**	A business name plate sign:- (a) is limited to one sign per business entry point; (b) has a maximum sign face area of 1.0m².
Canopy signs			
PO11	A canopy sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO11**	A canopy sign:- (a) does not project out from the surface of the canopy; (b) does not exceed a height of 600mm; (c) does not project above or below the canopy on which it is displayed; (d) has a minimum clearance of:- (i) 2.1m between the footpath pavement and any flexible part of the canopy; (ii) 2.4m between the footway pavement and rigid part of the canopy; and (e) is not illuminated.
Created awning signs			
PO12	A created awning sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO12**	A created awning sign:- (a) does not project out from either face of the awning; (b) has a 'created' signface area not exceeding 25% of the existing awning face area; (c) does not extend more than 600mm above the fascia to which it is attached; and (d) has a minimum clearance of 2.1m between the footway pavement and the lowest flexible part of the sign.
Flush wall signs			
PO13	A flush wall sign is designed and sited to comply with the general amenity	**AO13**	A flush wall sign:-

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Performance outcomes		Acceptable outcomes	
	outcomes sought by Performance Outcome PO1 of this code.		(a) does not project more than 300mm from the wall on which it is affixed; (b) does not project beyond the property boundary, except as an authorised encroachment onto a road reserve; (c) does not obscure any window or architectural feature of the building on which it is located; (d) has a maximum display area the lesser of:- (i) 30m²; or (ii) 20% of the area of the wall.
Freestanding signs			
PO14	A freestanding sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.		<u>Freestanding sign other than where a billboard</u>
		AO14.1	A freestanding sign, other than where a billboard, is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) a recreation zone; (d) the Community facilities zone; (e) the Mixed use zone; and (f) the Specialised centre zone.
		AO14.2	A freestanding sign, other than where a billboard:- (a) has a maximum signface area of 4.5m² per side for a maximum of two sides; and (b) has a maximum height of 9m.
			<u>Freestanding sign in the form of a billboard</u>
		AO14.3	A freestanding sign where in the form of a billboard is:- (a) located within a billboard acceptable area identified on **Figure 9.4.1A** and **Figure 9.4.1B (Billboard acceptable areas)**; and (b) erected only on land not included in a residential zone or a rural residential zone.
		AO14.4	A freestanding sign in the form of a billboard has:- (a) a maximum signface area of 18m² per side for a maximum of two sides; (b) a maximum height of 6m.
			<u>All freestanding signs</u>
		AO14.5	The minimum spacing between any freestanding sign on a site is:- (a) 300m if erected on land in the Rural zone; or (b) not less than the combined height of all freestanding signs on the site multiplied by 4 if erected on land in another zone.
		AO14.6	The total number of all freestanding signs on a site does not exceed:- (a) one sign where the streetfront boundary length of the site is 30m or less; or

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Performance outcomes		Acceptable outcomes	
			(b) two signs where the total streetfront boundary length of the site is more than 30m. Note—the maximum number of freestanding signs excludes any freestanding sign that:- (a) identifies access to a site; (b) has a maximum height of 2m; and (c) has a maximum signface area of 2m² per side.
		AO14.7	Any freestanding sign:- (a) is situated at least 3m from any adjoining site boundary; and (b) does not project beyond the front alignment of the site; (c) is mounted as a freestanding structure in a landscape environment; and (d) is designed and treated in such a way that the supporting framework, supports and back of the signface area blend with the surrounding streetscape or field of view.
Ground signs			
PO15	A ground sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO15**	A ground sign:- (a) is displayed within a landscaped environment; (b) has a maximum sign face area of 4m² per side for a maximum of two sides; (c) has a maximum height of 1.5m; and (d) is separated from another ground sign by a minimum of 100m of streetfront boundary length.
Hamper signs			
PO16	A hamper sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO16**	A hamper sign:- (a) projects no more than 300mm from the wall to which it is attached; (b) does not extend below the door head of the main entrance; (c) has a maximum signface area limited to that area between the door head and the underside of the verandah or awning roof; and (d) does not extend beyond the length of the building wall above the door head.
Projecting signs			
PO17	A projecting sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO17.1**	A projecting sign:- (a) has a minimum of clearance of 2.4m between the footpath pavement and the lowest part of the sign; (b) is situated at least 2.0m from any site boundary; (c) if a vertical projecting sign, has a maximum signface area of 2m² ; (d) if a horizontal projecting sign, has a maximum signface area of 1m²; (e) does not project higher than the gutter line of the building on which it is erected.
		AO17.2	Not more than one projecting sign is erected for the premises.
Sky signs			
PO18	A sky sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO18.1**	A sky sign is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) the Mixed use zone; and

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Performance outcomes		Acceptable outcomes	
			(d) the Specialised centre zone.
		AO18.2	A sky sign has a maximum height of 2.5m measured from the top of the roof, provided that this height does not exceed the maximum height specified for the site in the applicable zone code.
		AO18.3	Not more than one sky sign is erected on any building.
Stallboard signs			
PO19	A stallboard sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO19**	A stallboard sign:- (a) has a maximum signface area limited to the stallboard area below a streetfront window; (b) are designed such that the signface is recessed inside the stallboard facing; and (c) do not project beyond the property boundary, except as an authorised encroachment onto a road reserve.
Structure signs			
PO20	A structure sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO20.1**	A structure sign is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) the Mixed use zone; and (d) the Specialised centre zone.
		AO20.2	A structure sign:- (a) has a maximum sign face area of 4m²; and (b) does not project beyond the surface of the structure.
Sign written roof signs			
PO21	A sign written roof sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO21.1**	A sign written roof sign is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) the Mixed use zone; (d) the Rural zone; and (e) the Specialised centre zone.
		AO21.2	A sign written roof sign has a maximum sign face area of 10m² or 50% of the area of the roof, whichever is the lesser.
		AO21.3	Not more than one sign written roof sign is painted or erected on any site.
Three dimensional replica object or shape sign			
PO22	A three dimensional replica object or shape sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO22.1**	A three dimensional replica object or shape sign is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) the Mixed use zone; (d) the Specialised centre zone.
		AO22.2	A three dimensional replica object or shape sign:- (a) complies with the acceptable outcomes relating to wall or façade signs, awning signs, roof signs and freestanding signs as applicable depending on the proposed location of the three

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Performance outcomes		Acceptable outcomes	
			dimensional replica object or shape sign on the site; and (b) has a signface area which is measured as having two sides.
Under awning signs			
PO23	An under awning sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO23.1**	An under awning sign is erected only on land included in the following zones:- (a) a centre zone; (b) an industry zone; (c) the Mixed use zone; (d) the Specialised centre zone.
		AO23.2	An under awning sign:- (a) is oriented at right angles to the building frontage; (b) is no longer than the width of the awning or verandah to which it is attached; (c) has a maximum height of 600mm and maximum depth of 300mm; (d) has a maximum signface area of 1.4m²; (e) has a minimum clearance of 2.4m from the footway pavement to any part of the sign; (f) is centrally located along the frontage of each shop or tenancy, provided that one additional sign may also be erected at the entrance of an arcade; and (g) is rigidly fixed and not constructed from materials that are potentially dangerous (e.g. glass) to pedestrians.
Window signs			
PO24	A window sign is designed and sited to comply with the general amenity outcomes sought by Performance Outcome PO1 of this code.	**AO24**	A window sign:- (a) is only located on the premises the advertisement relates to; (b) are located on ground storey windows only; and (c) do not contain running lights (giving the illusion of movement) if illuminated.

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Figure 9.4.1A Billboard acceptable areas

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Figure 9.4.1B Billboard acceptable areas

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9.4.2 Landscaping code[9]

9.4.2.1 Application

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

9.4.2.2 Purpose and overall outcomes

(1) The purpose of the Landscaping code is to ensure that landscaping is provided in a manner which is consistent with the desired character and amenity of the Fraser Coast.

(2) The purpose of the Landscaping code will be achieved through the following overall outcomes:-

(a) development provides landscaping that retains, as far as practicable, existing vegetation and topographic features for their biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values;

(b) development provides landscaping that creates new landscape environments that co-ordinate and complement the natural elements of climate, vegetation, drainage, aspect, landform and soils;

(c) development provides landscaping that successfully integrates the built form with the local landscape character, enhances the sub-tropical qualities of the Fraser Coast and mitigates the impact of increased urbanisation;

(d) development provides landscaping that minimises the consumption of energy and water, and encourages the use of local native plant species and landscape materials;

(e) development provides landscaping that enhances personal safety, security and universal access;

(f) development provides landscaping that is functional and durable; and

(g) development provides landscaping that is practical and economic to maintain with ongoing management considered as an integral part of the overall landscape design.

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9.4.2.3 Assessment benchmarks

Table 9.4.2.3.1 Assessment benchmarks for assessable development – general requirements

Performance outcomes		Acceptable outcomes	
Landscape design generally			
PO1	Development provides for landscaping that contributes to and creates a high quality landscape character for the site, street, local area and the Fraser Coast, by:- (a) promoting the character of the Fraser Coast as a sub-tropical environment; (b) being sensitive to site conditions, natural landforms and landscape characteristics;	**AO1**	No acceptable outcome provided.

[9] Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying certain outcomes of this code, including details of how to prepare a landscape plan and preferred plant species to be used in landscaping.

Performance outcomes		Acceptable outcomes	
	(c) protecting and enhancing native vegetation, wildlife habitat and ecological values; (d) protecting and framing significant views, vistas and areas of high scenic quality and cultural amenity; and (e) being of an appropriate scale to integrate successfully with development.		
Retention of vegetation and topographic features in layout and design of landscaping			
PO2	Development provides landscaping that, as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value.	**AO2.1**	Existing significant trees, vegetation and topographic features are retained and integrated within the landscaping concept of new development.
		AO2.2	Where established significant vegetation is removed or damaged to make way for new development, it is replaced with mature vegetation of the same or similar species within the development site. Note—where replacement planting is not practicable on-site, Council will consider suitable alternative locations in accordance with the **Planning scheme policy for environmental and vegetation offsets**.
Character, amenity and passive surveillance			
PO3	Development provides for landscaping that:- (a) protects and enhances the character and amenity of the site, streetscape and surrounding locality; (b) clearly defines public and private spaces; and (c) promotes passive surveillance of public and semi-public spaces	**AO3.1**	Built form is softened and integrated with the broader landscape by structured landscape planting.
		AO3.2	Unless otherwise specified in an applicable use code, car parks and driveways are screened by:- (a) a planting bed of at least 1.5m wide where adjacent to a residential use; or (b) a planting bed of at least 3m wide where adjacent to a street frontage or public open space.
		AO3.3	Unless otherwise specified in an applicable use code, car parking areas are provided with a minimum of 1 shade tree for every 6 car parking spaces. Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by raised kerbs, wheel stops or bollards as required.
		AO3.4	Front boundary fences and walls are articulated by recesses to allow for dense vegetative screening. Recesses have a minimum depth of 1m to the full height of the fence or wall and for at least 50% of the length.
		AO3.5	Storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas.
		AO3.6	Development provides landscaping which:- (a) defines territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces that encourage loitering; and

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Performance outcomes		Acceptable outcomes	
			(b) allows passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks. Fences and screens to street frontages are visually permeable for 50% of their face area to provide opportunities for passive surveillance.
		AO3.7	
Streetscape landscaping			
PO4	Development provides for streetscape landscaping that:- (a) incorporates shade trees; (b) contributes to the continuity and character of existing and proposed streetscapes; (c) in established urban areas, towns and villages, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; and (d) in new or establishing urban areas, incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area.	**AO4**	No acceptable outcome provided.
Climate control and energy efficiency			
PO5	Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	**AO5.1**	Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.
		AO5.2	Landscaping allows winter sun access to living areas, north facing windows and public spaces.
		AO5.3	Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.

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Table 9.4.2.3.2 Assessment benchmarks for assessable development – additional requirements for operational work only

Performance outcomes		Acceptable outcomes	
Species selection			
PO1	Development provides for landscaping which incorporates plant species that are:- (a) fit for the intended purpose; (b) suited to local environmental conditions; (c) non-toxic; and (d) not declared environmental weeds.	**AO1.1**	Landscaping planting utilises locally endemic and/or other native species as specified in the **Planning scheme policy for development works**.
		AO1.2	Within heritage places or neighbourhood character areas, non-native/endemic species that form part of the landscape character of an area or place are used.
		AO1.3	Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in any landscaping works.

Performance outcomes		Acceptable outcomes	
Safety, security and accessibility			
PO2	Development provides for landscaping that:- (a) enhances personal safety and security; and (b) provides universal and equitable access.	**AO2**	Development provides landscaping which:- (a) incorporates trees with a minimum of 1.8m clear trunk and understorey planting that is a maximum of 0.3m in height where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; (b) minimises the use of dense shrubby vegetation over 1.5m in height along street frontages and adjacent to open space areas; (c) incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions; (d) provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and (e) provides universal access in accordance with Australian *Standard AS 1428: Design for Access and Mobility.*
Water sensitive urban design and environmental management			
PO3	Development provides for landscaping that promotes the efficient and sensitive use of water through appropriate plant selection and layout and by maximising opportunities for water infiltration.	**AO3**	Landscaping maximises the infiltration and conservation of water by:- (a) selecting locally endemic and/or other native plant species and appropriate turf species that require minimal irrigation after establishment; (b) grouping plants and street trees (where appropriate) in mulched beds; (c) minimising impervious surfaces; (d) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and (e) draining hard surface areas to landscaped areas and water sensitive urban design devices.
Landscape buffers			
PO4	Development provides for landscape buffers that:- (a) effectively protect the edges of existing native vegetation or another ecologically important area; (b) achieve visual screening of acoustic attenuation devices; and (c) provide separation between incompatible land uses or between major infrastructure elements (such as State-controlled roads) and land uses.	**AO4**	Where a landscape buffer is required by an applicable planning scheme code, it is designed, constructed and maintained in accordance with the following:- (a) earth mounding is provided where necessary to achieve satisfactory acoustic attenuation, visual screening or land use separation; (b) selected plant species are appropriate to the location, drainage and soil type; meet the buffer's functional requirements and require minimal ongoing maintenance; (c) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the buffer; (d) planting density results in the creation of upper, mid and understorey strata with:- (i) large trees planted at 6m centres; (ii) small trees planted at 2m centres; (iii) shrubs planted at 1m centres; (e) tufting plants, vines and groundcovers are planted at 0.5m to 1m centres; and (f) where adjoining the edge of native vegetation or waterway understorey,

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Performance outcomes		Acceptable outcomes	
			shrubs and vines are used to appropriately bind the buffer edges against degradation and weed infestation.
Traffic safety and infrastructure			
PO5	Development ensures that landscaping does not:- (a) compromise traffic safety; or (b) adversely impact upon the provision, operation and maintenance of infrastructure, services and utilities.	**AO5.1**	Landscaping does not impede traffic visibility at access points, speed control devices and intersections.
		AO5.2	Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like.
		AO5.3	Root barriers are installed around tree root balls to minimise the risk of damage to infrastructure, services or utilities.
		AO5.4	Trees and large shrubs are located a minimum of:- (a) 6m from electricity poles and pillars; (b) 4m from street lights and landscape pole top lights; (c) 2m from stormwater catchment pits; and (d) 1m from underground services and utilities.
		AO5.5	Planting in landscaping areas adjacent to electricity substations or high voltage transmission line easements complies with:- (a) for Ergon Energy's assets, the *Ergon Energy Vegetation Management Standard*; and (b) for Powerlink's assets, Powerlink's *Easement Co-use Guideline* and *Screening Your Home from Powerlines* Guideline.

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9.4.3 Onsite Sewage Facility Code

9.4.3.1 Application

This code applies to accepted development subject to requirements and assessable development:-

(a) where onsite sewerage facilities up to 21 Equivalent Persons (EP) are required to service the development; and

(b) identified as requiring assessment against the Onsite sewerage facility code by the tables of assessment in **Part 5 (Tables of assessment).**

Editor's note – Onsite sewerage facilities which exceed 21 EP are an Environmentally Relevant Activity (ERA) under the *Environmental Protection Regulation 2019* and require an application for an Environmental Authority through the Department of Environment and Science (DES).

9.4.3.2 Purpose and overall outcomes

(1) The purpose of the onsite sewerage facility code is to ensure that development incorporating onsite sewerage facilities:-

(a) applies a precautionary approach is applied to the design of onsite sewerage facilities to:-

(i) protect public health and amenity;
(ii) protect the environment, land and water resources;
(iii) promote the efficient use of infrastructure and land;
(iv) avoid costs to the broader community; and
(v) avoid cumulative impacts.

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(2) The purpose of the Onsite sewerage facility code will be achieved through the following overall outcomes:-

(i) development provides for an area with sufficient space, dimensions, and setbacks that are suited to the site and nature of the development and accommodate the compliant onsite sewerage facilities, including the required land application areas and reserve land application areas;

(ii) onsite sewerage facilities are designed and located for the demand generated by the maximum intended use of the site to ensure ongoing, safe and sustainable operation;

(iii) does not adversely impact the environmental values of vegetation, soil, surface water, groundwater and other ecologically important areas as a result of the installation and operation of an onsite sewerage facilities;

(iv) does not increase the public health risk due to normal operation of the onsite sewerage facilities or any foreseeable circumstances;

(v) the onsite sewerage facilities do not result in an unreasonable loss of amenity for surrounding development; and

(vi) the cumulative risk to environmental values and public health in the broader locality are considered when planning, designing, locating and maintaining an onsite sewerage facilily to service the development.

Table X.X.X.X.X – Assessment benchmarks for assessable development and requirements for accepted development subject to requirements – if for building works made assessable by the planning scheme or material change of use applications

Performance outcomes		Acceptable outcomes	
Site layout and setbacks			
POX	A wastewater report prepared in accordance with **SC6.1.8 Planning scheme policy for onsite sewerage facilities,** identifies, analyses and evaluates any risks associated with not complying with the following standards:- (a) Queensland Plumbing and Wastewater Code; (b) AS/NZS 1547:2012 – On-site domestic wastewater management; (c) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks; (d) AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets; and (e) AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems, and demonstrates measures to reduce the risk to an acceptable or tolderable level. Editor's note - There will be some situations where site and soil condition are so restrictive that the utilisation of on-site sewerage facilities become impracticable.	**AOX**	A site layout plan prepared in accordance with **SC6.1.7 Planning scheme policy for onsite sewerage facilities,** demonstrates development includes suitable and adequate area to accommodate:- (i) onsite sewerage facilities; (ii) effluent disposal areas; (iii) 100% reserve land application areas; and (iv) setback requirements, comply with the following standards:- (a) Queensland Plumbing and Wastewater Code; (b) AS/NZS 1547:2012 – On-site domestic wastewater management; (c) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks; (d) AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets; and (e) AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems. Editor's note – the documents referenced include other siting requirements which should be taken into consideration to avoid duplication of the assessment (for example – siting requirements for onsite sewerage facilities adjoining neighbouring residences). Editor's note – before an on-site sewerage facility can be installed on a property, the applicant is required to apply for a permit to install the treatment facility on that property. Applications to install an onsite sewerage facility are to be lodged with Council as part of a plumbing/drainage application.
Environment and public health			
POX	The onsite sewerage facilities and effluent disposal areas are designed to minimise public health and environmental impacts to an acceptable level. Editors note – a water risk assessment submitted as part of an application, prepared in accordance with **SC6.1.9 Planning scheme policy for onsite sewerage facilities,** is Council's preferred method of addressing the above outcomes.	**AOX**	Primary treatment systems and effluent disposal areas are setback a minimum distance (whichever is the greater of):- (a) 150m from the outer bank of a stream order 1 - 3 watercourse, lake, bay or estuary or other surface water; (b) 300m to a stream order 4 watercourse; and (c) 800m from the full supply level of a dam, lake, watercourse or weir that serves as a potable water supply. **OR** Secondary treatment systems and effluent disposal areas are setback a minimum distance (whichever is the greater of):- (a) 50m from the outer bank of a stream order 1 – 3 watercourse, lake, bay or estuary or other surface water;

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Performance outcomes		Acceptable outcomes	
			(b) 100m from a stream order 4 watercourse; and (c) 400m from the full supply level of a dam, lake, watercourse or weir that serves as a potable water supply. **OR** Advanced secondary treatment systems and effluent disposal areas are setback a minimum distance (whichever is the greater of):- (a) 10m from the outer bank of a stream order 1 – 3 watercourse, lake, bay or estuary or other surface water; (b) 100m from a stream order 4 watercourse; and (c) 400m from the full supply level of a dam, lake, watercourse or weir that serves as a potable water supply. **OR** For a lot that has a width 25m or less, and the above setbacks cannot be achieved, the development is serviced with an advanced secondary or better system and is placed the greatest distance possible from any watercourse or potable water supply. Note – 'outer bank' is defined by the *Water Act 2000.* Note – setback distances are to be given in metres and are to be measured from the edge of the irrigated wetted area to the outer bank of any full watercourse, lake, bay, estuary, dam, weir or other surface water source. Note: The proposed land application area shall not be cut, filled, or modified in any way after the site layout plan has been carried out. Editor's note – there are other requirements that need to be taken into consideration through a subsequent plumbing/drainage application to Council (e.g. slope and flood immunity). It is recommended these requirements are discussed with Council's Plumbing section prior to submitting an application.
Where development is above or adjoins a groundwater aquifer relied on for supply of drinking water			
POX	Submit a water risk assessment, prepared in accordance with **SC1.1.9 Planning scheme policy for onsite sewerage facilities,** demonstrating the impacts of the onsite sewerage facility to groundwater sourced for drinking water supply are identified and appropriately managed to protect risks to public health and the environment to:- (a) isolate and protect drinking water to the greatest extent possible from impacts of wastewater storage, treatment and effluent disposal; (b) identify and appropriately manage impacts to groundwater sourced for drinking water supply; and (c) design, install, and operate water extraction and groundwater monitoring bores in a manner that does not adversely impact water quality.	**AOX**	Where development is above or adjoins a groundwater aquifer relied on for supply of drinking water, development is serviced with an advanced secondary onsite sewerage facility with:- (a) nutrient removal capability as per AS1546.3; and (b) an disinfection system that ensures pathogen removal/ inactivation as per the Queensland Plumbing and Wastewater Code Guidelines. *Editor's note – groundwater is defined by the Environment Protection (Water and Wetland Biodiversity) Policy 2019 as, 'water that occurs naturally in, or is introduced artificially into, an aquifer.'
Flood immunity			
POX	Onsite sewerage facilities, effluent disposal areas and reserve land application areas are designed to avoid	**AOX**	Onsite sewerage facilities, effluent disposal areas and reserve land application areas are not located in a Flood Hazard Area.

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Performance outcomes		Acceptable outcomes	
	inundation from flood and coastal inundation.	**AOX**	Onsite sewerage facilities, effluent disposal areas and reserve land application areas are not located in the Coastal Protection Overlay.
Access, operation and maintenance rights			
POX	Demonstrate a suitable and safe means of access is provided for servicing the onsite sewerage facility is provided.	**AOX**	A footpath is provided from the proposed use to the onsite sewerage facility.
Cumulative impacts			
POX	A cumulative risk assessment for a development with an EP of 10 or more is prepared in accordance with **SC6.1.9 Planning scheme policy for onsite sewerage facilities,** demonstrating there will not result in cumulative impacts to:- (a) public health; (b) the environment; (c) community amenity; and (d) resources.	**AOX**	The total development EP will result in a total daily capacity of less than 10 EP. Editor's note – a dwelling house with four bedrooms generally constitutes a total daily capacity of less than 10 EP. Editor's note – total EP capacity is calculated on a site by site basis. it is recommended a suitably qualified plumber is contacted to discuss the EP capacity for the proposed development.
Residential, commercial or industry development with the potential to be community titled*			
POX	Demonstrate the lot which benefits from the onsite sewerage facilities, has lawful access, operation and maintenance rights to the onsite sewerage facility in accordance with **SC6.1.10 Planning scheme policy for onsite sewerage facilities**.	**AOX**	On-site sewerage facilities are provided on the same lot as the proposed development it is intended to service.

*Editor's note – these requirements ensure development with the potential to be community titled is future proofed.

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Table X.X.X.X.X – Assessment benchmarks for assessable development – if for Reconfiguring a lot applications

Cumulative impacts			
POX	A cumulative risk assessment for a development with an EP of 10 or more is prepared in accordance with **SC6.1.9 Planning scheme policy for onsite sewerage facilities,** demonstrating there will not result in cumulative impacts to:- (e) public health; (f) the environment; (g) community amenity; and (h) resources.	**AOX**	The total development EP will result in a total daily capacity of less than 10EP.
Access, operation and maintenance rights			
POX	Demonstrate the lot which the onsite sewerage facilities services is located on, has lawful access, operation and maintenance rights to the onsite sewerage facility in accordance with **SC1.1.8 Planning scheme policy for onsite sewerage facilities**.	**AOX**	On-site sewerage facilities are provided on the same lot as the proposed development it is intended to service.

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

This code applies to assessable development:-

(a) being reconfiguring a lot; and

(b) identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.4.2 Purpose and overall outcomes

(1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:-

(a) is appropriate for their intended use;

(b) is responsive to site constraints;

(c) provides appropriate access; and

(d) supports high quality urban design outcomes.

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(2) The overall outcomes sought for the Reconfiguring a lot code are the following:-

(a) development provides for lots that are of a size and have dimensions that:-

(i) are appropriate for their intended use;
(ii) respect the prevailing subdivision pattern in the locality;
(iii) promote a range of housing types in the case of residential development;
(iv) are compatible with the prevailing character and density of development; and
(v) sensitively respond to site constraints;

(b) development provides for lots that have a suitable and safe means of access to a public road;

(c) development provides for subdivisions that result in the creation of safe and healthy communities by:-

(i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
(ii) incorporating a road and transport network with a grid or modified grid street pattern that is responsive to and integrated with the natural topography of the site, is integrated with existing or planned adjoining development and supports the circulation of public transport with no or only minimal route redundancy;
(iii) avoiding adverse impacts on economic or natural resource areas;
(iv) avoiding adverse impacts on native vegetation, waterways, wetlands and other ecologically important areas present on, or adjoining the site;
(v) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;
(vi) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design
(vii) providing timely, efficient and appropriate infrastructure including reticulated water where available, sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas;

(viii) providing timely, efficient and appropriate reticulated sewerage infrastructure to new lots where financially and practically feasible to provide the lowest risk to:-
  (i) protect public health and amenity;
  (ii) protect the environment, land and water resources;
  (iii) promote the efficient use of infrastructure and land;
  (iv) avoid costs to the broader community; and
  (v) adopt the precautionary principle.

(ix) utilising onsite sewerage facilities only where it can be demonstrated it is not financially or practically feasible to connect new lots to reticulated sewerage.

(x) providing lots which are of an adequate size to accommodate the future use, onsite sewerage facilities, disposal areas and reserve land application areas to:-
  (i) protect public health and amenity;
  (ii) protect the environment, land and water resources;
  (iii) promote the efficient use of infrastructure and land;
  (iv) avoid costs to the broader community; and
  (v) avoid cumulative impacts.

9.4.4.3 Assessment benchmarks

Table 9.4.3.3.1 Assessment benchmarks for assessable development

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Performance outcomes		Acceptable outcomes	
Lot layout and site responsive design			
PO1	Development provides for a lot layout and configuration of roads and other transport corridors that sensitively responds to the following:- (a) the setting of the site within an urban or non-urban context; (b) any environmental values or natural hazards present on, or adjoining the site; (c) any places of cultural heritage significance or character areas present on, or adjoining the site; (d) any important landmarks, views, vistas or other areas of high scenic value present on, or able to be viewed from the site; (e) any economic resources present on, adjoining or near the site; and (f) sub-tropical and sustainable design principles including the orientation of lots, the provision of water cycle infrastructure and the incorporation of landscaping within the subdivision.	**AO1**	No acceptable outcome provided. Note—the Council may require an applicant to prepare a local area structure plan to demonstrate compliance with performance outcome PO1.
Lot layout and neighbourhood / estate design			
PO2	Development provides for a lot layout and infrastructure configuration that:- (a) provides for an efficient land use pattern; (b) effectively connects and integrates the site with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and	**AO2**	No acceptable outcome provided. Note—the Council may require an applicant to prepare a local area structure plan to demonstrate compliance with performance outcome PO2.

Performance outcomes		Acceptable outcomes	
	private motor vehicles in that order of priority; (d) incorporates a multi-function road network that facilitates separation of incompatible land uses, provides enhanced public access to the open space network, minimises edge effects on retained vegetation, and creates fire breaks and evacuation routes to assist in hazard management; (e) creates legible and interconnected movement and open space networks; (f) provides defined edges to public open space and avoids or minimises direct interface between public open space and freehold lots; (g) avoids narrow pathways and/or drainage reserves between lots; (h) provides for the creation of a diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as appropriate to the zone and, where applicable, local plan area; (i) promotes a sense of community identity and belonging; (j) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; (k) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; (l) provides for a grid or modified movement network which avoids or minimises the use of cul-de-sac; and (m) avoids the sporadic or out-of-sequence creation of lots.		
Size and dimensions of lots			
PO3	Development provides for the size, dimensions and orientation of lots to:- (a) be appropriate for their intended use; (b) be compatible with the preferred character for the zone and local area in which the land is located; (c) in the case of land included in the Rural zone, maintain the productive use of rural lands; (d) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; (e) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space;	**AO3.1** **AO3.2** **AO3.3**	Unless otherwise specified in this code or a local plan code, a lot complies with the minimum lot size specified in Column 2 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**. A lot (excluding small residential lots) contains a minimum frontage and has a maximum frontage to depth ratio that complies with Columns 3 and 4 respectively of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**. A lot located on land subject to a constraint or valuable resource identified on an overlay map contains a development envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended

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Performance outcomes		Acceptable outcomes	
	(f) take account of and respond sensitively to site constraints; and (g) adequately accommodates:- (i) onsite sewerage facilities; (ii) disposal areas; (iii) 100% reserve land application areas; (iv) setback requirements; and (v) a suitable and safe means of access for servicing the onsite sewerage facility, which are appropriate for the proposed use, where it is not proposed to connect the development to reticulated sewerage, in accordance with the:- (b) Queensland Plumbing and Wastewater Code; (c) AS/NZS 1547:2012 – On-site domestic wastewater management; (d) AS/NZ 1546.1:2008 On-site domestic wastewater treatment units – Part 1: Septic tanks; (e) AS/NZS 1546.2:2008 On-site domestic wastewater treatment units Part 2: Waterless composting toilets; and (f) AS/NZS 1546.3:2008 On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems; (g) Queensland Plumbing and Wastewater Code 2019 and AS1547:2012. Editors note – a wastewater plan submitted as part of an application, prepared in accordance with **SC6.1.8 Planning scheme policy for onsite sewerage facilities,** is Council's preferred method of addressing the above outcomes.	purpose of the lot that is not subject to the constraint or valuable resource or that appropriately responds to the constraint or valuable resource. **AO3.4** Ensure that new lots provide sufficient flood immunity for residential development by:- (a) for greenfield subdivision development, each lot provides for a house pad that is flood free in accordance with **Planning scheme policy for development works (Table SC6.3.5.4d Terrestrial flooding - Lot and building pad immunity and freeboard by use type and Table SC6.3.5.4e Storm tide flooding - Lot and building pad immunity and freeboard by use type)**; or (b) for infill development, interference with the natural ground level of the site is avoided. **AO3.5** A lot has a development envelope located a minimum of 300mm above the defined flood level that:- (a) where included in a centre zone or industry zone, complies with Column 2 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**; (b) where included in the Rural residential zone, is at least 1,200m² in area, generally rectangular in shape and with a minimum dimension of 30m; and (c) where included in the Rural zone, is at least 1,200m^2 in area. **AO3.6** No additional lot which includes a house site is created on land with a slope of 25% or greater. **AO3.7** No additional lots are created on land included in:- (a) the Limited development zone; or (b) an extractive resource separation area identified on an Extractive resource areas overlay map. **AO3.8** Lot boundaries are aligned to avoid traversing ecologically important areas.
Small residential lots[10]			
PO4	To facilitate and encourage urban consolidation and housing diversity, development may provide for small residential lots to be created where:- (a) they are within easy walking distance of an activity centre or public transport stop; (b) the development will be consistent with the preferred character for the zone and local area in which the land is located; and	**AO4.1** Despite acceptable outcome AO3.1 above, small residential lots may be created on land in one of the following zones:- (a) the Medium density residential zone; (b) the Emerging community zone; or (c) the Low density residential zone, other than in Precinct LDR1, where the parent lot has a minimum area of 2,000m². **AO4.2** The land is serviced by reticulated water supply and sewerage.	

[10] Note—for the purposes of this code, a small residential lot is a residential lot with an area less than 500m^2.

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Performance outcomes		Acceptable outcomes	
	(c) the land is fit for purpose and not subject to significant topographic constraints.	**AO4.3**	The land does not have a slope of greater than 10%.
PO5	Small residential lots are dispersed across a development in a configuration that:- (a) promotes variety in streetscape character; and (b) avoids an area being dominated by a particular lot type.	**AO5.1** **AO5.2**	Not more than four small residential lots of a particular type (i.e. row, narrow or small lot) are located in a row. A maximum of 50% of all small residential lots within any neighbourhood block are of a particular type (i.e. row, narrow or small lot).
PO6	Small residential lots are developed in accordance with a plan of development which demonstrates that:- (a) the majority of lots are provided with a north-south orientation to optimise opportunities for passive solar design; (b) the development is efficiently configured and provides access that optimises the use of public streets by pedestrians and minimises pedestrians/vehicle conflict points; (c) an appropriate building envelope can be accommodated; (d) any building contained within the building envelope is unlikely to impact adversely upon the amenity of adjoining premises as a result of overshadowing, privacy and access to sunlight; and (e) landscape planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.	**AO6.1** **AO6.2**	A plan of development outlining a building lot envelope, complies with the design criteria for small residential lots specified in **Table 9.4.3.3.3 (Design criteria for small residential lots)**. Each small residential lot is capable of containing a rectangle suitable for building purposes where the long axis of the rectangle is within 30º east and 20º west of true north.
Rear (hatchet) lots			
PO7	Development provides for rear lots to be created only where:- (a) the lots are not likely to prejudice the subsequent development of adjoining land; (b) it is not desirable nor practicable for the site to be reconfigured so that all lots have full frontage to a road; (c) the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area; (d) uses on surrounding land will not have a detrimental effect on the use and amenity of the rear lot; (e) the safety and efficiency of the road from which access is gained is not adversely affected; and (f) vehicular access to rear lots does not have a detrimental impact on lots adjoining the access strip due to excessive	**AO7**	Rear lots are designed such that:- (a) the minimum area of the lot, exclusive of any access strip, complies with Column 2 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**; (b) the gradient of the access strip does not exceed 15% if sealed and 10% if unsealed; (c) only one rear lot is provided behind each standard lot; (d) no more than four lots directly adjoin the rear lot, excluding lots that adjoin at one point; (e) no more than two rear lots gain access from the same access handle; (f) no more than 20% of lots within a development are accessed from an access handle; (g) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided; (h) no more than two rear lots and rear lot access strips directly adjoin each other

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Performance outcomes		Acceptable outcomes	
	noise, light, dust, stormwater runoff and the like.		(excluding lots that directly adjoin each other at a single point e.g. a corner); (i) rear lot access strips are located on only one side of a full frontage lot; and (j) rear lot access strips and driveways comply with the requirements of **Table 9.4.3.3.4 (Access strip requirements for rear lots)** and the standards specified in the **Planning scheme policy for development works**.
Irregular shaped lots			
PO8	Development provides for irregular shaped lots to be created only where:- (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe access to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is suitable for its intended purpose.	**AO8**	Irregular shaped lots are designed so that they:- (a) comply with the maximum depth to frontage ratio specified in Column 4 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**; and (b) comply with the requirements of **Table 9.4.3.3.5 (Minimum width for irregular shaped lots)**. **OR** Where in Precinct LDR1 of the Low density residential zone, irregular shaped lots have the following dimensions:- (a) a minimum frontage width of 15m; and (b) a maximum depth to frontage ratio of 4.5:1.
Rearrangement of lot boundaries			
PO9	Development provides that the rearrangement of lot boundaries is an improvement on the existing situation.	**AO9**	The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with **Table 9.4.3.3.2 (Minimum lot size and dimensions)**, and at least one of the following is achieved:- (a) the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; (d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the site is situated; and (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings.
Site access			
PO10	All new lots are to have lawful access from the road.	**AO10**	A driveway crossover is provided for lots in accordance with the applicable standard drawing contained in the **Planning scheme policy for development works**: (a) FC-230-01 Residential Driveway Slab and Tracks; OR (b) FC-230-02 Commercial Driveway Slab;

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Performance outcomes		Acceptable outcomes	
			OR (c) FC-230-03 Rural Access Pipe/ Box Culvert and Invert crossings; OR (d) FC-230-04 Water Sensitive Urban Design Vehicle Crossing for Single Dwelling.
Volumetric subdivision			
PO11	Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the site is located, or is consistent with a development approval that has not lapsed.	**AO11**	No acceptable outcome provided.
Buffers to sensitive land uses, incompatible uses and infrastructure			
PO12	Development provides for lots to be created in locations that:- (a) are adequately buffered to prevent potential adverse impacts on future users of the lots; (b) separate the lots from incompatible uses and infrastructure; and (c) do not create "reverse amenity" situations where the continued operation of existing uses is compromised by the proposed development.	**AO12.1**	Where located adjacent to rural land, setbacks for any part of a lot included in a residential zone, the Emerging community zone or the Rural residential zone are in accordance with an assessment report prepared by an appropriately qualified consultant that demonstrates, to the Council's satisfaction, compliance with the performance outcome.
		AO12.2	Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:- (a) achieves the minimum lot size specified in Column 1 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)** clear of any electricity transmission line easement; (b) is not located within 500m of an existing or planned high voltage transmission grid substation site; (c) is not located within 100m of an existing bulk supply transformer; (d) is not located within 60m of an existing zone transformer; and (e) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.
		AO12.3	Any reconfiguring a lot involving land in a residential zone, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electrical transmission line easements to be reduced to one.
Services and utilities			
PO13	New lots are provided with infrastructure, services and public utilities, including water, electricity and communication services that:- (a) enhance the health, safety and convenience of the community;	**AO13.1**	At no cost to the Council, new lots are provided with and connected to:- (a) electricity, gas (where available) and telecommunications services;

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Performance outcomes		Acceptable outcomes	
	(b) does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; (c) minimise adverse impacts to the environment (including the amenity of the local area); and (d) minimise risk of failure or damage during a natural hazard event.		Editor's note—the provision of tele-communications infrastructure is regulated in accordance with Federal Government legislation. (b) streetlighting in accordance with the requirements specified in the **Planning scheme policy for development works**; (c) reticulated water supply where the subdivision is within a water supply service area. Note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply. Required network infrastructure and utilities to service the subdivision are provided by way of dedicated road, public reserve or, as a minimum, by way of easements to ensure continued access is available to these services.
		AO13.2 **AO13.3**	Infrastructure is planned, designed and constructed in accordance with Council's Local Government Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
POX	Submit a Reticulated Sewerage Feasibility Assessment, demonstrating it is not financially or practically feasible for new lots to connect to reticulated sewerage at no cost to the Council in accordance with **SC6.1.11 Planning scheme policy for onsite sewerage facilities.**	**AOX**	At no cost to Council, new lots are provided with and connected to reticulated sewerage. Note – the sewerage service area is shown on the Plans for Trunk Infrastructure – Sewerage. OR New lots meeting the deemed compliance requirements of **SC6.1.11 Planning scheme policy for onsite sewerage facilities,** are provided with onsite sewerage facilities.
POX	Sewerage infrastructure is planned, designed and constructed in accordance with Council's Local Government Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.	**AOX**	No acceptable outcome provided.
POX	Demonstrate that onsite sewerage facilities will not prejudice the ability of the development to connect to reticulated sewerage in the future.	**AOX** **AOX**	Where development is located in a future sewerage service area and connection to reticulated sewerage is not provided, easements or sewerage connection infrastructure is provided to ensure access is made available for future connection to reticulated sewerage. Editor's note – it is recommended the applicant Onsite sewerage facilities, effluent disposal areas and 100% reserve land application areas are removed once reticulated

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Performance outcomes		Acceptable outcomes	
			sewerage infrastructure is connected to the future lots.
Stormwater management infrastructure			
POX	Demonstrate stormwater, overland flow and interallotment drainage areas are contained to avoid onsite sewerage facilities, effluent disposal areas and reserve land application areas.	**AOX**	Stormwater drainage, overland flow and interallotment drainage areas are contained via an easements or appropriate drainage infrastructure.
PO14	Development provides for the effective drainage of lots and roads in a manner that:- (a) maintains and restores the natural flow regime; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and surrounding land.	**AO14**	No acceptable outcome provided.
PO15	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO15**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.4.3.3.6 (Construction Phase – stormwater management design objectives)** and **Table 9.4.3.3.7 (Post Construction Phase – stormwater management design objectives).**
Landscaping and streetscaping			
PO16	The subdivision provides for appropriate landscaping and streetscaping within proposed road reserves and other public spaces that:- (a) creates a high level of comfort, safety and visual attractiveness; (b) has a design and configuration that provides for ease of maintenance and access; (c) is consistent with the nature and location of the subdivision; and (d) where practicable, retains and integrates existing significant vegetation within the landscaping concept for the proposed subdivision.	**AO16**	No acceptable outcome provided. Editor's note—**Section 9.4.2 (Landscaping code)** includes requirements for the design and construction of landscape elements that will need to be detailed at the operational works approval stage of the proposed subdivision.
Public parks and open space infrastructure			
PO17	Development provides for public parks and open space infrastructure that:- (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; (b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses; (e) incorporates appropriate measures for stormwater and flood management;	**AO17**	No acceptable outcome provided. Editor's note—**Section 9.4.2 (Landscaping code)** includes requirements for the design and construction of landscape elements in public parks and open space infrastructure that will need to be detailed at the operational works approval stage of the proposed subdivision.

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Performance outcomes		Acceptable outcomes	
	(f) facilitates the retention of native vegetation, waterways, wetlands and other ecologically important areas and natural and cultural features; (g) facilitates the retention or enhancement of ecological corridors and connections to surrounding areas of open space; (h) is cost effective to maintain; and (i) is dedicated as public land in the early stages of the subdivision.		
Waterway esplanades			
PO18	Development involving subdivision including or adjacent to a major waterway provides for continuous public access along the full length of the waterway in addition to any requirement for public park and open space. Editor's note—for the purposes of this code, a major waterway is a waterway identified as being stream order 3 or above.	**AO18**	No acceptable outcome provided.
Fire services in community title developments			
PO19	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO19.1** **AO19.2**	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO20	Road widths and construction within the development are adequate for fire emergency vehicle to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	**AO20**	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO21	Hydrants are suitably identified so that fire services can locate them at all hours.	**AO21**	Hydrants are identified as specified in "Identification of street hydrants for firefighting purposes" available under "Publications on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~?media/busind/techstdpubs/trum/125Amend18.pdf
Additional requirements for lots that are capable of further reconfiguration			
PO22	New lots that are of a size or shape capable of further reconfiguration are designed so the further reconfiguration will achieve:- (a) sufficient area and dimensions to accommodate the appropriate intended land use;	**AO22**	The ability to further reconfigure the site is demonstrated by submitting a concept plan that meets the requirements for the applicable zone.

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Performance outcomes		Acceptable outcomes	
	(b) the provision of a safe, efficient and effective infrastructure network; and (c) limited proportions of rear allotments.		

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Table 9.4.3.3.2 Minimum lot size and dimensions[11] [12]

Column 1 Zone	Column 2 Minimum lot size (excluding access strips in rear (hatchet) lots)	Column 3 Minimum frontage (metres)	Column 4 Maximum depth to frontage ratio
Low density residential zone	500m² if servicd by reticulated water supply and sewerage.	15	3:1
	3,000m² if not otherwise specified*.	25	3.5:1
Medium density residential zone	800m²	15	4:1
High density residential zone	800m²	20	3:1
Principal centre zone	400m²	Not specified	4:1
District centre zone	400m² if serviced by reticulated water supply and sewerage.	Not specified	4:1
Local centre zone	400m² if serviced by reticulated water supply and sewerage.	Not specified	4:1
Neighbourhood centre zone	400m² if serviced by reticulated water supply and sewerage.	Not specified	4:1
Low impact industry zone	1,000m² if serviced by reticulated water supply and sewerage.	20	4:1
Medium impact industry zone	2,000m² if serviced by reticulated water supply and sewerage.	30	4:1
High impact industry zone	2,000m² if serviced by reticulated water supply and sewerage.	30	4:1
Waterfront and marine industry zone	4,000m²	40	4:1
Sport and recreation zone	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified
Environmental management and conservation zone	Not specified	Not specified	Not specified
Community facilities zone	Not specified	Not specified	Not specified
Emerging community zone	10ha	100	4:1
Limited development zone	Not specified	Not specified	Not specified
Mixed use zone	800m² if serviced by reticulated water supply and sewerage.	20	3:1
Rural zone	100ha	200	4:1
Rural residential zone	2ha unless otherwise specified	60	4:1
	4,000m² if located in Precinct RR1	25	3.5:1
	1ha if located in Precinct RR2	40	3.5:1
Specialised centre zone	1,000m²	20	4:1

*The minimum lot area excludes:

- access handles to rear lots;
- existing/future easements;
- existing/future covenants;
- OM-008 flood hazard overlay;
- OM-006 coastal protection overlay; and
- OM-004 & OM-005 biodiversity areas, waterways & wetlands overlay.

[11] Note—for land included in the Low density residential zone, Medium density residential zone or Emerging community zone, the minimum lot size and dimension requirements specified in **Table 9.4.3.3.2 (Minimum lot size and dimensions)** may be varied by an approved plan of development.

[12] Note—where **Table 9.4.3.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development is required to satisfy Performance Outcome PO3.

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Part 9

Table 9.4.3.3.3 Design criteria for small residential lots

Column 1 Design element	Column 2 Row lots[13]	Column 3 Narrow lots	Column 4 Small lots
Minimum lot size	200m^2	300m^2	300m^2
Lot width	< 10m	10 – 15m	> 15m
Access	Via laneway with a minimum width of 6m except where orientation of private open space is optimised by having vehicle access via the primary street frontage.	Not specified	In accordance with the Queensland Development Code MP1.1.
Maximum site cover	75%	60%	
Minimum private open space	20m^2 with 4m dimension generally at rear of dwelling.	30m^2 with 5m dimension generally at rear of dwelling.	
Minimum planting	20m^2 with access to deep soil and sky with 12m^2 at primary street frontage.	30m^2 with access to deep soil and sky with 15m^2 at primary street frontage.	
Minimum front setback	(a) 5.5m to garage door and 4m to house wall when single street address provided; and (b) 4m to house wall and 2m to verandah / balcony when vehicle access provided by rear laneway.		
Minimum rear setback	(a) 4m where abutting another residential lot; and (b) 1m to ground storey and 0.5m to first upper storey where adjoining a laneway.		
Minimum side setback	1m where not nominated as built to boundary on the plan of development.		
Minimum parking	(a) 1 covered space; and (b) single garage door only when accessed via primary street frontage.		
Front entry	Pedestrian entry and door visible and accessible from primary street frontage.		
Street surveillance	Minimum 1 living space overlooking the primary street frontage.		
Front fence	(a) Maximum of 1.8m high; and (b) 50% transparent where exceeding 1.2m high.		
Light and air	Buildings that exceed 8m in depth are provided with a courtyard within the building footprint that has a minimum dimension of 2m x 2m.	Not specified.	

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Table 9.4.3.3.4 Access strip requirements for rear lots

Column 1 Zone	Column 2 Minimum width of single access strip (metres)	Column 3 Minimum width of combined access strips with reciprocal easement (metres)	Column 4 Minimum driveway width (metres)	Column 5 Maximum driveway length (metres)
Residential zones	5	6 (2x3)	3.5	40
Rural Residential zone	6	6 (2x3)	3.5	60 (for lots up to 1ha) 80 (for lots >1ha)
Rural zone	10	10 (2x5)	4	100

Table 9.4.3.3.5 Minimum width for irregular shaped lots

Column 1 Zone	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6m from site frontage (metres)
Low density residential zone Medium density residential zone	6	10
High density residential zone	10	15
Principal centre zone District centre zone	6	10

[13] Editor's note—row lots generally provide for narrow attached housing or housing built to both side boundaries. A row lot typically requires rear lane access for on-site car parking so that the street frontage is free of driveways and crossovers.

Column 1 Zone	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6m from site frontage (metres)
Local centre zone Neighbourhood centre zone Specialised centre zone		
Low impact industry zone	12	20
Medium impact industry zone High impact industry zone	15	25
Waterfront and marine industry zone	20	30
Mixed use zone	10	15
Rural zone Rural residential zone	12	20

Table 9.4.3.3.6 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Distribute area open for <12 months – 1 in 2 year ARI event; • Distributed area open for 12-24 months – 1 in 5 year ARI event; • Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • Potential soil loss; or • Monthly erosivity; or • Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS; and • Turbidity not >10% receiving waters turbidity; and • pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

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Table 9.4.3.3.7 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

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9.4.5 Transport and parking code[14] [15]

(1) Application

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

(2) Purpose and overall outcomes

(1) The purpose of the Transport and parking code is to ensure that transport infrastructure including pathways, public transport infrastructure, roads, parking and service areas, are provided in a manner which meets the needs of the development, whilst promoting active and public transport use and preserving the character and amenity of the Fraser Coast.

(2) The purpose of the Transport and parking code will be achieved through the following overall outcomes:-

(a) development is consistent with the objectives of the strategic transport network, which are to:-

(i) provide for a highly permeable and integrated movement network;
(ii) improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;
(iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users;
(iv) limit road construction to the minimum necessary to meet the endorsed levels of service for ultimate development of the Fraser Coast; and
(v) provide for staging of Council's limited trunk road construction program to maximise sustainability;

(b) transport infrastructure is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including reduced ongoing maintenance costs;

(c) development provides for on-site parking, access, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development.

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(3) Assessment benchmarks and requirements

Table 9.4.4.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
Provision of on-site parking and servicing			
PO1	Development provides sufficient on-site car parking, bicycle parking and service vehicle spaces to satisfy the demand anticipated to be generated by the development.	**AO1.1**	Subject to acceptable outcome AO1.2 (below), development provides on-site car parking spaces, bicycle spaces and service vehicle spaces at the minimum rates specified in **Table 9.4.4.3.4 (Minimum on-site parking requirements)**.

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[14] Editor's note—Council may require the preparation of a Traffic Impact Assessment Report and an Integrated Transport Plan to demonstrate compliance with certain outcomes of the **Transport and parking code**.
[15] Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying certain outcomes of the Transport and parking code, including requirements for the preparation of a traffic impact assessment report.

Performance outcomes		Acceptable outcomes	
			Note—where the calculated number of parking spaces is not a whole number, the required number of parking spaces is the nearest whole number. Note—the minimum on-site bicycle parking rates specified in **Table 9.4.4.3.4** provide for the needs of all users of the development including employees, customers, students and visitors.
		AO1.2	For development located in premises that were lawfully constructed in accordance with a previous development approval granted under a prior planning scheme, or are a pre-existing non-conforming use, the minimum number of on-site car parking spaces is equal to the number of spaces required by the previous development approval or provided by the pre-existing non-conforming use.
Layout, design and construction of on-site parking, servicing and access			
PO2	Development ensures that the siting, layout and design of access, on-site manoeuvring areas and parking and service areas:- (a) is safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant; (b) does not interfere with the planned function, safety, capacity, efficiency and operation of the transport network; (c) limits potential conflict between service vehicles, other vehicles and pedestrians; and (d) minimises adverse impacts on the local streetscape character and amenity of the surrounding area.	**AO2.1**	Car parking dimensions and manoeuvring areas are designed and marked in accordance with *Australian Standard AS2890.1 Parking Facilities – Off Street Parking*.
		AO2.2	Bicycle parking is designed in accordance with the standards specified in *AS2890.3 – Parking Facilities –Bicycle Parking Facilities*.
		AO2.3	Service vehicle parking and manoeuvring is designed in accordance with the standards specified in *Australian Standard AS2890.2 Parking Facilities – Commercial Off Street Parking*.
		AO2.4	On-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion
		AO2.5	The location and design of any new site access is consistent with the standards specified in the **Planning scheme policy for development works**.
		AO2.6	For assessable development, the number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints.
		AO2.7	Assessable development provides clearly defined pedestrian paths within and around on-site vehicle parking areas that:- (a) are located in areas where people will choose to walk; and (b) ensure pedestrian movement through vehicle parking areas is along aisles rather than across them.
PO3	Access driveways, internal circulation and manoeuvring areas, service areas	**AO3**	Access driveways, internal circulation and manoeuvring areas, service areas and

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Performance outcomes		Acceptable outcomes	
	and parking areas are constructed to best-practice engineering standards to accommodate the volume and type of vehicles anticipated to be generated by the development.		parking areas are constructed in accordance with the standards specified in the **Planning scheme policy for development works**.
Service vehicle requirements			
PO4	Development provides for driveways, internal circulation areas and service areas to be designed to:- (a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities (if required) can satisfactorily accommodate the number and type of service vehicles expected on-site; and (b) the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the site.	**AO4.1** **AO4.2**	Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type using *AUSTROADS AP-34/95 Design Vehicles and Turning Path Templates.* Where development incorporates on-site collection of refuse bins, access and manoeuvring areas suitable for accommodating a HRV are provided.

Table 9.4.4.3.2 Assessment benchmarks for assessable development only – additional access and parking requirements

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Performance outcomes		Acceptable outcomes	
Site access			
PO1	Development is designed such that turning traffic at driveways minimises the impact of the development on external traffic systems.	**AO1**	Turns to and from driveways on district collector or higher classification transport corridors are restricted to left turns only, or provision is made for right turns in accordance with the standards specified in the **Planning scheme policy for development works**.
PO2	Development provides for sight distances to and from driveways sufficient to ensure safe operation.	**AO2**	Available sight distances from driveways comply with the standards specified in the **Planning scheme policy for development works**.
PO3	Development provides appropriate and sufficient signage to ensure safe and convenient usage of site access systems.	**AO3**	Appropriate direction, regulatory, warning and information signage and line marking is provided in accordance with the requirements of the **Planning scheme policy for development works**.
Car parking requirements			
PO4	Development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive); and (c) to reduce the amount and size of the car parking area.	**AO4**	No acceptable outcome provided.
PO5	Development ensures that car parking areas, service areas and access driveways are located where:- (a) they will not dominate the streetscape; and	**AO5**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(b) will not unduly intrude upon pedestrian use of footpaths, through:- (i) the use of rear access lanes; (ii) car parking areas and service areas situated at the rear of the premises or below ground level; or (iii) shared driveways.		
PO6	Development provides for multi-level car parking areas to be located, designed, articulated and finished to minimise adverse impacts to the local streetscape character.	**AO6**	No acceptable outcome provided.
PO7	Development provides for car parking areas which are located, designed and managed to promote public security and safety.	**AO7**	No acceptable outcome provided.

Table 9.4.4.3.3 Assessment benchmarks for assessable development only – other requirements

Performance outcomes		Acceptable outcomes	
Road and transport network			
PO1	Development, particularly where involving high trip generating land uses or the creation of new roads and other transport corridors, ensures that the road network:- (a) accords with the 2031 Strategic transport network as shown on **Figure 9.4.4A** to **Figure 9.4.4F (2031 Strategic Transport Network)**; (b) provides visible distinction of roads, based on function and design features; (c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements; (d) allows for unimpeded and practical access to the development site and each proposed lot; (e) accommodates or facilitates access to cycle and pedestrian pathways; (f) facilitates a high standard of urban design which reflects a grid pattern to assist in connectivity and permeability, particularly for pedestrians and cyclists; (g) connects to and integrates with existing roads and other relevant facilities within and external to the land to be developed or subdivided; (h) provides for the dedication and construction of roads where required to allow access to, and proper development of, adjoining land that is intended for development; (i) provides for the construction and adequate drainage of all proposed	**AO1**	No acceptable outcome provided. Editor's note—**the Planning scheme policy for development works** specifies standards and provides guidance for the design and construction of roads and transport corridors. Editor's note—a Traffic Impact Assessment Report and Integrated Transport Plan prepared in accordance with the **Planning scheme policy for information that Council may require** may assist in demonstrating compliance with the performance outcome.

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Performance outcomes		Acceptable outcomes	
	roads, pathways, laneways and bikeways within and adjoining the land to be developed; (j) minimises any adverse impacts on the existing transport network, surrounding land uses, and the amenity of the locality; and (k) does not adversely impact on wildlife movement corridors.		
PO2	Development facilitates orderly provision of the transport network.	**AO2.1** **AO2.2**	Development provides for upgrades or contributes to the construction of transport network improvements. Required upgrading of the transport network is provided in accordance with the hierarchy characteristics and requirements outlined in the **Planning scheme policy for development works**.
Pedestrian and bicycle network and facilities			
PO3	Development provides for the establishment of a safe and convenient network of pedestrian and bicycle paths that:- (a) provides a high level of permeability and connectivity; (b) provide for joint usage where appropriate; (c) maximises opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops located internally and externally to the site; (d) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other infrastructure; (e) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; and (f) is well lit and located where there is casual surveillance from nearby premises.	**AO3**	No acceptable outcome provided. Editor's note—**the Planning scheme policy for development works** specifies standards and provides guidance for the design and construction of pedestrian and bicycle paths.
PO4	Appropriate on-site end of trip facilities are provided to encourage walking and cycling as an alternative to private car travel.	**AO4.1**	Development for a business activity, community activity, sport and recreation activity, industry activity, or for a hostel, short term accommodation, resort complex, residential care facility, air services or marina provides residents, employees and visitors with shower cubicles and ancillary change rooms and lockers (including provision for both males and females) at the following rates:- (a) 1 cubicle and 5 lockers for the first 5,500m^2 of gross floor area, provided that the development exceeds a minimum gross floor area of 1,500m^2; plus (b) 1 additional cubicle and 5 additional lockers for that part of the development that exceeds 5,500m^2 gross floor area up to a maximum of 30,000m^2 gross floor area; plus

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Performance outcomes		Acceptable outcomes	
			(c) 2 additional cubicles and 10 additional lockers for that part of the development that exceeds 30,000m^2 gross floor area.
		AO4.2	Development provides bicycle access, parking and storage facilities that:- (a) are located close to the building's pedestrian entrance; (b) are obvious and easily and safely accessible from outside the site; (c) do not adversely impact on visual amenity; and (d) are designed in accordance with the **Planning scheme policy for development works**.
Public transport facilities			
PO5	Development encourages the use of public transport through:- (a) appropriate development design which maximises accessibility via existing and planned public transport facilities; and (b) appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development, and the number of people or lots involved.	**AO5.1**	Development is designed and arranged to provide safe, convenient and functional linkages to existing and proposed public transport facilities.
		AO5.2	On-site public transport facilities are provided in conjunction with the following development:- (a) shopping centre, where having a gross floor area of greater than 10,000m²; (b) tourist attraction, having a total use area of greater than 10,000m²; (c) educational establishment, where accommodating more than 500 students; (d) major sport, recreation and entertainment facility; (e) indoor sport and recreation, where having a gross floor area of more than 1,000m^2 or for spectator sports; and (f) outdoor sport and recreation where for spectator sports.
		AO5.3	On-street public transport facilities are provided as part of the following development:- (a) shopping centre, where having a gross floor area of 10,000m^2 or less; (b) tourist attraction, where having a gross floor area of 10,000m^2 or less; (c) educational establishment, where accommodating 500 or less students; and (d) indoor sport and recreation where having a gross floor area of 500m^2 or less and not for spectator sports.
		AO5.4	Where not otherwise specified above, on-street public transport facilities are provided where development is located on an existing or future public transport route.
		AO5.5	Public transport facilities are located and designed in accordance with the standards specified in the **Planning scheme policy for development works.**
PO6	Development involving the creation of new roads ensures that a network of public transport routes is provided such that public transport can efficiently	**AO6**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	service the neighbourhood/estate with no or only minimal route redundancy.		
PO7	Development involving the creation of new roads ensures that the design of streets and roads to be used as a public transport route allows for the efficient and unimpeded movement of buses without facilitating high traffic speeds.	**AO7**	No acceptable outcome provided.
Amenity and environmental impacts of transport infrastructure			
PO8	Development ensures that on-site vehicle access, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities, with regard to light, noise, emissions or stormwater run-off.	**AO8**	No acceptable outcome provided.
PO9	The environmental impacts of transport infrastructure are minimised by appropriate design and the use of low impact construction techniques.	**AO9.1**	Development ensures that the environmental impacts of transport infrastructure are minimised by the use of low impact construction techniques, including:- (a) co-location of transport corridors within an existing or planned infrastructure corridor; (b) location of transport corridors within an area clear of or consisting of disturbed vegetation; (c) avoidance of clearing of native vegetation and provision of fauna underpasses and associated fencing, where appropriate; (d) minimisation of changes to the hydrological regime, including drainage patterns, run-off and water quality; (e) avoidance of crossing waterways, drainage lines and wetlands. Where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; and/or (f) minimisation of changes to the natural landform and extensive earthworks.
		AO9.2	Transport corridor design and construction is undertaken in accordance with the **Planning scheme policy for development works**.
Transport corridor widths, pavement, surfacing and verges			
PO10	Development provides the reserve width and external road works along the full extent of the site frontage, and other transport corridors where appropriate, to support the function and amenity of the transport corridor including, where applicable:- (a) paved roadway; (b) kerb and channel; (c) safe vehicular access; (d) safe footpaths and bikeways; (e) safe on-road cycle lanes or verges for cycling. (f) stormwater drainage; (g) provision of public utility services; (h) streetscaping and landscaping; and (i) provision of street lighting systems, road signage and line marking.	**AO10**	The design and construction of road works, including external road works, is:- (a) undertaken in accordance with the **Planning scheme policy for development works**; and (b) consistent with the characteristics intended for the particular type of transport corridor specified in the **Planning scheme policy for development works.**
PO11	Development provides for road pavement and surfacing that:-	**AO11**	Road pavement design and construction is undertaken in accordance with the

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Performance outcomes		Acceptable outcomes	
	(a) is sufficiently durable to carry wheel loads for design traffic; (b) provides adequate area for parked vehicles; (c) ensures the safe passage of vehicles, pedestrians and bicycles; (d) ensures appropriate management of stormwater and maintenance of all-weather access; and (e) allows for reasonable travel comfort.		standards specified in the **Planning scheme policy for development works**.
PO12	Development provides pavement edging that controls:- (a) vehicle movements by delineating the extent of the carriageway; and (b) stormwater runoff.	**AO12**	Design and construction of pavement edging is undertaken in accordance with the standards specified in the **Planning scheme policy for development works**.
PO13	Development provides verges and footpaths that:- (a) allow safe access for pedestrians clear of obstructions; (b) allow safe passage of wheel chairs and other mobility aids; (c) allow safe passage of cyclists; (d) allow access for vehicles onto properties; (e) include an area for public utility services; (f) allow signage and line marking; and (g) contribute to the amenity of transport corridors.	**AO13**	Verge and footpath design and construction is:- (a) undertaken in accordance with the standards specified in the **Planning scheme policy for development works**; and (b) in accordance with the characteristics intended for the particular type of transport corridor specified in the **Planning scheme policy for development works**.
Intersections and traffic controls			
PO14	Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls so as to:- (a) ensure the function, safety and efficiency of the road network is maintained; (b) minimise unacceptable traffic noise to adjoining land uses; and (c) maintain convenience and safety levels for pedestrians, cyclists and public transport.	**AO14**	Intersections and speed control devices are designed and constructed in accordance with the **Planning scheme policy for development works**.
Development staging			
PO15	Staged development is planned, designed and constructed to ensure that:- (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport infrastructure provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development.	**AO15**	No acceptable outcome provided.

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Table 9.4.4.3.4 Minimum on-site parking requirements

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles[16]	Column 4 Bicycles
Residential activities			
Dwelling unit	1 space (covered) per dwelling	Not required	Not required
Hostel	1 space (covered) rooming unit+ 1 visitor space / 10 rooming units + 1 space for an on-site manager (where applicable)	1 SRV	1 space / 10 rooming units (minimum 4 spaces)
Nature based tourism	1 space per cabin/site + 1 manager space	Not required	Not required
Multiple dwelling	Where located in the Low Density Residential Zone and Medium Density Residential Zone: 1 space (covered) / 1 bedroom unit; or 1.5 spaces/ 2 bedroom unit; or 2 spaces per 3 or more bedroom units; and 1 visitor space / 4 dwellings. **OR** Where located in any other zone: 1 space (covered) per dwelling unit and 1 visitor space / 4 dwellings	1 SRV where more than 10 dwellings	1 space / 4 dwellings (minimum 4 spaces)
Relocatable home park	1 space (covered) / relocatable home site + 1 visitor space / relocatable home site + 1 manager space (covered) + boat and trailer storage area	1 SRV where more than 10 relocatable home sites	1 space / relocatable home site (minimum 4 spaces)
Residential care facility	1 space / 4 beds	1 MRV + Ambulance	1 space / 10 beds (minimum 4 spaces)

[16] Editor's note—the vehicle dimensions and manoeuvring requirements for the following design service vehicles are contained in Australian Standard *AS2890.2 – Off street parking – Commercial Vehicle Facilities*:-
- SRV – Small rigid vehicle;
- MRV – Medium rigid vehicle;
- HRV – Heavy rigid vehicle; and
- AV – Articulated vehicle.

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Column 1 Land use	Column 2 Cars	Column 3 Service vehicles[16]	Column 4 Bicycles
Resort complex	Not specified	Not specified	Not specified
Retirement facility	1 space / dwelling unit+ 1 visitor space/ 4 dwelling units + boat and trailer storage area/s for residents use.	1 MRV + Ambulance	1 space / unit
Short-term accommodation	1 space (covered) per rooming unit+ 1 visitor space / 10 rooming units	1 MRV	1 space / 10 rooming units (minimum 4 spaces)
Tourist park	1 space / caravan or cabin site + 1 visitor space / 10 sites + 1 manager space (covered) + boat and trailer storage area	1 HRV	1 space / 10 sites (minimum 4 spaces)
Business activities			
Adult store	1 space / 20m² GFA	1 SRV if less than 500m² GFA or 1 SRV and 1 HRV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 400m² GFA (minimum 4 spaces)
Agricultural supplies store	1 space / 20m² total use area if less than 100m² total use area + 1 space / 50m² total use area for that part exceeding 100m² total use area	Not specified	1 space / 400m² GFA (minimum 4 spaces)
Food and drink outlet	1 space / 15m² GFA	1 SRV	1 space / 200m² GFA (minimum 4 spaces)
Garden centre	1 space / 20m² total use area if less than 100m² total use area + 1 space / 50m² total use area for that part exceeding 100m² total use area	1 SRV if less than 500m² GFA or 1 SRV and 1 AV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 400m² total use area (minimum 4 spaces)
Hardware and trade supplies	1 space / 20m² total use area if less than 100m² total use area + 1 space / 50m² total use area for that part exceeding 100m² total use area	1 SRV if less than 500m² GFA or 1 SRV and 1 AV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 400m² GFA (minimum 4 spaces)
Office	1 space / 40m² GFA where in a centre zone or 1 space / 30m² where not in a centre zone	Not specified	1 space / 400m² GFA OR the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 4 spaces)

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Column 1 Land use	Column 2 Cars	Column 3 Service vehicles[16]	Column 4 Bicycles
Outdoor sales	1 space / 150m² total display area + 4 spaces per maintenance bay	1 AV	1 space / 400m² total use area (minimum 4 spaces)
Service station	1 space / 20m² GFA (when involving sale of goods) + 2 spaces / service bay (minimum of 4 spaces)	AV	1 space / 400m² GFA (minimum 6 spaces)
Shop	1 space / 20m² GFA	1 SRV if less than 500m² GFA or 1 SRV and 1 AV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 200m² GFA (minimum 4 spaces)
Shopping centre	1 space / 20m² GFA	1 SRV if less than 500m² GFA or 1 SRV and 1 AV if 500m² to 1,999m² GFA or not specified if 2,000m² GFA or above	1 space / 200m² GFA OR the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 4 spaces)
Showroom	1 space / 50m² GFA	1 AV	1 space / 400m² GFA (minimum 4 spaces)
Veterinary services	1 space / 25m² GFA	1 SRV	1 space / 400m² GFA (minimum 4 spaces)
Entertainment activities			
Club	1 space / 15m² GFA	1 SRV	1 space / 400m² GFA (minimum 4 spaces)
Function facility	1 space / 15m² GFA	1 SRV	1 space / 400m² GFA (minimum 4 spaces)
Hotel	1 space / 15m² of non-residential GFA + 1 space / rooming unit + queuing for 10 vehicles if a drive through bottle shop is provided	1 MRV	1 space / 400m² GFA (minimum 4 spaces)
Nightclub entertainment facility	1 space / 15m² GFA	1 SRV	Not specified
Theatre	Not specified	Not specified	1 space / 400m² GFA (minimum 4 spaces)
Tourist attraction	Not specified	Not specified	Not specified
Industry activities			
Bulk landscape supplies	1 space / 100m² total use area	1 HRV	Not required
Extractive industry	Not specified	Not specified	Not required
Service industry	1 space / 40m² GFA	1 MRV	1 space / 400m² GFA (minimum 4 spaces)

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Column 1 Land use	Column 2 Cars	Column 3 Service vehicles[16]	Column 4 Bicycles
Warehouse	1 space / 150m² GFA	1 AV	Not required
Low impact industry **Medium impact industry** **Research and technology industry**	1 space / 60m² GFA	1 AV	Not specified
High impact industry **Marine industry** **Special Industry** **Transport Depot**	1 space / 100m² GFA + 1 space per 200m² of external use area.	1 AV	Not specified
Community activities			
Cemetery	Not specified	Not specified	Minimum 4 spaces
Child care centre	1 space / employee + 1 customer space / 10 children	Not specified	1 space / 100m² GFA (minimum 4 spaces)
Community care centre	1 space / 20m² GFA	Not specified	1 space / 400m² GFA (minimum 4 spaces)
Community use	1 space / 20m² GFA	Not specified	1 space / 400m² GFA (minimum 4 spaces)
Crematorium	Sufficient spaces to accommodate the number of vehicles likely to be parked at any time, including 1 space per 15m² GFA for any area allocated for the conduct of services.	Not specified	Not specified
Educational establishment	Primary school or special education: 1 space/ employee (FTE) + provision of space for setting down and picking up of students. Secondary, Tertiary or technical institute: 1 space/ employee (FTE) + 1 space/ 10 students + provision of space for setting down and picking up of students.	Not specified	1 space / 100m² GFA OR for a tertiary education facility, the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 6 spaces)
Emergency services	Not specified	Not specified	Not specified

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Column 1 Land use	Column 2 Cars	Column 3 Service vehicles[16]	Column 4 Bicycles
Funeral parlour	1 space / 30m^2 GFA	1 SRV	Not specified
Health care services	1 space / 20m^2 GFA	1 SRV + Ambulance	1 space / 400m^2 GFA (minimum 4 spaces)
Hospital	1 space per 3 beds plus 1 space per 2 employees + set-down area for emergency vehicles	Not specified	1 space / 400m^2 GFA OR the number of bicycle spaces specified in MP 4.1 (Sustainable buildings) of the QDC, whichever is the greater (minimum 4 spaces)
Place of worship	1 space / 15m² GFA	SRV	1 space / 400m^2 GFA (minimum 4 spaces)
Recreation activities			
Indoor sports and recreation	1 space / 20m^2 Total Use Area	Not specified	Not specified
Outdoor sports and recreation	Sufficient spaces to accommodate the amount of traffic generated by the particular use.	Sufficient spaces to accommodate the amount of traffic generated by the particular use.	Sufficient spaces to accommodate the amount of traffic generated by the particular use.
Rural activities			
Rural industry	Not specified	AV	Not required
Wholesale nursery	Not specified	AV	Not required
Winery	Not specified	Not required	Not required
All other rural activities	Not required	Not required	Not required
Other activities			
All other activities	Not specified	Not specified	Not specified

Figure 9.4.4A 2031 Strategic transport network

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Figure 9.4.4B 2031 Strategic transport network

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Figure 9.4.4C 2031 Strategic transport network

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Figure 9.4.4D 2031 Strategic transport network

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Figure 9.4.4E 2031 Strategic transport network

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Figure 9.4.4F 2031 Strategic transport network

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9.4.6 Vegetation management code

(4) Application

This code applies to assessable development:-

(a) for operational work being vegetation clearing where identified as requiring assessment against the Vegetation management code by the tables of assessment in **Part 5 (Tables of assessment)**.

(5) Purpose and overall outcomes

(1) The purpose of the Vegetation management code is to provide for the management of vegetation in a manner which protects and enhances the biodiversity and landscape values of the Fraser Coast.

(2) The purpose of the Vegetation management code will be achieved through the following overall outcomes:-

(a) development ensures that vegetation which is of cultural, heritage, character, ecological, or aesthetic (including streetscape, townscape or landscape) significance or value is conserved;

(b) development involving vegetation clearing is undertaken in an environmentally responsible manner and does not cause adverse amenity impacts, public health and safety concerns or land degradation.

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(6) Assessment benchmarks

Table 9.4.5.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Vegetation protection			
PO1	Vegetation is protected to ensure that:- (a) soil resources are protected against the loss of chemical and physical fertility through processes such as erosion, mass movement, salinity and water logging; (b) vegetation of historical, cultural or visual significance is retained; (c) trees with nesting hollows are protected; and (d) species of local significance are protected.	**AO1**	No acceptable outcome provided. Note—in assessing and deciding a development application for vegetation clearing, matters that will be taken into account by Council will include but not necessarily be limited to:- (a) any current development approval attached to the land which may include conditions or measures relating to vegetation retention or protection; (b) whether the vegetation is specifically protected by a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant vegetation; (c) whether the vegetation is identified or referred to in State or Federal legislation; (d) whether the vegetation is located on a prominent hillside, slope or ridgeline; (e) whether vegetation clearing may cause or contribute to erosion or slippage; (f) whether the vegetation is or forms part of a riparian area or other habitat network and is valuable to the functioning of that network; (g) whether the vegetation is or is capable of forming or contributing to a buffer between different land uses; (h) whether the vegetation is or is capable of forming or contributing to a visual buffer,

Performance outcomes		Acceptable outcomes	
			agricultural buffer or a buffer against pollution, light spillage or noise; (i) whether the vegetation contributes to visual amenity, landscape quality or cultural heritage significance; and (j) the likely effectiveness of any proposed rehabilitation measures, having regard to the **Planning scheme policy for environmental and vegetation offsets**.
Steep land			
PO2	Vegetation clearing on slopes 15% or greater is avoided or minimised so as to maintain slope stability and prevent erosion and slippage.	**AO2**	No acceptable outcome provided.
Management of vegetation clearing works			
PO3	Vegetation clearing works are conducted in a manner that:- (a) protects natural landforms, including steep land, waterways, gullies and wetlands; and (b) prevents soil degradation and controls erosion, slippage and sedimentation.	**AO3**	No acceptable outcome provided. Editor's note—**Section 9.4.6 (Works, services and infrastructure code)** sets out requirements for sediment and erosion control.
PO4	Vegetation clearing works are conducted in a manner that:- (a) protects the aesthetic and ecological values of retained vegetation; and (b) minimises impacts on fauna.	**AO4.1**	The health and stability of retained vegetation is maintained or enhanced during vegetation clearing work by:- (a) clearly marking vegetation to be retained with temporary fencing and flagging tape; (b) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; and (c) removing all declared noxious weeds and environmental weeds from the site.
		AO4.2	All clearing works carried out in the vicinity of the retained vegetation are to be undertaken in accordance with *AS4970 Protection of Trees on Development Sites* and *AS4687 Temporary Fencing and Hoarding*.
		AO4.3	Where clearing works are likely to result in adverse impacts upon fauna and/or fauna habitat, all work is carried out under the supervision of a registered fauna spotter/catcher.
PO5	Vegetation clearing is undertaken in a manner that minimises environmental harm and environmental nuisance to surrounding areas as a result of air or noise emissions.	**AO5.1**	No dust emissions extend beyond the boundaries of the site.
		AO5.2	No other air emissions, including odours, are detectable at the boundary of the site.
		AO5.3	Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.
Vegetation disposal			
PO6	Vegetation cleared from a site is disposed of in a manner that:- (a) maximises reuse and/or recycling; and (b) minimises impacts on public health and safety.	**AO6**	Where vegetation is cleared, vegetation waste is appropriately disposed of (other than burning) in the following order of preference:- (a) milling for commercial timber products, landscaping or firewood;

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Performance outcomes		Acceptable outcomes	
			(b) on-site chipping or mulching unless it is likely to cause the spreading of non-indigenous species; and (c) transportation off-site and disposal in an approved green waste disposal facility.

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9.4.7 Works, services and infrastructure code

(7) Application

This code applies to accepted development subject to requirements and assessable development identified as requiring assessment against the Works, service and infrastructure code by the tables of assessment in **Part 5 (Tables of assessment)**.

(8) Purpose and overall outcomes

(1) The purpose of the Works, services and infrastructure code is to ensure that development works and the provision of infrastructure and services meets the needs of the development, and is undertaken in a sustainable manner in accordance with best practice.

(2) The purpose of the Works, services and infrastructure code will be achieved through the following overall outcomes:-

(a) works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water are protected;

(b) development is designed and constructed to a standard that meets community expectations, maintains public health and safety, prevents unacceptable off-site impacts and minimises whole of life cycle costs;

(c) physical and human infrastructure networks that provide basic and essential services and facilities to local communities are able to meet the planned increase in demand resulting from a planned increase in development density;

(d) development is provided with an appropriate level of water, wastewater treatment and disposal, drainage, energy and communications infrastructure and other services;

(e) infrastructure is designed, constructed and provided in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaptation costs;

(f) infrastructure is integrated with surrounding networks;

(g) development over or near infrastructure does not compromise or interfere with the integrity of the infrastructure; and

(h) filling or excavating does not adversely or unreasonably impact on the natural environment, drainage conditions or adjacent properties.

(9) Assessment benchmarks and requirements

Table 9.4.6.3.1 Assessment benchmarks for assessable development and requirements for accepted development subject to requirements – if involving excavating or filling

Performance outcomes		Acceptable outcomes	
Excavating or filling			
PO1	Excavating or filling:- (a) does not cause environmental harm; (b) does not impact adversely on visual amenity or privacy;	**AO1.1**	Development provides that:- (a) on sites with a slope of 15% or more, or otherwise included in the Rural zone, the extent of excavation (cut) and fill does not involve a total change of more than 1.5m

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Performance outcomes		Acceptable outcomes	
	(c) maintain natural landforms as far as possible; and (d) is stable in both the short and long term.		relative to the natural ground level at any point; or (b) on sites with a slope of less than 15%, or not otherwise included in the Rural zone, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the natural ground level at any point; (c) no part of any cut or fill batter is within 1.5m of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation; (d) retaining walls are no greater than 1.5m high; (e) all stored material is:- (i) contained wholly within the site; (ii) located in a single manageable area that does not exceed 50m^2; and (iii) located at least 10m from any property boundary; and (f) any batter or retaining wall is structurally adequate. Note—retaining walls that are not works for reconfiguring a lot are defined as building work under the Act. They are not operational work and must be assessed under the provisions of the *Building Act 1975*.
		AO1.2	Excavating or filling is carried out in accordance with the standards specified in *AS3798-2007: Guidelines on Earthworks for Commercial and Residential Developments.*
PO2	Excavating or filling does not interfere with natural stormwater flows	**AO2**	Any excavating or filling does not restrict or interfere with overland flow.
PO3	Excavating or filling does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.	**AO3.1**	Development does not change flood flows, velocities or levels external to the development site. **OR** Development directs flows to a legal point of discharge that has a downstream system with sufficient capacity to convey the additional flows.
		AO3.2	For a retaining wall, stormwater flows are intercepted prior to flowing over the wall and directed to a legal point of discharge.
		AO3.3	Dams are constructed a minimum distance of 20m from the toe of the dam wall or water's edge to the boundary of the property.
PO4	Excavating or filling does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.	**AO4**	Development provides that:- (a) no contaminated material is used as fill; (b) for excavation, no contaminated material is excavated or contaminant disturbed; and (c) waste materials are not used as fill, including:- (i) commercial waste; (ii) construction/demolition waste; (iii) domestic waste;

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Performance outcomes		Acceptable outcomes	
			(iv) garden/vegetation waste; and (v) industrial waste.
PO5	Excavating or filling does not damage, obstruct, interfere with or increase the risk of damage to Council infrastructure or a service provider's infrastructure.	**AO5**	Development provides that:- (a) infrastructure is protected from damage during construction; (b) maximum and minimum soil cover is maintained to underground infrastructure in accordance with manufacturer's specifications; (c) access for the maintenance of services not obstructed or inhibited; and (d) the capacity or function of infrastructure is not reduced.

Table 9.4.6.3.2 Assessment benchmarks for assessable development only – if involving excavating or filling

Performance outcomes		Acceptable outcomes	
PO1	The location and extent of excavating or filling is consistent with the intended use of the site.	**AO1**	The extent of excavating or filling is in accordance with an existing development approval for a material change of use, reconfiguring a lot or building work (which has not lapsed).
PO2	Excavating or filling does not prevent or create difficult access to the property.	**AO2**	Driveways are able to be constructed and maintained in accordance with the requirements of the **Planning scheme policy for development works**.
PO3	Excavating or filling does not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material.	**AO3**	Excavating or filling is undertaken in accordance with the requirements of the **Planning scheme policy for development works**.
PO4	The transportation of materials in association with excavating or filling activities minimises adverse impacts on the road system.	**AO4**	Material is transported in accordance with the requirements of the **Planning scheme policy for development works**.
PO5	Excavating or filling does not damage, obstruct, interfere with or increase the risk of damage to Council infrastructure or a service provider's infrastructure.	**AO5**	Existing infrastructure:- (a) is not affected by the work; (b) remains in accordance with the **Planning scheme policy for development works**; or (c) is relocated or modified to comply with the **Planning scheme policy for development works**.

Table 9.4.6.3.3 Assessment benchmarks for assessable development only – requirements for infrastructure, services and utilities

Performance outcomes		Acceptable outcomes	
General requirements for Infrastructure, services and utilities			
PO1	Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.	**AO1.1**	Where available, development is provided with and connected to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services. Editor's note—the provision of telecommunications infrastructure is regulated in accordance with Federal Government legislation.

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Performance outcomes		Acceptable outcomes	
		AO1.2	In an urban area, electricity infrastructure is provided or relocated underground where:- (a) five or more new lots are created; (b) a new road is created; or (c) there is existing underground power in the vicinity of the development site.
		AO1.3	Where applicable, development is provided with street lighting in accordance with the requirements specified in the **Planning scheme policy for development works**.
		AO1.4	The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. OR Where the development is not within a sewerage service area,, onsite sewerage facilities are provided to service the development. Note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater.
		AO1.5	The development is provided with and connected to reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection. Note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.
PO2	Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which:- (a) ensures appropriate capacity to meet the current and planned future needs of the development; (b) is integrated with and efficiently extends existing networks; (c) minimises risk to life and property; (d) avoids ecologically important areas; (e) minimises risk of environmental harm; (f) achieves acceptable maintenance, renewal and adaptation costs; (g) can be easily and efficiently maintained; (h) minimises potable water demand and wastewater production; and (i) ensures the ongoing construction or operation of the development is not disrupted; (j) where development is staged, each stage is fully serviced before a new stage is released;	**AO2.1**	Infrastructure is planned, designed and constructed in accordance with Council's Priority Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
		AO2.2	Existing infrastructure is relocated or modified where necessary to ensure compliance with the **Planning scheme policy for development works** or where applicable, the requirements of the service provider.
		AO2.3	Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services.
		AO2.4	Infrastructure, services and utilities are located and aligned so as to:- (a) avoid disturbance of ecologically important areas; (b) minimise earthworks; and (c) avoid crossing waterways or wetlands.
		AO2.5	Where the crossing of a waterway or wetland cannot be avoided tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.

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Performance outcomes		Acceptable outcomes	
	(k) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; and (l) minimises visual and amenity impacts.	**AO2.6** **AO2.7**	The selection of materials used in the construction of infrastructure is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves best practice environmental management and energy savings. Access easements for maintenance purposes are provided over Council infrastructure within privately owned land.
Stormwater management infrastructure			
PO3	Development provides for the effective drainage of lots and roads in a manner that:- (a) maintains where possible major natural flow paths and catchment run-off characteristics; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and the surrounding land.	**AO3**	Drainage systems for development comply with the standards specified in the **Planning scheme policy for development works**.
Works over or near sewerage, water and stormwater drainage infrastructure			
PO4	Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO4**	Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the **Planning scheme policy for development works.**

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Table 9.4.6.3.4 Assessment benchmarks for assessable development only – stormwater and water quality

Performance outcomes		Acceptable outcomes	
PO1	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO1**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.4.6.3.6 (Construction Phase – stormwater management design objectives)** and **Table 9.4.6.3.7 (Post Construction Phase – stormwater management design objectives).**

Table 9.4.6.3.5 Assessment benchmarks for assessable development only – construction management (for operational work only)

Performance outcomes		Acceptable outcomes	
PO1	Air emissions, noise or lighting arising from construction activities and works do not adversely impact on surrounding areas.	**AO1.1** **AO1.2** **AO1.3** **AO1.4**	Dust emissions do not cause environmental nuisance beyond the boundary of the site. Air emissions, including odours, are not detectable at the boundary of the site. Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm.

Performance outcomes		Acceptable outcomes	
			Outdoor lighting complies with *AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.*
PO2	Construction activities and works provide for:- (a) the protection of the aesthetic and ecological values of retained vegetation; and (b) impacts on fauna to be minimised.	**AO2.1**	The health and stability of retained vegetation is maintained or enhanced during construction activities by:- (b) clearly marking vegetation to be retained with temporary fencing and flagging tape; (c) installing secure barrier fencing around the outer drip line and critical root zone of the vegetation; (d) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; (e) using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and (f) removing all declared noxious weeds and environmental weeds from the site.
		AO2.2	All works carried out in the vicinity of retained vegetation comply with *AS4970 Protection of Trees on Development Sites* and *AS4687 Temporary Fencing and Hoarding*.
		AO2.3	Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:- (b) all vacant hollows and nests are relocated or rendered unusable to prohibit fauna return during clearing works; and (c) all fauna is suitably relocated or humanely dealt with during the pre-clearing inspections or during clearing.
PO3	Vegetation cleared from a site is disposed of in a manner that:- (b) maximises reuse and/or recycling; and (c) minimises impacts on public health and safety.	**AO3**	Where vegetation is cleared, vegetation waste is appropriately disposed of (other than burning) in the following order of preference:- (b) milling for commercial timber products, landscaping or firewood; (c) on-site chipping or mulching unless it is likely to cause spreading of non-indigenous species; and (d) transportation off-site and disposal in an approved green waste disposal facility.
PO4	Construction activities and works, including associated traffic and parking generation, are appropriately managed to ensure that:- (b) existing utilities, road and drainage infrastructure continue to function effectively; (c) can be accessed by the relevant authority for maintenance purposes; (d) adverse impacts on the transport network and on the amenity of the surrounding area are minimised; and (e) the environmental values of water and the functionality of stormwater infrastructure are protected from the adverse	**AO4.1**	Existing utilities and road and drainage infrastructure are protected or relocated in accordance with the standards specified in the **Planning scheme policy for development works.**
		AO4.2	The costs of any alterations or repairs to utilities and road and drainage infrastructure are met by the developer.
		AO4.3	Traffic and parking generated by construction activities is managed in accordance with a Traffic and Parking Management Plan.
		AO4.4	Development is located, designed and constructed in accordance with an Erosion and Sediment Control Plan prepared in accordance with the requirements specified in the **Planning scheme policy for development works**.

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Performance outcomes		Acceptable outcomes	
	impacts of erosion, turbidity and sedimentation.		

Table 9.4.6.3.6 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Distribute area open for <12 months – 1 in 2 year ARI event; • Distributed area open for 12-24 months – 1 in 5 year ARI event; • Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • Potential soil loss; or • Monthly erosivity; or • Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS; and • Turbidity not >10% receiving waters turbidity; and • pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

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Table 9.4.6.3.7 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

Part 9

9.4.8 Ship-sourced pollutants reception facilities in marinas code

(10) Application

This code applies to assessable development identified as requiring assessment against the Ship-sourced pollutants reception facilities in marinas code by the tables of assessment in **Part 5 (Tables of assessment)**.

(11) Purpose and overall outcomes

(1) The purpose of the Ship-sourced pollutants reception facilities in marinas code is to ensure all marina development facilitates the installation, maintenance and availability of reception facilities for ship-sourced pollutants to prevent marina pollution.

(12) Assessment benchmarks

Table 9.4.7.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
PO1	Marina development provides facilities for the handling and disposal of ship-sourced pollutants.	**AO1.1**	Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewerage are provided at a suitable location at the marina. AND Facilities shall be designed and operated to ensure the risk of spillage from operations is minimised. AND Appropriate equipment to contain and remove spillages is stored in a convenient position near the facility and is available for immediate use. AND Boats visiting the marina are able to use the ship-sourced pollutants reception facilities. Editor's note—Refer to: Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.
		AO1.2	Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure. Editor's note—Reception facilities require compliance assessment under the *Plumbing and Drainage Act 2018*. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.

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