

Gympie Regional Council Planning Scheme

Citation and commencement

This planning scheme may be cited as the Gympie Regional Council Planning Scheme.

A notice was published in the Government Gazette No. 36 on 21 June, 2013 for the planning scheme for the Region of Gympie.

The commencement date for the planning scheme was 1 July, 2013.

Amendments to the planning scheme are included at Appendix 2.

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Part 1 About the planning scheme

1.1 Introduction

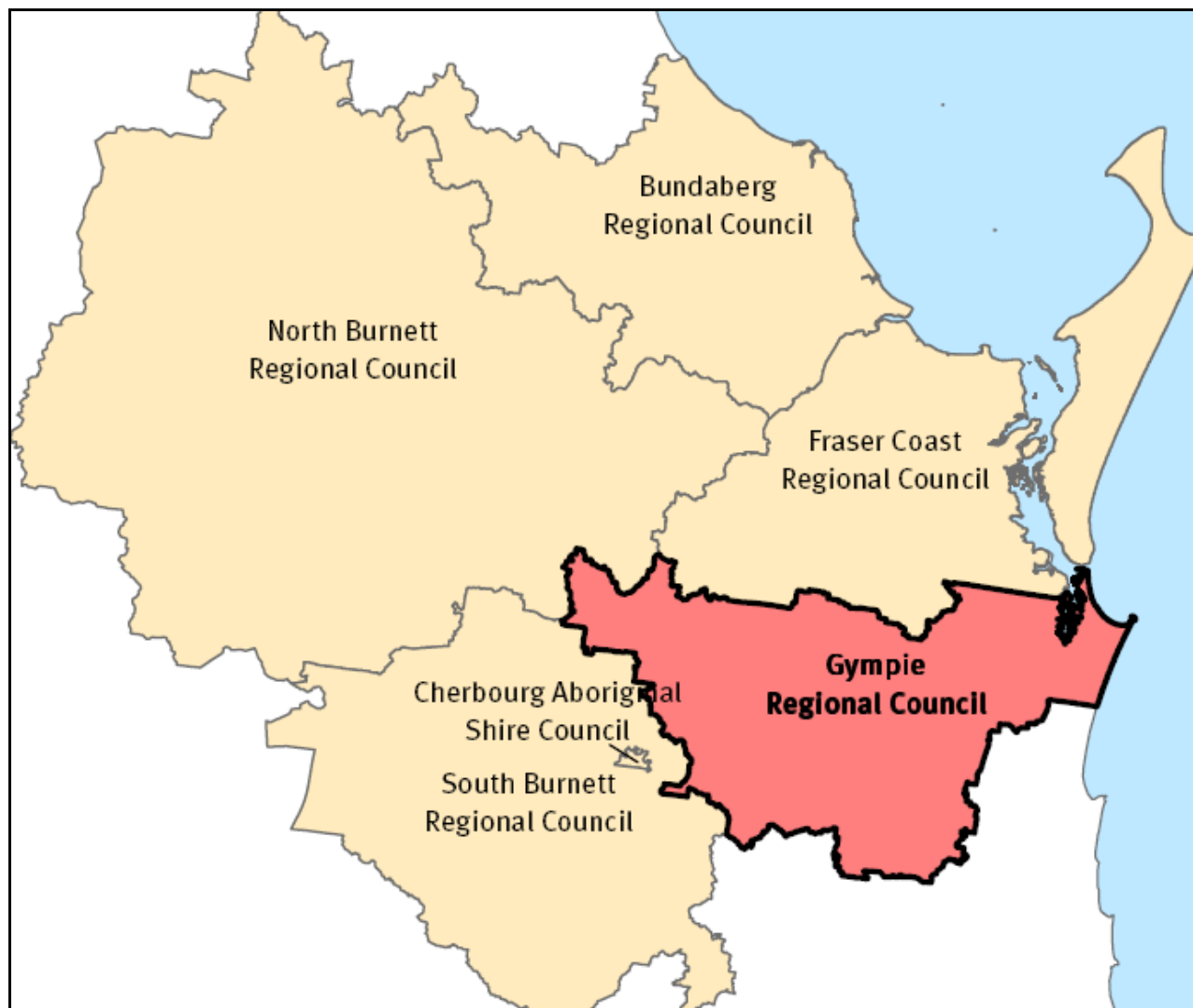
- (1) The Gympie Regional Council Planning Scheme (Planning Scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the Planning Scheme sets out the Gympie Regional Council's intention for the future development in the Planning Scheme Area, over the next 20 years.
- (3) While the Planning Scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (4) The Planning Scheme applies to the Planning Scheme Area of Gympie Regional Council, including all premises, roads, internal waterways and local government tidal areas.

Editor's note—State legislation may state that the Planning Scheme does not apply to certain areas, e.g. Strategic port land under the *Transport Infrastructure Act 1994*.

Map 1—Local government planning scheme area



Map 2–Local government context



1.2 Planning scheme elements

- (1) The Planning Scheme comprises the following elements:
 - (a) strategic framework;
 - (b) priority infrastructure plan;
 - (c) the following zones:
 - (i) Residential Living Zone;
 - (A) Cooloola Cove Precinct;
 - (B) Goomeri Precinct;
 - (C) Imbil Precinct;
 - (D) Kilkivan Precinct;
 - (E) Southside Local Development Area Precinct;
 - (ii) Residential Choice Zone;
 - (iii) Character Residential Zone;
 - (iv) Tourist Accommodation Zone;
 - (v) Principal Centre Zone;
 - (vi) District Centre Zone;
 - (vii) Local Centre Zone;
 - (viii) Specialised Centre Zone;
 - (A) Gympie Medical Precinct;
 - (B) Monkland Showroom Precinct;
 - (ix) Sport and Recreation Zone;
 - (x) Open Space Zone;
 - (xi) Low Impact Industry Zone;

- (A) East Deep Creek Local Development Area Precinct;
- (B) Victory Heights Local Development Area Precinct;
- (xii) Medium Impact Industry Zone;
 - (A) East Deep Creek Local Development Area Precinct;
 - (B) Victory Heights Local Development Area Precinct;
- (xiii) High Impact Industry Zone;
 - (A) East Deep Creek Local Development Area Precinct;
- (xiv) Waterfront and Marine Industry Zone;
- (xv) Industry Investigation Zone;
- (xvi) Community Purposes Zone;
 - (A) Aerodrome Precinct;
- (xvii) Environmental Management and Conservation Zone;
- (xviii) Extractive Industry Zone;
- (xix) Limited Development (Constrained Land) Zone;
 - (A) Historic Subdivision Precinct;
- (xx) Rural Zone;
 - (A) Aerodrome Precinct;
- (xxi) Rural Residential Zone;
 - (A) The Dawn Precinct;
 - (B) The Palms Precinct;
 - (C) Curra Precinct;
 - (D) Widgee Precinct; and
- (xxii) Township Zone.
- (d) there are no local plans;
- (e) the following overlays:
 - (i) Bushfire Hazard;
 - (ii) Conservation Significant Areas;
 - (iii) Flood Hazard;
 - (iv) Good Quality Agricultural Land;
 - (v) Heritage and Neighbourhood Character;
 - (vi) Key Resource Areas;
 - (vii) Potential and Actual Acid Sulfate Soils;
- (f) the following codes:
 - (i) Residential Living Zone Code;
 - (ii) Residential Choice Zone Code;
 - (iii) Character Residential Zone Code;
 - (iv) Tourist Accommodation Zone Code;
 - (v) Principal Centre Zone Code;
 - (vi) District Centre Zone Code;
 - (vii) Local Centre Zone Code;
 - (viii) Specialised Centre Zone Code;
 - (ix) Sport and Recreation Zone Code;
 - (x) Open Space Zone Code;
 - (xi) Low Impact Industry Zone Code;
 - (xii) Medium Impact Industry Zone Code;
 - (xiii) High Impact Industry Zone Code;
 - (xiv) Waterfront and Marine Industry Zone Code;
 - (xv) Industry Investigation Zone Code;
 - (xvi) Community Purposes Zone Code;
 - (xvii) Environmental Management and Conservation Zone Code;
 - (xviii) Extractive Industry Zone Code;
 - (xix) Limited Development (Constrained Land) Zone Code;
 - (xx) Rural Zone Code;
 - (xxi) Rural Residential Zone Code;
 - (xxii) Township Zone Code;
 - (xxiii) Reconfiguring a Lot Code;
 - (xxiv) Infrastructure and Operational Work (excluding Advertising Device) Code; and
 - (xxv) Building Matters Code;
 - (xxvi) Reconfiguring a Lot (subdividing 1 into 2) & Associated Operational Work Code (Statewide Code);
 - (xxvii) Community Residence Code (Statewide Code);
- (g) there are no structure plans for declared master planned areas';
- (h) there are no other master planned areas;

- (i) the following planning scheme policy:
 - (i) Planning Scheme Policy 1: Development Standards.

1.3 Definitions

- (1) The dictionary in Schedule 1 defines particular terms used in this instrument.
- (2) Terms not defined in Schedule 1 have the meaning given in the Act.
- (3) Terms not defined in the Act or in Schedule 1 have their common meaning.

1.4 Categories of development

- (1) The Planning Scheme states the category of development for all development in the Planning Scheme area.
- (2) In accordance with the Act, the categories of development are:
 - (a) exempt development
Editor's note—A development permit is not required for exempt development.
 - (b) self-assessable development
Editor's note—A development permit is not required for self-assessable development.
 - (c) development requiring compliance assessment
Editor's note—A compliance permit is required for development requiring compliance assessment.
 - (d) assessable development requiring code or impact assessment
Editor's note—A development permit is required for assessable development.
 - (e) prohibited development.
Editor's note—A development application or a request for compliance assessment cannot be made for prohibited development.
- (3) For the purposes of the Planning Scheme the categories of development are called levels of assessment.

1.5 Compliance with the planning scheme

- (1) The following rules apply in determining compliance with a code/s for self-assessable development:
 - (a) development must comply with the identified acceptable outcomes of the applicable code/s;
 - (b) where development does not comply with the identified acceptable outcomes of the applicable code/s the development becomes assessable development.
- (2) The following rules apply in determining compliance with a code/s for development requiring compliance assessment:
 - (a) development must comply with the applicable compliance code/s;
 - (b) development complies with the compliance code/s if it complies with the compliance outcomes.
- (3) The following rules apply in determining compliance with a code/s for code and impact assessable development:
 - (a) development complies with the code if it complies with the purpose of the code;
 - (b) development which complies with the code overall outcomes complies with the purpose of the code;
 - (c) development which complies with the performance outcomes complies with the code overall outcomes and the purpose of the code;
 - (d) where acceptable outcomes are identified for performance outcomes, development which complies with the acceptable outcomes complies with the performance outcomes, code overall outcomes and the purpose of the code.
- (4) Where development requiring impact assessment does not comply with the applicable code/s, development complies with the Planning Scheme if it is consistent with the strategic framework.
- (5) Where there is conflict between provisions within the Planning Scheme, the following rules apply:
 - (a) the strategic framework prevails over all other elements to the extent of the inconsistency;
 - (b) overlays prevail over all other elements (other than the strategic framework) to the extent of the inconsistency;
 - (c) zones prevail over local plans and other codes in Part 9 to the extent of the inconsistency except where it is identified in the local plan code that local plan provisions prevail over specific zone provisions;
 - (d) local plans prevail over other codes in Part 9 to the extent of the inconsistency.

- (6) Despite subsection 1.5 (5) above, a planning scheme may state in the purpose of a code that certain provisions may vary the rules in subsection 1.5 (5).

1.6 Building work regulated under a planning scheme

- (1) Section 86 of the Act provides that a planning scheme must not include provisions about building work to the extent the building work is regulated under the building assessment provisions unless permitted under the *Building Act 1975*.

- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are a code for integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the *Building Act 1975*).

- (3) The following building assessment provisions have been included in this Planning Scheme in accordance with sections 32 and 33 of the *Building Act 1975*:

- (a) designation of bushfire hazard areas;
- (b) alternative requirements for duplex housing to the Queensland Development Code (QDC) Part 1.3.

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

- designate, for the Building Code of Australia (BCA) as amended from time to time or the Queensland Development Code (QDC) as amended from time to time, matters prescribed under a regulation under the *Building Act 1975* (section 32);
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative planning scheme provisions under section 33 of the *Building Act 1975*.

1.7 Waterways and reclaimed land

- (1) Where a waterway or reclaimed land in the Planning Scheme Area is not covered by a zone the following applies:

- (a) if adjoined on both sides by land in the same zone—the waterway or reclaimed land is in the same zone as the adjoining land; or
- (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries; or
- (c) if the waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land.

1.8 Foreshores

- (1) The Planning Scheme Area includes all land within the basic territorial unit of the local government area. However, the area may also include additional territorial units such as foreshore areas and bathing reserves.

- (2) Where a foreshore area or bathing reserve (which is included in an additional territorial unit of the local government area under the *Local Government Act 2009*) is not shown as being included in a zone the following applies:

- (a) where included wholly or partly in the Open Space Zone, the foreshore or bathing reserve is included in the Open Space Zone; or
- (b) where included wholly or partly in a zone other than the Open Space Zone, the foreshore or bathing reserve is included in the Environmental Management and Conservation Zone; or
- (c) where not included in a zone, the foreshore or bathing reserve is included in the Environmental Management and Conservation Zone.

Part 2 State planning instruments

2.1 Regional plan

The Minister has identified that the Wide Bay Burnett Regional Plan (WBBRP) as it applies in the Planning Scheme Area is appropriately reflected in the Planning Scheme.

2.2 State planning policies

The Minister has identified that the following state planning policies are appropriately reflected in the Planning Scheme:

- (a) TSPP2/12 Planning for prosperity
- (b) SPP5/10 Air, noise and hazardous materials
- (c) SPP3/10 Acceleration of compliance assessment
- (d) SPP2/07 Protection of extractive resources
- (e) SPP1/07 Housing and residential development
- (f) SPP2/02 Planning and managing development involving acid sulfate soils.

The Minister has identified that the following parts of the listed state planning policies are appropriately reflected in the Planning Scheme:

- (a) SPP1/03 Mitigating the adverse impacts of flood, bushfire and landslide (in relation to flood and bushfire only).

2.3 Standard planning scheme provisions

The Minister has identified that the Queensland Planning Provisions version 2.0 dated 4 October 2010 are appropriately reflected in the Planning Scheme.

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) Mapping for the strategic framework is included in Schedule 2—Mapping.
- (3) The strategic framework is structured in the following way:
 - (a) There are six themes which include:
 - (i) Settlement pattern;
 - (ii) Rural futures;
 - (iii) Strong economy;
 - (iv) Natural systems and sustainability;
 - (v) Strong communities; and
 - (vi) Infrastructure and servicing.
 - (b) the strategic outcome/s sought for development in the planning scheme area for each theme;
 - (c) the element/s that refine and further describe the strategic outcome/s;
 - (d) the specific outcomes sought for each or a number of elements;
 - (e) the land use strategies for achieving these outcomes.
- (4) Although each strategic outcome theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

3.2 Strategic Vision

The Strategic Vision for the Planning Scheme is that the Region will have:-

- (1) **An enviable lifestyle and strong, well-managed population growth** – The Region's population growth and urban development is well managed, allowing economic development but retaining the social connection, environmental assets and lifestyle. Residential development is well-planned, safe and environmentally efficient, creates supportive environments for health and wellbeing, within the means of the majority of the population and provides convenient access to services, facilities and employment. Settlements in the Region have adjusted to natural hazards, including flooding and bushfire, through avoiding areas of significant risk or where appropriate, designing buildings to manage the hazard and utilising resilient building materials. High levels of amenity are maintained, scenic vistas preserved and a rural feeling of space retained. Revitalisation of the rural and coastal townships will have maintained and enhanced the 'village' atmosphere, with strong community cohesion.
- (2) **Investments in infrastructure that match the strong population growth in the Region** – Infrastructure meets the needs of the growing population and underpins the economic growth of the Region. The Southside of Gympie and surrounding areas are well connected to the broader Gympie Centre, via improved flood-free access. There are improved public and active transport systems and an improved major highway network that allows easy, safe and convenient travel within the Region, to Brisbane and South-East Queensland and to western and northern centres.
- (3) **Greater strength and diversity of economy** – The Region's economy has capitalised on the opportunities presented by its proximity to the supplies and markets of the Sunshine Coast and South East Queensland. Opportunities to address the un-met demand for industrial land within the Sunshine Coast are maximised, building industry potential and diversity within the Region. The development of tourism, food production and processing, forestry, manufacturing, aviation and marine industry sectors forms a firm foundation for a vibrant and sustainable regional economy, providing career-based employment for current and future generations. Additional opportunities in aged care, creative services, education, renewable energy and climate-smart technology have emerged and prospered in response to demographic change and community expectations.
- (4) **Adequate community facilities and services that meet the needs of a growing and diverse population** – The Region has an equitable distribution of medical and social services, a diversity of cultural and creative arts opportunities and excellent sport and recreation facilities, supporting a high quality of life, a healthy, socially cohesive and culturally diverse community, attracting people of all ages to remain in or return to the Region.
- (5) **Well-managed and protected environmental reserves and natural assets** – The Region's significant natural assets, including the Great Sandy Straits, Mary River and abundant National Parks and Reserves, are highly valued by the community and are protected and well managed, balancing

the preservation and enhancement of biodiversity with the economic viability of appropriate uses, such as nature-based recreation and eco-tourism.

- (6) **Well-managed and valued heritage assets** – The Region’s natural and cultural heritage is assessed, conserved and protected. It is appropriately interpreted and maintained to support cultural identity and diversity, local appreciation and tourism. The celebration of the Region’s heritage focuses on, but is not limited to, respect and appreciation of Indigenous culture, the contribution of rural activities and timber-getting, the significance of gold-mining and the cultural attachment to the built-environment.

3.3 Settlement pattern

Context

Gympie Region centres on the town of Gympie and comprises a range of settlements, including small rural towns and villages, substantial coastal settlements and substantial rural residential areas.

Gympie

Gympie comprises the original town, its growing suburban outskirts (notably around Southside) and a rural residential fringe. It is characterised by –

- Its moderate growth rate, which is expected to continue, mainly because of reasonable relative housing costs, local infrastructure projects and proximity to the Sunshine Coast.
- Varied topography, notably including the valley and ridges defining the town centre and the floodplains flanking the Mary River and its tributaries. The valley and hills create the town centre’s distinctive setting and the hills highlight many of the town’s pre-war houses, echoing relationships with the past. The floodplains – most visible from the Bruce Highway’s southern approach – limit development and ensure that the strong and highly visible connection between town and country remains in perpetuity.
- A relatively low residential density. Most people live in houses on relatively large lots, with most recent development occurring on the Southside. A range of living options are available, however further opportunities exist to establish a more compact settlement pattern, comprising a range of multiple dwellings and small lot housing, in close proximity to centres, services and infrastructure. The Southside Local Development Area Precinct has the potential to accommodate significant future residential growth in the medium to longer term, however to ensure efficient use of the land, structure planning is anticipated to be undertaken prior to any significant development occurring.
- A substantial amount of rural residential development at various locations around Gympie, the availability of which as a lifestyle choice is, like large residential lots, a core Gympie value. There is a commitment toward its continuation, though by way of consolidation rather than expansion into other localities, in recognition of its capacity to erode rural production and character values as well as the difficulty in providing appropriate servicing of these areas.
- A number of industrial locations. The emerging concentration of larger scale and higher impact industry around Glanmire is logical from the perspectives of geography and transport, so its expansion is facilitated, including a logical extension to the north, following the Bruce Highway by-pass route. Land within the Victory Heights Local Development Area Precinct has the potential for low impact industrial uses to locate west of Ascot Road and medium impact industrial uses to the east. Land within the East Deep Creek Local Development Area Precinct has the potential for a mix of medium and high impact industrial uses, subject to sufficient buffering of surrounding non-industrial land uses. Structure planning is anticipated to be undertaken within the local development area precincts, prior to any significant industrial development occurring, to ensure efficient use of the land. Significant small scale industrial localities relatively close to the town centre provide useful access to more frequently used services, although only limited expansion of low impact and service industries is envisaged. Areas at Kybong and Toolara Forest have the potential, subject to further investigation and the completion of the Cooroy to Curra Bruce Highway Upgrade, to accommodate longer-term industrial growth most likely beyond the life of the planning scheme.
- A well defined and economically and socially valuable town centre supported by a series of smaller centres. The town centre is distinguished by its valley setting and the strong links it displays with Gympie’s gold rush heritage, most evident in some extraordinary pre and post Federation-era buildings. Preservation of these values is important to Gympie’s identity. The centre is flanked by two destination retail nodes at the eastern and western ends of the centre, on Mellor and Duke Streets respectively, consolidation but not expansion of which is facilitated. Medical related uses are consolidated and expanded upon within the Gympie Medical Precinct, surrounding the Gympie hospital. Highway related showroom and fast food activity has occurred along significant stretches of the Highway, though there is a concentration on the Bruce Highway / Lawrence Street corner, which also contains substantial local

commercial services. Large retail showrooms are accommodated in the Monkland Showroom Precinct, which includes the Bunworth Park estate, off Brisbane Road.

- Constraints to development are set by flooding, relatively steep slopes that create traffic planning challenges and surrounding productive agricultural land.

Rural Settlements

Gympie Region's rural towns – the larger of which are Imbil, Kilkivan and Goomeri – are significant more in terms of their small town character and strong communities than their capacity to generate significant growth. The residential areas of these rural towns have been included within precincts to delineate the expectation that larger lot sizes will be maintained to preserve the existing character. The towns support generally small scale rural-based industries, though Imbil is notable for its timber industry and its tourism potential, courtesy of its being on the fringe of the Sunshine Coast hinterland and the terminus for the Mary Valley Heritage Railway journey. Of the rural towns, it displays most growth potential. From a planning perspective, little growth is anticipated in the rural towns and planning for them is largely about managing character and local rural industries.

The rural residential settlements of Curra, The Palms and Widgee are sizeable but relatively isolated communities with few local services. Occasional piece-meal subdivision has occurred in recent years, but there are topographical and hazard related constraints to growth, therefore further intensification is discouraged, as the relative isolation in each case poses servicing difficulties that should not be exacerbated. The rural residential settlement of The Dawn is also sizeable, however further intensification is discouraged, given that re-subdivision of the existing development pattern would considerably detract from the distinct semi-rural character and high level of amenity. Curra, The Palms, Widgee and The Dawn have all been included in precincts to delineate the expectation that larger lot sizes will be maintained within these areas, as opposed to other more conveniently located and less constrained areas of rural residential development where consolidation and higher lot yields are foreshadowed.

Coastal Settlements

The coastal settlements comprise Rainbow Beach, Tin Can Bay and Cooloola Cove, each of which perform distinctive roles.

Rainbow Beach is a significant seaside resort town in its own right and tourist gateway to Fraser Island, the Cooloola National Park / Double Island Point and Inskip Point. As the town's main role is to support beach visits and camping, tourist activity is relatively low key, mainly limited to shops and food and beverage outlets. There is a range of accommodation types, including houses, holiday apartments, motels and caravan parks, but the vast majority of visitors camp, either in Cooloola National Park or Inskip Point. Campers can number in the thousands in high periods like Easter. Local industry is associated with local development and support services for the local tourist population and the tourism industry.

There are no current influences suggesting any change to current growth trends. However, the possibility of improved access to the Sunshine Coast, such as through an upgrade to the existing Cooloola Way, poses the prospect of a significant increase in both tourist and population growth; it is noted that there is no current proposal. It is significant that Rainbow Beach's growth is moderately constrained by surrounding National Park, State land and coastal hazards.

Tin Can Bay sits in a serene waterfront setting focusing on a partial peninsula formed by Snapper Creek and the southern end of the Great Sandy Straits. Its origins are in a combination of timber, fishing and boating industries, but tourism has assumed greater prevalence in recent years, with dolphin feeding, fishing and boating holidays prominent attractions. Mainly because of the geographical constraints of the town's early development, commercial development has occurred in a relatively haphazard manner. More recently, a clearer distinction has emerged between tourist and marine related development in the peninsula section and along Snapper Creek and commercial development on Groper Street and that has worked practically.

The Wide Bay Training Area to the north and west of Tin Can Bay is a significant Defence facility that is to be protected from the adverse impacts of development.

Like Rainbow Beach, current growth trends are likely to continue. Low-lying land and waterways prevent expansion in any direction other than southward, but that aside, expansion is relatively unconstrained.

Cooloola Cove is a relatively modern residential community south of Tin Can Bay. Originally a stand-alone residential subdivision, it has more recently acquired commercial development, so that it effectively provides

support commercial facilities to the wider community that includes Tin Can Bay and Rainbow Beach. Growth trends are likely to continue and that is facilitated by a relative lack of development constraints. The historical 'regulated subdivision' area of Cooloola Cove has been included within a precinct to delineate the expectation that larger lot sizes will be maintained.

Editor's note—Commonwealth land is not subject to the Planning Scheme provisions.

3.3.1 Strategic outcomes

- (1) Gympie will accommodate the majority of the estimated 22,000-person population growth in the Region for the next 20 years at Southside and Victory Heights, providing access to commercial and community services, major employment opportunities and urban infrastructure. The Cooloola Coast district will continue to attract substantial growth in population as a result of the coastal lifestyle, with opportunities for access to local community services, employment and shopping. Opportunities for urban expansion of Imbil, Kilkivan and Goomeri are anticipated within the capacity of urban infrastructure.
- (2) The urban form establishes a clear hierarchy of commercial centres, facilitates an increase in the density and diversity of residences, enhances opportunities for industrial expansion and diversity, is compact and promotes self containment and walkable neighbourhoods and integrates built form and land use distribution with green space.
- (3) Rural towns and settlements continue to provide alternative lifestyle options, access to services, opportunities for employment and economic activity at a local level.
- (4) The risk to life and property from natural and man-made hazards is avoided or mitigated.

Table 3.1 Theme components – Settlement pattern

3.3.2 Elements	3.3.3 Specific outcomes
(1) Growth – the established urban areas of the Gympie Region are expanded to accommodate the Region's projected growth for the next 20 years.	<ul style="list-style-type: none"> (a) Broad-hectare land in locations identified on the Strategic Plan Map is protected to accommodate significant proportions of residential and industrial growth; (b) Areas in Southside, Victory Heights, East Deep Creek, Cooloola Cove, Tin Can Bay, Rainbow Beach, Kilkivan, Goomeri and Imbil that are contiguous to existing serviced areas develop in an orderly fashion for residential and/or industrial activities taking into account local circumstances and constraints; (c) Structure planning of the local development areas at Southside (residential purposes), Victory Heights (employment purposes) and East Deep Creek (employment purposes) is undertaken in the short term to ensure that medium to long term growth occurs in an efficient and logical manner. (d) Consolidation of urban centres is encouraged through in-fill and re-development in appropriate locations; (e) Undeveloped sites within existing urban areas are investigated to realise their best land use potential; (f) Opportunity to subdivide allotments in existing urban areas is maximised, while ensuring that there is no adverse impact on amenity or character; (g) The use of land in close proximity to town centres facilitates an increase in population density; (h) Higher density residential development that is designed to minimise its impact on amenity and character is preferred on serviced lots in close proximity to the Gympie City centre and key suburban centres; (i) Use of land for urban purposes in areas affected by natural hazards is avoided; (j) Coastal-dependent land uses are located adjacent to tidal water in preference to other land uses;
(2) Urban form – towns are well-defined, serviced and provide their residents with opportunities to work, relax and socialise in close proximity to their homes.	<ul style="list-style-type: none"> (a) Commercial centres develop as a co-ordinated network that supports and reinforces the identified role of each centre within the network identified on the Strategic Plan Map; (b) The Gympie central business area and core retail area is the Principal Centre for the Region providing the highest order of commercial, community and cultural services and facilities in the Region; (c) Larger-scale office or commercial activities locate in the Principal or District Centres; (d) District Centres that do not compromise the primacy of the Gympie Principal Centre are located at Duke Street, Excelsior Road, Mellor Street, Pinewood Avenue, Southside, Imbil, Kilkivan, Goomeri and Cooloola Cove;

3.3.2 Elements	3.3.3 Specific outcomes
	<ul style="list-style-type: none"> (e) Opportunity to establish bulky goods outlets and retail warehousing is provided at Monkland; (f) The Gympie Medical Precinct consolidates as a centre providing integrated and enhanced medical services at both local and regional levels; (g) Local Centres at Old Maryborough Road, Tozer Street, Stewart Terrace, Crescent Road, Red Hill Road, Mount Pleasant Road, Monkland, Tin Can Bay and Rainbow Beach provide access to services at a local level; (h) Industrial, commercial and other high-employment generating activities are located in areas of high accessibility; (i) Industry Investigation areas at Kybong are identified to preserve land for longer term employment purposes, dependent upon detailed planning and the completion of the Bruce Highway upgrade; (j) Industry with high impacts establishes in areas where amenity is already compromised, particularly east of the Cooroy-Curra bypass alignment at East Deep Creek and potentially at Toolara Forest in the longer term, subject to maximum mitigation of those impacts; (k) Low to medium impact industry is located in existing industrial areas that represent expansion of existing areas or on identified new sites, including the local development area at Victory Heights; (l) Land uses that are not compatible with existing or future industrial activities are not established in industrial areas; (m) Higher density residential development optimises the opportunity presented by the central location of higher-order retail, employment and community facilities; (n) Increased residential densities are accommodated in close proximity to Principal and District Centres at a scale that accords with infrastructure capacity and the nature of surrounding development; (o) Residential expansion is provided in close proximity to a wide range of social, community and physical infrastructure; (p) Areas of urban green space are provided and maintained to create a visual break in the urban form; (q) Existing open space areas are connected, where practicable, through the provision of additional open space as part of new development;
<p>(3) Rural towns and settlements – the Region’s rural towns and settlements are dynamic and appealing places that are the hubs of activity for their communities.</p>	<ul style="list-style-type: none"> (a) The role of existing rural towns and settlements in providing local services is enhanced, while protecting local character; (b) Rural centres and townships include a range of small-scale retail, business and industrial activities to facilitate growth in services and provide employment opportunities; (c) Rural residential development provides a legitimate life-style choice in close proximity to services and infrastructure; (d) New rural residential development is consolidated in areas with good access to services close to Gympie, north of the City and on the Southside, and Imbil, Kilkivan and Goomeri as identified in the Regional Plan and the Strategic Plan Map; (e) Other existing rural residential areas will maintain existing settlement patterns but will not be expanded; (f) Where existing environmental or natural hazard constraints exist, no further subdivision of rural residential areas will occur;

3.3.2 Elements	3.3.3 Specific outcomes
(4) Hazards – the avoidance or mitigation of hazards provides for the protection of life, property and valuable infrastructure.	<ul style="list-style-type: none"> (a) Development, including infrastructure, is provided with the best practicable protection from the effects of natural hazards; (b) Areas of new urban development within coastal hazard areas is avoided; (c) The ability of existing urban centres within coastal hazard areas to resist those hazards is facilitated through the development of adaptation strategies that provide counter measures addressing each specific threat; (d) Development considers the appropriateness of land use and employs necessary built form outcomes to minimise flood risk; (e) Development does not increase the number of people located permanently or temporarily in areas subject to bushfire risk; (f) Land use activities that involve inherent off-site risks are not located adjacent to or involve an increase in the level of risk to sensitive receiving environments; (g) High impact industries are co-located in areas where the effects of impacts are already experienced; (h) Development on lots subject to man-made hazards considers the implications of those hazards on the proposed land use; (i) New sensitive development is separated from existing hazards or areas identified for future hazardous industries or activities; (j) Development of lots affected by unexploded ordnance causes no increase in the risk of exposure to any such ordnance; (k) Consideration is given to the compatibility of previous and proposed uses of contaminated land;

3.4 Rural futures

Context

The role of the Planning Scheme in rural futures is to preserve productive agricultural land, provide opportunities for a wide variety of rural pursuits, food production and innovative rural businesses and facilitate, where appropriate, suitable non-rural activities, including extractive activities. Rural areas can provide suitable locations for non-rural activities that hold significant benefits to a local or wider community, but where circumstances or characteristics are such that they are not suited to conventional urban areas.

3.4.1 Strategic outcomes

- (1) The capacity of productive rural lands to contribute to the Region's economy and community health is protected from incompatible land uses, enhancing the interdependence of urban and rural communities.
- (2) The rural production base of the Region is broadened to accommodate the widest diversity of productive land uses as is practicable.
- (3) Rural areas recognise that different localities within the Region have the capacity to support varying intensities of the same rural activities.
- (4) Non-rural activities that are ancillary or subsidiary to principal rural land uses are encouraged to widen the economic base for rural production provided that rural production in surrounding areas is not alienated.
- (5) Extractive resources in rural areas are protected for effective and sustainable exploitation consistent with demonstrated community need.

Table 3.2 Theme components – Rural futures

3.4.2 Elements	3.4.3 Specific outcomes
(1) Productive rural land – protection of rural resources for effective utilisation.	<ul style="list-style-type: none"> (a) The potential for economic benefit from the rural utilisation of land resources is maintained and enhanced; (b) Good quality agricultural and strategic cropping lands are preserved; (c) Consolidation of allotments containing good quality agricultural and strategic cropping lands is encouraged; (d) Productive rural land is protected from intrusion of incompatible development;

3.4.2 Elements	3.4.3 Specific outcomes
	<ul style="list-style-type: none"> (e) Land uses that are incompatible with rural production activities and practices are not established in the rural zone or are separated from rural uses to ensure that existing and future rural activity is protected from the intrusion of incompatible land uses; (f) The assessment of impacts and potential conflicts between rural pursuits and other activities that are necessarily located in rural areas is conducted on a site-by-site basis;
(2) Rural production diversity – the commercial viability of rural areas is enhanced through an increase in the type, scale and capacity of rural land uses.	<ul style="list-style-type: none"> (a) Rural areas continue to support traditional activities and allow for the establishment of alternate industries such as private forestry and aquaculture; (b) Diversification of rural activities to include new and emerging industries and on-farm value-adding is facilitated; (c) variety of rural activities is encouraged provided that environmental and off-site impacts are mitigated; (d) Rural activities that have potentially adverse environmental impacts implement management plans to mitigate their effects and are separated from sensitive receiving environments;
(3) Rural production intensity – rural areas provide for the establishment of rural industries at intensities that are appropriate in the local circumstances.	<ul style="list-style-type: none"> (a) The scale of production in rural areas is consistent with the capacity of the land and the locality in which it is located; (b) Rural areas in the coastal region provide for small scale rural activities that reflect the fragmented nature of rural holdings in this precinct;
(4) Non-rural uses – rural industry is supported by and protected from the intrusion of incompatible land uses	<ul style="list-style-type: none"> (a) Non-rural activities that are ancillary to and associated with the rural use of land are encouraged; (b) Ancillary services and accommodation provided on-site for the use of workers employed on that holding are supported, subject to consideration of impacts on the environment and the long-term productive capacity of the land; (c) Value-adding to products grown or manufactured on-site forms part of the rural use provided that those activities remain subsidiary to that use; (d) Opportunities to establish tourism activities in rural areas respect the natural and rural setting; (e) Eco and rural-based tourism development is established at an appropriate scale that mitigates impacts on the rural values and avoids impacts on the environmental and scenic values of the area; (f) Non-rural activities in rural areas do not compromise rural production in surrounding areas; (g) Non-rural activities are not established in rural zones or are separated from rural uses to ensure that existing and future rural activity is protected from the intrusion of incompatible land uses
(5) Extractive resources – the value of extractive resources identified on the Strategic Plan Map is realised with an acceptable level of impact on the environment and lifestyle quality.	<ul style="list-style-type: none"> (a) The impacts of incompatible development on the ability to exploit known extractive resources are prevented; (b) Non-rural land uses that are incompatible with extractive industry do not establish in rural areas or provide sufficient on-site buffering to eliminate any impacts; (c) Exploitation of extractive deposits are managed such that adverse environmental and amenity impacts are maintained at an acceptable level; (d) Extractive industry operations, including haul routes, should avoid significant adverse effects on the natural features, safety and amenity of the locality. (e) Extractive industry operations contain any significant adverse impacts within the site and screening of activities is provided to protect the landscape character of rural areas.

3.5 Strong economy

Context

The Gympie Region's economic base is predominantly rural, but with a strong and growing regional centre. It is physically and economically diverse offering multiple business location options. It is strategically positioned

to provide excellent access to the south east market and beyond, and to provide linkages between the south east and the north, north-west and south-west. It has a natural buffer provided by timber plantations and native forests that prevent it from becoming an indistinguishable part of a larger conurbation. It has a strong manufacturing base, strong linkages within its agricultural sector with well developed supply chains, vertical integration and value adding. It is home to some of Australia's market leaders in the food processing and timber processing/ timber value adding sectors, including Nestle, Nolan's Meats, J Smith & Sons, Carter Holt Harvey and Laminex. The Aerodrome Precinct facilitates opportunities for the expansion of aviation related uses, adjacent to the Gympie Aerodrome at Kybong. Because of its history (notably gold rush related) and a moderate travelling distance from Brisbane, it has significance as a tourist destination, though mainly on a drop-in basis for Bruce Highway motorists. The Region's wealth of natural assets enhances its potential for tourism diversity and marine industry development, subject to responsible custodianship of those assets. The role of the Planning Scheme is to protect existing economic resources and enhance the opportunities for expansion, in both scale and diversity, of the Region's economic base.

3.5.1 Strategic outcomes

- (1) The Region's economic credentials are founded on strength and diversity of industry, creativity and service provision that capitalises on its locational advantages and natural assets, improving job self sustainability and maximising self-containment of regional economic activity.
- (2) Economic development is enhanced by infrastructure that strengthens and develops linkages with the rest of Queensland, particularly the South East.

Table 3.3 Theme components – Strong economy

3.5.2 Elements	3.5.3 Specific outcomes
(1) Economic strength and diversity – creation of an environment that enables the business community to take advantage of opportunities to build linkages throughout and beyond the Region	<ul style="list-style-type: none"> (a) Natural resources and rural land uses that contribute significant economic benefits to the community are protected for use when needed; (b) The ability of the Region's manufacturing industry to process local products or to manufacture components and equipment used in local industries is enhanced; (c) Timber processing, from source to product manufacture, is provided the means to maintain and enhance its contribution to the regional and State economy in a sustainable fashion; (d) The fundamental role provided by the key industries in the Region is recognised, facilitating ongoing development in these industries; (e) Development facilitates and co-ordinates the development of niche industry clusters of tourism, the equine industry and agribusiness and food production; (f) The opportunity to establish or expand niche industries focusing on agriculture, rural activity and nature-based tourism, in the Mary Valley and the Cooloola Coast, culinary and equine-based tourism, in the Goomeri/Kilkivan area, is supported; (g) Rainbow Beach and Tin Can Bay provides opportunities for development that protects and enables access to the district's natural assets and recognises the significance of tourism as a key economic driver; (h) The contribution of marine and tourism activities to the Region's economy are maintained and enhanced; (i) The fishing industry at Tin Can Bay is protected from the intrusion and impacts associated with incompatible development; (j) Land in the vicinity of the Gympie Aerodrome is investigated as a potential centre for an aeronautical-based industry and business park or other aerodrome-dependent activities; (k) Rural areas, particularly good quality agricultural and strategic cropping lands, are protected to maintain a productive role that reflects their existing characteristics and future potential; (l) The Stock Route Network is protected from land uses that have the potential to impact on the capacity of the Network; Editor's note—The location of the Stock Route Network is depicted on SRN Advisory Maps 1-9. (m) Except where it passes through the towns of Kilkivan and Goomeri, the Stock Route Network is accorded the same level of protection from incompatible land uses as productive rural lands;
(2) Infrastructure provision – industry development,	(a) Regional infrastructure offers a competitive advantage to businesses, strengthening economic performance and reinforcing the Region's locational advantages;

3.5.2 Elements	3.5.3 Specific outcomes
strengthening of business relationships and economic activity is supported by appropriate infrastructure	(b) The role of the State rail network and the Region's highways in supporting business development is protected; (c) Major expansion of industrial development in close proximity to the Cooroy-Curra Bypass is prioritised and adequately linked to the state's road and rail freight network; (d) Ensure the investigation of new transport hubs and/or distribution facilities in the region consider broader freight market relationships and enhance freight movement through the integration and performance of individual modes of transport; (e) An assessment of the regional road network's capacity to provide B-double and large vehicle access to key <i>industrial</i> and logistical locations is undertaken; (f) Expansion of industrial development at East Deep Creek and Victory Heights Local Development Area Precincts, ensures efficient use of the land and integration with existing and planned infrastructure through the completion of a structure planning exercise;

3.6 Natural systems and sustainability

Context

The Gympie Region lies within the central coastal section of the south-east Queensland bioregion. The region is considered one of the richest areas of biological diversity and endemism in Australia. The Region also retains the distinction of containing significant portions of both coastal plains and adjacent hills and ranges, considered to be prominent landscape features within the south-east Queensland bioregion. Major areas of ecosystem significance include heathlands, wetlands and forests of the Cooloola Coast, forested ranges of Neerdie, Goomboorian, Wolvi and the Beenham Valley, rainforests and tall sclerophyll forests of Mothar Mountain and Traveston, large forestry areas and surrounds of Borumba, Imbil, Kandanga, Amamoor and Glastonbury and the Mary River environs. Areas around Glen Echo and alongside Barambah Creek bounding the Shire Border near Boobyjan also contains major areas of ecosystem significance. Opportunities to maintain and enhance these assets form an intrinsic role of the Planning Scheme.

3.6.1 Strategic outcomes

- (1) The condition, extent, diversity and connectivity of important natural features are protected from inappropriate development to maintain and enhance their biodiversity values.
- (2) The Region's water, land and air resources are managed on a sustainable basis, maintaining their availability for sustainable use and facilitating their contribution to the Region's ecosystem health, liveability and prosperity.
- (3) New development demonstrates a commitment to the reduction in reliance on non-renewable resources and the generation of greenhouse gas emissions.

Table 3.4 Theme components – Natural systems and sustainability

3.6.2 Elements	3.6.3 Specific outcomes
(1) Environmental protection and conservation – the intrinsic values that contribute to the Region's environment and biodiversity, attraction and liveability are protected.	(a) Ecosystems and natural resources are protected and managed to enhance their capacity to support and conserve biodiversity; (b) Areas of ecological significance, particularly local components of the Great Sandy Biosphere, are identified, protected, maintained and enhanced; (c) The impacts of development on habitat fragmentation are reduced and areas of ecological significance, including movement corridors, are enhanced through rehabilitation of degraded areas; (d) Opportunities for the establishment, protection, management, rehabilitation and enhancement of identified movement corridors are accommodated; (e) Development in or adjacent to significant wetlands of the Great Barrier Reef catchment prevents the loss or degradation of the wetland and improves the quality of water entering the wetland; (f) Urban development does not impact on waters mapped as being of high ecological value or declared fish habitat areas;

3.6.2 Elements	3.6.3 Specific outcomes
	<ul style="list-style-type: none"> (g) Development is located outside significant wetlands and is planned, constructed and operated to avoid adverse impacts on the wetlands; (h) The riparian amenity and habitat of the Region's waterways, wetlands and foreshores are retained, enhanced and restored; (i) Development proposals in or adjacent to areas of ecological significance will be compatible with the values of those areas; (j) In urban areas, where development cannot be avoided in areas of High Ecological Significance, impacts should be minimised and offset; (k) Forms of development that are likely to create adverse impacts on the functions and values of habitat areas will not be supported;
<p>(2) Natural resource management – the use of natural resources provides a sustainable addition to the Region's economy.</p>	<ul style="list-style-type: none"> (a) Significant natural resources are identified, managed and protected to enhance their economic, communal and environmental values; (b) Ensure that significant natural resources can be accessed and developed without being prejudiced by incompatible development; (c) Management of natural resource operations ensures that significant environmental harm or unreasonable disruption to the amenity of sensitive environments is prevented; (d) The quality of the region's water (ground and surface), land and air resources is protected from the impacts of development; (e) Specific management techniques must be incorporated into development to avoid the harmful consequences of disturbing or generating acid sulphate soils; (f) Filling in floodplains, erosion, run-off, siltation and other forms of water pollution are minimised and natural drainage patterns are retained or restored where practical; (g) Water is planned and managed as a valuable and finite regional resource on a total water cycle basis, balancing the uses of water and its role in the natural, urban and rural environment; (h) Water storage catchments identified are protected from inappropriate development; (i) Water sensitive urban design principles are integrated into infrastructure planning and urban development and are consistent with the principles of total water cycle management; (j) Coastal resources and values are managed to maintain natural processes and protect safe and sustainable coastal development that minimises its impacts on these resources; (k) Physical coastal processes and the natural fluctuations of landforms continue to occur in a natural way, without human interference; (l) The scenic values of the coast are protected from the impacts of urban development; (m) Opportunities for public access to the foreshore and coastal waters are maintained while conserving coastal resources; (n) Maritime development and supporting activities are accommodated in locations within the Tin Can Bay and Carlo Point settlement areas; (o) Development management recognises the need for a risk-averse strategy dealing with the vagaries of climate change; (p) Development is not placed at risk from coastal hazards, taking into account the likely effects of climate change, coastal erosion, permanent inundation due to sea level rise and storm tide inundation; (q) Development is appropriately located to provide protection from the impacts of flooding from the Region's watercourses;
<p>(3) Sustainable development – sympathetic design for climate creates more sustainable design and lifestyles.</p>	<ul style="list-style-type: none"> (a) Development contributes to a reduction in the generation of greenhouse gas emissions; (b) Patterns of urban development are established that reduce the generation of vehicle trip frequency and distance and by encouraging an increase in the provision of public transport and encouragement of walking and cycling as viable transport options; (c) Increase the local provision of renewable energy and low emission technology; (d) Increase stored carbon through the retention or planting of vegetation and other land management practices; (e) The efficient use and re-use of water is promoted to manage consumption of

3.6.2 Elements	3.6.3 Specific outcomes
	natural resources; (f) Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning;

3.7 Strong communities

Context

The Gympie Region has many assets that contribute to the liveability and prosperity of the area. The Region has attracted many retirees and young families with a relaxed and affordable lifestyle. Increasingly traditional family farms are being taken up as lifestyle hobby farms and for rural residential living. Residents value the Region's scenic environment, the strong sense of community, friendly people, community involvement, the strong economy, and the facilities and services available. The Planning Scheme faces the challenges in providing services to meet growing demands, managing development, meeting the needs of an ageing population and sustaining affordable housing and services.

3.7.1 Strategic outcomes

- (1) Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational and community opportunities in serviceable locations that respond to community needs.
- (2) Housing diversity within the Region addresses the changing nature of households and the higher proportion of aged persons, facilitating a greater choice of appropriate housing, increased affordability and opportunities to retain population within their communities.
- (3) The unique cultural heritage and diversity of the Region is acknowledged and protected.
- (4) A community that is planned, designed and managed so that it is sustainable, safe and able to respond to the changing environment and community landscape.

Table 3.5 Theme components – Strong communities

3.7.2 Elements	3.7.3 Specific outcomes
(1) Serviceable communities – urban development promotes a mix of housing types, dwelling densities and a mix of retail, commercial, service, community and entertainment uses to residents within a short commute.	(a) New development does not result in isolated or poorly serviced communities; (b) Expansion or further subdivision of existing rural residential communities at Curra, The Palms and Widgee is not supported; (c) Existing communities have enhanced access to community services that is commensurate with anticipated demand; (d) Larger lot developments occur in close proximity to existing urban areas and their associated services; (e) Expansion or further subdivision of land near District Centres or coastal settlements may be contemplated where there is sufficient physical and social infrastructure; (f) The provision of recreational and open space facilities provides increased opportunities for social interaction; (g) Opportunities for the enhancement of community and social services proportionate to existing demand and that created by new development are facilitated in the Cooloola Coast district; (h) New development should be suitably integrated with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities;
(2) Housing diversity – to provide for different lifestyles and housing needs for people in all stages of life	(a) A wide range of dwelling types helps build diverse and socially interesting neighbourhoods; (b) Residential neighbourhoods comprise a variety of lot sizes that support a diverse range of housing options in keeping with desired neighbourhood character; (c) A diversity of housing provides people the opportunity to remain in the same community when their housing needs change, maintaining their existing lifestyle and social contacts; (d) Housing choice that includes traditional detached houses, small-lot houses, townhouses, duplexes and unit development is facilitated;

3.7.2 Elements	3.7.3 Specific outcomes
(3) Cultural heritage – the heritage and character values of the Region continue to reinforce the connection between communities and their history and identity.	<ul style="list-style-type: none"> (a) The cultural heritage of all sectors of the community is protected by the recognition of features that contribute to community identity; (b) The role of visual character in defining township identity and creating traditional streetscapes is reinforced; (c) Places of heritage significance are identified, registered and provided with protection in the form of development control; (d) Areas surrounding places of heritage significance are developed so that the heritage values of the nominated site are protected; (e) The components that contribute to the identity of rural townships are retained in new development; (f) Streetscape character that is created by groups of residential and commercial buildings, their setting and landscaping is identified and retained; (g) Development in identified streetscape character areas balances the retention of character with increased site development potential; (h) Re-use of buildings of character value for alternate use is supported where the character values are retained;

3.8 Infrastructure and servicing

Context

The role of the Planning Scheme is to facilitate a coordinated and sequenced response to demand for additional and upgraded infrastructure as a result of strong population growth and expanded business opportunities across the Gympie Region. Infrastructure provision is a key determinant of economic prosperity, social cohesion and environmental responsibility. The Region's performance in these areas is dependent on maintaining a high level of service in transport (vehicular, public and active), total water cycle and utility infrastructure.

3.8.1 Strategic outcomes

- (1) The relationship between land uses and transport infrastructure optimises opportunities to improve the efficiency of the transport system and contributes to its smooth operation.
- (2) Public and active transport options contribute to reduced greenhouse gas emission and increase the community's well-being.
- (3) The investment in the provision of major infrastructure is protected from the implications of incompatible development.
- (4) Urban development is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values of waters, including the biodiversity and functioning of the aquatic ecosystem.
- (5) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.

Table 3.6 Theme components – Infrastructure and servicing

3.8.2 Elements	3.8.3 Specific outcomes
(1) Land use and transport integration – the most effective use of the road, rail and active transport networks is achieved by appropriately locating and designing development.	<ul style="list-style-type: none"> (a) Increase in non-local traffic on local roads is minimised; (b) Land uses reliant on long-distance road or rail transport establish in areas surrounding major transport access points; (c) Opportunities for industry or business co-location are maximised where there is potential to reduce the demand for road freight movements; (d) Achieve a road network where the function/s of each road is clearly identified and acceptable levels of access, efficiency and legibility are achieved for all road users; (e) Develop a clear hierarchy of function for the road network that reflects the intended use of each road or street; (f) The location and type of development corresponds to the capacity of the adjacent road network, avoiding pedestrian traffic conflicts and increased traffic turning movements on major roads;

3.8.2 Elements	3.8.3 Specific outcomes
	<ul style="list-style-type: none"> (g) Development is located adjacent to roads identified in the hierarchy as appropriate for the nature of the development and access to the road network is consistent with the planned function, future planning, road safety and efficiency of the entire network; (h) Development integrates land use and transport to ensure the most effective use of the whole road network to mitigate impacts on and positively contribute to the State-controlled road network. (i) Efficient connections are established between neighbourhoods, limiting the need to use major roads for local trips; (j) Development considers the integration of land use and active transport modes;
(2) Public and active transport – facilitation of alternatives to private vehicle usage	<ul style="list-style-type: none"> (a) Opportunities for the establishment and expansion of the public transport network are supported by development; (b) Development of new urban areas considers the capacity for practical public transport links and services; (c) Development encourages the use of walking and cycling to assist in reducing vehicle trip frequency; (d) The development of the Principal and District Centres establishes a concentration of uses that encourages single-trips for multiple purposes; (e) Where topography and proximity to urban centres permit, development facilitates the establishment of walking and cycling networks;
(3) Incompatible development – development does not compromise the establishment and operation of infrastructure.	<ul style="list-style-type: none"> (a) Conflict between sensitive land uses and the effects of infrastructure operation are avoided; (b) Residential and other sensitive land uses are not established adjacent to major infrastructure that have the potential for negative impacts or are provided with adequate buffering, preferably on-site; (c) The transport and major infrastructure corridors identified on the Strategic Plan Map are retained at a width to buffer existing operations and allow for future upgrades; (d) The public investment in the State-controlled road network, particularly the Cooroy-Curra bypass of the Bruce Highway, and the State rail network is protected from the intrusive effects of incompatible development; (e) Opportunities are optimised for the establishment of infrastructure and services for recovering, reusing and recycling materials; (f) Provision is made for the dedication of sites for future waste resource recovery facilities across the Region;
(4) Water quality – the water quality, physical and chemical properties of water, including the frequency of stormwater flows is addressed by urban development.	<ul style="list-style-type: none"> (a) Urban stormwater management design objectives are identified, consistent with protecting environmental values of the relevant receiving waters; (b) Construction activities for development avoid or minimise adverse impacts on stormwater quality; (c) The entry of contaminants into and transport of contaminants by stormwater is avoided or minimised; (d) The environmental values of receiving water are protected from the impacts of waste water on water quality; (e) Stormwater and waste water infrastructure is planned, designed, constructed and operated to protect water quality; (f) Waste water discharge is managed in a way that maintains waterway and ecosystem health; (g) Discharge of waste water demonstrates best practice environmental management;
(5) Development servicing – orderly and sequential provision of infrastructure is not jeopardised by development that occurs ahead of expectations.	<ul style="list-style-type: none"> (a) Urban development occurs where existing urban infrastructure has the capacity to accommodate increased loading; (b) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development; (c) Development in new areas will coincide with the sequence identified in the Priority Infrastructure Plan; (d) New development does not result in an increased burden to the wider community for the provision of infrastructure; (e) All reasonable costs which are generated by development are met by that development;

Part 4 Priority infrastructure plan

4.1 Preliminary

- (1) This priority infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
- (2) The purpose of the priority infrastructure plan is to:
 - (a) integrate and coordinate land use planning and infrastructure planning;
 - (b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- (3) The priority infrastructure plan:
 - (a) states in Section 4.2 (planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the priority infrastructure plan;
 - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth for 10 to 15 years;
 - (c) states in Section 4.4 (desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure;
 - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
 - (i) water supply;
 - (ii) sewerage;
 - (iii) stormwater;
 - (iv) transport;
 - (v) public parks and community facilities land.

4.2 Planning assumptions

- (1) The planning assumptions form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.

4.2.1 Dwellings, non-residential floor space and land area

- (1) The distribution and timing of future development (residential dwellings, non-residential floor space and land area) to accommodate projected population and employment growth have been estimated taking into account the following factors:
 - (a) physical constraints on the land;
 - (b) land use planning provisions of the planning scheme;
 - (c) current development applications and approvals;
 - (d) development trends;
 - (e) cost efficient provision of infrastructure;
 - (f) average occupancy rate projections;
 - (g) average floor space to land area ratios;
 - (h) existing level of development.

4.2.2 Geographical areas

- (1) The projections about residential and non-residential development are prepared at a level that allows re-aggregation of data into areas to support infrastructure planning for the service catchments of different trunk infrastructure networks.
- (2) The PIA localities referred to in Table 4.2 to Table 4.5 provide a geographical overview of the growth projections for residential and non-residential development. The PIA localities and the planning scheme zones and precincts (relative to the priority infrastructure area) are identified in Schedule 2 – Mapping and 4.5.4 Schedule of Works.

4.2.3 Time periods

- (1) The planning assumptions have been prepared for the following time periods to align with the Australian Bureau of Statistics (ABS) census years:
 - (a) 2009–mid 2011;

- (b) mid 2011–mid 2016;
- (c) mid 2016–mid 2021;
- (d) mid 2021–mid 2026.

4.2.4 Existing level of development

- (1) The existing level of development (base year for PIP) has been estimated at 2009.

4.2.5 Development potential of land

- (1) The net developable area is land designated for urban purposes under the planning scheme minus land required for infrastructure, easements which constrain development and is not affected by the following site constraints:
 - (a) 1% annual exceedance probability flood;
 - (b) nature conservation overlay;
 - (c) catchment protection overlays;
 - (d) any resumption plans;
 - (e) waterway buffers;
 - (f) slope over 15%.

4.2.6 Assumed scale of development

- (1) The assumed scale of development for purposes of the PIP has been determined to reflect the realistic level (scale and intensity) of development having regard to the land use planning provisions of the planning scheme, site constraints and development trends.
- (2) Table 4.1 identifies the relationship between the planning scheme zones and the Priority Infrastructure Plan categories used to establish the required land area and infrastructure demand.

Table 4.1 Relationship between Scheme Zones and PIP Categories

Planning Scheme Zone	PIP Category
Residential Living	Single Dwelling
Residential Choice	Multiple & Special Dwelling
Character Residential	Single Dwelling
Principal Centre	Commercial & Retail
District Centre	Commercial & Retail
Local Centre	Commercial & Retail
Specialised Centre	Commercial & Retail
Township	All
Low Impact Industry	Industrial
Medium Impact Industry	Industrial
High Impact Industry	Industrial
Community Purposes	Community Purposes
Sport and Recreation	Retail

- (3) The assumed density (scale) of development for urban zones varies with the locality and is identified in the extrinsic material.
- (4) The projected scale of development is presented in Table 4.2 to Table 4.5.

4.2.7 Occupancy rates

- (1) The average occupancy rate for different types of urban development varies with the locality and is identified in the extrinsic material.

4.2.8 Existing and projected population

Table 4.2 Existing and projected population

PIA Locality	PIP Projection Category	Existing and projected population					
		2009 (Existing)	2011	2016	2021	2026	Ultimate development
Goomeri	Single dwelling	562	566	578	594	608	876
	Multiple dwelling	56	56	56	56	56	56
	Special dwelling	105	105	105	105	105	105
	Total	723	727	739	755	769	1073
	Non-resident (inc. above)	105	105	105	105	105	105
Kilkivan	Single dwelling	203	202	203	207	211	1204
	Multiple dwelling	20	20	20	20	20	20
	Special dwelling	38	38	38	38	38	38
	Total	261	260	261	265	269	1262
	Non-resident (inc. above)	38	38	38	38	38	38
Imbil	Single dwelling	605	630	696	769	849	1060
	Multiple dwelling	4	4	4	4	4	4
	Special dwelling	27	27	27	27	27	27
	Total	636	661	727	799	880	1091
	Non-resident (inc. above)	23	23	23	23	23	19
Kandanga	Single dwelling	237	237	237	237	237	237
	Multiple dwelling	8	8	8	8	8	8
	Special dwelling	32	32	32	32	32	32
	Total	276	276	276	276	276	276
	Non-resident (inc. above)	27	27	27	27	27	23
Amamoor	Single dwelling	209	209	209	209	209	209
	Multiple dwelling	0	0	0	0	0	0
	Special dwelling	0	0	0	0	0	0
	Total	209	209	209	209	209	209

PIA Locality	PIP Projection Category	Existing and projected population					
		2009 (Existing)	2011	2016	2021	2026	Ultimate development
	Non-resident (inc. above)	0	0	0	0	0	0
Tin Can Bay	Single dwelling	2400	2546	2676	2813	2957	3033
	Multiple dwelling	397	397	397	397	397	397
	Special dwelling	1131	1131	1131	1134	1134	1134
	Total	3928	4074	4205	4345	4488	4564
	Non-resident (inc. above)	967	967	967	971	970	970
Cooloola Cove	Single dwelling	2979	3340	3892	4414	4861	6627
	Multiple dwelling	23	23	23	23	23	23
	Special dwelling	0	0	0	0	0	0
	Total	3002	3363	3915	4437	4884	6650
	Non-resident (inc. above)	0	0	0	0	0	0
Rainbow Beach	Single dwelling	1471	1497	1565	1635	1710	1830
	Multiple dwelling	565	565	594	628	666	1162
	Special dwelling	1724	1724	1724	1724	1724	1724
	Total	3760	3786	3883	3987	4100	4716
	Non-resident (inc. above)	1330	1330	1330	1330	1330	1105
Gympie	Single dwelling	15288	16345	18428	20045	20712	21232
	Multiple dwelling	1366	1408	1488	1574	1574	1578
	Special dwelling	1338	1338	1338	1338	1338	1338
	Total	17992	19091	21255	22957	23624	24148
	Non-resident (inc. above)	1144	1144	1144	1144	1144	1144
Total PIA	Single dwelling	23955	25573	28485	30922	32353	36309
	Multiple dwelling	2438	2480	2589	2709	2709	3247
	Special dwelling	4394	4394	4395	4397	4397	4398
	Total	30787	32447	35469	38028	39498	43954
	Non-resident (inc. above)	3634	3634	3634	3638	3637	3398

PIA Locality	PIP Projection Category	Existing and projected population					
		2009 (Existing)	2011	2016	2021	2026	Ultimate development
Total Outside PIA (serviced or to be serviced)	Single dwelling	1716	1909	2241	2570	2904	3502
	Multiple dwelling	64	64	115	175	244	1364
	Special dwelling	124	124	124	124	124	124
	Total	1904	2097	2480	2869	3272	4990
Total Urban (above categories)	Single dwelling	25670	27481	30725	33493	35257	39810
	Multiple dwelling	2502	2544	2705	2884	2992	4611
	Special dwelling	4518	4518	4519	4522	4522	4522
	Total	32691	34544	37949	40898	42770	48944
	Non-resident (inc. above)	3634	3634	3634	3638	3637	3398

4.2.9 Existing and projected dwellings and land area

Table 4.3 Existing and projected dwellings and land area

PIA Locality	PIP Projection Category	Existing and projected dwellings and land area (net developable ha)											
		2009 (Existing)		2011		2016		2021		2026		Ultimate development	
		dwell	area	dwell	area	dwell	area	dwell	area	dwell	area	dwell	area
Goomeri	Single dwelling	216	20.1	218	20.1	222	20.5	228	20.9	234	21.3	337	28.6
	Multiple dwelling	32	1.6	32	1.6	32	1.6	32	1.6	32	1.6	32	1.6
	Special dwelling	55	1.4	55	1.4	55	1.4	55	1.4	55	1.4	55	1.4
	Total	303	23.0	305	23.1	309	23.4	315	23.9	321	24.2	424	31.6
Kilkivan	Single dwelling	78	8.7	78	8.6	78	8.7	80	8.8	81	8.9	463	36.2
	Multiple dwelling	12	0.6	12	0.6	12	0.6	12	0.6	12	0.6	12	0.6
	Special dwelling	20	0.5	20	0.5	20	0.5	20	0.5	20	0.5	20	0.5
	Total	110	9.8	110	9.7	110	9.8	112	9.9	113	10.0	495	37.3
Imbil	Single dwelling	233	24.5	242	25.2	268	27.0	296	29.0	327	31.2	408	37.0
	Multiple dwelling	2	0.1	2	0.1	2	0.1	2	0.1	2	0.1	2	0.1
	Special dwelling	12	0.4	12	0.4	12	0.4	12	0.4	12	0.4	12	0.4
	Total	247	25.0	256	25.7	282	27.5	310	29.5	341	31.7	422	37.5
Kandanga	Single dwelling	91	9.0	91	9.0	91	9.0	91	9.0	91	9.0	91	9.0
	Multiple dwelling	4	0.2	4	0.2	4	0.2	4	0.2	4	0.2	4	0.2
	Special dwelling	14	0.5	14	0.5	14	0.5	14	0.5	14	0.5	14	0.5
	Total	109	9.7	109	9.7	109	9.7	109	9.7	109	9.7	109	9.7
Amamoor	Single dwelling	81	10.6	81	10.6	81	10.6	81	10.6	81	10.6	81	10.6
	Multiple dwelling	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Special dwelling	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Total	81	10.6	81	10.6	81	10.6	81	10.6	81	10.6	81	10.6

PIA Locality	PIP Projection Category	Existing and projected dwellings and land area (net developable ha)											
		2009 (Existing)		2011		2016		2021		2026		Ultimate development	
		dwell	area	dwell	area	dwell	area	dwell	area	dwell	area	dwell	area
Tin Can Bay	Single dwelling	923	55.3	980	59.3	1030	62.9	1083	66.7	1138	70.6	1167	72.7
	Multiple dwelling	228	15.2	228	15.2	228	15.2	228	15.2	228	15.2	228	15.2
	Special dwelling	510	20.4	510	20.4	510	20.4	511	20.4	511	20.4	511	20.4
	Total	1661	90.9	1717	94.9	1768	98.5	1822	102.3	1877	106.2	1906	108.3
Cooloola Cove	Single dwelling	1146	166.1	1286	186.3	1499	217.2	1701	246.5	1874	271.5	2555	370.3
	Multiple dwelling	12	0.8	12	0.8	12	0.8	12	0.8	12	0.8	12	0.8
	Special dwelling	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Total	1158	166.9	1298	187.1	1511	218.0	1713	247.3	1886	272.3	2567	371.1
Rainbow Beach	Single dwelling	566	40.4	572	41.0	602	42.5	629	44.1	658	45.8	704	48.5
	Multiple dwelling	341	9.0	341	9.0	359	9.2	380	9.5	404	9.8	714	13.6
	Special dwelling	776	16.2	776	16.2	776	16.2	776	16.2	776	16.2	776	16.2
	Total	1683	65.6	1693	66.2	1737	67.9	1785	69.8	1838	71.8	2194	78.3
Gympie	Single dwelling	5880	490.0	6287	515.4	7088	565.5	7710	604.4	7967	620.4	8167	632.9
	Multiple dwelling	795	39.8	817	40.1	860	10.8	905	41.6	905	41.6	907	41.6
	Special dwelling	602	20.1	602	20.1	602	20.1	602	20.1	602	20.1	602	20.1
	Total	7277	549.8	7706	575.6	8550	626.4	9217	666.0	9474	682.1	9676	694.6
Total PIA	Single dwelling	9214	825	9838	876	10959	964	11898	1040	12449	1089	13973	1246
	Multiple dwelling	1426	67	1448	68	1509	69	1575	70	1599	70	1911	74
	Special dwelling	1988	59	1988	59	1989	59	1990	59	1990	59	1990	59
	Total	12629	951	13274	1003	14457	1092	15463	1169	16038	1218	17874	1379
Total Outside PIA (served or to be serviced)	Single dwelling	660	399	734	453	862	537	989	614	1117	703	1347	822
	Multiple dwelling	40	1	40	1	72	2	109	2	152	3	852	11
	Special dwelling	56	1	56	1	56	1	56	1	56	1	56	1
	Total	756	402	830	455	990	540	1154	617	1325	707	2255	834

PIA Locality	PIP Projection Category	Existing and projected dwellings and land area (net developable ha)											
		2009 (Existing)		2011		2016		2021		2026		Ultimate development	
		dwell	area	dwell	area	dwell	area	dwell	area	dwell	area	dwell	area
Total Urban (above categories)	Single dwelling	9874	1226	10572	1330	11821	1502	12886	1655	13566	1794	15320	2068
	Multiple dwelling	1466	69	1488	69	1581	71	1684	72	1752	73	2763	85
	Special dwelling	2044	61	2044	61	2045	61	2046	61	2046	61	2046	61
	Total	13385	1356	14104	1461	15446	1634	16616	1788	17363	1928	20129	2214

4.2.10 Existing and projected employment

Table 4.4 Existing and projected employment

PIA Locality	PIP Projection Category	Existing and projected employees					
		2009 (Existing)	2011	2016	2021	2026	Ultimate development
Goomeri	Retail	14	14	15	16	17	18
	Commercial	61	63	67	70	72	74
	Industrial	13	13	14	15	16	17
	Community Purposes	9	9	10	10	11	12
	Other	0	0	0	0	0	0
	Total	97	99	106	111	116	121
Kilkivan	Retail	10	10	11	11	12	13
	Commercial	42	44	47	49	50	51
	Industrial	0	0	0	0	0	0
	Community Purposes	36	37	40	41	42	43
	Other	0	0	0	0	0	0
	Total	88	91	97	101	104	107
Imbil	Retail	99	99	99	99	99	246
	Commercial	18	24	26	297	297	570
	Industrial	5	5	5	5	5	6
	Community Purposes	94	94	94	94	94	112
	Other	0	0	0	0	0	0
	Total	216	222	224	495	495	934
Kandanga	Retail	38	38	38	38	38	39
	Commercial	0	0	0	0	0	0
	Industrial	4	4	4	4	4	5
	Community Purposes	0	0	0	0	0	0
	Other	0	0	0	0	0	0
	Total	42	42	42	42	42	44

PIA Locality	PIP Projection Category	Existing and projected employees					
		2009 (Existing)	2011	2016	2021	2026	Ultimate development
Amamoor	Retail	0	0	0	0	0	0
	Commercial	0	0	0	0	0	0
	Industrial	0	0	0	0	0	0
	Community Purposes	0	0	0	0	0	0
	Other	0	0	0	0	0	0
	Total	0	0	0	0	0	0
Tin Can Bay	Retail	266	266	266	266	266	437
	Commercial	15	15	15	21	21	377
	Industrial	171	171	179	193	198	1056
	Community Purposes	192	192	192	192	192	197
	Other	117	117	117	117	117	117
	Total	761	761	769	789	794	2183
Cooloola Cove	Retail	117	117	117	117	117	546
	Commercial	0	0	0	69	69	138
	Industrial	9	9	9	53	53	114
	Community Purposes	6	6	6	6	6	6
	Other	0	0	0	0	0	0
	Total	132	132	132	245	245	804
Rainbow Beach	Retail	314	314	314	314	314	366
	Commercial	39	39	66	66	82	108
	Industrial	57	57	81	81	8195	198
	Community Purposes	58	58	58	58	58	59
	Other	25	25	25	25	25	25
	Total	493	493	544	544	574	757

PIA Locality	PIP Projection Category	Existing and projected employees					
		2009 (Existing)	2011	2016	2021	2026	Ultimate development
Gympie	Retail	4469	4608	4775	4824	4861	7920
	Commercial	2200	2929	3274	3566	3795	5781
	Industrial	2245	2732	2878	3231	3258	6302
	Community Purposes	1614	1614	1614	1614	1614	1689
	Other	101	101	101	101	101	368
	Total	10629	11983	12642	13336	13629	22059
Total PIA	Retail	5326	5466	5635	5685	5724	9585
	Commercial	2375	3114	3494	4138	4387	7098
	Industrial	2504	2991	3169	3582	3629	7698
	Community Purposes	2009	2010	2013	2016	2017	2117
	Other	243	243	243	243	243	510
	Total	12457	13825	14555	15664	16001	27007
Total Outside PIA	Retail	97	97	98	99	100	101
	Commercial	41	43	45	68	71	220
	Industrial	557	643	666	711	715	875
	Community Purposes	86	86	86	86	89	92
	Other	305	315	335	350	360	370
	Total	1086	1184	1230	1314	1335	1659
Total Council Area	Retail	5423	5563	5733	5784	5824	9686
	Commercial	2417	3156	3539	4206	4458	7318
	Industrial	3061	3634	3835	4293	4344	8572
	Community Purposes	2095	2096	2099	2102	2106	2209
	Other	548	558	578	593	603	880
	Total	13543	15009	15785	16978	17336	28665

4.2.11 Existing and projected non-residential floor space and land area

Table 4.5 Existing and projected non-residential floor space and land area

PIA Locality	PIP Projection Category	Existing and projected non-residential floor space and land area (net developable ha)											
		2009 (Existing)		2011		2016		2021		2026		Ultimate development	
		floor	land	floor	land	floor	land	floor	land	floor	land	floor	land
Goomeri	Retail	4153	1.0	4299	1.0	4569	1.1	4783	1.1	5100	1.2	5417	1.3
	Commercial	913	0.1	945	0.1	1004	0.1	1051	0.2	1080	0.2	1109	0.2
	Industrial	1275	0.3	1320	0.3	1403	0.3	1469	0.3	1600	0.3	1731	0.3
	Community Purposes	63	0	65	0	69	0	72	0	77	0	82	0
	Other	0	na	0	na	0	na	0	na	0	na	0	na
	Total	6404	1.4	6629	1.4	7044	1.5	7375	1.6	7857	1.7	8339	1.8
Kilkivan	Retail	2893	0.7	2994	0.7	3182	0.7	3331	0.8	3600	0.8	3869	0.9
	Commercial	636	0.1	658	0.1	699	0.1	732	0.1	750	0.1	768	0.1
	Industrial	0	0	0	0	0	0	0	0	0	0	0	0
	Community Purposes	251	0.1	260	0.1	277	0.1	290	0.1	294	0.1	298	0.1
	Other	0	na	0	na	0	na	0	na	0	na	0	na
	Total	3780	0.8	3912	0.9	4157	0.9	4353	1.0	4644	1.0	4935	1.1
Imbil	Retail	3411	0.8	3411	0.8	3411	0.8	3411	0.8	3411	0.8	8620	2.0
	Commercial	454	0.1	644	0.1	681	0.1	8750	1.3	8750	1.3	16819	2.4
	Industrial	569	0.1	569	0.1	569	0.1	569	0.1	569	0.1	569	0.1
	Community Purposes	7702	2.2	7702	2.2	7702	2.2	7702	2.2	7702	2.2	8966	2.6
	Other	0	na	0	na	0	na	0	na	0	na	0	na
	Total	12136	3.2	12326	3.2	12363	3.2	20432	4.4	20432	4.4	34974	7.1
Kandanga	Retail	1431	0.3	1431	0.3	1431	0.3	1431	0.3	1431	0.3	1431	0.3
	Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Industrial	491	0.1	491	0.1	491	0.1	491	0.1	491	0.1	491	0.1
	Community Purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Other	0	na	0	na	0	na	0	na	0	na	0	na

PIA Locality	PIP Projection Category	Existing and projected non-residential floor space and land area (net developable ha)											
		2009 (Existing)		2011		2016		2021		2026		Ultimate development	
		floor	land	floor	land	floor	land	floor	land	floor	land	floor	land
	Total	1922	0.4	1922	0.4	1922	0.4	1922	0.4	1922	0.4	1922	0.4
Amamoor	Retail	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Industrial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Community Purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Other	0	na	0	na	0	na	0	na	0	na	0	na
	Total	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Tin Can Bay	Retail	9247	2.2	9247	2.2	9247	2.2	9247	2.2	9247	2.2	15278	3.6
	Commercial	384	0.1	384	0.1	384	0.1	573	0.1	573	0.1	10679	1.5
	Industrial	17065	3.4	17065	3.4	17846	3.6	19268	3.9	19737	3.9	105634	21.1
	Community Purposes	15284	4.4	15284	4.4	15284	4.4	15284	4.4	15284	4.4	15284	4.5
	Other	4666	na	4666	na	4666	na	4666	na	4666	na	4666	na
	Total	46646	10.0	46646	10.0	47427	10.1	49039	10.5	49507	10.5	151986	30.7
Coolooloa Cove	Retail	4112	1.0	4112	1.0	4112	1.0	4112	1.0	4112	1.0	19113	4.4
	Commercial	0	0.0	0	0.0	0	0.0	2069	0.3	2069	0.3	4139	0.6
	Industrial	835	0.2	835	0.2	835	0.2	5284	1.1	5284	1.1	11395	2.3
	Community Purposes	466	0.1	466	0.1	466	0.1	466	0.1	466	0.1	466	0.1
	Other	0	na	0	na	0	na	0	na	0	na	0	na
	Total	5413	1.3	5413	1.3	5413	1.3	5413	2.4	5413	2.4	35113	7.4
Rainbow Beach	Retail	10995	2.6	10995	2.6	10995	2.6	10995	2.6	10995	2.6	12825	3.0
	Commercial	968	0.1	968	0.1	1779	0.3	1779	0.3	2265	0.3	2978	0.4
	Industrial	5727	1.1	5727	1.1	8105	1.6	8105	1.6	9531	1.9	19799	4.0
	Community Purposes	4719	1.3	4719	1.3	4719	1.3	4719	1.3	4719	1.3	4719	1.3
	Other	1012	na	1012	na	1012	na	1012	na	1012	na	1012	na
	Total	23421	5.2	23421	5.2	26610	5.8	26610	5.8	28523	6.1	41333	8.7

PIA Locality	PIP Projection Category	Existing and projected non-residential floor space and land area (net developable ha)											
		2009 (Existing)		2011		2016		2021		2026		Ultimate development	
		floor	land	floor	land	floor	land	floor	land	floor	land	floor	land
Gympie	Retail	154563	35.9	161285	37.5	166599	38.7	168159	39.1	169186	39.3	275483	64.1
	Commercial	62325	8.9	84188	12.0	94546	13.5	103292	14.8	107707	15.4	159905	22.8
	Industrial	226660	45.3	275397	55.1	289981	58.0	325331	65.1	328012	65.6	639486	127.9
	Community Purposes	129059	36.9	129059	36.9	129059	36.9	129059	36.9	129059	36.9	135015	38.6
	Other	4062	na	4062	na	4062	na	4062	na	4062	na	14705	na
	Total	576669	127.1	653991	141.5	684246	147.1	729902	155.8	738027	157.2	1224595	253.4
Total PIA	Retail	190805	44.4	197774	46.0	203545	47.3	205469	47.8	207082	48.2	342037	79.5
	Commercial	65679	9.4	87786	12.5	99094	14.2	118247	16.9	123196	17.6	196397	28.1
	Industrial	252622	50.5	301404	60.3	319229	63.8	360516	72.1	365225	73.0	779105	155.8
	Community Purposes	157544	45	157555	45	157575	45.0	157592	45.0	157601	45.0	165275	47.2
	Other	9740	na	9740	na	9740	na	9740	na	9740	na	20383	na
	Total	676390	149.3	754259	163.8	789183	170.4	851564	181.8	862844	183.8	1503197	310.6
Total Outside PIA	Retail	5716	1.3	5861	1.4	6202	1.4	6522	1.5	6683	1.6	6838	1.6
	Commercial	818	0.1	835	0.1	874	0.1	1422	0.2	1464	0.2	5803	0.8
	Industrial	63540	12.7	72227	14.4	74553	14.9	79094	15.8	79668	15.9	95890	19.2
	Community Purposes	7197	2.1	7208	2.1	7229	2.1	7245	2.1	7275	2.1	7305	2.1
	Other	2275	na	2349	na	2485	na	2594	na	2663	na	3732	na
	Total	88140	16.2	97375	18.0	100796	18.5	106775	19.6	108282	19.8	129730	23.7
Total Council Area	Retail	196521	45.7	203635	47.4	209747	48.8	211992	49.3	213765	49.7	348875	81.1
	Commercial	66497	9.5	88621	12.7	99968	14.3	119669	17.1	124660	17.8	202200	28.9
	Industrial	316162	63.2	373631	74.7	393782	78.8	439610	87.9	444893	89.0	874995	175.0
	Community Purposes	164741	47.1	164763	47.1	164804	47.1	164836	47.1	164876	47.1	172580	49.3
	Other	12015	na	12089	na	12225	na	12334	na	12403	na	23115	na
	Total	764531	165.5	851634	181.8	889979	188.9	958339	201.4	971126	203.6	1632927	334.3

4.2.12 Planned infrastructure demand rates

- (1) The planned infrastructure demand rates for each trunk infrastructure network are provided in Table 4.6.

Table 4.6 Planned infrastructure demand rates for all trunk infrastructure networks

Planning scheme identification	Planned infrastructure demand rate						
	Water supply (EP / net dev ha)	Sewerage (EP / net dev ha)	Stormwater (Imp area ha/ net dev ha)	Roads (trips /net dev ha)	Public Transport (trips /net dev ha)	Pathways (trips /net dev ha)	Public parks and land for community facilities (EP / net dev ha)
Principal Centre	104	125	1.00	5756	690	520	62
District Centre	45	52	0.60	1750	231	189	26
Local Centre							
Community Purposes	42	52	0.63	0.03	103	80	26
Residential Living	42	42	0.67	143	20	44	42
Character Residential							
Residential Choice	72	84	0.60	228	27	57	72
Specialised Centre	286	338	0.63	4800	135	115	40
Industry	100	117	0.63	450	115	87	25
Sport and Recreation	45	52	0.60	1750	231	189	

- (2) Full details of population and employment projections and how these were converted to dwelling units, floor space, land area and demand units are identified in the extrinsic material.

4.3 Priority infrastructure area

- (1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The priority infrastructure area identifies the area where Gympie Regional Council gives priority to provide trunk infrastructure for urban development up to 2026.
- (3) The priority infrastructure area is identified in Schedule 2 - Mapping on Maps PIA-GS-1, PIA-CS- 2 TO 7, PIA-KS-2 & 3.

4.4 Desired standards of service

- (1) The desired standard of service details the standards that comprise an infrastructure network most suitable for the local context.
- (2) The desired standard of service is supported by the more detailed network design standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents about design standards identified below.

4.4.1 Water supply

Table 4.7 Desired Standards of Service – Water Supply

ITEM	OBJECTIVE	DESIRABLE STANDARD
Day To Day Continuity Of Supply	To provide continuous and reliable delivery of water to all customers.	Provided in:- <ul style="list-style-type: none"> ▪ Strategic Asset Management Plan ▪ Customer Service Standards ▪ Operational Plan
Quality Of Normal Supply	To provide water that complies with National Health and Medical Research Council Guidelines for quality.	Provided in:- <ul style="list-style-type: none"> ▪ Strategic Asset Management Plan ▪ Customer Service Standards ▪ Operational Plan
Adequacy of Normal Supply	To provide supply at a minimum pressure and minimum flow at the service point.	Provided in:- <ul style="list-style-type: none"> ▪ Strategic Asset Management Plan ▪ Customer Service Standards ▪ Operational Plan
Continuity In The Long Term	To provide well managed infrastructure that minimises losses and wastage. To capture a source of water which provides adequate quantities of water to all customers	Provided in:- <ul style="list-style-type: none"> ▪ Strategic Asset Management Plan ▪ Customer Service Standards ▪ Operational Plan

General Comments

The DSS has been aligned with GRC design requirements, Operational Plan, Customer Service Standards, Strategic Asset Management Plan, Integrated Environmental Management System, licences, statutory requirements and industry standards.

4.4.2 Sewerage

Table 4.8 Desired Standards of Service – Sewerage

ITEM	OBJECTIVE	DESIRABLE STANDARD
Effective Transportation Of Sewage	To provide a continuous and reliable sewerage service that ensures public health and environmental protection.	Provided in:- <ul style="list-style-type: none"> ▪ Strategic Asset Management Plan ▪ Customer Service Standards ▪ Operational Plan
Continuity In The Long Term	To provide well managed infrastructure that minimises losses and wastage.	Provided in:- <ul style="list-style-type: none"> ▪ Strategic Asset Management Plan ▪ Customer Service Standards ▪ Operational Plan

ITEM	OBJECTIVE	DESIRABLE STANDARD
Environmental Impact	To provide a treatment system that minimises environmental impact	Provided in:- <ul style="list-style-type: none"> ▪ Strategic Asset Management Plan ▪ Customer Service Standards ▪ Operational Plan

General Comments

The DSS has been aligned with GRC design requirements, customer service standards, Strategic Asset Management Plan, Integrated Environmental Management System, licences, statutory requirements and industry standards.

4.4.3 Stormwater

Table 4.9 Desired Standards of Service – Stormwater

ITEM	OBJECTIVE	DESIRABLE STANDARD
Runoff flows	To minimise urban flooding impacts and maintain natural flows in natural water courses.	Provided in:- <ul style="list-style-type: none"> ▪ Queensland Urban Drainage Manual ▪ Cooloolo Shire Council Planning Scheme Policy 8, Infrastructure Works
Runoff quality	The quality of water discharged from urban catchments has minimal environmental impact	Provided in:- <ul style="list-style-type: none"> ▪ Section 42 Environmental Protection [Water] Policy 1997 ▪ Queensland Water Quality Guidelines 2006 ▪ Mary River Environmental Values and Water Quality Objectives ▪ State Planning Policy 4/10 Healthy Waters.

General Comments

The DSS has been aligned with GRC design requirements, Integrated Environmental Management System, statutory requirements and industry standards.

4.4.4 Transport

Table 4.10 Desired Standards of Service – Transport, Roads

ITEM	OBJECTIVE	DESIRABLE STANDARD																																																				
Roads	<p>To provide a functional urban and rural road network hierarchy that supports settlement patterns, commercial, tourism and economic activities, and freight movement.</p> <p>To provide a general Level of Service B*.</p> <p>* Defined in Guide to Traffic Management Part 3 – Austroads 2009.</p>	<table border="1" data-bbox="667 342 1248 913"> <thead> <tr> <th data-bbox="675 353 954 454">Street / Road Type</th> <th data-bbox="962 353 1098 454">Max Roughness IRI</th> <th data-bbox="1106 353 1241 454">Min LOS peak period</th> </tr> </thead> <tbody> <tr><td>Rural Arterial</td><td>5</td><td>C</td></tr> <tr><td>Rural Sub-Arterial</td><td>7</td><td>C</td></tr> <tr><td>Rural Distributor</td><td>9</td><td>C</td></tr> <tr><td>Rural Collector Bus Route</td><td>11</td><td>C</td></tr> <tr><td>Rural Collector</td><td>11</td><td>C</td></tr> <tr><td>Rural Local</td><td>15</td><td>C</td></tr> <tr><td>Urban Arterial</td><td>5</td><td>C</td></tr> <tr><td>Urban Sub-Arterial</td><td>5</td><td>C</td></tr> <tr><td>Urban Distributor A</td><td>7</td><td>C</td></tr> <tr><td>Urban Collector</td><td>9</td><td>C</td></tr> <tr><td>Urban Local</td><td>13</td><td>C</td></tr> <tr><td>Industrial Collector</td><td>9</td><td>C</td></tr> <tr><td>Industrial Local</td><td>13</td><td>C</td></tr> </tbody> </table> <table data-bbox="675 958 1345 1059"> <thead> <tr> <th data-bbox="683 958 1026 992">Intersection Degree of Saturation</th> <th data-bbox="1042 958 1345 992">Min LOS peak period</th> </tr> </thead> <tbody> <tr> <td data-bbox="683 992 898 1025">Signals / Roundabout</td> <td data-bbox="914 992 1058 1025">0.75 < x ≤ 0.9</td> <td data-bbox="1217 992 1241 1025">C</td> </tr> <tr> <td data-bbox="683 1025 826 1059">Priority Control</td> <td data-bbox="914 1025 1058 1059">0.70 < x ≤ 0.8</td> <td data-bbox="1217 1025 1241 1059">C</td> </tr> </tbody> </table>			Street / Road Type	Max Roughness IRI	Min LOS peak period	Rural Arterial	5	C	Rural Sub-Arterial	7	C	Rural Distributor	9	C	Rural Collector Bus Route	11	C	Rural Collector	11	C	Rural Local	15	C	Urban Arterial	5	C	Urban Sub-Arterial	5	C	Urban Distributor A	7	C	Urban Collector	9	C	Urban Local	13	C	Industrial Collector	9	C	Industrial Local	13	C	Intersection Degree of Saturation	Min LOS peak period	Signals / Roundabout	0.75 < x ≤ 0.9	C	Priority Control	0.70 < x ≤ 0.8	C
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User safety will comply with accepted codes and standards.		<p>Design standards provided in:-</p> <ul style="list-style-type: none"> ▪ Planning Scheme Policy 1: Development Standards ▪ Gympie Regional Council Standard Drawings 																																																				

General Comments

The DSS has been aligned with GRC design requirements, statutory requirements and industry standards.

Table 4.11 Desired Standards of Service – Transport, Footpaths & Cycleways

ITEM	OBJECTIVE	DESIRABLE STANDARD
Network Strategy	To provide a safe, attractive and convenient network, integrated with the natural & built environment. To encourage walking & cycling as a commuting & recreational activity.	<ul style="list-style-type: none"> ▪ Complete pathway links ▪ Access from residential areas to major destinations & between major destinations ▪ Off-road facilities where feasible ▪ On-road facilities where safe Also provided in:- <ul style="list-style-type: none"> ▪ Cooloolool Shire Bicycle & Pedestrian Plan, Final Report – GHD, May 2003
Network Standard	To provide a safe & attractive network	Provided in:- <ul style="list-style-type: none"> ▪ Guide to Traffic Management – Austroads, 2009 ▪ Guide to Road Design – Austroads, 2009 ▪ Cooloolool Shire Bicycle & pedestrian Plan, Final Report – GHD, May 2003 ▪ Cooloolool Shire Council Planning Scheme Policy 8, Infrastructure Works ▪ Cooloolool Shire Council Standard Drawings

General Comments

The DSS has been aligned with GRC design requirements, Integrated Environmental Management System, statutory requirements and industry standards.

Table 4.12 Desired Standards of Service – Transport, Public Transport

ITEM	OBJECTIVE	DESIRABLE STANDARD								
Network Strategy	To provide for a clear and attractive alternative to private vehicle use for intra- and inter-urban travel.	Provided in:- <ul style="list-style-type: none"> ▪ Moving People Connecting Communities: A Passenger Transport Strategy for Queensland 2007 – 2017 ▪ Wide Bay Integrated Transport Plan 2002 – 2020 ▪ Integrated Transport Planning Framework for Queensland 2003 								
Network Standard	To provide for a safe & attractive network accessible to all users	Guidelines:- <ul style="list-style-type: none"> ▪ Disability Standards for Accessible Public Transport Guidelines 2004 ▪ Public Transport Infrastructure Manual 2007 Bus Stop Standards <table style="margin-left: 20px; border-collapse: collapse;"> <tr> <td style="padding-right: 10px;">Type</td> <td>Embellishments</td> </tr> <tr> <td style="padding-right: 10px;">A</td> <td>Large seating & shelter, off-road bus bays, integrated with car parking and other facilities</td> </tr> <tr> <td style="padding-right: 10px;">B</td> <td>C plus multiple shelters</td> </tr> <tr> <td style="padding-right: 10px;">C</td> <td>D plus 1 shelter</td> </tr> </table>	Type	Embellishments	A	Large seating & shelter, off-road bus bays, integrated with car parking and other facilities	B	C plus multiple shelters	C	D plus 1 shelter
Type	Embellishments									
A	Large seating & shelter, off-road bus bays, integrated with car parking and other facilities									
B	C plus multiple shelters									
C	D plus 1 shelter									

ITEM	OBJECTIVE	DESIRABLE STANDARD
		D E plus seat E Concrete hardstand & J pole

General Comments

The DSS has been aligned with GRC design requirements, Integrated Environmental Management System, statutory requirements and industry standards.

4.4.5 Public parks and land for community facilities

Table 4.13 Desired Standards of Service – Public parks and community facilities land – Planning & Design

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community facilities land is established to provide for the full range of recreational and sporting activities and pursuits.	<i>Parks and community land is provided at a local, district and LGA-wide level Parks and community facilities land addresses the needs of both recreation and sport</i>
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<i>Accessibility standards are identified in Table 4.15.</i>
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<i>The rate of public park provision is identified in Table 4.14. The size for public parks is identified in Table 4.16. The maximum gradient for public parks is identified in Table 4.17. The minimum flood immunity for public parks is identified in Table 4.18.</i>
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<i>Standard embellishments for each type of park are identified in Table 4.19.</i>
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<i>Local government standards in planning scheme and planning scheme policies Cooloola Shire Open Space and Recreation Plan Australian Standards</i>

Table 4.14 Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)		
	Local	District	Local government-wide
Recreation park	0.4	1.4	0.5
Sport park	-	1.5	0.8
Community facilities land	-	0.1	0.1

Table 4.15 Accessibility standard

Infrastructure type	Accessibility Standard (km)		
	Local	District	Local government-wide
Recreation park	0.5	30	80
Sport park	-	30	80
Community facilities land	-	30	80

Table 4.16 Size of parks and community land

Infrastructure type	Minimum size (Ha)

	Local	District	Local government-wide
Recreation park	0.5	2	2
Sport park	-	5	10
Community facilities land	-	0.2	0.5

Table 4.17 Maximum desired grade

Infrastructure type	Maximum Gradient		
	Local	District	Local government-wide
Recreation park	1:20	1:20	1:20
Sport park	-	1:50	1:50
Community facilities land	-	1:10	1:10

Table 4.18 Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)								
	Local			District			Local government-wide		
Flood immunity	>5yr ARI	>50yr ARI	>100yr ARI	>5yr ARI	>50yr ARI	>100yr ARI	>5yr ARI	>50yr ARI	>100yr ARI
Recreation park	100	10	-	100	10	-	100	10	-
Sport park	-	-	-	-	100	Buildings	-	100	Buildings
Community facilities land	-	-	-	-	-	100	-	-	100

Table 4.19 Standard facilities / embellishments for parks

Park Type Features	Local Park/ Village Park	District Park	Village Sports Park	Township/ District Sports Park/ Precinct	Regional Destination Park or Regional Sports Precinct	Rest Areas and Other Open Space
Boundary Fencing	Bollards to prevent car access.	Bollards to prevent car access.	Bollards to prevent car access onto fields.	Fencing/ bollards to control access into site as well as limiting internal traffic access to field and facilities.	Range of fencing/ boundary definition styles as appropriate to location.	As needed.
Water taps/ irrigation	1-2 drinking taps/ fountains where potable water is available.	2+ drinking fountains where potable water is available. Taps for picnic areas and active recreation nodes.	Taps located on built facilities and 1 per field where potable water is available. Irrigated	Taps located on built facilities where potable water is available. Irrigated.	Drinking fountains and taps provided at picnic nodes and built amenities/ facilities. Irrigated.	Not provided.
Toilets	Not provided for Local	Usually provided.	Provided if not being provided as	Provided as part of facilities.	Provided.	Not usually provided unless

Park Type Features	Local Park/ Village Park	District Park	Village Sports Park	Township/ District Sports Park/ Precinct	Regional Destination Park or Regional Sports Precinct	Rest Areas and Other Open Space
	Parks. Provided for Village Parks.		part of club facilities			combined with Village Park.
Bike/ ped'n paths and facilities	On footpath and providing access to boundary (local parks only).	Paths and links to park and within park. Bike racks provided	Bikeway links to park. Bike racks provided.	Bikeway links to park. Internal links to facilities. Bike racks provided.	Internal paths to facilities and use areas.	
Lighting	Safety lighting provided by street lights.	For car park, toilets, youth space and picnic area. For natural area parks lights in car park and toilets.	For car park, toilets, security lighting for buildings. Field lighting responsibility of clubs.	For car park, toilets, security lighting for buildings. Field lighting responsibility of clubs.	For car park, toilets, picnic shelters. Where possible. May include field lighting for sports precinct.	Not normally provided.
Playgrounds	3 play event provided.	Large multiple play events provided	Not provided except in associated recreation nodes (e.g. Local Park)	Not provided except as part of recreation nodes.	Sometimes provided as part of picnic and use area. Depends on the other opportunities at park.	Not provided.
Youth facilities – informal active facilities	Facility for older youth e.g. ½ court or open area for kick a bout. Usually provided in Village Park or nearby.	Youth “active” facilities provided e.g. ½ court, Bike tracks, youth space etc	Not provided except as public access to sporting fields.	Not provided except as public access to sporting fields or as dedicated facility (e.g. skate park)	No specific facility provided if park “features” accommodate activity (e.g. swimming).	Not provided.
Sporting Fields	Sometimes provided if space permits as an informal field	Sometimes provided if space permits as an informal field	Fields provided and developed to playing standard	Fields developed to playing standard.	Informal fields/ playing areas sometimes provided in Regional Parks. Fields and Amenities sometimes provided in Sports Precincts.	n/a
Picnic tables, seats, BBQs	1- 2 tables 2 + seats BBQ normally provided for Village Parks	2+ tables 4+ seats BBQs usually provided. Sheltered tables.	Not provided except as recreation nodes. 2-4 perimeter seats	2 perimeter seats per field. Picnic facilities provided as part of recreation	Multiple picnic nodes provided as required.	1-2 tables

Park Type Features	Local Park/ Village Park	District Park	Village Sports Park	Township/ District Sports Park/ Precinct	Regional Destination Park or Regional Sports Precinct	Rest Areas and Other Open Space
				node.		
Shade	Shade from trees or structures provided for play events and picnic nodes	Built shade for play and picnic facilities if natural shade unavailable	Perimeter shade from appropriate tree species.	Perimeter shade for fields from trees.	Shade for picnic facilities and all use nodes. Shade planting and structures as required.	Natural Shade and Picnic Shelters
Landscape works	Ornamental plantings. Shade species. Buffer plantings with other use nodes	Enhancement plantings and shade plantings along with screening and buffers.	Planted buffer areas adjacent to residential. Screening/ buffer plantings for recreation nodes.	Planted buffer areas adjacent to residential. Screening / buffer plantings for recreation	Significant works including plantings, features, and rehabilitation work where natural vegetation critical to site. Works at entry points and plantings as appropriate.	Defined access points, regeneration and enhancement plantings.
Car parks and internal roads	On street. Mainly a walk to park	Off- street parking provided unless sufficient on- street available	Off street parking provided	Off street parking provided as central hubs to facilities/ field areas- linked by internal road network	Off street or dedicated on street parking possibly provided in several locations. Internal roads if needed.	Off street or on street parking.
Special elements	Footpath kerbing and entry to park should allow for people with mobility challenges.	Location and directional signage. May also provide larger open areas for neighbourhood events.	Location and directional signage. May also provide large informal open spaces for community and civic events	Location and directional signage.	Location directional and interpretation signs as required. May also provide large informal open spaces for community and civic events	Location and directional signage.

4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the PIP.
- (2) The plans for trunk infrastructure are identified in Schedule 2 - Mapping.

4.5.1 Trunk infrastructure networks, systems and items

- (1) Table 4.20 broadly outlines the trunk infrastructure networks, systems and items covered by the PIP.

Table 4.20 Trunk infrastructure networks, systems and items

Network	System	Items
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Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> ▪ Water sources (dams, bores, bulk supply mains) ▪ Raw water mains (including associated pump stations and fittings) ▪ Water treatment facilities. ▪ Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> ▪ Reservoirs and storage facilities ▪ Rechlorination facilities ▪ Distribution mains generally ≥ 100 mm diameter ▪ Associated pump stations and fittings ▪ Associated monitoring and control systems ▪ Fire fighting devices.
Sewerage	Reticulation	<ul style="list-style-type: none"> ▪ Rising mains generally ≥ 100 mm diameter ▪ Gravity sewers generally ≥ 150 mm diameter ▪ Associated pump stations, manholes and fittings ▪ Odour and corrosion control systems ▪ Associated monitoring and control systems.
	Sewerage treatment	<ul style="list-style-type: none"> ▪ Sewerage treatment plants ▪ Storage facilities ▪ Release systems ▪ Associated monitoring and control systems.
Stormwater management	Quantity	<ul style="list-style-type: none"> ▪ Natural waterways ▪ Overland flow paths/channels (natural and constructed) ▪ Piped urban drainage (including pipes, culverts, manholes, inlets and outlets) ▪ Detention and retention facilities.
	Quality	<ul style="list-style-type: none"> ▪ Stormwater Quality Infrastructure Devices (SQIDs) ▪ Gross Pollutant Traps (GPTs) ▪ Wetlands ▪ Riparian corridors ▪ Bio-retention facilities ▪ Bank stabilisation, erosion protection and revegetation.
Transport	Local government roads	<ul style="list-style-type: none"> ▪ Arterial, sub-arterial and major collector roads ▪ State controlled roads ▪ Associated intersections, traffic lights, lighting, bridges, culverts, kerb and channel, rural road drainage, basic revegetation.
	Public transport	<ul style="list-style-type: none"> ▪ Bus stops and shelters
	Pathways	<ul style="list-style-type: none"> ▪ Cycleways and pedestrian pathways ▪ associated lighting, culverts, bridges, directional and information signage, surface marking.
Public parks and community facilities land	Public parks	<ul style="list-style-type: none"> ▪ Land, works and embellishments for local, district and local government-wide parks for formal and informal recreation and sporting purposes.
	Community facilities land	<ul style="list-style-type: none"> ▪ Land and basic works associated with the clearing of land and connection to services.

4.5.2 Projected demand

(1) The projected demand for each analysed network is identified in the following tables.

Table 4.21 Water supply network – projected demand summary

Charge area	Cumulative demand, (EP)					Demand (EP)*
	2009	2011	2016	2021	2026	
Goomeri	756	-	781	799	817	1092
Kilkivan	612	-	628	639	651	670
Imbil	620	-	729	802	882	1094

Kandanga	270	-	270	270	270	270
Amamoor	215	-	223	228	235	270
Tin Can Bay & Cooloola Cove	5976	-	7167	7827	8419	10260
Rainbow Beach	4042	-	4235	4414	4612	6373
Gympie	19032	20289	22778	24701	25900	27771

*Represents the ultimate demand of water supply network per catchment area.

Table 4.22 Sewerage network – projected demand summary

Charge area	Cumulative demand, (EP)					Demand (EP)*
	2009	2011	2016	2021	2026	
Goomeri	830	-	854	873	891	1000
Kilkivan	580	-	596	607	619	700
Imbil	612	636	702	775	855	1063
Tin Can Bay	2640	2787	2918	3057	3201	3276
Cooloola Cove	3122	3483	4035	4556	5004	6770
Rainbow Beach	2064	2095	2257	2436	2634	4395
Gympie	16284	17597	20157	22122	23324	24508

*Represents the ultimate demand of sewerage network per catchment area.

Table 4.23 Road network – projected demand summary

Charge area	Cumulative demand, (vte/day)					Demand (vte/day)*
	2009	2011	2016	2021	2026	
Eastern Districts Urban	100169	-	120908	128347	132804	141896
Eastern Districts Urban Fringe	13768	-	22192	24967	26971	33480
Eastern Districts Balance	30005	-	31062	30855	31758	34758

*Represents the ultimate demand of the road network per catchment area.

4.5.3 Plans for trunk infrastructure

- (1) Plans identifying the existing and future trunk infrastructure, as well as the service catchments, for each infrastructure network are shown in Schedule 2 - Mapping on the following maps:

Table 4.24 Maps Table

Network	Maps
Water Supply	PFTI-KW-1 & 2 PFTI-CW-3 to 8 PFTI-CW-11 to 15
Sewerage	PFTI-KS-1 & 2 PFTI-CS-3 PFTI-CS-6 to 8 PFTI-CW-11 to 15
Stormwater	PFTI-KZ-1 & 2 PFTI-CZ-3 to 8 PFTI-CZ-11 to 15
Transport	
Roads & Bridges	PFTI-KR-1 PFTI-TR-1 PFTI-CUT-1 to 5 PFTI-CRT-1 to 9 PFTI-CBT-1 to 9

Pathways	PFTI-KE-1 & 2 PFTI-CUE-1 to 3 PFTI-CUE-11 to 13
Public Transport	PFTI-CUB-1 & 2 PFTI-CUB-11 to 13
Parks & Community Facilities Land	PFTI-KP-1 to 3 PFTI-TP-1 PFTI-CP-1 to 4

4.5.4 Schedule of works

- (1) Table 4.25 to Table 4.31 – summarise the existing and future trunk infrastructure costs to service assumed growth.
- (2) The schedules of works for future assets identify the estimated costs and the assumed time of completion. These dates relate to the assumed timing of development. These future assets are identified in the plans for trunk infrastructure.
- (3) The full schedule of works, including details of existing and future trunk infrastructure, is provided as extrinsic material.

Table 4.25 Water Supply – Estimated cost of works

Catchment	Estimated cost by completion year (\$ 2011)			
	Existing	2016	2021	2026
Kilkivan	6,049,663			
Goomeri	7,929,863			
Imbil	1,828,289	366,826	135,537	578,760
Kandanga	2,744,921	122,275	169,983	
Amamoor	1,045,509	122,275		
Tin Can Bay	16,994,448		59,680	
Cooloola Cove	15,301,896	1,252,440	59,680	
Rainbow Beach	8,862,551	2,102,643		
Gympie	50,610,285	7,600,288		

Table 4.26 Sewerage – Estimated cost of works

Catchment	Estimated cost by completion year (\$ 2011)			
	Existing	2016	2021	2026
Kilkivan	2,337,041			
Goomeri	2,218,911			
Imbil	3,034,719			
Tin Can Bay	13,690,441	464,227		
Cooloola Cove	10,817,135			
Rainbow Beach	11,818,742			
Gympie	54,147,073	441,533	4,827,268	192,975

Table 4.27 Stormwater – Estimated cost of works

Catchment	Estimated cost by completion year (\$ 2011)			
	Existing	2016	2021	2026
Kilkivan	261,285			
Goomeri	207,480			
Imbil	421,211			
Kandanga	124,142			
Amamoor	211,956			
Tin Can Bay	4,250,539			
Cooloola Cove	5,044,044			
Rainbow Beach	3,470,792			
Gympie	44,851,619			

Table 4.28 Transport, Roads – Estimated cost of works

Catchment	Estimated cost by completion year (\$ 2011)			
	Existing	2016	2021	2026
Western Districts	65,198,389			
Northern Districts	13,438,480			
Eastern Districts – Urban	102,672,283	10,399,125	11,680,732	8,345,584
Eastern Districts – Urban Fringe	74,824,025	6,875,993	2,102,106	4,032,918
Eastern Districts – Balance	129,536,428		1,470,162	678,800

Table 4.29 Transport, Pathways – Estimated cost of works

Catchment	Estimated cost by completion year (\$ 2011)			
	Existing	2016	2021	2026
Kilkivan	210,301	19,782	29,673	82,426
Goomeri	214,307	26,376		109,735
Imbil	401,119	75,832	89,020	
Kandanga	190,813	32,146	16,485	
Amamoor	16,050		192,877	44,510
Tin Can Bay	2,096,801	45,334		306,006
Cooloola Cove	854,148	206,065	676,579	907,715
Rainbow Beach	1,132,801		136,003	174,125
Gympie	11,658,763	800,050	4,586,812	2,892,081

Table 4.30 Transport, Public Transport – Estimated cost of works

Catchment	Estimated cost by completion year (\$ 2011)			
	Existing	2016	2021	2026
Eastern Districts – Urban	141,412	218,873	195,274	66,334

Table 4.31 Parks & Community Facilities Land – Estimated cost of works

Catchment	Estimated cost by completion year (\$ 2011)			
	Existing	2016	2021	2026
Northern Districts	704,593			
Western Districts	1,299,595			
Eastern Districts	16,515,300			

4.6 Extrinsic material

- (1) The documents identified in Table 4.32, which assist in the interpretation of the priority infrastructure plan, are extrinsic material under the Statutory Instruments Act 1992.

Table 4.32 Extrinsic material to priority infrastructure plan

Trunk infrastructure network	Title of document
Growth projections, planning assumptions and PIA (for all networks)	Gympie Regional Council Planning Scheme – 2012, Priority Infrastructure Plan, Supporting Information. – GRC, February 2012
Network analyses, Plans for Trunk Infrastructure, and Schedules of Work for all networks	

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the Planning Scheme Area.

5.2 Reading the tables

The tables identify the following:

- (1) development that is prohibited, exempt or requires self, compliance, code or impact assessment;
- (2) the level of assessment for 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.
- (3) the assessment criteria for development:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'Assessment criteria' 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 criteria' column);
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in the table in section 5.7); or
 - (ii) provisions in a zone or local plan code apply (shown in the 'Assessment criteria' column); or
 - (iii) the assessment criteria as shown on the overlay map (noted in the 'Assessment criteria' column) applies;
 - (d) any other applicable code/s (shown in the 'Assessment criteria' column).
- (4) any variation (shown as an 'if' in the 'Development' column) that applies to the development for the level of assessment.

Editor's note—Examples of a variation are gross floor area, height, numbers of people or precinct provisions.

5.3 Determining the level of assessment

The process for determining a level of assessment is:

- (1) for a MCU, establish the use by reference to the use definitions in Schedule 1; and
- (2) for all development, identify the following:
 - (a) the zone that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) determine if the development has a prescribed level of assessment, by reference to section 5.4 Table 1—Prescribed levels of assessment;
- (4) if the development is not listed in section 5.4 Table 1—Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in section 5.5 Levels of assessment – Zones;
- (5) Where development is proposed entirely within a single zone, the assessment level for that zone applies. Where development is proposed over multiple zones, the highest level of assessment applies;
- (6) a precinct of a zone may change the level of assessment and this will be shown in the 'Development' column of the tables in section 5.5;
- (7) if a precinct changes the level of assessment this will be shown in the 'Development' column of the tables in section 5.6.

5.4 Prescribed levels of assessment

For the development specified in the 'Development' column, the levels of assessment are prescribed.

Table 5.1 Prescribed levels of assessment

Development	Assessment criteria
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Development	Assessment criteria
Exempt	
MCU for dwelling house in a Residential zone if: Identified in Schedule 4 Table 2 of the <i>Sustainable Planning Regulation 2009</i>	
Self-assessment	
MCU for Community residence in a Residential zone or Residential zone category or a Rural residential zone	Community Residence Code
Compliance assessment	
Reconfiguring a lot (subdividing 1 into 2) and associated operational work in a Residential or Industry zone category but not a Rural Residential zone if: Compliance assessment is required under Schedule 18 of the <i>Sustainable Planning Regulation 2009</i>	Reconfiguring a Lot (subdividing 1 into 2) and Associated Operational Work Code

5.5 Levels of assessment – Zones

The following tables identify the levels of assessment for development in a zone.

Table 5.2 Residential Living Zone

Development	Assessment criteria
Exempt	
Dwelling house Emergency services Park if not in the Southside Local Development Area Precinct Sales office Temporary Use	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Home based business	Residential Living Zone Code – Section 3
Code assessment	
Dual occupancy if not in the Southside Local Development Area Precinct	Residential Living Zone Code – Sections 2 and 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if not self-assessable	Residential Living Zone Code – Section 3
Impact assessment	
Any other development not listed in this table.	

Table 5.3 Residential Choice Zone

Development	Assessment criteria
Exempt	
Dwelling house Emergency services Park Sales office Temporary Use	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Home based business	Residential Choice Zone Code – Section 2
Code assessment	
Dual occupancy	Residential Choice Zone Code – Sections 1 and 3 Infrastructure and Operational Work (excluding Advertising Device) Code

Development	Assessment criteria
Home based business if not self-assessable	Residential Choice Zone Code – Section 2
Multiple dwelling	Residential Choice Zone Code – Sections 1 and 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Retirement facility	Residential Choice Zone Code – Sections 1 and 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	

Table 5.4 Character Residential Zone

Development	Assessment criteria
Exempt	
Emergency services Park Temporary Use	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Dwelling house	Character Residential Zone Code – Section 1
Home based business	Character Residential Zone Code – Section 2
Code assessment	
Dual occupancy	Character Residential Zone Code – Sections 1 and 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Dwelling house if not self-assessable	Character Residential Zone Code – Section 1
Home based business if not self-assessable	Character Residential Zone Code – Section 2
Impact assessment	
Any other development not listed in this table.	

Table 5.5 Tourist Accommodation Zone

Development	Assessment criteria
Exempt	
If in an existing commercial building and for: <ul style="list-style-type: none"> ▪ Food and drink outlet ▪ Shop Dwelling house if located in Precinct A on Plan of Development No. 1/90 of the development approval for Rainbow Shores Emergency services Park Sales office Temporary Use Utility installation except a waste management facility	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Community residence	Community Residence Code
Home based business	Tourist Accommodation Zone Code – Section 2
Code assessment	
Dual occupancy if located in Precinct B or C on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code

Development	Assessment criteria
Dwelling House if not exempt	Tourist Accommodation Zone Code – Section 1
Food and drink outlet if located in Precinct D on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if not self-assessable	Tourist Accommodation Zone Code – Section 2
Multiple dwelling if located in Precinct B or C on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if located in Precinct D on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if located in Precinct D on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Short-term accommodation if located in Precinct E on Plan of Development No. 1/90 of the development approval for Rainbow Shores	Tourist Accommodation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	

Table 5.6 Principal Centre Zone

Development	Assessment criteria
Exempt	
<p>If in an existing commercial building and for:</p> <ul style="list-style-type: none"> ▪ Community care centre ▪ Food and drink outlet ▪ Health care services where not at ground level ▪ Office ▪ Sales office ▪ Service industry ▪ Shop <p>Community use Emergency services Market Park Temporary Use Utility installation except a waste management facility</p>	
Code assessment	
Food and drink outlet if not exempt	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Hotel	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if not exempt	Principal Centre Zone Code – Section 1

Development	Assessment criteria
Sales office if not exempt	Infrastructure and Operational Work (excluding Advertising Device) Code Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not exempt	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not exempt	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Theatre	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	

Table 5.7 District Centre Zone

Development	Assessment criteria
Exempt	
<p>If in an existing commercial building and for:</p> <ul style="list-style-type: none"> ▪ Community care centre ▪ Food and drink outlet ▪ Garden centre ▪ Hardware and trade supplies ▪ Health care services ▪ Office ▪ Service industry ▪ Shop ▪ Veterinary services <p>Emergency services Market Park Sales office Temporary Use Utility installation except a waste management facility</p>	
Code assessment	
Child care centre	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community care centre if not exempt	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community use	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet if not exempt	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre if not exempt	District Centre Zone Code – Section 1

Development	Assessment criteria
Hardware and trade supplies if not exempt	Infrastructure and Operational Work (excluding Advertising Device) Code District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Health care services if not exempt	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if not exempt	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not exempt	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not exempt	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Showroom	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Veterinary services if not exempt	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	

Table 5.8 Local Centre Zone

Development	Assessment criteria
Exempt	
If in an existing commercial building and for: <ul style="list-style-type: none"> ▪ Food and drink outlet ▪ Garden centre ▪ Hardware and trade supplies ▪ Office ▪ Service industry ▪ Shop ▪ Veterinary services Emergency services Market Park Sales office Temporary Use Utility installation except a waste management facility	
Code assessment	
Child care centre	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community care centre	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code

Development	Assessment criteria
Community use	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet if not exempt	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre if not exempt	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not exempt	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if not exempt	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not exempt	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not exempt	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Showroom	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Veterinary services if not exempt	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	

Table 5.9 Specialised Centre Zone

Development	Assessment criteria
If in the Gympie Medical Precinct	
Exempt	
If in an existing commercial building and for: <ul style="list-style-type: none"> ▪ Community care centre ▪ Food or drink outlet where associated with health care services or a hospital ▪ Health care services ▪ Shop where associated with health care services or a hospital Dwelling house Emergency services Park Temporary Use	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Caretaker's accommodation	Specialised Centre Zone Code – Section 2
Community residence	Community Residence Code
Home based business	Specialised Centre Zone Code – Section 3

Development	Assessment criteria
Code assessment	
Caretaker's accommodation if not self-assessable	Specialised Centre Zone Code – Section 2
Community care centre if not exempt	Specialised Centre Zone Code – Section 1
Food or drink outlet where associated with health care services or a hospital if not exempt	Infrastructure and Operational Work (excluding Advertising Device) Code
Health care services if not exempt	Specialised Centre Zone Code – Section 1
Home based business if not self-assessable	Infrastructure and Operational Work (excluding Advertising Device) Code
Hospital	Specialised Centre Zone Code – Section 1
Residential care facility	Infrastructure and Operational Work (excluding Advertising Device) Code
Shop where associated with health care services or a hospital if not exempt	Specialised Centre Zone Code – Section 3
Hospital	Specialised Centre Zone Code – Section 1
Residential care facility	Infrastructure and Operational Work (excluding Advertising Device) Code
Shop where associated with health care services or a hospital if not exempt	Specialised Centre Zone Code – Section 1
Hospital	Infrastructure and Operational Work (excluding Advertising Device) Code
Residential care facility	Specialised Centre Zone Code – Section 1
Shop where associated with health care services or a hospital if not exempt	Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	
If in the Monkland Showroom Precinct	
Exempt	
<p>If in an existing commercial building and for:</p> <ul style="list-style-type: none"> ▪ Hardware and trade supplies ▪ Low impact industry ▪ Service industry ▪ Showroom ▪ Warehouse <p>Emergency services Park Temporary Use Utility installation except a waste management facility</p>	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Caretaker's accommodation	Specialised Centre Zone Code – Section 5
Code assessment	
Caretaker's accommodation if not self-assessable	Specialised Centre Zone Code – Section 5
Food and drink outlet	Specialised Centre Zone Code – Section 4
Garden centre	Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not exempt	Specialised Centre Zone Code – Section 4
Hardware and trade supplies if not exempt	Specialised Centre Zone Code – Section 4
Hardware and trade supplies if not exempt	Specialised Centre Zone Code – Section 4
Hardware and trade supplies if not exempt	Specialised Centre Zone Code – Section 4

Development	Assessment criteria
Low impact industry if not exempt	Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not exempt	Specialised Centre Zone Code – Section 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Showroom if not exempt	Specialised Centre Zone Code – Section 4 Infrastructure and Operational Work (excluding Advertising Device) Code
	Specialised Centre Zone Code – Section 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	

Table 5.10 Sport and Recreation Zone

Development	Assessment criteria
Exempt	
If in an existing commercial building and for: <ul style="list-style-type: none"> ▪ Club ▪ Indoor sport and recreation Caretaker's accommodation Community use Emergency services Food and drink outlet where a café, coffee shop, kiosk, milk bar, snack bar or tea room Market Outdoor sport and recreation Park Temporary use Utility installation except a waste management facility	
Code assessment	
Club if not exempt	Sport and Recreation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Indoor sport and recreation if not exempt	Sport and Recreation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	

Table 5.11 Open Space Zone

Development	Assessment criteria
Exempt	
Emergency services Food and drink outlet where a café, coffee shop, kiosk, milk bar, snack bar or tea room Market Park Temporary use Utility installation except a waste management facility	
Code assessment	
Outdoor sport and recreation	Open Space Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code

Impact assessment
Any other development not listed in this table.

Table 5.12 Low Impact Industry Zone

Development	Assessment criteria
Exempt	
If in an existing industrial building and for: <ul style="list-style-type: none"> ▪ Low Impact Industry ▪ Service Industry ▪ Warehouse Emergency services Temporary Use Utility Installation	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Caretaker's accommodation	Low Impact Industry Zone Code – Section 3
Code assessment	
Caretaker's accommodation where not self-assessable	Low Impact Industry Zone Code – Section 3
Hardware and trade supplies if not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Low impact industry if not exempt and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not exempt and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Warehouse if not exempt and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table	

Table 5.13 Medium Impact Industry Zone

Development	Assessment criteria
Exempt	
If in an existing industrial building and for: <ul style="list-style-type: none"> ▪ Low impact industry ▪ Medium impact industry ▪ Service industry ▪ Warehouse Emergency services Temporary Use Utility Installation	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Caretaker's accommodation	Medium Impact Industry Zone Code – Section 3
Code assessment	
Caretaker's accommodation if not self-assessable	Medium Impact Industry Zone Code – Section 3
Bulk landscape supplies if not in the Victory Heights	

Development	Assessment criteria
Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Low impact industry if not exempt and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Medium impact industry if not exempt and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not exempt and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Transport depot if not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Warehouse if not exempt and not in the Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table	

Table 5.14 High Impact Industry Zone

Development	Assessment criteria
Exempt	
If in an existing industrial building and for: <ul style="list-style-type: none"> ▪ High impact industry ▪ Medium impact industry Emergency services Temporary Use Utility Installation	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Caretaker's accommodation	High Impact Industry Zone Code – Section 3
Code assessment	
Caretaker's accommodation if not self-assessable	High Impact Industry Zone Code – Section 3
Bulk landscape supplies if not in the East Deep Creek Local Development Area Precinct	High Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
High impact industry if not exempt and not in the East Deep Creek Local Development Area Precinct	High Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Medium impact industry if not exempt and not in the East Deep Creek Local Development Area Precinct	High Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code

Development	Assessment criteria
Transport depot if not in the East Deep Creek Local Development Area Precinct	High Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code High Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table	

Table 5.15 Waterfront and Marine Industry Zone

Development	Assessment criteria
Exempt	
Emergency services Landing Utility installation except a waste management facility Temporary Use Waterfront and marine industry if in an existing commercial building	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Caretaker's accommodation	Waterfront and Marine Industry Zone Code – Section 2
Code assessment	
Caretaker's accommodation if not self-assessable	Waterfront and Marine Industry Zone Code – Section 2
Waterfront and marine industry if not exempt	Waterfront and Marine Industry Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	

Table 5.16 Industry Investigation Zone

Development	Assessment criteria
Exempt	
Animal husbandry Animal keeping Cropping Dwelling house if at Kybong and on a site fronting a Council maintained or State-controlled road Emergency services Roadside stall Rural industry Temporary use Utility installation except a solar power station or waste management facility Wholesale nursery	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Caretaker's accommodation	Industry Investigation Zone Code – Section 2
Home based business	Industry Investigation Zone Code – Section 3
Code assessment	
Caretaker's accommodation if not self-assessable	Industry Investigation Zone Code – Section 2
Home based business if not self-assessable	Industry Investigation Zone Code – Section 3
Impact assessment	

Development	Assessment criteria
Any other development not listed in this table.	

Table 5.17 Community Purposes Zone

Development	Assessment criteria
Exempt	
Air services if in the Aerodrome Precinct Caretaker's accommodation Community care centre Community use Educational establishment Emergency services Food or drink outlet where associated with a community use or hospital Hospital Minor electrical infrastructure Park Telecommunications facility Temporary use Utility installation	
Impact assessment	
Any other development not listed in this table.	

Table 5.18 Environmental Management and Conservation Zone

Development	Assessment criteria
Impact assessment	
All development	

Table 5.19 Extractive Industry Zone

Development	Assessment criteria
Exempt	
Temporary Use Utility installation except a waste management facility	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Caretaker's accommodation	Extractive Industry Zone Code – Section 3
Code assessment	
Caretaker's accommodation if not self-assessable	Extractive Industry Zone Code – Section 3
Extractive industry	Extractive Industry Zone Code – Sections 1 and 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	

Table 5.20 Limited Development (Constrained Land) Zone

Development	Assessment criteria
Exempt	
Temporary Use	
Impact assessment	
All development	

Table 5.21 Rural Zone

Development	Assessment criteria
Exempt	
Animal husbandry Animal keeping if not a cattery or kennel Cropping Dwelling house other than in the Aerodrome Precinct and if fronting a Council maintained or State-controlled road Emergency services Intensive horticulture if on a lot greater than 40 hectares Roadside stall Rural industry Temporary use Tourist attraction where involving agri-tourism associated with a rural use on the site Utility installation except a solar power station or waste management facility Wholesale nursery Winery	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Caretaker's accommodation	Rural Zone Code – Section 2
Home based business	Rural Zone Code – Section 3
Tourist park if not more than four (4) caravans, cabins, tents or similar structures on the site	Rural Zone Code – Section 4
Code assessment	
Animal keeping if a cattery or kennel	Rural Zone Code – Section 1
Caretaker's accommodation if not self-assessable	Rural Zone Code – Section 2
Dwelling house if not exempt, and: <ul style="list-style-type: none"> ▪ if not fronting a Council maintained or State-controlled road; ▪ if in the Aerodrome Precinct 	Rural Zone Code – Section 1 Performance Outcome PO6 only Rural Zone Code – Section 1 Performance Outcome PO3 only
Home based business if not self-assessable	Rural Zone Code – Section 3
Intensive animal industry if on a lot larger than 100 hectares	Rural Zone Code – Section 1
Intensive horticulture if not exempt	Rural Zone Code – Section 1
Tourist park if not more than four (4) caravans, cabins, tents or similar structures on the site and if not self-assessable	Rural Zone Code – Section 4
Impact assessment	
Any other development not listed in this table.	

Table 5.22 Rural Residential Zone

Development	Assessment criteria
Exempt	
Dwelling house Emergency services Park Sales office Temporary use	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Home based business	Rural Residential Zone Code – Section 2
Code assessment	

Development	Assessment criteria
Home based business if not self-assessable	Rural Residential Zone Code – Section 2
Impact assessment	
Any other development not listed in this table.	

Table 5.23 Township Zone

Development	Assessment criteria
Exempt	
<p>If in an existing commercial building and for:</p> <ul style="list-style-type: none"> ▪ Food and drink outlet ▪ Garden centre ▪ Hardware and trade supplies ▪ Health care services ▪ Low impact industry ▪ Office ▪ Service industry ▪ Shop ▪ Showroom ▪ Veterinary services <p>Dwelling house Emergency services Market Park Sales office Temporary use Utility installation except a solar power station or waste management facility</p>	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Caretaker's accommodation	Township Zone Code – Section 2
Community residence	Community Residence Code
Home based business	Township Zone Code – Section 3
Code assessment	
Agricultural supplies store	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Caretaker's accommodation if not self-assessable	Township Zone Code – Section 2
Child care centre	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Dual occupancy	Township Zone Code – Sections 1 and 4 Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet if not exempt	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre if not exempt	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not exempt	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code

Development	Assessment criteria
Health care service if not exempt	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if not self-assessable	
Low impact industry if not exempt	Township Zone Code – Section 3
Office if not exempt	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not exempt	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not exempt	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Showroom if not exempt	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Veterinary services if not exempt	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Impact assessment	
Any other development not listed in this table.	

5.6 Levels of assessment – Local plans

There are no local plans in the Planning Scheme.

5.7 Assessment criteria – Overlays

The following table identifies the relevant assessment criteria for an overlay.

Table 5.24 Assessment criteria for overlays

Development	Assessment criteria
All overlays	
Material change of use if code or impact assessable	Residential Living Zone Code – Section 7 Residential Choice Zone Code – Section 6 Character Residential Zone Code – Section 6 Tourist Accommodation Zone Code – Section 4 Principal Centre Zone Code – Section 3 District Centre Zone Code – Section 3 Local Centre Zone Code – Section 3 Specialised Centre Zone Code – Section 8 Sport and Recreation Zone Code – Section 3 Open Space Zone Code – Section 3 Low Impact Industry Zone Code – Section 5 Medium Impact Industry Zone Code – Section 5 High Impact Industry Zone Code – Section 5 Waterfront and Marine Industry Zone Code –

Development	Assessment criteria
	Section 4 Industry Investigation Zone Code – Section 5 Community Purposes Zone Code – Section 3 Environmental Management and Conservation Zone Code – Section 3 Extractive Industry Zone Code – Section 5 Limited Development (Constrained Land) Zone Code – Section 4 Rural Zone Code – Section 6 Rural Residential Zone Code – Section 5 Township Zone Code – Section 6
Reconfiguring a lot if code or impact assessable	Reconfiguring a Lot Code – Section 3
Operational Work (excluding Advertising Device) if code or impact assessable	Infrastructure and Operational Work (excluding Advertising Device) Code – Section 6
Building work if code or impact assessable	Building Matters Code – Sections 2 and 3

5.8 Reconfiguring a lot, Building and Operational work

The following table identifies the levels of assessment for reconfiguring a lot, building and operational work.

Table 5.25 Building work if not associated with a material change of use

Development	Assessment criteria
Exempt	
Dwelling house if not located in the Character Residential zone	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Dwelling house if not exempt	Building Matters Code – Acceptable Outcomes AO1.1, AO2.1, AO2.2 and AO2.3
All other uses if on a site identified as a Local Heritage Place and not involving demolition or removal	Building Matters Code – Acceptable Outcome AO1.1, AO2.1, AO2.2 and AO2.3
All other uses if not on a site identified as a Local Heritage Place	Building Matters Code – Acceptable Outcome AO1.1
Code assessment	
Dwelling house if not exempt or self-assessable	Building Matters Code – Performance Outcome PO1 and PO2
All other uses if on a site identified as a Local Heritage Place and not involving demolition or removal if not self-assessable	Building Matters Code – Performance Outcome PO1 and PO2
All other uses if not on a site identified as a Local Heritage Place if not self-assessable	Building Matters Code – Performance Outcome PO1
Impact assessment	
Building work for demolition or removal on a site identified as a Local Heritage Place	

Table 5.26 Operational work (advertising device)

Development	Assessment criteria
Exempt	
Advertising device if a minor sign	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Advertising device if not: <ul style="list-style-type: none"> ▪ exempt; ▪ in the Environmental Management and 	Residential Living Zone Code – Section 6 Residential Choice Zone Code – Section 5 Character Residential Zone Code – Section 5

Development	Assessment criteria
<p>Conservation Zone;</p> <ul style="list-style-type: none"> ▪ a freestanding non-moving sign, moving sign or three-dimensional sign. 	<p>Tourist Accommodation Zone Code – Section 3 Principal Centre Zone Code – Section 2 District Centre Zone Code – Section 2 Local Centre Zone Code – Section 2 Specialised Centre Zone Code (Gympie Medical Precinct) – Section 4 Specialised Centre Zone Code (Monkland Showroom Precinct) – Section 7 Sport and Recreation Zone Code – Section 2 Open Space Zone Code – Section 2 Low Impact Industry Zone Code – Section 4 Medium Impact Industry Zone Code – Section 4 High Impact Industry Zone Code – Section 4 Waterfront and Marine Industry Zone Code – Section 3 Industry Investigation Zone Code – Section 2 Community Purposes Zone Code – Section 2 Extractive Industry Zone Code – Section 4 Limited Development (Constrained Land) Zone Code – Section 3 Rural Zone Code – Section 5 Rural Residential Zone Code – Section 4 Township Zone Code – Section 5</p>
Code assessment	
<p>Advertising device if not exempt or self-assessable</p>	<p>Residential Living Zone Code – Section 6 Residential Choice Zone Code – Section 5 Character Residential Zone Code – Section 5 Tourist Accommodation Zone Code – Section 3 Principal Centre Zone Code – Section 2 District Centre Zone Code – Section 2 Local Centre Zone Code – Section 2 Specialised Centre Zone Code (Gympie Medical Precinct) – Section 4 Specialised Centre Zone Code (Monkland Showroom Precinct) – Section 7 Sport and Recreation Zone Code – Section 2 Open Space Zone Code – Section 2 Low Impact Industry Zone Code – Section 4 Medium Impact Industry Zone Code – Section 4 High Impact Industry Zone Code – Section 4 Waterfront and Marine Industry Zone Code – Section 3 Industry Investigation Zone Code – Section 2 Community Purposes Zone Code – Section 2 Environmental Management and Conservation Zone Code – Section 2 Extractive Industry Zone Code – Section 4 Limited Development (Constrained Land) Zone Code – Section 3 Rural Zone Code – Section 4 Rural Residential Zone Code – Section 4 Township Zone Code – Section 5</p>
Impact assessment	
<p>Nil.</p>	

Table 5.27 Operational work (excluding Advertising Device)

Development	Assessment criteria
Exempt	

Operational work for a dam if not impact assessable Other operational work not listed elsewhere in this table	
Self-assessment (where complying with the acceptable outcome/s of applicable code/s)	
Operational work for a driveway crossing	Infrastructure and Operational Work (excluding Advertising Device) Code – Acceptable Outcome AO11.2
Compliance assessment	
Operational work associated with reconfiguring a lot (subdividing 1 into 2) in a residential or industry zone category but not a rural residential zone if: Compliance assessment is required under schedule 18 of the <i>Sustainable Planning Regulation 2009</i>	9.2.1 Reconfiguring a lot (subdividing 1 lot into 2) and associated operational work code
Operational work involving landscaping or vehicle parking if associated with a material change of use or reconfiguring a lot	Infrastructure and Operational Work (excluding Advertising Device) Code – Sections 1, 4 and 5
Code assessment	
Operational work associated with a material change of use or reconfiguring a lot where not compliance assessable	Infrastructure and Operational Work (excluding Advertising Device) Code
Operational work for:	
<ul style="list-style-type: none"> ▪ driveway crossing if not self-assessable 	Infrastructure and Operational Work (excluding Advertising Device) Code – Performance Outcome PO11
<ul style="list-style-type: none"> ▪ filling or excavation over 100m³ and not associated with a material change of use or reconfiguring a lot and if not exempt or impact assessable 	Infrastructure and Operational Work (excluding Advertising Device) Code – Sections 1 and 2
Impact assessment	
Operational work for filling or excavation for a dam within the Residential Living, Residential Choice, Character Residential, Limited Development (Constrained Land), Township, Principal Centre, District Centre, Local Centre and Specialised Centre zones.	

Table 5.28 Reconfiguring a lot

Development	Assessment criteria
Compliance assessment	
Reconfiguring a lot (subdividing 1 into 2) and associated operational work in a residential or industry zone category but not a rural residential zone if: Compliance assessment is required under schedule 18 of the <i>Sustainable Planning Regulation 2009</i>	9.2.1 Reconfiguring a lot (subdividing 1 lot into 2) and Associated Operational Work Code
Code assessment	
Reconfiguring a lot if not compliance or impact assessable where complying with the minimum area specified in Table 9.4, including where not specified	<p>Boundary realignment: Reconfiguring a Lot Code – Section 1</p> <p>Subdivision under a Community Title Scheme: Reconfiguring a Lot Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code</p> <p>All subdivision: Reconfiguring a Lot Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code</p>

Impact assessment

Reconfiguring a lot (except boundary realignment) within the Limited Development (Constrained Land) Zone.

Reconfiguring a lot (subdivision excluding Community Title Scheme where applying to existing buildings or land the subject of a development permit for material change of use) where not complying with the minimum area specified in Table 9.4 of the Reconfiguring a Lot Code.

Reconfiguring a lot (except boundary realignment) within the Southside Local Development Area Precinct, Victory Heights Local Development Area Precinct, East Deep Creek Local Development Area Precinct and Aerodrome Precinct.

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 levels of assessment for development in a zone are in Part 5—Tables of assessment.
- (4) Assessment criteria 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.
- (8) The following are the zone codes for the Planning Scheme:
 - (a) Residential Living Zone Code;
 - (b) Residential Choice Zone Code;
 - (c) Character Residential Zone Code;
 - (d) Tourist Accommodation Zone Code;
 - (e) Principal Centre Zone Code;
 - (f) District Centre Zone Code;
 - (g) Local Centre Zone Code;
 - (h) Specialised Centre Zone Code;
 - (i) Sport and Recreation Zone Code;
 - (j) Open Space Zone Code;
 - (k) Low Impact Industry Zone Code;
 - (l) Medium Impact Industry Zone Code;
 - (m) High Impact Industry Zone Code;
 - (n) Waterfront and Marine Industry Zone Code;
 - (o) Industry Investigation Zone Code;
 - (p) Community Purposes Zone Code;
 - (q) Environmental Management and Conservation Zone Code;
 - (r) Extractive Industry Zone Code;
 - (s) Limited Development (Constrained Land) Zone Code;
 - (t) Rural Zone Code;
 - (u) Rural Residential Zone Code;
 - (v) Township Zone Code.

6.2 Zone codes

6.2.1 Residential Living Zone Code

- (1) The purpose of the zone is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to accommodate housing consistent with the low density residential character of the zone and to ensure timely, efficient and well serviced development occurs within the Southside Local Development Area Precinct, in accordance with an approved structure plan.
- (3) The purpose of the code will be achieved through the following overall outcomes:

Southside Local Development Area Precinct

 - (a) Development is appropriately coordinated and sequenced in accordance with an approved structure plan to ensure the most effective use of land.
 - (b) Interim development does not compromise the future development potential of the area for urban purposes and uses that are incompatible with residential uses are not established.

- (c) Development of land is based upon the provision of the full range of urban infrastructure and services, consideration of environmental constraints and desired settlement pattern for the area.
- (d) Development is supported by the necessary transport infrastructure which is designed to integrate with existing networks and promotes safe and efficient public transport use, walking and cycling.
- (e) Emerging urban areas are developed in a sustainable manner to reflect the general form of the planning scheme area by integrating development sites, community infrastructure, open space and important natural features.
- (f) Emerging urban areas provide a mix of housing types to support the diverse and changing housing needs of the prospective community.
- (g) Significant historical, topographic, landscape and scenic values, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced.
- (h) Emerging urban areas provide a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts including nearby industrial, agricultural or other incompatible uses.

Other than Southside Local Development Area Precinct

- (i) A broad range of housing, predominately detached dwelling houses, on a range of lot sizes is provided.
- (j) Development provides for an efficient land-use pattern that is well connected to existing urban areas and infrastructure.
- (k) The established pattern of urban residential development in the Imbil, Goomeri, Kilkivan and Cooloola Cove Precincts is preserved to maintain community expectations of residential separation and character.
- (l) Non-residential uses may be supported where such uses directly support the day to day needs of the residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres.
- (m) Development is of a form that is compatible with the scale and character of low density residential living.
- (n) Higher density residential development in the form of multiple dwellings, rooming accommodation or short term accommodation is not expected in this zone.
- (o) Development is provided with appropriate infrastructure.
- (p) Development is established where impacts of natural hazards are avoided or safely managed.
- (q) Development is reflective and responsive to the environmental values of the land.
- (r) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting, and other locally specific impacts including nearby industrial or other incompatible uses.

Table 6.1 Residential Living Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 Southside Local Development Area Precinct	
PO1 Development of emerging urban areas: (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides appropriate road, cycleway, pedestrian or open space linkages with satisfactory internal connectivity and integration with surrounding development; (e) provides for major stormwater flow paths through the site; (f) protects floodplains and water quality; (g) provides necessary physical infrastructure; and (h) achieve an appropriate level of amenity and safety for adjoining land uses.	AO1.1 Development occurs in accordance with an approved structure plan.
Section 2 General	
PO2 The density, built form and appearance of development reflects the intended low	AO2.1 Site cover does not exceed 50%. and

Performance Outcomes	Acceptable Outcomes
density residential character of the zone.	<p>AO2.2 Dwelling density does not exceed:</p> <ul style="list-style-type: none"> (a) one dwelling per 500m² in Gympie, Rainbow Beach, Tin Can Bay and Cooloola Cove (other than in a precinct); and (b) one dwelling per 1,000m² within the residential precinct of Imbil, Goomeri and Kilkivan; and (c) one dwelling per 2,000m² within the residential precinct of Cooloola Cove. <p>and</p> <p>AO2.3 Buildings are a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO2.4 Pedestrian entrances to buildings are clearly visible from the street.</p> <p>and</p> <p>AO2.5 The maximum length of any façade without articulation or change of materials is 10m.</p> <p>and</p> <p>AO2.6 Roof pitch is a minimum of:</p> <ul style="list-style-type: none"> (a) 15° for hip or gable roofs; and (b) 7.5° for skillion roofs. <p>and</p> <p>AO2.7 Buildings have a minimum set back of 6m to the primary street frontage.</p> <p>and</p> <p>AO2.8 Buildings are set back a minimum of 4.5m to any secondary street frontage.</p> <p>and</p> <p>AO2.9 Side boundary set backs for residential uses are a minimum of:</p> <ul style="list-style-type: none"> (a) 1.5m – for ground level storey; (b) 2.0m – for storeys above ground level. <p>and</p> <p>AO2.10 A 1.8m high screen fence is provided to the side and rear boundaries of the lot.</p> <p>and</p> <p>AO2.11 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc) are integrated into the building.</p>
PO3 Development responds to the natural landforms and stormwater flows of the site.	<p>AO3.1 Cut and fill is minimised.</p> <p>and</p> <p>AO3.2 Elevated split-level building construction is used to achieve level changes.</p>
PO4 Development is adequately serviced.	<p>AO4.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO4.2 Stormwater is discharged to a lawful point of discharge.</p>
PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO5.1 No Acceptable Outcome specified.
PO6 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and	AO6.1 No Acceptable Outcome specified.

Performance Outcomes	Acceptable Outcomes
(d) are screened from view within the site, adjoining properties and the street.	
Section 3 Home based business	
PO7 The activity, occupation or business is subordinate to the dwelling house on the site.	<p>AO7.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator.</p> <p>and</p> <p>AO7.2 The maximum internal floor area used is 40m².</p> <p>and</p> <p>AO7.3 Outdoor activity or storage areas are not included.</p> <p>and</p> <p>AO7.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m².</p> <p>and</p> <p>AO7.5 Additional on site access and vehicle parking arrangements are not provided.</p>
PO8 The amenity of the local residential area is not adversely affected.	<p>AO8.1 No more than one non-resident of the site is employed.</p> <p>and</p> <p>AO8.2 The home business does not involve the storage of hazardous or noxious materials.</p> <p>and</p> <p>AO8.3 The home business does not involve servicing or repair of vehicles.</p> <p>and</p> <p>AO8.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO8.5 The home business does not involve hiring out of any machinery or equipment.</p>
Section 4 Dual occupancy	
PO9 Dual occupancies are dispersed to maintain the intended low density residential character of the zone.	<p>AO9.1 The minimum lot size is 750m² except as specified below:</p> <p>(a) 1,500m² within the residential precinct of Imbil, Goomeri and Kilkivan; or</p> <p>(b) 2,500m² within the residential precinct of Cooloola Cove.</p>
PO10 Open space is provided to meet the recreational and privacy needs of residents.	<p>AO10.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 40m² with a minimum dimension of 3m.</p> <p>and</p> <p>AO10.2 Private open space is directly accessible from the living areas of the dwelling and is screened from adjoining development.</p> <p>and</p> <p>AO10.3 Internal screen fencing of ground level private open space is provided to a minimum height of 1.5m.</p>
Section 5 Non-residential uses	
PO11 Development provides an appropriate interface to neighbouring uses.	<p>AO11.1 Non-residential uses provide:</p> <p>(a) 1.8m high screen fencing to all side and rear boundaries where adjoining residential uses; and</p> <p>(b) minimum 5m side and rear boundary setbacks where adjoining residential</p>

Performance Outcomes	Acceptable Outcomes
	<p>uses; and (c) minimum 6m boundary setback to street frontages.</p> <p>Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p>
Section 6 Advertising devices	
<p>PO12 Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended residential character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p>AO12.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p>AO12.2 The combined maximum signface area does not exceed 1m² per site.</p> <p>and</p> <p>AO12.3 The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p>AO12.4 The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p>AO12.5 The advertising device is not a moving sign.</p>
Section 7 For development affected by one or more overlays	
Heritage and neighbourhood character	
<p>PO13 Existing Local Heritage Places are conserved.</p>	<p>AO13.1 Development incorporates the retention and productive reuse of a Local Heritage Place.</p>
Potential and actual acid sulfate soils	
<p>PO14 Where development involves:</p> <p>(a) excavating or otherwise removing 100m³ or more of soil or sediment, or</p> <p>(b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater,</p> <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO14.1 The disturbance of acid sulfate soils is avoided by:</p> <p>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</p> <p>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</p> <p>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO14.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>
Conservation significant areas	
<p>PO15 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO15.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO15.2 Development is compatible with the values of the conservation significant area.</p>

Performance Outcomes	Acceptable Outcomes
	<p>or</p> <p>AO15.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO15.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO16 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO16.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO16.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO16.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
<p>PO17 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO17.1 No Acceptable Outcome identified.</p>

6.2.2 Residential Choice Zone Code

- (1) The purpose of the zone is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose is to facilitate an increase in residential densities in proximity to centres to take advantage of employment opportunities, infrastructure capacity, cultural and recreation opportunities and walking, cycling and public transport networks.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A variety of housing choices, including multiple dwellings, dual occupancies and dwelling houses on a range of lot sizes, is provided in appropriate locations in proximity to services.
 - (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
 - (c) Non-residential uses may be supported where such uses directly support the day to day needs of the residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres.

- (d) Development is designed to provide safe and walkable neighbourhoods.
- (e) The scale and density of development facilitates an efficient land use-pattern that is well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities.
- (f) Development achieves a high level of amenity for residents and is reflective of the intended area.
- (g) Development is provided with appropriate infrastructure.
- (h) Development is established where the impacts of natural hazards are avoided or safely managed.
- (i) Development is reflective of and responsive to the environmental constraints of the land.

Table 6.2 Residential Choice Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
<p>PO1 The density, built form and appearance of development reflects the intended compact residential character of the zone.</p>	<p>AO1.1 Site cover does not exceed 50%. and AO1.2 Dwelling density does not exceed one (1) bedroom per 100m² of site area. and AO1.3 Buildings are a maximum of 2 storeys above ground level. and AO1.4 Pedestrian entrances to buildings are clearly visible from the street. and AO1.5 The maximum length of any façade without articulation or change of materials is 10m. and AO1.6 Roof pitch is a minimum of: (a) 15° for hip or gable roofs; and (b) 7.5° for skillion roofs. and AO1.7 Buildings have a minimum set back of 6m to the primary street frontage. and AO1.8 Buildings are set back a minimum of 4.5m to any secondary street frontage. and AO1.9 Side boundary set backs for residential uses are a minimum of: (a) 1.5m – for ground level storey; (b) 2.0m – for storeys above ground level. and AO1.10 A 1.8m high screen fence is provided to the side and rear boundaries of the lot. Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m. and AO1.11 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc) are integrated into the building.</p>
<p>PO2 Development responds to the natural landforms and stormwater flows of the site.</p>	<p>AO2.1 Cut and fill is minimised. and AO2.2 Elevated split-level building construction is used to achieve level changes.</p>
<p>PO3 Development is adequately serviced.</p>	<p>AO3.1 Development is connected to reticulated water supply and sewerage. and AO3.2 Stormwater is discharged to a lawful point</p>

Performance Outcomes	Acceptable Outcomes
	of discharge.
PO4 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO4.1 No Acceptable Outcome specified.
PO5 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.	AO5.1 No Acceptable Outcome specified.
Section 2 Home based business	
PO6 The activity, occupation or business is subordinate to the dwelling house on the site.	AO6.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator. and AO6.2 The maximum internal floor area used is 40m ² . and AO6.3 Outdoor activity or storage areas are not included. and AO6.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m ² . and AO6.5 Additional on site access and vehicle parking arrangements are not provided.
PO7 The amenity of the local residential area is not adversely affected.	AO7.1 No more than one non-resident of the site is employed. and AO7.2 The home business does not involve the storage of hazardous or noxious materials. and AO7.3 The home business does not involve servicing or repair of vehicles. and AO7.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle. and AO7.5 The home business does not involve hiring out of any machinery or equipment.
Section 3 Dual occupancy, multiple dwelling and retirement facility	
PO8 The size of the site is suited to the intended use and protects the amenity of adjoining properties.	AO8.1 The minimum lot size for a dual occupancy is 500m ² . or AO8.2 The minimum lot size for a multiple dwelling is 650m ² .
PO9 Multiple dwellings and retirement facilities are conveniently located in relation to centres to take advantage of employment opportunities, infrastructure capacity, cultural and recreation opportunities and walking, cycling and public transport networks.	AO9.1 The site is located within: (a) 500m of a centre; or (b) 500m of a public park or reserve.
PO10 Open space is provided to meet the recreational and privacy needs of residents.	AO10.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 40m ² with a

Performance Outcomes	Acceptable Outcomes
	<p>minimum dimension of 3m.</p> <p>or</p> <p>AO10.2 Each dwelling in a multiple dwelling is provided with private open space comprising:</p> <ul style="list-style-type: none"> (a) a minimum consolidated area of 35m² with a minimum dimension of 3m for ground level dwellings; and (b) a minimum consolidated area of 8m² with a minimum dimension of 2.5m for above ground level dwellings. <p>or</p> <p>AO10.3 Each dwelling in a retirement facility is provided with private open space comprising:</p> <ul style="list-style-type: none"> (a) a minimum consolidated area of 12m² with a minimum dimension of 3m for ground level studio/rooming units; and (b) a minimum consolidated area of 20m² with a minimum dimension of 3m for ground level one bedroom units; and (c) a minimum consolidated area of 25m² with a minimum dimension of 3m for ground level two bedroom units; and (d) a minimum consolidated area of 35m² with a minimum dimension of 3m for ground level units with three or more bedrooms; and (e) a minimum consolidated area of 8m² with a minimum dimension of 2.5m for above ground level units. <p>and</p> <p>AO10.4 Private open space is directly accessible from the living areas of the dwelling and is screened from adjoining development.</p> <p>and</p> <p>AO10.5 Internal screen fencing of ground level private open space is provided to a minimum height of 1.5m.</p>
<p>PO11 The social, relaxation and recreational needs of residents of multiple dwellings and retirement facilities are met through access to communal open space.</p>	<p>AO11.1 Communal open space is provided at a minimum rate of 30m² per dwelling and excludes access and vehicle parking areas and clothes drying areas.</p> <p>and</p> <p>AO11.2 A minimum of 50% of communal open space is provided in one consolidated area with a minimum dimension of 8m.</p> <p>and</p> <p>AO11.3 Communal open space has a finished gradient less than 10%.</p> <p>and</p> <p>AO11.4 Communal open space is:</p> <ul style="list-style-type: none"> (a) readily accessible to all residents; (b) subject to passive surveillance from dwellings on the site; and (c) clearly delineated by fences or landscaping from any private areas of the site.
<p>PO12 A high standard of amenity, privacy and security is provided.</p>	<p>AO12.1 Habitable rooms with direct views to other habitable rooms or private open space areas within the site or on adjoining land</p>

Performance Outcomes	Acceptable Outcomes
	<p>are provided with:</p> <p>(a) Fixed opaque glazing to any part of a window with a sill height below 1.5m above floor level; or</p> <p>(b) Fixed external screens.</p> <p>and</p> <p>AO12.2A 1.8m high screen fence is provided to the side and rear boundaries of the lot.</p> <p>Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p>
<p>PO13 External clothes drying facilities are provided.</p>	<p>AO13.1 Each dwelling is provided with an open air clothes drying facility screened from public streets, communal open space and neighbouring properties.</p>
<p>Section 4 Non-residential uses</p>	
<p>PO14 Non-residential uses are limited to small-scale activities that integrate with the intended residential character and provide a service to the immediate neighbourhood.</p>	<p>AO14.1 Non-residential uses provide:</p> <p>(a) 1.8m high screen fencing to all side and rear boundaries where adjoining residential uses; and</p> <p>(b) minimum 5m side and rear boundary setbacks where adjoining residential uses; and</p> <p>(c) minimum 6m boundary setback to street frontages.</p> <p>Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p>
<p>Section 5 Advertising devices</p>	
<p>PO15 Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended residential character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p>AO15.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p>AO15.2 The combined maximum signface area does not exceed 1m² per site.</p> <p>and</p> <p>AO15.3 The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p>AO15.4 The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p>AO15.5 The advertising device is not a moving sign.</p>
<p>Section 6 For development affected by one or more overlays</p>	
<p>Heritage and neighbourhood character</p>	
<p>PO16 Existing Local Heritage Places are conserved.</p>	<p>AO16.1 Development incorporates the retention and productive reuse of a Local Heritage Place.</p>
<p>Potential and actual acid sulfate soils</p>	
<p>PO17 Where development involves:</p> <p>(a) excavating or otherwise removing 100m³ or more of soil or sediment, or</p> <p>(b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater,</p> <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than</p>	<p>AO17.1 The disturbance of acid sulfate soils is avoided by:</p> <p>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</p> <p>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</p> <p>(c) not undertaking filling that results in actual acid sulfate soils being moved</p>

Performance Outcomes	Acceptable Outcomes
<p>1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>below the watertable or previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO17.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>
Conservation significant areas	
<p>PO18 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO18.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO18.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO18.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO18.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO19 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO19.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO19.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO19.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
<p>PO20 Public safety and the environment are not adversely affected by the detrimental</p>	<p>AO20.1 No Acceptable Outcome identified.</p>

Performance Outcomes	Acceptable Outcomes
impacts of bushfire on hazardous materials manufactured or stored in bulk.	

6.2.3 Character Residential Zone Code

- (1) The purpose of the zone is to provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose is to provide protection for the traditional character and streetscape setting within the zone.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development protects existing character from unsuitable development;
 - (b) Development provides for a range of residential dwelling choices that reflect the existing character.
 - (c) Development is sensitive to the existing historic character by incorporating design elements that are compatible and reflective of the established character.
 - (d) Development that facilitates urban consolidation and the efficient use of physical and social infrastructure is encouraged where it compliments and maintains the existing character.
 - (e) Non-residential uses may be supported where such uses directly support the day-to-day needs of the residential community, do not detract from the character and residential amenity of the area and do not undermine the viability of nearby centres.
 - (f) Development maintains a high level of character and residential amenity having regard to traffic, noise, dust, odour, lighting, and other locally specific impacts including nearby industrial or other incompatible uses.
 - (g) Development provides for an efficient land-use pattern that is well connected to existing urban areas and infrastructure.
 - (h) Development is provided with appropriate infrastructure.

Table 6.3 Character Residential Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Development is of a form and appearance that is compatible with the traditional character of the zone.	<p>AO1.1 Site cover does not exceed 50%. and</p> <p>AO1.2 Existing buildings reflecting the character of the area are retained at the front of the site. and</p> <p>AO1.3 Buildings, excluding gatehouses and unenclosed carports, are set back no closer to the road frontage than the buildings on adjoining sites. and</p> <p>AO1.4 Roof pitch is a minimum 25° or matches the pitch of existing buildings in the street. and</p> <p>AO1.5 Buildings are a maximum of 2 storeys above ground level; or</p> <p>AO1.6 Buildings do not exceed the height of existing buildings in the street. and</p> <p>AO1.7 New garages, carports and outbuildings represent less than 50% of the area of the front elevation of the building. and</p> <p>AO1.8 New garages, carports and outbuildings are contained behind a line parallel to the street frontage and passing through the mid-point of the existing building.</p>

Performance Outcomes	Acceptable Outcomes
	<p>or</p> <p>AO1.9 New garages, carports and outbuildings forward of a line parallel to the street frontage and passing through the mid-point of the existing building match the form and materials of the existing building.</p> <p>and</p> <p>AO1.10 Any new front fence is a maximum height of 1.2m and uses materials similar to that most commonly used on front fences in the street.</p> <p>and</p> <p>AO1.11 Side boundary set backs for residential uses are a minimum of:</p> <p>(a) 1.5m – for ground level storey;</p> <p>(b) 2.0m – for storeys above ground level.</p> <p>and</p> <p>AO1.12 A 1.8m high screen fence is provided to the side and rear boundaries of the lot. <small>Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</small></p> <p>and</p> <p>AO1.13 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc) are integrated into the building.</p>
<p>PO2 Development reflects the traditional character of housing in the zone.</p>	<p>AO2.1 Buildings are raised above ground level, using stumps, a minimum of 0.4m and a maximum of 2.7m, and use verandahs, eaves and awnings to provide climate control.</p> <p>and</p> <p>AO2.2 Verandahs facing the street are a minimum of 50% of the total width of the building.</p> <p>and</p> <p>AO2.3 External elements include a combination of lightweight verandahs, stairs, eaves, overhangs, sunhoods, lattice screens or batten panels.</p> <p>and</p> <p>AO2.4 Roof forms include one or more of a combination of pyramids, hips or gables and are of materials similar to character houses nearby in the street.</p> <p>and</p> <p>AO2.5 The maximum length of any façade without articulation or change of materials is 10m.</p>
<p>PO3 Alterations or extensions to existing buildings are consistent with the traditional character of the streetscape.</p>	<p>AO3.1 Works are contained behind a line parallel to the street frontage and passing through the mid-point of the existing building.</p> <p>or</p> <p>AO3.2 Works forward of a line parallel to the street frontage and passing through the mid-point of the existing building match the form and materials of the existing building.</p>
<p>PO4 Development is adequately serviced.</p>	<p>AO4.1 Development is connected to reticulated water supply and sewerage.</p>

Performance Outcomes	Acceptable Outcomes
	and AO4.2 Stormwater is discharged to a lawful point of discharge.
PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO5.1 No Acceptable Outcome specified.
PO6 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.	AO6.1 No Acceptable Outcome specified.
Section 2 Home based business	
PO7 The activity, occupation or business is subordinate to the dwelling house on the site.	AO7.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator. and AO7.2 The maximum internal floor area used is 40m ² . and AO7.3 Outdoor activity or storage areas are not included. and AO7.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m ² . and AO7.5 Additional on site access and vehicle parking arrangements are not provided.
PO8 The amenity of the local residential area is not adversely affected.	AO8.1 No more than one non-resident of the site is employed. and AO8.2 The home business does not involve the storage of hazardous or noxious materials. and AO8.3 The home business does not involve servicing or repair of vehicles. and AO8.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle. and AO8.5 The home business does not involve hiring out of any machinery or equipment.
Section 3 Dual occupancy	
PO9 Dual occupancies are dispersed to maintain the intended low density residential character of the zone.	AO9.1 The minimum lot size for a dual occupancy is 800m ² except within the residential precinct of Imbil where the minimum lot size is 1,500m ² .
PO10 Open space is provided to meet the recreational and privacy needs of residents.	AO10.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 40m ² with a minimum dimension of 3m. and AO10.2 Private open space is directly accessible from the living areas of the dwelling and is screened from adjoining development. and

Performance Outcomes	Acceptable Outcomes
	AO10.3 Internal screen fencing of ground level private open space is provided to a minimum height of 1.5m.
Section 4 Non-residential uses	
PO11 Development provides an appropriate interface to neighbouring uses.	AO11.1 Non-residential uses provide: (a) 1.8m high screen fencing to all side and rear boundaries where adjoining residential uses; and (b) minimum 5m side and rear boundary setbacks where adjoining residential uses; and (c) minimum 6m boundary setback to street frontages. Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.
Section 5 Advertising devices	
PO12 Advertising devices: (a) are of a scale and appearance that reflect the intended residential character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO12.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity. and AO12.2 The combined maximum signface area does not exceed 1m ² per site. and AO12.3 The maximum height does not exceed 2.4m above ground level. and AO12.4 The advertising device is wholly contained within the boundaries of the lot. and AO12.5 The advertising device is not a moving sign.
PO13 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO13.1 No Acceptable Outcome specified.
Section 6 For development affected by one or more overlays	
Heritage and neighbourhood character	
PO14 Existing Local Heritage Places are conserved.	AO14.1 Development incorporates the retention and productive reuse of a Local Heritage Place. and AO14.2 Development occurs in accordance with Sections 1 to 5 of this code.
PO15 Development in an area of Neighbourhood Character and not involving an identified Local Heritage Place respects the existing streetscape, built form, character and amenity.	AO15.1 Development occurs in accordance with Sections 1 to 5 of this code.
Bushfire	
PO16 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events	AO16.1 Development is not located in areas identified as a High or Medium bushfire hazard area. or AO16.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and

Performance Outcomes	Acceptable Outcomes
	<p>AO16.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
<p>PO17 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO17.1 No Acceptable Outcome identified.</p>

6.2.4 Tourist Accommodation Zone Code

- (1) The purpose of the zone is to provide for short-term accommodation in locations where there is a strong focus on tourist attractions supported by community uses and small-scale services and facilities.
- (2) The local government purpose is to facilitate the on-going development of Rainbow Shores in accordance with historical approvals issued over the land.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A variety of housing choices, including multiple dwellings, dual occupancies and dwelling houses on a range of lot sizes, is provided in appropriate locations in proximity to services.
 - (b) Non-residential uses directly support the day to day needs of the residential community and do not detract from the residential amenity of the area.
 - (c) Development is designed to provide safe and walkable neighbourhoods.
 - (d) The scale and density of development facilitates an efficient land use-pattern consistent with the historical approval issued over the land.
 - (e) Development is provided with appropriate infrastructure.
 - (f) Development is established where the impacts of natural hazards are avoided or safely managed.
 - (g) Development is reflective of and responsive to the environmental constraints of the land.

Table 6.4 Tourist Accommodation Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
<p>PO1 Tourist and residential accommodation, retail and commercial activities at Rainbow Shores are consistent with the historical and intended development pattern and infrastructure capacity of the land.</p>	<p>AO1.1 Development occurs in accordance with:</p> <p>(a) Rezoning Approval dated 8 May 1990, issued by Widgee Shire Council for a residential community comprising units, dwellings, retail and commercial establishments with a maximum resident population of 4,100 persons and public open space, all development generally in accordance with Plan of Development No. 1/90; and</p> <p>(b) Rezoning Deed dated 28 June 1990, and supplementary Rezoning Deed dated 18 November 1991.</p>
Section 2 Home based business	
<p>PO2 The activity, occupation or business is</p>	<p>AO2.1 The activity, occupation or business is</p>

Performance Outcomes	Acceptable Outcomes
subordinate to the dwelling house on the site.	<p>conducted entirely within the curtilage of the dwelling occupied by the operator.</p> <p>and</p> <p>AO2.2 The maximum internal floor area used is 40m².</p> <p>and</p> <p>AO2.3 Outdoor activity or storage areas are not included.</p> <p>and</p> <p>AO2.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m².</p> <p>and</p> <p>AO2.5 Additional on site access and vehicle parking arrangements are not provided.</p>
PO3 The amenity of the local residential area is not adversely affected.	<p>AO3.1 No more than one non-resident of the site is employed.</p> <p>and</p> <p>AO3.2 The home business does not involve the storage of hazardous or noxious materials.</p> <p>and</p> <p>AO3.3 The home business does not involve servicing or repair of vehicles.</p> <p>and</p> <p>AO3.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO3.5 The home business does not involve hiring out of any machinery or equipment.</p>
Section 3 Advertising devices	
PO4 Advertising devices: (a) are of a scale and appearance consistent with the historical and intended character of Rainbow Shores; and (b) maintain the safety of pedestrian and transport networks.	<p>AO4.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p>AO4.2 The combined maximum signface area does not exceed 1m² per site.</p> <p>and</p> <p>AO4.3 The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p>AO4.4 The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p>AO4.5 The advertising device is not a moving sign.</p>
Section 4 For development affected by one or more overlays	
Flood hazard	
PO5 Development siting and layout responds to flooding potential and maintains personal safety at all times.	<p>AO5.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO5.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p>

Performance Outcomes	Acceptable Outcomes
	<ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO6 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO6.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO6.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO6.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO6.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO6.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO6.6 Non-residential buildings and structures:</p> <ol style="list-style-type: none"> (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. <p>and</p> <p>AO6.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO7 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO7.1 Works associated with the proposed development do not:</p> <ol style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: <ol style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths;

Performance Outcomes	Acceptable Outcomes
	(iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
PO8 Development avoids the release of hazardous materials into floodwaters.	AO8.1 Materials manufactured or stored on site are not hazardous in nature. or AO8.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.
PO9 Community infrastructure is able to function effectively during and immediately after flood events.	AO9.1 No Acceptable Outcome specified.
Potential and actual acid sulfate soils	
<p>PO10 Where development involves:</p> <p>(a) excavating or otherwise removing 100m³ or more of soil or sediment, or</p> <p>(b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater,</p> <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO10.1 The disturbance of acid sulfate soils is avoided by:</p> <p>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</p> <p>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</p> <p>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO10.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>
Conservation significant areas	
<p>PO11 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO11.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO11.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO11.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO11.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
PO12 Development maintains the safety of	AO12.1 Development is not located in areas

Performance Outcomes	Acceptable Outcomes
people and property, including the function of community infrastructure, during and immediately after bushfire events	<p>identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO12.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO12.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
PO13 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO13.1 No Acceptable Outcome identified.

6.2.5 Principal Centre Zone Code

- (1) The purpose of the zone is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement. It includes key concentrations of high-order retail, commercial, employment, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.
- (2) The local government purpose is to maintain the Gympie central business district as the highest order centre in the region.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The principal centre has an urban form that utilises building heights, setbacks and building design to present a compact, higher density appearance in keeping with its role.
 - (b) The widest range and highest order of retail, commercial, administrative, community, cultural, entertainment, compatible employment areas and nodes are provided.
 - (c) Mary Street provides a pedestrian-focussed environment which results in a continuous frontage of active uses that enable people access to a variety of services within safe walking distance.
 - (d) Development is well-designed, incorporates public open spaces, provides a high level of amenity, is reflective of the surrounding character of the area and promotes public transport use, walking and cycling.
 - (e) Residential development is provided at an appropriate scale and integrates with the commercial uses of the centre where this can be achieved without creating conflict between commercial and residential development.
 - (f) Development is provided with appropriate infrastructure and services.
 - (g) Development is established where the impacts of natural hazards are avoided or safely managed.

Table 6.5 Principal Centre Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Development performs at a principal	AO1.1 No acceptable outcome specified.

Performance Outcomes	Acceptable Outcomes
centre scale and intensity.	
<p>PO2 The scale, bulk and design of buildings provide a safe and welcoming built environment that reflects the intended streetscape character.</p>	<p>AO2.1 Buildings are a maximum of 3 storeys above ground level.</p> <p>and</p> <p>AO2.2 Buildings are built to the street alignment.</p> <p>and</p> <p>AO2.3 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO2.4 The Mary Street frontage of development incorporates an all-weather awning built to a line 0.5m short of the carriageway with at least 3m vertical clearance.</p> <p>and</p> <p>AO2.5 The maximum building length in one plane is less than 30m, with variations at least 0.5m deep and 3m wide between continuing façades.</p> <p>and</p> <p>AO2.6 Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets.</p> <p>and</p> <p>AO2.7 Buildings on corner sites incorporate: (a) Elements distinguishing different levels; and (b) Variations in roof shape, recesses or projections, shade devices and detailing.</p> <p>and</p> <p>AO2.8 Parking areas and parking structures are behind or under buildings.</p> <p>and</p> <p>AO2.9 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc) are integrated into the building.</p>
<p>PO3 Development responds to the intended urban form on adjoining sites.</p>	<p>AO3.1 Where adjoining residential zoned land, development provides: (a) 1.8m high screen fencing to all common boundaries with a residential zone; and (b) minimum 3m side and rear boundary setbacks; and (c) minimum 3 metre boundary setback to street frontages.</p> <p>Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p> <p>or</p> <p>AO3.2 Where adjoining non-residential zoned land, buildings have no minimum side and rear boundary setbacks.</p>
<p>PO4 Buildings maximise shop-front exposure to Mary Street.</p>	<p>AO4.1 Buildings are built to side boundaries, except for pedestrian access.</p> <p>and</p> <p>AO4.2 The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms).</p>

Performance Outcomes	Acceptable Outcomes
	and AO4.3 Buildings incorporate windows and doors opening to the street.
PO5 Development provides a safe and secure environment.	<p>AO5.1 Development provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines of open space and/or adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building at the entry point. <p>and</p> <p>AO5.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p>AO5.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p>AO5.4 The ground level of buildings facing the primary frontage comprises windows and active space.</p>
PO6 Development is adequately serviced.	<p>AO6.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO6.2 Stormwater is discharged to a lawful point of discharge.</p> <p>and</p> <p>AO6.3 Where involving an increase in gross floor area of more than 5,000m², development provides bus and taxi loading areas within 100m of the main entrance.</p>
PO7 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	<p>AO7.1 No direct vehicular access is provided from Mary Street. Where access to vehicle parking cannot be provided from an alternative street, a monetary contribution in lieu of providing vehicle parking will be required.</p> <p>Editor's Note: The quantum of such contribution is established in Council's Schedule of Fees and Charges.</p>
PO8 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.	AO8.1 No Acceptable Outcome specified.
Section 2 Advertising devices	

Performance Outcomes	Acceptable Outcomes
<p>PO9 Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.</p>	<p>AO9.1 The advertising device is a building sign. and AO9.2 The maximum height of the advertising device does not exceed the building height of any building on the site.</p>
<p>Section 3 For development affected by one or more overlays</p>	
<p>Flood hazard</p>	
<p>PO10 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO10.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level. and AO10.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO11 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings: AO11.1 Dwelling houses are not constructed as single storey slab on ground. and AO11.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development. and AO11.3 Screening is used to ensure that the understorey is not visible from the street. and AO11.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street. and AO11.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings: AO11.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and</p>

Performance Outcomes	Acceptable Outcomes
	(b) allow for the flow through of flood water on the ground floor. and AO11.7 Resilient building materials are used in accordance with the relevant building assessment provisions.
PO12 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO12.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
PO13 Development avoids the release of hazardous materials into floodwaters.	AO13.1 Materials manufactured or stored on site are not hazardous in nature. or AO13.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.
PO14 Community infrastructure is able to function effectively during and immediately after flood events.	AO14.1 No Acceptable Outcome specified.
Heritage and neighbourhood character	
PO15 Existing Local Heritage Places are conserved.	AO15.1 Development incorporates the retention and productive reuse of a Local Heritage Place.

6.2.6 District Centre Zone Code

- (1) The purpose of the zone is to provide for a mix of uses and activities. It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.
- (2) The local government purpose is to reinforce the role of district centres identified on the zone maps to accommodate activities which complement but do not compete with the principal centre. No additional District Centres are envisaged during the life of this Planning Scheme.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A mix of retail, commercial, service industry, administrative, community, cultural and entertainment activities are provided which function in a supporting role to the principal centre, provide employment and investment opportunities and service the needs of residents in, and visitors to, the surrounding district.
 - (b) Development does not compromise the hierarchy of the network of centres.
 - (c) Retail uses at the highest order (such as department stores and discount department stores), large showrooms and non-service industrial uses are not expected in this zone.
 - (d) Development provides a high level of amenity and is reflective of the surrounding character of the area.
 - (e) Dwelling units and short-term accommodation may be supported where they are integrated with and do not detract from the viability of non-residential activities.
 - (f) Development is provided with appropriate infrastructure and services.
 - (g) Development is established where the impacts of natural hazards are avoided or safely managed.

Table 6.6 District Centre Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Development performs at a district centre scale and intensity.	AO1.1 The gross floor area in any combination of retail and commercial space does not exceed 2,000m ² .
PO2 Development integrates with and reflects the character and built form of the adjoining area.	<p>AO2.1 Buildings are a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO2.2 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO2.3 The maximum length of any façade of a building without articulation or change of materials is 10m.</p> <p>and</p> <p>AO2.4 In all other circumstances, the maximum building length in one plane is 15m.</p> <p>and</p> <p>AO2.5 Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets.</p> <p>and</p> <p>AO2.6 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc) are integrated into the building.</p>
PO3 Development responds to the intended urban form on adjoining sites.	<p>AO3.1 Where adjoining residential zoned land, development provides:</p> <ul style="list-style-type: none"> (a) 1.8m high screen fencing to all common boundaries with a residential zone; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 6m boundary setback to any street frontage; <p>Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p> <p>or</p> <p>AO3.2 In all other circumstances, buildings have no minimum side and rear boundary setbacks except to provide vehicular access to parking behind the building.</p>
PO4 Development provides a safe and secure environment.	<p>AO4.1 Development provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines of open space and/or adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building

Performance Outcomes	Acceptable Outcomes
	<p>at the entry point.</p> <p>and</p> <p>AO4.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p>AO4.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p>AO4.4 The ground level of buildings facing the primary frontage comprises windows and active space.</p>
<p>PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO5.1 No Acceptable Outcome specified.</p>
<p>PO6 Development is adequately serviced.</p>	<p>AO6.1 Development is to be connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO6.2 Stormwater is discharged to a lawful point of discharge.</p>
<p>PO7 Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street. 	<p>AO7.1 No Acceptable Outcome specified.</p>
Section 2 Advertising devices	
<p>PO8 Advertising devices:</p> <ul style="list-style-type: none"> (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks. 	<p>AO8.1 The advertising device is a building sign.</p> <p>and</p> <p>AO8.2 The maximum height of the advertising device does not exceed the building height of any building on the site.</p>
Section 3 For development affected by one or more overlays	
Flood hazard	
<p>PO9 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO9.1 New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level. <p>and</p> <p>AO9.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800.

Performance Outcomes	Acceptable Outcomes
	<p>3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.</p>
<p>PO10 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings: AO10.1 Dwelling houses are not constructed as single storey slab on ground. and AO10.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development. and AO10.3 Screening is used to ensure that the understorey is not visible from the street. and AO10.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street. and AO10.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings: AO10.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. and AO10.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO11 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO11.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p>PO12 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO12.1 Materials manufactured or stored on site are not hazardous in nature. or AO12.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>

Performance Outcomes	Acceptable Outcomes
PO13 Community infrastructure is able to function effectively during and immediately after flood events.	AO13.1 No Acceptable Outcome specified.
Heritage and neighbourhood character	
PO14 Existing Local Heritage Places are conserved.	AO14.1 Development incorporates the retention and productive reuse of a Local Heritage Place.
Potential and actual acid sulfate soils	
<p>PO15 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO15.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO15.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
Bushfire	
PO16 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events	<p>AO16.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO16.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO16.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <ul style="list-style-type: none"> (a) fire brigade tank fittings; and (b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
PO17 Public safety and the environment are not	AO17.1 No Acceptable Outcome identified.

Performance Outcomes	Acceptable Outcomes
adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	
Conservation significant areas	
PO18 Development avoids or minimises adverse impacts on areas of conservation significance.	<p>AO18.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO18.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO18.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO18.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>

6.2.7 Local Centre Zone Code

- (1) The purpose of the zone is to provide for a limited range of land uses and activities to service local needs. It includes local shopping, local employment nodes, commercial, cafés and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the activity centre, but it is not the predominant use.
- (2) The local government purpose is to provide the essential local shopping, personal service and community facilities of neighbourhoods surrounding Old Maryborough Road, Tozer Street, Stewart Terrace, Crescent Road, Red Hill Road, Mount Pleasant Road, Monkland, Tin Can Bay and Rainbow Beach to promote local community interaction.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A range of convenience retail, commercial, community, service industry and uses are provided which support the local community.
 - (b) Development does not compromise the hierarchy of the network of centres.
 - (c) Higher order retail uses, such as large showrooms and shopping complexes, and non-service industrial uses are not expected in this zone.
 - (d) Development provides a high level of amenity and is reflective of the surrounding residential character of the area.
 - (e) Dwelling units may be supported where they are integrated with and do not detract from the viability of non-residential activities.
 - (f) Development is provided with appropriate infrastructure.
 - (g) Development is established where the impacts of natural hazards are avoided or safely managed.

Table 6.7 Local Centre Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Development performs at a local centre scale and intensity.	AO1.1 The gross floor area in any combination of retail and commercial space does not exceed 500m ² .
PO2 Development integrates with and reflects the character and built form of the adjoining residential area.	<p>AO2.1 Buildings are a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO2.2 Building entrances are clearly visible from the street.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO2.3 The maximum length of any façade of a building without articulation or change of materials is 10m.</p> <p>and</p> <p>AO2.4 In all other circumstances, the maximum building length in one plane is 15m.</p> <p>and</p> <p>AO2.5 Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets.</p> <p>and</p> <p>AO2.6 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc) are integrated into the building.</p>
<p>PO3 Development responds to the intended urban form on adjoining sites.</p>	<p>AO3.1 Where adjoining residential zoned land, development provides:</p> <ul style="list-style-type: none"> (a) 1.8m high screen fencing to all common boundaries with a residential zone; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 6m boundary setback to street frontages; <p>Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p> <p>or</p> <p>AO3.2 In all other circumstances, buildings have no minimum side and rear boundary setbacks.</p>
<p>PO4 Development provides a safe and secure environment.</p>	<p>AO4.1 Development provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines of open space and/or adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building at the entry point. <p>and</p> <p>AO4.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p>AO4.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p>AO4.4 The ground level of buildings facing the</p>

Performance Outcomes	Acceptable Outcomes
	primary frontage comprises windows and active space.
<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO5.2 Stormwater is discharged to a lawful point of discharge.</p> <p>and</p> <p>AO5.3 Where at Rainbow Beach and vehicle parking cannot be provided in accordance with AO11.1 of the Infrastructure and Operational Work (excluding Advertising Device) Code, a monetary contribution in lieu of providing vehicle parking will be required.</p> <p>Editor's Note: The quantum of such contribution is established in Council's Schedule of Fees and Charges.</p>
<p>PO6 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO6.1 No Acceptable Outcome specified.</p>
<p>PO7 Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street. 	<p>AO7.1 No Acceptable Outcome specified.</p>
Section 2 Advertising devices	
<p>PO8 Advertising devices:</p> <ul style="list-style-type: none"> (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks. 	<p>AO8.1 The advertising device is a building sign.</p> <p>and</p> <p>AO8.2 The maximum height of the advertising device does not exceed the building height of any building on the site.</p>
Section 3 For development affected by one or more overlays	
Flood hazard	
<p>PO9 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO9.1 New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level. <p>and</p> <p>AO9.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and

Performance Outcomes	Acceptable Outcomes
<p>PO10 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>may be changed as more information becomes available.</p> <p>Residential buildings: AO10.1 Dwelling houses are not constructed as single storey slab on ground. and AO10.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development. and AO10.3 Screening is used to ensure that the understorey is not visible from the street. and AO10.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street. and AO10.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings: AO10.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. and AO10.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO11 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO11.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p>PO12 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO12.1 Materials manufactured or stored on site are not hazardous in nature. or AO12.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO13 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO13.1 No Acceptable Outcome specified.</p>

Performance Outcomes	Acceptable Outcomes
Heritage and neighbourhood character	
PO14 Existing Local Heritage Places are conserved.	AO14.1 Development incorporates the retention and productive reuse of a Local Heritage Place.
Potential and actual acid sulfate soils	
<p>PO15 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO15.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO15.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
Bushfire	
<p>PO16 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO16.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO16.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO16.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <ul style="list-style-type: none"> (a) fire brigade tank fittings; and (b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
<p>PO17 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO17.1 No Acceptable Outcome identified.</p>

6.2.8 Specialised Centre Zone Code

- (1) The purpose of the zone provides for one (or more) specialised uses.
- (2) The specific focus and the purpose of the specialised centre is:
 - (a) to consolidate the Gympie Medical Precinct as a centre for the medical or surgical care or treatment of patients, and ancillary activities servicing the needs of patients, workers and visitors, including accommodation, chemists, shops and food outlets; and
 - (b) to accommodate within the Monkland Showroom Precinct bulky goods showrooms, retail warehouses and 'big-box' retail uses that benefit from highway exposure and are constrained by lot size requirements from establishing in other areas of Gympie.
- (3) The purpose of the code will be achieved through the following overall outcomes:

Gympie Medical Precinct:

 - (a) A wide range of health care activities and support services are provided and form the predominant land use.
 - (b) Non-medical uses including residential care facilities and short-term accommodation servicing the needs of patients and visitors are established where potential conflicts between the residential uses and health care uses are appropriately managed.
 - (c) Development is provided with appropriate infrastructure and services.
 - (d) Development is established where the impacts of natural hazards are avoided or safely managed.

Monkland Showroom Precinct:

 - (e) Showrooms, bulky goods outlets, retail warehouses and support facilities are provided and form the predominant land use.
 - (f) Development is designed to provide a high standard of appearance and high level of amenity.
 - (g) Vehicular access, car parking and service areas are safe and efficient and complemented by landscaping and shade that maintains and enhances the streetscape of the surrounding area.
 - (h) Development is provided with appropriate infrastructure and services.
 - (i) Development is established where the impacts of natural hazards are avoided or safely managed.
 - (j) Development is reflective and responsive to the environmental constraints of the land.

Table 6.8 Specialised Centre Zone Code

Performance Outcomes	Acceptable Outcomes
Gympie Medical Precinct only	
Section 1 General	
PO1 The form and appearance of development is compatible with the intended character of the zone.	AO1.1 Site cover does not exceed 50%. and AO1.2 Buildings are a maximum of 2 storeys above ground level. and AO1.3 Buildings are set back no closer to the street frontage than 6m. and AO1.4 Building entrances are clearly visible from the street. and AO1.5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc) are integrated into the building.
PO2 The scale, bulk and design of buildings provide a safe and welcoming built environment that reflects the intended streetscape character.	AO2.1 The maximum length of any façade of a building without articulation or change of materials is 10m. and AO2.2 In all other circumstances, the maximum building length in one plane is 15m. and AO2.3 Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and

Performance Outcomes	Acceptable Outcomes
<p>PO3 Development provides an appropriate interface to neighbouring uses.</p>	<p>parapets.</p> <p>AO3.1 Where adjoining residential zoned land, development provides:</p> <ul style="list-style-type: none"> (a) 1.8m high screen fencing to all common boundaries with a residential zone; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 6m boundary setback to street frontages; <p>Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p> <p>or</p> <p>AO3.2 In all other circumstances, buildings have a minimum 6m setback to street frontages and minimum 3m setback to side and rear boundary.</p>
<p>PO4 Development provides a safe and secure environment.</p>	<p>AO4.1 Development provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines of open space and/or adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building at the entry point. <p>and</p> <p>AO4.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p>AO4.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p>AO4.4 The ground level of buildings facing the primary street frontage comprises windows and active space.</p> <p>and</p> <p>AO4.5 No direct vehicular access is provided from Channon Street where access from an alternative street is available.</p>
<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO5.2 Stormwater is discharged to a lawful point of discharge.</p>
<p>PO6 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO6.1 No Acceptable Outcome specified.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO7 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.</p>	<p>AO7.1 No Acceptable Outcome specified.</p>
Section 2 Caretaker's accommodation	
<p>PO8 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO8.1 Only one caretaker's accommodation is established on the site. and AO8.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p>PO9 The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p>AO9.1 The caretaker's accommodation is a maximum of 2 storeys above ground level. and AO9.2 The street frontage setback is: (a) a minimum of 6m, where freestanding; or (b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey. and AO9.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 5m from the common property boundary.</p>
<p>PO10 The caretaker's accommodation is adequately serviced.</p>	<p>AO10.1 The caretaker's accommodation is connected to reticulated water supply and sewerage. and AO10.2 Stormwater is discharged to a lawful point of discharge.</p>
Section 3 Home based business	
<p>PO11 The activity, occupation or business is subordinate to the dwelling house on the site.</p>	<p>AO11.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator. and AO11.2 The maximum internal floor area used is 40m². and AO11.3 Outdoor activity or storage areas are not included. and AO11.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m². and AO11.5 Additional on site access and vehicle parking arrangements are not provided.</p>
<p>PO12 The amenity of the local residential area is not adversely affected.</p>	<p>AO12.1 No more than one non-resident of the site is employed. and AO12.2 The home business does not involve the storage of hazardous or noxious materials. and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO12.3 The home business does not involve servicing or repair of vehicles.</p> <p>and</p> <p>AO12.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO12.5 The home business does not involve hiring out of any machinery or equipment.</p>
Section 4 Advertising devices	
<p>PO13 Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p>AO13.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p>AO13.2 The combined maximum signface area does not exceed 2m² per site.</p> <p>and</p> <p>AO13.3 The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p>AO13.4 The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p>AO13.5 The advertising device is not a moving sign.</p>
Monkland Showroom Precinct only	
Section 5 General	
<p>PO14 The form and appearance of development is compatible with the intended character of the zone.</p>	<p>AO14.1 Site cover does not exceed 60%.</p> <p>and</p> <p>AO14.2 Buildings are a maximum of 10m above ground level;</p> <p>and</p> <p>AO14.3 Buildings are set back from the primary street frontage a minimum of 6m.</p> <p>and</p> <p>AO14.4 Buildings are set back from any secondary street frontage a minimum of 3m.</p> <p>and</p> <p>AO14.5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building.</p>
<p>PO15 The scale, bulk and design of buildings reflect the intended streetscape character.</p>	<p>AO15.1 The maximum building length in one plane is less than 30m, with variations at least a 0.5m deep and 3m wide between continuing façades.</p> <p>and</p> <p>AO15.2 All parts of the building façades visible from a State-controlled or arterial road are constructed predominantly of brick or painted concrete or masonry and do not incorporate highly reflective materials.</p> <p>and</p> <p>AO15.3 Buildings include variation in parapet design, roofing heights and treatments.</p> <p>and</p> <p>AO15.4 The building has an obvious front entry and is directly accessible from the primary street frontage.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO16 Development provides a safe and secure environment.</p>	<p>AO16.1 Development provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines of open space and/or adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building at the entry point. <p>and</p> <p>AO16.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p>AO16.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p>
<p>PO17 Development responds to the natural landforms and stormwater flows of the site.</p>	<p>AO17.1 Cut and fill is minimised.</p> <p>and</p> <p>AO17.2 Elevated split-level building construction is used to achieve level changes.</p>
<p>PO18 Development is adequately serviced.</p>	<p>AO18.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO18.2 Stormwater is discharged to a lawful point of discharge.</p>
<p>PO19 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO19.1 No Acceptable Outcome specified.</p>
<p>PO20 Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street. 	<p>AO20.1 No Acceptable Outcome specified.</p>
Section 6 Caretaker's accommodation	
<p>PO21 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO21.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO21.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p>PO22 The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p>AO22.1 The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO22.2 The street frontage setback is:</p> <ul style="list-style-type: none"> (a) a minimum of 6m, where freestanding; or (b) no less than the building line of any

Performance Outcomes	Acceptable Outcomes
	<p>façade on an approved non-residential use, where proposed on the second storey.</p> <p>and</p> <p>AO22.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 5m from the common property boundary.</p>
<p>PO23 The caretaker's accommodation is adequately serviced.</p>	<p>AO23.1 The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO23.2 Stormwater is discharged to a lawful point of discharge.</p>
<p>Section 7 Advertising devices</p>	
<p>PO24 Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p>AO24.1 The advertising device is a building sign or fence sign.</p> <p>and</p> <p>AO24.2 The maximum height of the advertising device does not exceed the building height of any building on the site.</p> <p>and</p> <p>AO24.3 The combined maximum signface area does not exceed 6m² per site.</p> <p>and</p> <p>AO24.4 The advertising device is wholly contained within the boundaries of the lot.</p>
<p>All Development</p>	
<p>Section 8 For development affected by one or more overlays</p>	
<p>Flood hazard</p>	
<p>PO25 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO25.1 New buildings are:</p> <p>(a) not located within the overlay area; or</p> <p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO25.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO26 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO26.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO26.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor</p>

Performance Outcomes	Acceptable Outcomes
	<p>of other residential development.</p> <p>and AO26.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and AO26.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and AO26.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings: AO26.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor.</p> <p>and AO26.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO27 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO27.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p>PO28 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO28.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or AO28.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO29 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO29.1 No Acceptable Outcome specified.</p>
<p>Bushfire</p>	
<p>PO30 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO30.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or AO30.2 Road access for fire-fighting appliances and firebreaks are provided through a</p>

Performance Outcomes	Acceptable Outcomes
	<p>perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO30.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
PO31 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO31.1 No Acceptable Outcome identified.

6.2.9 Sport and Recreation Zone Code

- (1) The purpose of the zone is to provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure. Where required to meet community needs development may include built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management.
- (2) The local government purpose is to maintain and increase land and facilities suitable for indoor and outdoor sports, active recreation and associated facilities and uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas for active sport and recreational pursuit such as playing fields, equestrian facilities, public swimming pools and outdoor courts make an important contribution to community liveability and are protected from intrusion of sensitive land uses that could compromise the operational capacity of established facilities.
 - (b) Sport and recreation areas make an important contribution to community liveability.
 - (c) Appropriate infrastructure is provided, including the necessary transport infrastructure to provide and promote safe and efficient public transport use.
 - (d) Development occurs in a manner where impacts of natural hazards are avoided or safely managed.
 - (e) Adverse impacts on ecological values are minimised where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas.

Table 6.9 Sport and Recreation Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 The function and character of existing or future recreational activities is protected.	AO1.1 No Acceptable Outcome specified.
PO2 Development for uses other than sport and recreation is ancillary and of a suitable scale.	AO2.1 No Acceptable Outcome specified.
PO3 The amenity of the local area is not adversely affected.	AO3.1 The building setback from a boundary adjoining a residential zone is a minimum of 15m.

Performance Outcomes	Acceptable Outcomes
	and AO3.2 Buildings are set back not less than 6m from street frontages. and AO3.3 New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
PO4 Development is adequately serviced.	AO4.1 Reticulated water and sewerage is provided. Where not available, on site water storage and a waste disposal system is provided.
PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO5.1 Development does not provide access from a local street.
PO6 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.	AO6.1 No Acceptable Outcome specified.
Section 2 Advertising devices	
PO7 Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO7.1 The advertising device is a building sign or fence sign. and AO7.2 The maximum height of the advertising device does not exceed the building height of any building on the site. and AO7.3 The advertising device is wholly contained within the boundaries of the lot.
Section 3 For development affected by one or more overlays	
Flood hazard	
PO8 Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO8.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level. and AO8.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site. Editors Note: 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i> . 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
PO9 Development is resilient to flood events by	Residential buildings:

Performance Outcomes	Acceptable Outcomes
<p>ensuring design and built form account for the potential risks of flooding.</p>	<p>AO9.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO9.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO9.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO9.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO9.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO9.6 Non-residential buildings and structures:</p> <ul style="list-style-type: none"> (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. <p>and</p> <p>AO9.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO10 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO10.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO11 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO11.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO11.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO12 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO12.1 No Acceptable Outcome specified.</p>
<p>Heritage and neighbourhood character</p>	
<p>PO13 Existing Local Heritage Places are</p>	<p>AO13.1 Development incorporates the retention</p>

Performance Outcomes	Acceptable Outcomes
conserved.	and productive reuse of a Local Heritage Place.
Potential and actual acid sulfate soils	
<p>PO14 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO14.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO14.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
Conservation significant areas	
<p>PO15 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO15.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO15.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO15.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO15.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO16 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO16.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO16.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO16.3 For a development requiring MCU involving new or existing buildings with a</p>

Performance Outcomes	Acceptable Outcomes
	gross floor area greater than 50m ² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has: (a) fire brigade tank fittings; and (b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
PO17 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO17.1 No Acceptable Outcome identified.

6.2.10 Open Space Zone Code

- (1) The purpose of the zone provides for informal recreation where the built form is not essential to the enjoyment of the space. The zone provides for local, district and regional scale parks which serve the recreational needs of a wide range of residents and visitors. Where required to meet community needs, development may include shelters, amenity facilities, picnic tables and playgrounds and infrastructure to support safe access and essential management.
- (2) The local government purpose is to maintain and increase a network of open space, parks or buffers generally located in residential areas or in highly visible locations. The areas are available to the general public primarily for passive recreation.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Open space is accessible to the general public for a range of informal outdoor activities.
 - (b) A range of functional and accessible open spaces, including local, district and regional scale parks and linkages are available for the use and enjoyment of residents and visitors.
 - (c) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary.
 - (d) Development occurs in a manner where impacts of natural hazards are avoided or safely managed.
 - (e) Where open space areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on ecological values are minimised.
 - (f) The use of open space areas does not affect the amenity of adjacent areas, particularly residential areas.
 - (g) Open space areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.

Table 6.10 Open Space Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Development contributes to the open space landscape character of the zone.	AO1.1 No Acceptable Outcome specified.
PO2 The needs of the community for active and passive open space are met.	AO2.1 Parks and open space areas provide connections to paths of adjoining sites, streets or uses and open space networks and corridors. and AO2.2 Development provides readily accessible community, recreation and leisure activities of a generally low-impact nature (e.g. trails, shelters, picnic facilities, interpretation facilities).

Performance Outcomes	Acceptable Outcomes
PO3 A hierarchy of open space is achieved.	AO3.1 Public open space is provided in accordance with the Priority Infrastructure Plan.
PO4 Buildings in open space areas respect and integrate with the character of the area.	AO4.1 No Acceptable Outcome specified.
PO5 The efficiency and safety of the road network is not compromised.	AO5.1 No Acceptable Outcome specified.
Section 2 Advertising devices	
PO6 Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO6.1 The advertising device is a building sign or fence sign. and AO6.2 The maximum height of the advertising device does not exceed the building height of any building on the site. and AO6.3 The advertising device is wholly contained within the boundaries of the lot.
Section 3 For development affected by one or more overlays	
Flood hazard	
PO7 Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO7.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level. and AO7.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site. Editors Note: 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i> . 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
PO8 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	Residential buildings: AO8.1 Dwelling houses are not constructed as single storey slab on ground. and AO8.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development. and AO8.3 Screening is used to ensure that the understorey is not visible from the street. and AO8.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street. and AO8.5 Ground floors are constructed using

Performance Outcomes	Acceptable Outcomes
	<p>resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO8.6 Non-residential buildings and structures:</p> <ul style="list-style-type: none"> (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. <p>and</p> <p>AO8.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO9 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO9.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO10 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO10.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO10.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO11 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO11.1 No Acceptable Outcome specified.</p>
Heritage and neighbourhood character	
<p>PO12 Existing Local Heritage Places are conserved.</p>	<p>AO12.1 Development incorporates the retention and productive reuse of a Local Heritage Place.</p>
Potential and actual acid sulfate soils	
<p>PO13 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive</p>	<p>AO13.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being

Performance Outcomes	Acceptable Outcomes
administering the <i>Land Act 1994</i> as an advice agency.	<p>aerated.</p> <p>or</p> <p>AO13.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>
Conservation significant areas	
<p>PO14 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO14.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO14.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO14.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO14.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO15 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO15.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO15.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO15.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
<p>PO16 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous</p>	<p>AO16.1 No Acceptable Outcome identified.</p>

Performance Outcomes	Acceptable Outcomes
materials manufactured or stored in bulk.	

6.2.11 Low Impact Industry Zone Code

- (1) The purpose of the zone is to provide for service and low impact industry uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.
- (2) The local government purpose is to provide land for local and small-scale industrial development with potential to create new employment and generally provide a service to their local communities and to ensure timely, efficient and well serviced development occurs within the Victory Heights Local Development Area Precinct, in accordance with an approved structure plan.
- (3) The purpose of the code will be achieved through the following overall outcomes:

Victory Heights Local Development Area Precinct and East Deep Creek Local Development Area Precinct

 - (a) Development is appropriately coordinated and sequenced in accordance with an approved structure plan to ensure the most effective use of land.
 - (b) Development of land is based upon the provision of the full range of urban infrastructure and services, consideration of environmental constraints and desired development pattern for the area.
 - (c) Development is supported by the necessary transport infrastructure which is designed to integrate with existing networks and promotes safe and efficient public transport use.
 - (d) Significant topographical and natural features are protected and enhanced.
 - (e) Development provides an appropriate level of amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.

Other than Victory Heights Local Development Area Precinct and East Deep Creek Local Development Area Precinct

 - (f) A range of industrial uses that satisfy the intent of the zone will be facilitated.
 - (g) Non-industrial uses, such as offices, caretaker accommodation and retail uses, which are ancillary to and directly support the industrial area may be appropriate.
 - (h) Uses and works for industrial purposes are located, designed, screened or buffered and managed to maintain safety to people, avoid adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (i) Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure but does not compromise the efficiency of the local and State-controlled road network.
 - (j) The scale, character and built form of development contributes to a high standard of amenity.
 - (k) The viability of both existing and future low impact industry uses are protected from the intrusion of incompatible uses.
 - (l) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.
 - (m) Development is provided with appropriate infrastructure and services.
 - (n) Development is established where the impacts of natural hazards are avoided or safely managed.
 - (o) Development is reflective of and responsive to the environmental constraints of the land.

Table 6.11 Low Impact Industry Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 Victory Heights Local Development Area Precinct	
PO1 Development: (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides for major stormwater flow paths through the site; (e) protects floodplains and water quality;	AO1.1 Development occurs in accordance with an approved structure plan.

Performance Outcomes	Acceptable Outcomes
(f) provides necessary physical infrastructure; (g) achieves an appropriate level of amenity and safety for adjoining land uses; and (h) achieves an appropriate hierarchy and distribution of industrial land uses.	
Section 2 General	
PO2 Development performs at a low impact industry scale and intensity.	AO2.1 Site cover does not exceed 60%. and AO2.2 Office and sales areas are subordinate to the primary use. and AO2.3 Direct sales to the public are limited to the sale of items produced on site.
PO3 Development integrates with and reflects the character and built form of the area.	AO3.1 Buildings are a maximum of 8.5m above ground level. and AO3.2 Building entrances are clearly visible from the street. and AO3.3 The maximum length of any façade of a building without articulation or change of materials is 10m. and AO3.4 In all other circumstances, the maximum building length in one plane is 15m. and AO3.5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc) are integrated into the building.
PO4 Development responds to the intended urban form on adjoining sites.	AO4.1 Where adjoining non-industrial zoned land, development provides: (a) 1.8m high screen fencing to all common boundaries with a non-industrial zone; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 6m boundary setback to road frontages; Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m. or AO4.2 Where adjoining industrial zoned land, buildings have a minimum 6 metre setback to the street frontage.
PO5 Development provides a safe and secure environment.	AO5.1 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises. and AO5.2 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.
PO6 Development is adequately serviced.	AO6.1 Development is connected to reticulated water supply and sewerage. or AO6.2 If in a non-sewered area, a waste disposal

Performance Outcomes	Acceptable Outcomes
	<p>system is provided.</p> <p>and</p> <p>AO6.3 Stormwater is discharged to a lawful point of discharge.</p>
<p>PO7 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO7.1 No Acceptable Outcome specified.</p>
<p>PO8 Refuse storage areas are:</p> <p>(a) conveniently located for use and collection; and</p> <p>(b) are of useable size; and</p> <p>(c) avoid adverse impacts on neighbours and occupants; and</p> <p>(d) are screened from view within the site, adjoining properties and the street.</p>	<p>AO8.1 No Acceptable Outcome specified.</p>
Section 3 Caretaker's accommodation	
<p>PO9 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO9.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO9.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p>PO10 The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p>AO10.1 The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO10.2 The street frontage setback is:</p> <p>(a) a minimum of 6m, where freestanding; or</p> <p>(b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</p> <p>and</p> <p>AO10.3 Where adjoining a non-residential use, the caretaker's accommodation is setback a minimum of 5m from the common property boundary.</p>
<p>PO11 The caretaker's accommodation is adequately serviced.</p>	<p>AO11.1 The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>or</p> <p>AO11.2 If in a non-sewered area, a waste disposal system is provided.</p> <p>and</p> <p>AO11.3 Stormwater is discharged to a lawful point of discharge.</p>
Section 4 Advertising devices	
<p>PO12 Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended industrial character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p>AO12.1 The advertising device is a building sign or fence sign.</p> <p>and</p> <p>AO12.2 The maximum height of the advertising device does not exceed the building height of any building on the site.</p> <p>and</p> <p>AO12.3 The combined maximum signface area does not exceed 6m² per site.</p> <p>and</p> <p>AO12.4 The advertising device is wholly contained within the boundaries of the lot.</p>
Section 5 For development affected by one or more overlays	

Performance Outcomes	Acceptable Outcomes
Flood hazard	
<p>PO13 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO13.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO13.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO14 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO14.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO14.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO14.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO14.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO14.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO14.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor.</p> <p>and</p> <p>AO14.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO15 Development directly, indirectly and</p>	<p>AO15.1 Works associated with the proposed</p>

Performance Outcomes	Acceptable Outcomes
<p>cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; <p>or</p> <ul style="list-style-type: none"> (iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO16 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO16.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO16.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO17 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO17.1 No Acceptable Outcome specified.</p>
Potential and actual acid sulfate soils	
<p>PO18 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO18.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO18.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
Conservation significant areas	
<p>PO19 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO19.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO19.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO19.3 Where development within a conservation significant area is</p>

Performance Outcomes	Acceptable Outcomes
	<p>unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO19.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO20 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO20.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO20.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO20.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <ul style="list-style-type: none"> (a) fire brigade tank fittings; and (b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
<p>PO21 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO21.1 No Acceptable Outcome identified.</p>

6.2.12 Medium Impact Industry Zone Code

- (1) The purpose of the zone is to provide for medium impact industry uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.
- (2) The local government purpose is to:
 - (a) provide land for a wide range of employment generating uses including industrial, manufacturing and storage activities with greater land requirements or more intensive operating requirements than would otherwise be accommodated in the Low Impact Industry zone;
 - (b) ensure timely, efficient and well serviced development occurs within the Victory Heights Local Development Area Precinct and East Deep Creek Local Development Area Precinct, in accordance with an approved structure plan.
- (3) The purpose of the code will be achieved through the following overall outcomes:

Victory Heights Local Development Area Precinct and East Deep Creek Local Development Area Precinct

 - (a) Development is appropriately coordinated and sequenced in accordance with an approved structure plan to ensure the most effective use of land.

- (b) Development of land is based upon the provision of the full range of urban infrastructure and services, consideration of environmental constraints and desired development pattern for the area.
- (c) Development is supported by the necessary transport infrastructure which is designed to integrate with existing networks and promotes safe and efficient public transport use.
- (d) Significant topographical and natural features are protected and enhanced.
- (e) Development provides an appropriate level of amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.

Other than in a precinct

- (f) A range of industrial uses that satisfy the intent of the zone will be facilitated.
- (g) Residential uses are not located within close proximity to industrial uses and activities in the zone.
- (h) Service and low-impact industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of medium impact industry uses.
- (i) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
- (j) The viability of both existing and future medium impact industry uses are protected from the intrusion of incompatible uses.
- (k) Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development.
- (l) Industrial uses are adequately protected from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.
- (m) Development is provided with appropriate infrastructure and services.
- (n) Development is established where the impacts of natural hazards are avoided or safely managed.
- (o) Development is reflective of and responsive to the environmental constraints of the land.

Table 6.12 Medium Impact Industry Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 Victory Heights Local Development Area Precinct and East Deep Creek Local Development Area Precinct	
PO1 Development: <ul style="list-style-type: none"> (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides for major stormwater flow paths through the site; (e) protects floodplains and water quality; (f) provides necessary physical infrastructure; (g) achieves an appropriate level of amenity and safety for adjoining land uses; and (h) achieves an appropriate hierarchy and distribution of industrial land uses. 	AO1.1 Development occurs in accordance with an approved structure plan.
Section 2 General	
PO2 Development performs at a medium impact industry scale and intensity.	AO2.1 Development is a medium impact industry, bulk landscape supplies, hardware and trade supplies, low impact industry, service industry, transport depot or warehouse use. and AO2.2 Office and sales areas are subordinate to the primary use. and AO2.3 Direct sales to the public are limited to the sale of items produced on site. and

Performance Outcomes	Acceptable Outcomes
	AO2.4 External stockpiling of materials does not exceed 4m or half the height of the main building on the site, whichever is the greater.
PO3 Development integrates with and reflects the intended character and built form of the area.	<p>AO3.1 Buildings are a maximum of 10m above ground level.</p> <p>and</p> <p>AO3.2 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO3.3 The maximum length of any façade of a building without articulation or change of materials is 15m.</p> <p>and</p> <p>AO3.4 In all other circumstances, the maximum building length in one plane is 30m.</p> <p>and</p> <p>AO3.5 All parts of the building façades visible from State-controlled road or an arterial road are constructed predominantly of brick or painted concrete or masonry and do not incorporate highly reflective materials.</p> <p>and</p> <p>AO3.6 Buildings have a minimum 7.5m setback to a State-controlled road frontage.</p> <p>or</p> <p>AO3.7 In all other circumstances, buildings have a minimum 6m setback to street frontages.</p> <p>and</p> <p>AO3.8 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc) are integrated into the building.</p>
PO4 Development provides a safe and secure environment.	<p>AO4.1 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p>AO4.2 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p>
PO5 Development is adequately serviced.	<p>AO5.1 Development is connected to reticulated water supply and sewerage.</p> <p>or</p> <p>AO5.2 If in a non-sewered area, a waste disposal system is provided.</p> <p>and</p> <p>AO5.3 Stormwater is discharged to a lawful point of discharge.</p>
PO6 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO6.1 No Acceptable Outcome specified.
PO7 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and	AO7.1 No Acceptable Outcome specified.

Performance Outcomes	Acceptable Outcomes
(d) are screened from view within the site, adjoining properties and the street.	
Section 3 Caretaker's accommodation	
PO8 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.	AO8.1 Only one caretaker's accommodation is established on the site. and AO8.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.
PO9 The caretaker's accommodation integrates with the scale, character and appearance of the setting.	AO9.1 The caretaker's accommodation is a maximum of 2 storeys above ground level. and AO9.2 The street frontage setback is: (a) a minimum of 6m, where freestanding; or (b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey. and AO9.3 Where adjoining a non-residential use, the caretaker's accommodation is setback a minimum of 5m from the common property boundary.
PO10 The caretaker's accommodation is adequately serviced.	AO10.1 The caretaker's accommodation is connected to reticulated water supply and sewerage. or AO10.2 If in a non-sewered area, a waste disposal system is provided. and AO10.3 Stormwater is discharged to a lawful point of discharge.
Section 4 Advertising devices	
PO11 Advertising devices: (a) are of a scale and appearance that reflect the intended industrial character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO11.1 The advertising device is a building sign or fence sign. and AO11.2 The maximum height of the advertising device does not exceed the building height of any building on the site. and AO11.3 The combined maximum signface area does not exceed 6m ² per site. and AO11.4 The advertising device is wholly contained within the boundaries of the lot.
Section 5 For development affected by one or more overlays	
Flood hazard	
PO12 Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO12.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level. and AO12.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site. Editors Note: 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building

Performance Outcomes	Acceptable Outcomes
	<p>assessment provisions under the <i>Building Act 1975</i>.</p> <p>2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800.</p> <p>3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.</p>
<p>PO13 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO13.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO13.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO13.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO13.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO13.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO13.6 Non-residential buildings and structures:</p> <p>(a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and</p> <p>(b) allow for the flow through of flood water on the ground floor.</p> <p>and</p> <p>AO13.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO14 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO14.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</p> <p>(c) change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows;</p> <p>or</p>

Performance Outcomes	Acceptable Outcomes
	(iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO15 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO15.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO15.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO16 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO16.1 No Acceptable Outcome specified.</p>
Potential and actual acid sulfate soils	
<p>PO17 Where development involves:</p> <p>(a) excavating or otherwise removing 100m³ or more of soil or sediment, or</p> <p>(b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater,</p> <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO17.1 The disturbance of acid sulfate soils is avoided by:</p> <p>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</p> <p>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</p> <p>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO17.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>
Conservation significant areas	
<p>PO18 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO18.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO18.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO18.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO18.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO19 Development maintains the safety of people and property, including the function of community infrastructure, during and</p>	<p>AO19.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p>

Performance Outcomes	Acceptable Outcomes
immediately after bushfire events	<p>or</p> <p>AO19.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO19.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
PO20 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO20.1 No Acceptable Outcome identified.

6.2.13 High Impact Industry Zone Code

- (1) The purpose of the zone is to provide for high impact industry uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.
- (2) The local government purpose is to:
 - (a) provide land for a wide range of employment generating uses including heavy manufacturing, engineering and bulk storage activities with greater land requirements or more intensive operating requirements than would otherwise be accommodated in the Medium Impact Industry zone;
 - (b) ensure timely, efficient and well serviced development occurs within the East Deep Creek Local Development Area Precinct, in accordance with an approved structure plan.
- (3) The purpose of the code will be achieved through the following overall outcomes:

East Deep Creek Local Development Area Precinct

 - (a) Development is appropriately coordinated and sequenced in accordance with an approved structure plan to ensure the most effective use of land.
 - (b) Development of land is based upon the provision of the full range of urban infrastructure and services, consideration of environmental constraints and desired development pattern for the area.
 - (c) Development is supported by the necessary transport infrastructure which is designed to integrate with existing networks and promotes safe and efficient public transport use.
 - (d) Significant topographical and natural features are protected and enhanced.
 - (e) Development provides an appropriate level of amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.

Other than in a precinct

 - (f) A range of industrial uses that satisfy the intent of the zone will be facilitated.
 - (g) Residential uses are not located within close proximity to the industrial uses and activities in the zone.
 - (h) The viability of industrial business activity is facilitated where both existing and future industry uses are protected from the intrusion of incompatible uses.

- (i) Medium industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of high impact industry uses.
- (j) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
- (k) The viability of both existing and future medium impact industry uses are protected from the intrusion of incompatible uses.
- (l) Sites fronting major thoroughfares provide a high standard of visual presentation.
- (m) Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development.
- (n) Industrial uses are adequately protected from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.
- (o) Development is provided with appropriate infrastructure and services.
- (p) Development is established where the impacts of natural hazards are avoided or safely managed.
- (q) Development is reflective of and responsive to the environmental constraints of the land.

Table 6.13 High Impact Industry Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 East Deep Creek Local Development Area Precinct	
PO1 Development: <ul style="list-style-type: none"> (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides for major stormwater flow paths through the site; (e) protects floodplains and water quality; (f) provides necessary physical infrastructure; (g) achieves an appropriate level of amenity and safety for adjoining land uses; and (h) achieves an appropriate hierarchy and distribution of industrial land uses. 	AO1.1 Development occurs in accordance with an approved structure plan.
Section 2 General	
PO2 Development performs at a high impact industry scale and intensity.	AO2.1 Development is a high impact industry, bulk landscape supplies, medium impact industry or transport depot. and AO2.2 Office and sales areas are subordinate to the primary use. and AO2.3 Direct sales to the public are limited to the sale of items produced on site. and AO2.4 External stockpiling of materials does not exceed 10m.
PO3 Development integrates with and reflects the intended character and built form of the area.	AO3.1 Buildings are a maximum of 15m above ground level. and AO3.2 Building entrances are clearly visible from the street. and AO3.3 All parts of building façades visible from a State-controlled road or an arterial road are constructed predominantly of brick or painted concrete or masonry and do not incorporate highly reflective materials. and

Performance Outcomes	Acceptable Outcomes
	<p>AO3.4 Buildings have a minimum 10m setback to a State-controlled road frontage.</p> <p>or</p> <p>AO3.5 In all other circumstances, buildings have a minimum 7.5m setback to street frontages.</p>
<p>PO4 Development provides a safe and secure environment.</p>	<p>AO4.1 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on site commercial premises.</p> <p>and</p> <p>AO4.2 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p>
<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 Development is connected to reticulated water supply and sewerage.</p> <p>or</p> <p>AO5.2 If in a non-sewered area, a waste disposal system is provided.</p> <p>and</p> <p>AO5.3 Stormwater is discharged to a lawful point of discharge.</p>
<p>PO6 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO6.1 No Acceptable Outcome specified.</p>
<p>PO7 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.</p>	<p>AO7.1 No Acceptable Outcome specified.</p>
Section 3 Caretaker's accommodation	
<p>PO8 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO8.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO8.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p>PO9 The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p>AO9.1 The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO9.2 The street frontage setback is: (a) a minimum of 6m, where freestanding; or (b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</p> <p>and</p> <p>AO9.3 Where adjoining a non-residential use, the caretaker's accommodation is setback a minimum of 5m from the common property boundary.</p>
<p>PO10 The caretaker's accommodation is adequately serviced.</p>	<p>AO10.1 The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>or</p> <p>AO10.2 If in a non-sewered area, a waste</p>

Performance Outcomes	Acceptable Outcomes
	<p>disposal system is provided.</p> <p>and</p> <p>AO10.3 Stormwater is discharged to a lawful point of discharge.</p>
Section 4 Advertising devices	
<p>PO11 Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended industrial character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p>AO11.1 The advertising device is a building sign or fence sign.</p> <p>and</p> <p>AO11.2 The maximum height of the advertising device does not exceed the building height of any building on the site.</p> <p>and</p> <p>AO11.3 The combined maximum signface area does not exceed 6m² per site.</p> <p>and</p> <p>AO11.4 The advertising devices are wholly contained within the boundaries of the lot.</p>
Section 5 For development affected by one or more overlays	
Flood hazard	
<p>PO12 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO12.1 New buildings are:</p> <p>(a) not located within the overlay area; or</p> <p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO12.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO13 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO13.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO13.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO13.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO13.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO13.5 Ground floors are constructed using</p>

Performance Outcomes	Acceptable Outcomes
	<p>resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings: AO13.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor.</p> <p>and AO13.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO14 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO14.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p>PO15 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO15.1 Materials manufactured or stored on site are not hazardous in nature. or AO15.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO16 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO16.1 No Acceptable Outcome specified.</p>
<p>Conservation significant areas</p>	
<p>PO17 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO17.1 Development occurs outside the overlay area. or AO17.2 Development is compatible with the values of the conservation significant area. or AO17.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable. and AO17.4 Buffer areas are to be maintained or where possible rehabilitated.</p>

Performance Outcomes	Acceptable Outcomes
	Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.
Bushfire	
<p>PO18 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO18.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO18.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO18.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <ul style="list-style-type: none"> (a) fire brigade tank fittings; and (b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
<p>PO19 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO19.1 No Acceptable Outcome identified.</p>

6.2.14 Waterfront and Marine Industry Zone Code

- (1) The purpose of the zone is to provide for waterfront and marine and business industry uses for which a location adjoining or near the waterfront is essential. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities are defined as waterfront and marine industry in the schedule of definitions.
- (2) The local government purpose is to facilitate water-oriented industrial and support commercial activities, including boat building and repairs, marine product fabrication, fishing industry activity and marine services that require a waterfront location. Facilities provided in the zone include marinas, slipways and boat storage areas. The zone is intended to protect the harbour as a significant investment and employment opportunity for the Cooloola Coast area.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Waterfront and marine industries contribute to the local and regional economies and are the predominant land use.
 - (b) The viability of existing and future waterfront and marine industries are protected from the intrusion of incompatible uses.
 - (c) Development provides access to the coast and essential land infrastructure and services to enable the transport of people and goods, including larger vessels.
 - (d) Development is located, designed and managed to maintain safety to people, avoid significant adverse impacts on the natural environment and minimise adverse impacts on adjacent land.
 - (e) Development is reflective of and responsive to the environmental constraints of coastal areas and waterways.
 - (f) Non-waterfront and marine uses complement existing and future opportunities for marine industry use.
 - (g) Development is provided with appropriate infrastructure and services.

- (h) Development is established where the impacts of natural hazards are avoided or safely managed.

Table 6.14 Waterfront and Marine Industry Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Development performs at a waterfront and marine industry scale and intensity.	AO1.1 Development is a waterfront and marine industry use. and AO1.2 Office and sales areas are to be subordinate to the primary use.
PO2 Development integrates with and reflects the intended character and built form of the area.	AO2.1 Buildings are a maximum of 10m above ground level. and AO2.2 Buildings have a minimum 6m setback to street frontages.
PO3 Development provides safe and secure environments.	AO3.1 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises. and AO3.2 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.
PO4 Development is adequately serviced.	AO4.1 Development is connected to reticulated water supply and sewerage. and AO4.2 Stormwater is discharged to a lawful point of discharge.
PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO5.1 No Acceptable Outcome specified.
PO6 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.	AO6.1 No Acceptable Outcome specified.
Section 2 Caretaker's accommodation	
PO7 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.	AO7.1 Only one caretaker's accommodation is established on the site. and AO7.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.
PO8 The caretaker's accommodation integrates with the scale, character and appearance of the setting.	AO8.1 The caretaker's accommodation is a maximum of 2 storeys above ground level. and AO8.2 The street frontage setback is: (a) a minimum of 6m, where freestanding; or (b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey. and AO8.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a

Performance Outcomes	Acceptable Outcomes
	minimum of 5m from the common property boundary.
<p>PO9 The caretaker's accommodation is adequately serviced.</p>	<p>AO9.1 The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO9.2 Stormwater is discharged to a lawful point of discharge.</p>
<p>Section 3 Advertising devices</p>	
<p>PO10 Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p>AO10.1 The advertising device is a building sign or fence sign.</p> <p>and</p> <p>AO10.2 The maximum height of the advertising device does not exceed the building height of any building on the site.</p> <p>and</p> <p>AO10.3 The combined maximum signface area does not exceed 6m² per site.</p> <p>and</p> <p>AO10.4 The advertising device is wholly contained within the boundaries of the lot.</p>
<p>Section 4 For development affected by one or more overlays</p>	
<p>Flood hazard</p>	
<p>PO11 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO11.1 New buildings are:</p> <p>(a) not located within the overlay area; or</p> <p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO11.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO12 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO12.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO12.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO12.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO12.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and</p>

Performance Outcomes	Acceptable Outcomes
	<p>at least one habitable room overlook the street.</p> <p>and</p> <p>AO12.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO12.6 Non-residential buildings and structures:</p> <p>(a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and</p> <p>(b) allow for the flow through of flood water on the ground floor.</p> <p>and</p> <p>AO12.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO13 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO13.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</p> <p>(c) change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p>PO14 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO14.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO14.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO15 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO15.1 No Acceptable Outcome specified.</p>
Potential and actual acid sulfate soils	
<p>PO16 Where development involves:</p> <p>(a) excavating or otherwise removing 100m³ or more of soil or sediment, or</p> <p>(b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater,</p> <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive</p>	<p>AO16.1 The disturbance of acid sulfate soils is avoided by:</p> <p>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</p> <p>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</p> <p>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being</p>

Performance Outcomes	Acceptable Outcomes
administering the <i>Land Act 1994</i> as an advice agency.	aerated. or AO16.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.

6.2.15 Industry Investigation Zone Code

- (1) The purpose of the zone is to identify and protect land that is suitable for industrial activities where further detailed planning, investigations and studies are required to determine the suitability of the industry investigation zone for use as an industry zone.
- (2) The local government purpose is to ensure that land within the zone continues to be available for use for low intensity rural or open space uses until structure plans are completed and approved. Areas at Kilkivan, Kybong and Toolara Forest are preserved for longer term industrial development beyond the life of the Planning Scheme.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is appropriately coordinated and sequenced in accordance with an approved structure plan to ensure the most effective use of land.
 - (b) The viability of existing and future industrial activities is protected from the intrusion of incompatible uses.
 - (c) Development requiring extensive built infrastructure inconsistent with the long-term planning intent for the zone for industry development is not supported.
 - (d) Development is provided with appropriate infrastructure.
 - (e) Development is established where impacts of natural hazards are avoided or safely managed.
 - (f) Development is reflective and responsive to the environmental constraints of the land.

Table 6.15 Industry Investigation Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Development of emerging industrial areas: (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides for major stormwater flow paths through the site; (e) protects floodplains and water quality; (f) provides necessary physical infrastructure; (g) achieves an appropriate level of amenity and safety for adjoining land uses; and (h) achieves an appropriate hierarchy and distribution of industrial land uses.	AO1.1 Development occurs in accordance with an approved structure plan.
PO2 Until the land is required for future industrial development, good quality agricultural land identified on the relevant overlay is preserved.	AO2.1 Development does not result in the loss of good quality agricultural land through alienation, fragmentation or inappropriate land use.
PO3 The availability of land for future industrial development is not compromised.	AO3.1 Agricultural supplies stores, aquaculture, intensive animal industries, intensive

Performance Outcomes	Acceptable Outcomes
	horticulture, permanent plantations and wineries are not established.
PO4 Development reflects the intended character and amenity of the zone.	AO4.1 Buildings (other than for silos, windmills and similar structures) are no higher than 8.5m above ground level. and AO4.2 Buildings are set back 25m from any State-controlled road or road identified as part of the Stock Route Network and 15m from any other street frontage.
PO5 Development is adequately serviced.	AO5.1 Appropriate water supply, effluent disposal and stormwater drainage infrastructure is provided.
PO6 Development occurs on sites with frontage to a gazetted road, constructed to a standard necessary to accommodate traffic generated by the use.	AO6.1 No Acceptable Outcome specified.
PO7 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO7.1 No Acceptable Outcome specified.
PO8 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.	AO8.1 No Acceptable Outcome specified.
Section 2 Advertising devices	
PO9 Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO9.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity. and AO9.2 The combined maximum signface area does not exceed 2m ² per site. and AO9.3 The maximum height does not exceed 2.4m above ground level. and AO9.4 The advertising device is wholly contained within the boundaries of the lot. and AO9.5 The advertising device is not a moving sign.
Section 3 Caretaker's accommodation	
PO10 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.	AO10.1 Only one caretaker's accommodation is established on the site. and AO10.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.
PO11 The caretaker's accommodation integrates with the scale, character and appearance of the setting.	AO11.1 The caretaker's accommodation is a maximum of 2 storeys above ground level. and AO11.2 The street frontage setback is: (a) a minimum of 6m, where freestanding; or (b) no less than the building line of any

Performance Outcomes	Acceptable Outcomes
	<p>façade on an approved non-residential use, where proposed on the second storey.</p> <p>and</p> <p>AO11.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 15m from the common property boundary.</p>
<p>PO12 The caretaker's accommodation is adequately serviced.</p>	<p>AO12.1 A 45kl water tank is provided for consumption purposes.</p> <p>or</p> <p>AO12.2 On-site sewage treatment is provided.</p> <p>and</p> <p>AO12.3 Stormwater is discharged to a lawful point of discharge.</p>
Section 4 Home based business	
<p>PO13 The activity, occupation or business is subordinate to the dwelling house on the site.</p>	<p>AO13.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator.</p> <p>and</p> <p>AO13.2 The maximum internal floor area used is 40m².</p> <p>and</p> <p>AO13.3 Outdoor activity or storage areas are not included.</p> <p>and</p> <p>AO13.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m².</p> <p>and</p> <p>AO13.5 Additional on site access and vehicle parking arrangements are not provided.</p>
<p>PO14 The amenity of the rural area is not adversely affected.</p>	<p>AO14.1 No more than one non-resident of the site is employed.</p> <p>and</p> <p>AO14.2 The home business does not involve the storage of hazardous or noxious materials.</p> <p>and</p> <p>AO14.3 The home business does not involve servicing or repair of vehicles.</p> <p>and</p> <p>AO14.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO14.5 The home business does not involve hiring out of any machinery or equipment.</p>
Section 5 For development affected by one or more overlays	
Flood hazard	
<p>PO15 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO15.1 New buildings are:</p> <p>(a) not located within the overlay area; or</p> <p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO15.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p>

Performance Outcomes	Acceptable Outcomes
	<ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO16 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO16.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO16.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO16.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO16.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO16.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO16.6 Non-residential buildings and structures:</p> <ol style="list-style-type: none"> (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. <p>and</p> <p>AO16.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO17 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO17.1 Works associated with the proposed development do not:</p> <ol style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: <ol style="list-style-type: none"> (i) loss of flood storage;

Performance Outcomes	Acceptable Outcomes
	(ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
PO18 Development avoids the release of hazardous materials into floodwaters.	AO18.1 Materials manufactured or stored on site are not hazardous in nature. or AO18.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.
PO19 Community infrastructure is able to function effectively during and immediately after flood events.	AO19.1 No Acceptable Outcome specified.
Heritage and neighbourhood character	
PO20 Existing Local Heritage Places are conserved.	AO20.1 Development incorporates the retention and productive reuse of a Local Heritage Place.
Conservation significant areas	
PO21 Development avoids or minimises adverse impacts on areas of conservation significance.	AO21.1 Development occurs outside the overlay area. or AO21.2 Development is compatible with the values of the conservation significant area. or AO21.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable. and AO21.4 Buffer areas are to be maintained or where possible rehabilitated. Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.
Bushfire	
PO22 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events	AO22.1 Development is not located in areas identified as a High or Medium bushfire hazard area. or AO22.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and AO22.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m ² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has: (a) fire brigade tank fittings; and (b) if the buildings are in a high or medium

Performance Outcomes	Acceptable Outcomes
	risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
PO23 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO23.1 No Acceptable Outcome identified.

6.2.16 Community Purposes Zone Code

- (1) The purpose of the zone is to provide for community related activities and facilities whether under public or private ownership. These may include 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.
- (2) The local government purpose is to:
 - (a) retain and reserve appropriate land throughout the region to accommodate activities which have a specific public function that are essential for the wellbeing of the community; and
 - (b) provide for the location of those public infrastructure services and facilities and the protection of such uses from intrusion by incompatible uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The viability of existing uses in the zone is protected by excluding development that could limit the ongoing operation of such uses or prejudice appropriate new activities.
 - (b) Existing community uses are intended to continue and intensify if necessary having regard to road and other infrastructure capacity and the amenity of surrounding areas.
 - (c) The Aerodrome Precinct is maintained for the exclusive use of air services and industries or businesses with a direct association with the provision of air services.
 - (d) Development is provided with appropriate infrastructure and services.
 - (e) Development is established where the impacts of natural hazards are avoided or safely managed.

Table 6.16 Community Purposes Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 (a) Other than in the Aerodrome Precinct, development is a municipal, government or education facility; or (b) In the Aerodrome Precinct, development is for aviation related activities only.	AO1.1 No Acceptable Outcome specified.
PO2 The efficiency and safety of the road network is not compromised.	AO2.1 No Acceptable Outcome specified.
Section 2 Advertising devices	
PO3 Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO3.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity. and AO3.2 The combined maximum signface area does not exceed 2m ² per site. and AO3.3 The maximum height does not exceed 2.4m above ground level. and AO3.4 The advertising device is wholly contained within the boundaries of the lot. and

Performance Outcomes	Acceptable Outcomes
	AO3.5 The advertising device is not a moving sign.
Section 3 For development affected by one or more overlays	
Flood hazard	
<p>PO4 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO4.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO4.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO5 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO5.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO5.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO5.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO5.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO5.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO5.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor.</p> <p>and</p> <p>AO5.7 Resilient building materials are used in</p>

Performance Outcomes	Acceptable Outcomes
	accordance with the relevant building assessment provisions.
<p>PO6 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO6.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO7 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO7.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO7.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO8 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO8.1 No Acceptable Outcome specified.</p>
Heritage and neighbourhood character	
<p>PO9 Existing Local Heritage Places are conserved.</p>	<p>AO9.1 Development incorporates the retention and productive reuse of a Local Heritage Place.</p>
Potential and actual acid sulfate soils	
<p>PO10 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO10.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO10.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
Conservation significant areas	
<p>PO11 Development avoids or minimises adverse</p>	<p>AO11.1 Development occurs outside the overlay</p>

Performance Outcomes	Acceptable Outcomes
impacts on areas of conservation significance.	<p>area.</p> <p>or</p> <p>AO11.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO11.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO11.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO12 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO12.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO12.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO12.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
<p>PO13 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO13.1 No Acceptable Outcome identified.</p>

6.2.17 Environmental Management and Conservation Zone Code

- (1) The purpose of the zone is to provide for areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose is to provide areas of land for the permanent preservation and protection of areas of environmental and cultural values, including national parks, environmental parks and beach protection buffer areas from development that degrades its natural state or adversely affects its landscape, cultural heritage, or conservation values.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas identified as having significant values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural values are protected from development.

- (b) Low intensity development based on appreciation of the significant values of the area may be facilitated where a demonstrated community need exists and is consistent with a management plan for the area.
- (c) Uses which do not compromise the significant values of the area, such as ecotourism and outdoor recreation, may be supported where a demonstrated community need exists and the use does not detrimentally affect the environmental values of the area.
- (d) Natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected and appropriate buffers are established.
- (e) Adverse impacts on ecological features and processes are avoided.
- (f) Structures that are not designed to be relocated or sacrificed if threatened by natural hazards are inappropriate.
- (g) Lot 22 MCH803497 remains an undeveloped urban development lease area until conflicting issues about:
 - (i) the environmental significance of the site;
 - (ii) water availability and supply for the Cooloola Coast;
 - (iii) the site's susceptibility to natural hazards;
 - (iv) the potential for development of the site whilst maintaining its natural values;
 - (v) the need for further urban development at the Cooloola Coast to service projected population; and,
 - (vi) other State interests;
 are resolved allowing Council to consider the sensitive development of the site, in accordance with sound town planning and urban design principles, and best management practices for water and sewerage reticulation, water conservation, waste disposal and construction methods.

Table 6.17 Environmental Management and Conservation Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Development does not result in any loss or damage to the environmental values of the area.	AO1.1 Development is for environmental management or conservation purposes.
Section 2 Advertising devices	
PO2 Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO2.1 No Acceptable Outcome specified.
Section 3 For development affected by one or more overlays	
Flood hazard	
PO3 Development siting and layout responds to flooding potential and maintains personal safety at all times.	<p>AO3.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO3.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on

Performance Outcomes	Acceptable Outcomes
	information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings: AO4.1 Dwelling houses are not constructed as single storey slab on ground. and AO4.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development. and AO4.3 Screening is used to ensure that the understorey is not visible from the street. and AO4.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street. and AO4.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings: AO4.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. and AO4.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO5 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO5.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO6.1 Materials manufactured or stored on site are not hazardous in nature. or AO6.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO7 Community infrastructure is able to function effectively during and immediately</p>	<p>AO7.1 No Acceptable Outcome specified.</p>

Performance Outcomes	Acceptable Outcomes
after flood events.	
Potential and actual acid sulfate soils	
<p>PO8 Where development involves: (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO8.1 The disturbance of acid sulfate soils is avoided by: (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO8.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>
Conservation significant areas	
<p>PO9 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO9.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO9.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO9.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO9.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO10 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO10.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO10.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO10.3 For a development requiring MCU involving new or existing buildings with a</p>

Performance Outcomes	Acceptable Outcomes
	gross floor area greater than 50m ² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has: (a) fire brigade tank fittings; and (b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
PO11 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO11.1 No Acceptable Outcome identified.

6.2.18 Extractive Industry Zone Code

- (1) The purpose of the zone is to provide for the extraction of natural resources such as sand, gravel, quarry rock, clay and soil. Development such as storage, processing, treatment and transportation facilities may be facilitated within the extractive industry zone only where ancillary to the extractive industry.
- (2) The local government purpose is to protect significant extractive industries, their buffer areas and haulage routes from development that may significantly diminish their value by encroachment of incompatible uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The viability of both existing and future extractive industrial uses and operations, are protected from the intrusion of incompatible uses.
 - (b) Non-extractive industry uses do not undermine the viability of existing and future extractive industrial uses and operations and are compatible with extractive industry use.
 - (c) The establishment of extractive industry operations is facilitated, provided that the significant environmental impacts of such operations are contained within the site.
 - (d) Uses and works are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (e) Extractive industry operations, including haul routes, are sensitive to the natural landform, vegetation and drainage patterns of the locality.
 - (f) Development provides for the effective rehabilitation of land used for extractive industry, once the resource has been exhausted.
 - (g) Development is provided with appropriate infrastructure and services.
 - (h) Development is established where the impacts of natural hazards are avoided or safely managed.

Table 6.18 Extractive Industry Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 The long term availability of the extractive resource for extraction or process is maintained.	AO1.1 Development is for: (a) extractive industry or directly associated with extractive industry; or (b) other uses that would not constrain existing or future extractive industries; or (c) a temporary use.
PO2 Buildings are of a scale that is consistent with the prevailing nature of development in the locality.	AO2.1 Buildings are a maximum of 15m above ground level;
PO3 Buildings and use areas are sited and	AO3.1 Except for extraction areas as part of an

Performance Outcomes	Acceptable Outcomes
screened to achieve an acceptable standard of visual amenity.	extractive industry, buildings and use areas are set back a minimum of 10m from any road frontage. and AO3.2 Visual screening to a width of 10m is provided adjacent to any road frontage in the form of landscaping, mounding or bunding.
PO4 Development mitigates the potential adverse effects from existing or future extraction or processing activities.	AO4.1 Development incorporates design, orientation and construction measures that mitigate the potential adverse effects of noise, dust, ground vibration or air blast overpressure.
PO5 Development is adequately serviced.	AO5.1 A 45kl water tank is provided for consumption purposes. and AO5.2 On-site sewage treatment is provided. and AO5.3 Stormwater is discharged to a lawful point of discharge. and AO5.4 Development has direct access to a sealed road.
PO6 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO6.1 No Acceptable Outcome specified.
PO7 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.	AO7.1 No Acceptable Outcome specified.
Section 2 For extractive industry	
PO8 Impacts on surrounding land uses and the existing rural amenity and scenic nature of the locality are minimised.	AO8.1 No Acceptable Outcome specified.
PO9 Areas used for extractive activities are screened to achieve an acceptable standard of visual amenity.	AO9.1 Visual screening to a width of 10m is provided adjacent to any road frontage in the form of landscaping, mounding or bunding.
PO10 Development avoids unacceptable impacts on amenity and public safety.	AO10.1 Transport routes are not through residential or rural residential areas.
PO11 Transport routes are of an appropriate construction standard capable of supporting loadings from the operation and minimising traffic hazards.	AO11.1 The minimum transport route road standards are: (a) 7m bitumen surface width with cross road drainage; (b) 80kph design speed with standard signage; and (c) bridges are two lane construction.
PO12 Environmental and hydrological processes are not adversely affected.	AO12.1 Dust from site operations is minimised beyond the site boundaries. and AO12.2 Stormwater is directed away from areas being used for extraction. and AO12.3 Stockpiles of raw or processed material exceeding 80m ³ are located on outside areas affected by the Flood Hazard

Performance Outcomes	Acceptable Outcomes
	<p>Overlay.</p> <p>AO12.4 Erosion and sediment control measures are designed and constructed in accordance with Planning Scheme Policy 1: Development Standards.</p> <p>and</p> <p>AO12.5 Rehabilitation and revegetation of the site to its former profile and appearance is completed progressively and regularly as the extraction proceeds.</p> <p>and</p> <p>AO12.6 Extraction areas are a minimum of 40m from the top of the bank of a waterway.</p> <p>and</p> <p>AO12.7 Wash down areas are sealed and bunded, draining to a sump for first flush holding and treatment prior to discharge of treated waters to settlement ponds.</p>
Section 3 Caretaker's accommodation	
<p>PO13 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO13.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO13.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p>PO14 The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p>AO14.1 The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO14.2 The street frontage setback is: (a) a minimum of 6m, where freestanding; or (b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</p> <p>and</p> <p>AO14.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 15m from the common property boundary.</p>
<p>PO15 The caretaker's accommodation is adequately serviced.</p>	<p>AO15.1 A 45kl water tank is provided for consumption purposes.</p> <p>or</p> <p>AO15.2 On-site sewage treatment is provided.</p> <p>and</p> <p>AO15.3 Stormwater is discharged to a lawful point of discharge.</p>
Section 4 Advertising devices	
<p>PO16 Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.</p>	<p>AO16.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p>AO16.2 The combined maximum signface area does not exceed 2m² per site.</p> <p>and</p> <p>AO16.3 The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p>AO16.4 The advertising device is wholly</p>

Performance Outcomes	Acceptable Outcomes
	<p>contained within the boundaries of the lot. and AO16.5 The advertising device is not a moving sign.</p>
<p>Section 5 For development affected by one or more overlays</p>	
<p>Flood hazard</p>	
<p>PO17 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO17.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and AO17.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note: 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.</p>
<p>PO18 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings: AO18.1 Dwelling houses are not constructed as single storey slab on ground. and AO18.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development. and AO18.3 Screening is used to ensure that the understorey is not visible from the street. and AO18.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street. and AO18.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings: AO18.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor.</p>

Performance Outcomes	Acceptable Outcomes
	and AO18.7 Resilient building materials are used in accordance with the relevant building assessment provisions.
PO19 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO19.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
PO20 Development avoids the release of hazardous materials into floodwaters.	AO20.1 Materials manufactured or stored on site are not hazardous in nature. or AO20.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.
PO21 Community infrastructure is able to function effectively during and immediately after flood events.	AO21.1 No Acceptable Outcome specified.
Key resource areas	
Resource/Processing Area PO22 The long term availability of the extractive resource for extraction or processing is maintained.	AO22.1 Development is for extractive industry or directly associated with extractive industry. or AO22.2 Development is for other uses that would not constrain existing or future extractive activities. or AO22.3 Development is for a temporary use.
Resource/Processing Area PO23 Development in the resource/processing area avoids or mitigates adverse impacts on areas of state or regional biodiversity significance.	AO23.1 No Acceptable Outcome specified.
Separation Area for a resource/processing area PO24 Development does not increase the number of people living in the separation area.	AO24.1 No Acceptable Outcome specified.
Separation Area for a resource/processing area PO25 To the greatest extent practicable development minimises the potential adverse effects from existing or future extractive industries on people working or congregating in the separation area.	AO25.1 The numbers of people working or congregating in the separation area are not increased. or AO25.2 Development is compatible with the potential effects arising from existing or future extractive industry. or AO25.3 Development incorporates design,

Performance Outcomes	Acceptable Outcomes
	<p>orientation, and construction measures that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels.</p> <p>or</p> <p>AO25.4 The use operates outside the normal hours of operation for existing or future extractive industry of 6am to 6pm (Monday to Friday) and 6am to 12pm (Saturday)</p>
<p>Separation Area for a resource/processing area</p> <p>PO26 Extractive industry development does not compromise the function of the separation area in providing a buffer between extractive/processing operations and any incompatible uses outside the separation area.</p>	<p>AO26.1 Extractive industry development avoids any adverse impacts on existing development or development foreshadowed by the planning scheme outside of the separation area.</p>
<p>Transport route's separation area</p> <p>PO27 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO27.1 No Acceptable Outcome specified.</p>
<p>Access to the transport route</p> <p>PO28 Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials</p>	<p>AO28.1 The number of properties with access points to the transport route is not increased;</p> <p>or</p> <p>AO28.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
<p>Where overriding need in the public interest is demonstrated</p> <p>PO29 Development mitigates the potential adverse effects of noise, dust, ground vibration, or air blast overpressure from an existing or future extraction, processing and transportation of extractive materials to the greatest extent practicable.</p>	<p>AO29.1 Development incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extraction, processing and transportation of extractive materials by:</p> <ul style="list-style-type: none"> (a) locating buildings and structures the greatest distance practicable from the resource/processing area and associated transportation route; and (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthest from the resource/processing area and associated transportation route; and (c) minimising openings in walls closest to these effects; and (d) providing mechanical ventilation to living areas sensitive to these effects; and (e) using appropriate construction insulation and glazing materials.
Conservation significant areas	
<p>PO30 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO30.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO30.2 Development is compatible with the values of the conservation significant</p>

Performance Outcomes	Acceptable Outcomes
	<p>area.</p> <p>or</p> <p>AO30.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO30.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO31 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO31.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO31.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO31.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
<p>PO32 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO32.1 No Acceptable Outcome identified.</p>

6.2.19 Limited Development (Constrained Land) Zone Code

- (1) The purpose of the zone is to identify land known to be significantly affected by one or more development constraints (such as past or future mining activities, flooding, land contamination, defence requirements, historical subdivisions and buffer areas). Such constraints pose severe restrictions on the ability of the land to be developed for urban purposes.
- (2) The local government purpose is to:
 - (a) Limit the development of historic subdivisions within the identified precincts.
 - (b) Limit future development that may increase risk to life or property to unacceptable levels.
 - (c) Continue the historical practice of minimising development within the floodplain.
- (3) The overall outcomes:
 - (a) Development of vacant small lots in the localities of Manyung, Kinbombi and Cinnabar must demonstrate that there is adequate access to physical and social infrastructure.

- (b) The limited development potential of land restricts the type, scale and intensity of land uses that are appropriate, which generally include agricultural, open space and recreation, and limited urban uses.
- (c) Development is of a low intensity and scale and must be reflective and responsive to the flooding constraints of the land and the surrounding land use context.
- (d) Existing uses may remain however no increases in scale or density of these uses are intended.
- (e) Development is provided with appropriate infrastructure and services.
- (f) Development is reflective of and responsive to the environmental constraints of the land.

Table 6.19 Limited Development (Constrained Land) Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 Historic Subdivisions Precinct	
PO1 Development is provided with a full range of urban services.	AO1.1 Reticulated water supply is provided. and AO1.2 Reticulated sewerage is provided. and AO1.3 Stormwater is discharged to a lawful point of discharge.
PO2 Development occurs on sites with frontage to a gazetted road, constructed to a standard necessary to accommodate traffic generated by the use.	AO2.1 No Acceptable Outcome specified.
Section 2 General	
PO3 Development is compatible with the level of flood hazard identified for the site. Editor's note: a detailed site-based flood investigation will be required to identify the flood hazard anticipated for the subject site.	AO3.1 No Acceptable Outcome specified.
PO4 Development reflects and is consistent with the established character and land use pattern of the surrounding area.	AO4.1 No Acceptable Outcome specified.
PO5 Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO5.1 New buildings are: (a) located outside the zone; or (b) building floor levels of habitable rooms must be at or above the flood hazard level. and AO5.2 A safe evacuation route off the site is provided, incorporating appropriate signage on site indicating the position and path of the route. Editors Note: 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i> . 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
PO6 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	Residential buildings: AO6.1 Dwelling houses are not constructed as single storey slab on ground. and AO6.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor

Performance Outcomes	Acceptable Outcomes
	<p>of other residential development.</p> <p>and AO6.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and AO6.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and AO6.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings: AO6.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor.</p> <p>and AO6.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
PO7 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO7.1 Works associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a nett increase in filling.
PO8 Development avoids the release of hazardous materials into floodwaters.	AO8.1 Materials manufactured or stored on site are not hazardous in nature. or AO8.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.
PO9 Community infrastructure is able to function effectively during and immediately after flood events.	AO9.1 No Acceptable Outcome specified.
Section 3 Advertising devices	
PO10 Advertising devices: (a) are of a scale and appearance that reflect the established character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO10.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity. and AO10.2 The combined maximum signface area does not exceed 1m ² per site. and AO10.3 The maximum height does not exceed 2.4m above ground level. and AO10.4 The advertising device is wholly contained within the boundaries of the lot. and AO10.5 The advertising device is not a moving sign.
Section 4 For development affected by one or more overlays	

Performance Outcomes	Acceptable Outcomes
Heritage and neighbourhood character	
PO11 Existing Local Heritage Places are conserved.	AO11.1 Development incorporates the retention and productive reuse of a Local Heritage Place.
Potential and actual acid sulfate soils	
<p>PO12 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO12.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO12.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
Conservation significant areas	
<p>PO13 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO13.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO13.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO13.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO13.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO14 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO14.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO14.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p>

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p>AO14.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
<p>PO15 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO15.1 No Acceptable Outcome identified.</p>

6.2.20 Rural Zone Code

- (1) The purpose of the zone is to:
 - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and
 - (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.
- (2) The local government purpose of the code is to support the economic viability of a broad range of existing and new agricultural and pastoral land uses, complemented by non-rural uses that are intrinsically linked to rural activities. Development is consistent with the rural character and amenity and the natural values of the area.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses.
 - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
 - (c) The establishment of outdoor recreation and small scale tourism facilities in suitable locations is facilitated only where they do not compromise the use of the land for rural activities.
 - (d) On farm value adding in the form of small scale agri-tourism is supported where associated with the rural use of the site.
 - (e) Residential development is appropriate only where directly associated with the rural nature of the zone.
 - (f) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised.
 - (g) Areas of good quality agricultural land, strategic cropping land and land for primary production are conserved and are not unnecessarily fragmented.
 - (h) Water supply catchments are protected from activities that may endanger water quality.
 - (i) Extractive industries may be established on land other than good quality agricultural land or strategic cropping land.
 - (j) Aviation related land uses including residential air parks may be supported within the Aerodrome Precinct at Kybong where land use conflicts are appropriately managed.
 - (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development where possible.
 - (l) Infrastructure is provided at a standard normally expected in rural locations.

Table 6.20 Rural Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
<p>PO1 Other than in the Aerodrome Precinct, good quality agricultural land identified on the relevant overlay is preserved.</p>	<p>AO1.1 Development does not result in the loss of good quality agricultural land through alienation, fragmentation or inappropriate land use.</p> <p>and</p> <p>AO1.2 Non-rural development provides a buffer area, within the site, to good quality agricultural land in accordance with <i>Planning Guidelines – Separating Agriculture and Residential Land Uses</i>.</p>
<p>PO2 Other than in the Aerodrome Precinct, development reflects the rural character and amenity of the zone.</p>	<p>AO2.1 Buildings (other than for silos, windmills and similar structures) are no higher than 8.5m above ground level.</p> <p>and</p> <p>AO2.2 Buildings are set back 25m from any State-controlled road or road identified as part of the Stock Route Network and 15m from any other street frontage.</p>
<p>PO3 Residential development integrates with established aviation facilities within the Aerodrome Precinct.</p>	<p>AO3.1 Aircraft hangars are constructed at the same time as, or prior to, the construction of any dwelling house on the land.</p> <p>and</p> <p>AO3.2 Dwelling houses do not obstruct direct access from any hangar to the airstrip taxiway.</p>
<p>PO4 Animal keeping, intensive horticulture and intensive animal industries:</p> <ul style="list-style-type: none"> (a) do not significantly adversely affect the visual amenity of the area; and (b) do not cause environmental harm or environmental nuisance as a result of odour, noise or air emissions; and (c) do not cause environmental harm to any surface water, groundwater or waterways; and (d) do not cause significant impact on soil resources; and (e) are located on lots of sufficient size to provide necessary infrastructure to service the use. 	<p>AO4.1 No Acceptable Outcome specified.</p>
<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 A 45kl water tank is provided for consumption purposes.</p> <p>and</p> <p>AO5.2 On-site sewage treatment is provided.</p> <p>and</p> <p>AO5.3 Stormwater is discharged to a lawful point of discharge.</p>
<p>PO6 Development occurs on sites with frontage to a gazetted road, constructed to a standard necessary to accommodate traffic generated by the use.</p>	<p>AO6.1 No Acceptable Outcome specified.</p>
<p>PO7 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO7.1 No Acceptable Outcome specified.</p>
<p>PO8 Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours 	<p>AO8.1 No Acceptable Outcome specified.</p>

Performance Outcomes	Acceptable Outcomes
and occupants; and (d) are screened from view within the site, adjoining properties and the street.	
Section 2 Caretaker's accommodation	
PO9 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.	AO9.1 Only one caretaker's accommodation is established on the site. and AO9.2 One vehicle parking space is provided for the exclusive use of the dwelling.
PO10 The caretaker's accommodation integrates with the scale, character and appearance of the setting.	AO10.1 The caretaker's accommodation is a maximum of 2 storeys above ground level. and AO10.2 The street frontage setback is: (a) a minimum of 6m, where freestanding; or (b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey. and AO10.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 15m from the common property boundary.
PO11 The caretaker's accommodation is adequately serviced.	AO11.1 A 45kl water tank is provided for consumption purposes. or AO11.2 On-site sewage treatment is provided. and AO11.3 Stormwater is discharged to a lawful point of discharge.
Section 3 Home based business	
PO12 The activity, occupation or business is subordinate to the dwelling house on the site.	AO12.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator. and AO12.2 The maximum internal floor area used is 40m ² . and AO12.3 Outdoor activity or storage areas are not included. and AO12.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m ² . and AO12.5 Additional on site access and vehicle parking arrangements are not provided.
PO13 The amenity of the rural area is not adversely affected.	AO13.1 No more than one non-resident of the site is employed. and AO13.2 The home business does not involve the storage of hazardous or noxious materials. and AO13.3 The home business does not involve servicing or repair of vehicles. and AO13.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle.

Performance Outcomes	Acceptable Outcomes
	and AO13.5 The home business does not involve hiring out of any machinery or equipment.
Section 4 Tourist park	
PO14 The amenity of the rural area is not adversely affected.	AO14.1 The site is a minimum size of 10 hectares. and AO14.2 The maximum gross floor area of each cabin is 30m ² . and AO14.3 Cabins and other structures are constructed from non-reflective building materials. and AO14.4 Cabins and other structures are a maximum of 1 storey above ground level. and AO14.5 The use is located a minimum 50m from any property boundary. and AO14.6 Vehicle access is limited to existing entry and exit points.
PO15 Development is adequately serviced.	AO15.1 Potable water is provided. and AO15.2 On-site sewage treatment is provided for cabins and on-site amenities. and AO15.3 A central refuse area is provided to service the use. and AO15.4 Development has access to a Council maintained or State-controlled road
PO16 Development maintains the safety of people and property.	AO16.1 Development is located outside an area identified on a relevant Overlay as a natural hazard.
Section 5 Advertising devices	
PO17 Advertising devices: (a) are of a scale and appearance that reflect the intended rural character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO17.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity. and AO17.2 The combined maximum signface area does not exceed 2m ² per site. and AO17.3 The maximum height does not exceed 2.4m above ground level. and AO17.4 The advertising device is wholly contained within the boundaries of the lot. and AO17.5 The advertising device is not a moving sign.
Section 6 For development affected by one or more overlays	
Flood hazard	
PO18 Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO18.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level. and

Performance Outcomes	Acceptable Outcomes
	<p>AO18.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO19 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO19.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO19.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO19.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO19.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO19.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO19.6 Non-residential buildings and structures:</p> <ol style="list-style-type: none"> (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. <p>and</p> <p>AO19.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO20.1 Works associated with the proposed development do not:</p> <ol style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters;

Performance Outcomes	Acceptable Outcomes
	<p>or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows;</p> <p>or</p> <p>(iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p>PO21 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO21.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO21.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO22 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO22.1 No Acceptable Outcome specified.</p>
<p>Heritage and neighbourhood character</p>	
<p>PO23 Existing Local Heritage Places are conserved.</p>	<p>AO23.1 Development incorporates the retention and productive reuse of a Local Heritage Place.</p>
<p>Potential and actual acid sulfate soils</p>	
<p>PO24 Where development involves:</p> <p>(a) excavating or otherwise removing 100m³ or more of soil or sediment, or</p> <p>(b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater,</p> <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO24.1 The disturbance of acid sulfate soils is avoided by:</p> <p>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</p> <p>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</p> <p>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO24.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>
<p>Key resource areas</p>	
<p>Resource/Processing Area</p>	
<p>PO25 The long term availability of the extractive resource for extraction or processing is maintained.</p>	<p>AO25.1 Development is for extractive industry or directly associated with extractive industry.</p> <p>or</p> <p>AO25.2 Development is for other uses that would not constrain existing or future extractive activities.</p> <p>or</p> <p>AO25.3 Development is for a temporary use.</p>

Performance Outcomes	Acceptable Outcomes
Resource/Processing Area PO26 Development in the resource/processing area avoids or mitigates adverse impacts on areas of state or regional biodiversity significance.	AO26.1 No Acceptable Outcome specified.
Separation Area for a resource/processing area PO27 Development does not increase the number of people living in the separation area.	AO27.1 No Acceptable Outcome specified.
Separation Area for a resource/processing area PO28 To the greatest extent practicable development minimises the potential adverse effects from existing or future extractive industries on people working or congregating in the separation area.	AO28.1 The numbers of people working or congregating in the separation area are not increased. or AO28.2 Development is compatible with the potential effects arising from existing or future extractive industry. or AO28.3 Development incorporates design, orientation, and construction measures that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels. or AO28.4 The use operates outside the normal hours of operation for existing or future extractive industry of 6am to 6pm (Monday to Friday) and 6am to 12pm (Saturday)
Separation Area for a resource/processing area PO29 Extractive industry development does not compromise the function of the separation area in providing a buffer between extractive/processing operations and any incompatible uses outside the separation area.	AO29.1 Extractive industry development avoids any adverse impacts on existing development or development foreshadowed by the planning scheme outside of the separation area.
Transport route's separation area PO30 Development does not increase the number of people living in the transport route's separation area.	AO30.1 No Acceptable Outcome specified.
Access to the transport route PO31 Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials	AO31.1 The number of properties with access points to the transport route is not increased; or AO31.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.
Where overriding need in the public interest is demonstrated PO32 Development mitigates the potential adverse effects of noise, dust, ground vibration, or air blast overpressure from an existing or future extraction, processing and transportation of extractive materials to the greatest extent practicable.	AO32.1 Development incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extraction, processing and transportation of extractive materials by: (a) locating buildings and structures the greatest distance practicable from the

Performance Outcomes	Acceptable Outcomes
	<p>resource/processing area and associated transportation route; and</p> <p>(b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthest from the resource/processing area and associated transportation route; and</p> <p>(c) minimising openings in walls closest to these effects; and</p> <p>(d) providing mechanical ventilation to living areas sensitive to these effects; and</p> <p>(e) using appropriate construction insulation and glazing materials.</p>
Conservation significant areas	
<p>PO33 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO33.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO33.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO33.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO33.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO34 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO34.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO34.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO34.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>

Performance Outcomes	Acceptable Outcomes
PO35 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO35.1 No Acceptable Outcome identified.

6.2.21 Rural Residential Zone Code

- (1) The purpose of the zone is to provide for residential development on large lots where local government infrastructure and services may not be provided and the intensity of residential development is generally dispersed.
- (2) The local government purpose is to provide for the consolidation, rationalisation and minor, but logical, extension of existing rural residential areas which combine residential use and the opportunity for conducting small scale rural activities. Rural residential areas provide a transition between rural areas and areas of closer settlement where people can enjoy a semi-rural lifestyle within relatively close proximity to social and community services but are not provided with all normal urban infrastructure.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is comprised predominantly of dwelling houses on larger residential allotments with high level of residential amenity and a semi-rural character. The risk to life and property from natural hazards is not increased as a result of development.
 - (b) Development for rural residential purposes occurs exclusively within this zone.
 - (c) The established pattern of rural residential development in the Curra, The Palms, Widgee and The Dawn Precincts is maintained in response to community expectations, remoteness of location and the existence of natural features and hazards.
 - (d) Development is provided with an adequate supply of potable water, and sustainable means of wastewater treatment and disposal.
 - (e) Development services the needs of local residents and visitors and has access to infrastructure and essential services of a standard normally expected in isolated communities.
 - (f) Conflicts with adjoining land in the rural zone are avoided by the provision of buffers on new development for rural residential purposes.
 - (g) Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features and minimising alteration or other disturbance of natural land form and topography.
 - (h) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, enhanced and buffered from the impacts of development.
 - (i) Non-residential uses may be appropriate where such uses meet the day to day needs of the residential catchment or have a direct relationship to the land in which it is proposed.
 - (j) Development is provided with appropriate infrastructure.

Table 6.21 Rural Residential Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Development reflects the intended low density rural residential character of the zone.	AO1.1 Site cover does not exceed 25%.
PO2 The built form and appearance of development reflects the low density rural residential character of the zone.	AO2.1 Buildings are a maximum of 2 storeys above ground level.
PO3 Development is adequately serviced.	AO3.1 Where in a reticulated water supply area, development is to be connected to the supply network. or AO3.2 Where reticulated water supply is not available, a 45kl water tank is provided for consumption purposes. and AO3.3 On-site sewage treatment is provided. and AO3.4 Stormwater is discharged to a lawful point of discharge.

Performance Outcomes	Acceptable Outcomes
	and AO3.5 Development has direct access to a sealed road.
Section 2 Home based business	
PO4 The activity, occupation or business is subordinate to the dwelling house on the site.	AO4.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator. and AO4.2 The maximum internal floor area used is 40m ² . and AO4.3 Outdoor activity or storage areas are not included. and AO4.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m ² . and AO4.5 Additional on site access and vehicle parking arrangements are not provided.
PO5 The amenity of the local residential area is not adversely affected.	AO5.1 No more than one non-resident of the site is employed. and AO5.2 The home business does not involve the storage of hazardous or noxious materials. and AO5.3 The home business does not involve servicing or repair of vehicles. and AO5.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle. and AO5.5 The home business does not involve hiring out of any machinery or equipment.
Section 3 Non-residential uses	
PO6 Non-residential uses are limited to small-scale activities that integrate with the established or intended rural residential character and provide a service to the immediate neighbourhood.	AO6.1 Non-residential uses provide: (a) minimum 15m setbacks to all boundaries.
Section 4 Advertising devices	
PO7 Advertising devices: (a) are of a scale and appearance that reflect the intended rural residential character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO7.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity. and AO7.2 The combined maximum signface area does not exceed 1m ² per site. and AO7.3 The maximum height does not exceed 2.4m above ground level. and AO7.4 The advertising device is wholly contained within the boundaries of the lot. and AO7.5 The advertising device is not a moving sign.
Section 5 For development affected by one or more overlays	

Performance Outcomes	Acceptable Outcomes
Potential and actual acid sulfate soils	
<p>PO8 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO8.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO8.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
Conservation significant areas	
<p>PO9 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO9.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO9.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO9.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO9.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO10 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO10.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO10.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO10.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where</p>

Performance Outcomes	Acceptable Outcomes
	<p>a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
PO11 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO11.1 No Acceptable Outcome identified.

6.2.22 Township Zone Code

- (1) The purpose of the zone is to provide for small to medium size urban settlements located within a rural or coastal area. Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space which support the needs of the local rural or coastal community. Tourist facilities such as tourist attractions and short-term accommodation of the area may be appropriate.
- (2) The local government purpose is to maintain the distinctive form of the smaller townships of Tansey, Woolooga, Widgee, Glastonbury, Miva, Theebine, Gunalda, Curra, Neerdie, Dagon, Amamoor, Kandanga and Brooloo. Low-density residential uses predominate, supported by a broad range of small-scale non-residential uses that provide services and facilities to local residents and travellers.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A range of residential, retail, commercial, industrial and cultural uses is facilitated.
 - (b) Development provides for the limited growth of townships, provides a high level of amenity and reflects local or historic character and settlement pattern.
 - (c) Development services the needs of local residents and visitors.
 - (d) Development is facilitated where it has a direct relationship with the local or historic character or natural features of the area.
 - (e) Community facilities and infrastructure which directly supports the local community is facilitated.
 - (f) Infrastructure is provided at a standard normally expected in isolated communities.
 - (g) Development is established where the impacts of natural hazards are avoided or safely managed.
 - (h) Development is reflective of and responsive to the environmental constraints of the land.

Table 6.22 Township Zone Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Building scale, bulk and design reflects the intended low density village character of the town.	<p>AO1.1 For residential uses, site cover does not exceed 50%.</p> <p>and</p> <p>AO1.2 Dwelling density does not exceed one dwelling per 1,000m².</p> <p>or</p> <p>AO1.3 For non-residential uses, site cover does not exceed 40%.</p> <p>and</p> <p>AO1.4 Buildings are a maximum of 2 storeys above ground level;</p> <p>and</p> <p>AO1.5 The building has an obvious front entry and is directly accessible from the primary street frontage.</p>

Performance Outcomes	Acceptable Outcomes
	<p>and AO1.6 The maximum length of any façade of a building without articulation or change of materials is 10m.</p> <p>and AO1.7 In all other circumstances, the maximum building length in one plane is 15m.</p> <p>and AO1.8 Buildings are set back no closer to the road frontage than the buildings on an adjoining site, otherwise 6m.</p> <p>and AO1.9 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc) are integrated into the building.</p>
PO2 Development provides an appropriate interface to neighbouring uses.	AO2.1 No Acceptable Outcome specified.
PO3 Development is adequately serviced.	<p>AO3.1 Where in a reticulated water supply area, development is connected to the supply network.</p> <p>or AO3.2 Where reticulated water supply is not available, a 45kl water tank is provided for consumption purposes.</p> <p>and AO3.3 On-site sewage treatment is provided.</p> <p>and AO3.4 Stormwater is discharged to a lawful point of discharge.</p> <p>and AO3.5 Development has direct access to a sealed road.</p>
PO4 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO4.1 No Acceptable Outcome specified.
PO5 Refuse storage areas are: (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.	AO5.1 No Acceptable Outcome specified.
Section 2 Caretaker's accommodation	
PO6 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.	<p>AO6.1 Only one caretaker's accommodation is established on the site.</p> <p>and AO6.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
PO7 The caretaker's accommodation integrates with the scale, character and appearance of the setting.	<p>AO7.1 The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and AO7.2 The street frontage setback is: (a) a minimum of 6m, where freestanding; or (b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</p>

Performance Outcomes	Acceptable Outcomes
	and AO7.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 5m from the common property boundary.
PO8 The caretaker's accommodation is adequately serviced.	AO8.1 The caretaker's accommodation is connected to reticulated water supply and sewerage. or AO8.2 If in a non-sewered area, a waste disposal system is provided. and AO8.3 Stormwater is discharged to a lawful point of discharge.
Section 3 Home based business	
PO9 The activity, occupation or business is subordinate to the dwelling house on the site.	AO9.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator. and AO9.2 The maximum internal floor area used is 40m ² . and AO9.3 Outdoor activity or storage areas are not included. and AO9.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m ² . and AO9.5 Additional on site access and vehicle parking arrangements are not provided.
PO10 The amenity of the local residential area is not adversely affected.	AO10.1 No more than one non-resident of the site is employed. and AO10.2 The home business does not involve the storage of hazardous or noxious materials. and AO10.3 The home business does not involve servicing or repair of vehicles. and AO10.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle. and AO10.5 The home business does not involve hiring out of any machinery or equipment.
Section 4 Dual occupancy	
PO11 Dual occupancies are dispersed to maintain the intended low density residential character of the zone.	AO11.1 The minimum lot size is 2,500m ² .
Section 5 Advertising devices	
PO12 Advertising devices: (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks.	AO12.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity. and AO12.2 The combined maximum signface area does not exceed 2m ² per site. and AO12.3 The maximum height does not exceed

Performance Outcomes	Acceptable Outcomes
	<p>2.4m above ground level.</p> <p>and</p> <p>AO12.4 The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p>AO12.5 The advertising device is not a moving sign.</p>
<p>PO13 Open space is provided to meet the recreational and privacy needs of residents.</p>	<p>AO13.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 40m² with a minimum dimension of 3m.</p> <p>and</p> <p>AO13.2 Private open space is directly accessible from the living areas of the dwelling and is screened from adjoining development.</p> <p>and</p> <p>AO13.3 Internal screen fencing of ground level private open space is provided to a minimum height of 1.5m.</p>
<p>Section 6 For development affected by one or more overlays</p>	
<p>Flood hazard</p>	
<p>PO14 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO14.1 New buildings are:</p> <p>(a) not located within the overlay area; or</p> <p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO14.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO15 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO15.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO15.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO15.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO15.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p>

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p>AO15.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO15.6 Non-residential buildings and structures:</p> <ul style="list-style-type: none"> (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. <p>and</p> <p>AO15.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO16 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO16.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; <p>or</p> <ul style="list-style-type: none"> (iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO17 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO17.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO17.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO18 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO18.1 No Acceptable Outcome specified.</p>
<p>Heritage and neighbourhood character</p>	
<p>PO19 Existing Local Heritage Places are conserved.</p>	<p>AO19.1 Development incorporates the retention and productive reuse of a Local Heritage Place.</p>
<p>Bushfire</p>	
<p>PO20 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events</p>	<p>AO20.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO20.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO20.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <ul style="list-style-type: none"> (c) fire brigade tank fittings; and (d) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
<p>PO21 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO21.1 No Acceptable Outcome identified.</p>

Part 7 Local Plans (Not Used)

There are no local plans in the Planning Scheme.

Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify spatial areas within the Planning Scheme that reflect distinct themes that may include all or one of the following:
 - (a) be sensitive to the effects of development;
 - (b) constrain land or development;
 - (c) be subject to valuable resources;
 - (d) present opportunities for development.
- (2) Overlays are mapped and included in Schedule 2—Mapping.
- (3) Assessment criteria for an overlay may be contained in one of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay, zone, local plan or other code in Part 9.
- (4) The overlays for the Planning Scheme are:
 - (a) Bushfire Hazard;
 - (b) Conservation Significant Areas;
 - (c) Flood Hazard;
 - (d) Good Quality Agricultural Land;
 - (e) Heritage and Neighbourhood Character;
 - (f) Key Resource Areas;
 - (g) Potential and Actual Acid Sulfate Soils.

8.2 Overlay codes

- (1) There are no overlay codes for the Planning Scheme.

Part 9 Other codes

9.1 Preliminary

- (1) Other codes are codes for assessment where identified as an applicable code in Part 5—Tables of assessment.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Local codes are specific for each local government area.
- (4) The following are the Statewide codes for the Planning Scheme:
 - (a) Reconfiguring a Lot (subdividing 1 into 2) and Associated Operational Work Code; and
 - (b) Community Residence Code.
- (5) The following are the Local codes for the Planning Scheme:
 - (a) Reconfiguring a Lot Code;
 - (b) Infrastructure and Operational Work (excluding Advertising Device) Code; and
 - (c) Building Matters Code.

9.2 Statewide codes

9.2.1 Reconfiguring a Lot (subdividing 1 into 2) & Associated Operational Work Code

- (1) The purpose of the Reconfiguring a lot (subdividing 1 into 2) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5—Tables of assessment under Table 5.1—Prescribed level of assessment.

Table 9.1 Reconfiguring a Lot (subdividing 1 into 2) & Associated Operational Work Code

For compliance assessment only

Compliance outcomes	
Lot Design	
CO1	Each new lot complies with any relevant minimum lot size and frontage requirements under a relevant local planning instrument.
CO2	Each new lot complies with any relevant minimum siting rectangle or building envelope under a relevant local planning instrument.
CO3	The development includes a rear lot only if a relevant local planning instrument provides for a rear lot. AND The number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under a relevant local planning instrument. AND Only one rear lot is provided behind each full street frontage regular lot. AND No more than two rear lot access strips directly adjoin each other. AND No more than two rear lots gain access from the head of a cul-de-sac.
CO4	The design of proposed lots ensures that any existing buildings and structures comply with any boundary setbacks under a relevant local planning instrument. OR Where no minimum setbacks are prescribed under a relevant local planning instrument, the design of the proposed lots meets the minimum setback requirements under the QDC.
CO5	The design of the proposed lots ensures that future buildings are able to be sited in accordance with: <ul style="list-style-type: none"> ▪ the relevant boundary setbacks under a relevant local planning instrument OR <ul style="list-style-type: none"> ▪ where no minimum setbacks are prescribed under a relevant local planning instrument – the minimum requirements under the QDC.
CO6	The design of the proposed lots ensures future buildings are able to be sited to avoid easements, such as easements for trunk sewer lines.

Compliance outcomes	
CO7	The provision of land for open space complies with any requirements under a relevant local planning instrument. OR Public open space or a contribution is provided in accordance with any requirements under a relevant local planning instrument.
Hazard Management	
CO8	No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified under a relevant local planning instrument. OR Where a Defined Flood Event (DFE) is not identified under a relevant local planning instrument, no new lots are created on land subject to flooding up to and including AEP of 1%.
CO9	Where no bushfire hazard overlay applies to the land, no new lots are created on land which is identified as being within a Designated Bushfire Prone Area.
CO10	No new lots are created on land with a slope of 15% or greater.
Infrastructure	
CO11	For premises within a reticulated water area, each new lot is able to be connected to the reticulated water supply system. OR For premises outside a reticulated water area, each new lot is able to be provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with any requirements under a relevant local planning instrument.
CO12	For premises within a declared sewer area, each new lot is able to be connected to the sewerage system. OR For premises outside a declared sewer area, each new lot is able to accommodate an on-site effluent treatment and disposal system in accordance with any requirements under a relevant local planning instrument.
CO13	Each new lot is able to be connected to an electricity supply network.
CO14	Each new lot is able to be connected to a telecommunications network.
CO15	All relevant services are located in accordance with a relevant local planning instrument. OR Where no requirements are prescribed under a relevant local planning instrument, all relevant services are located within the street up to the property boundary.
CO16	Infrastructure contributions are made in accordance with any relevant planning scheme policies.
Access	
CO17	Each new lot has lawful, safe and practical access to the existing street network via either: <ul style="list-style-type: none"> ▪ direct road frontage; or ▪ access strip (for rear lots); or ▪ access easement (only where no alternative lawful, safe or practical access by way of direct road frontage or access strip to the existing street network is available).
CO18	For a proposed lot accessed via an access strip or easement, the strip has: <ul style="list-style-type: none"> ▪ a minimum width in accordance with a relevant local planning instrument; or ▪ if no minimum width is prescribed under a relevant local planning instrument, a minimum width of 5m in a Residential zone or 8m in an Industrial zone.
CO19	The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument. OR Where there is no maximum length prescribed under a relevant local planning instrument, the maximum length of an access strip or easement is 50m.
CO20	The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant local planning instrument.
CO21	A driveway crossover is able to be located in accordance with any requirements under a relevant local planning instrument. OR Where there are no requirements under a relevant local planning instrument, a driveway crossover is able to be located in accordance with the relevant requirements of the QDC.

Compliance outcomes	
Stormwater	
CO22	Stormwater drainage is designed so that stormwater is contained and managed to achieve a lawful point of discharge without adversely affecting neighbouring properties, or other receiving areas, both during and after construction. AND Drainage works are designed and constructed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i> .
CO23	The development does not result in an increase in the volume, frequency, duration and velocity of stormwater at the premises' boundaries. AND A Stormwater Quality Management Plan is prepared in accordance with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines (BPEM Guidelines)</i> .
CO24	Overland flow paths are designed to cater for the water from a storm event with an AEP of 1%.
CO25	Onsite erosion and the release of sediment or sediment-laden stormwater from the site is minimised at all times. AND A Sediment and Erosion Control Plan is prepared in accordance with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines (BPEM Guidelines)</i> .
Earthworks	
CO26	Filling or excavation on the premises does not exceed a maximum of 1m vertical change in ground level at any point.
CO27	Filling or excavation do not cause ponding on the premises or adjoining land.
Streetscape	
CO28	Where identified under a relevant local planning instrument as relevant to the subject site, the following are either provided along the frontage of the site, or a contribution paid in lieu of provision: <ul style="list-style-type: none"> ▪ kerb and channel; ▪ forming and grading of walkways; ▪ crossing over kerb and channel and footpaths; ▪ a constructed bikeway; ▪ a constructed footpath; ▪ reconstruction of any damaged public infrastructure, including footpaths; ▪ construction of the carriageway; ▪ construction of all required alterations to public utility mains, services or installations; ▪ drainage works; ▪ street trees; and ▪ street lighting.

9.2.2 Community Residence Code

- (1) The purpose of the Community Residence Code is for assessing a material change of use for a community residence.

Table 9.2 Community Residence Code — for self assessable development only

Acceptable outcomes	
AO1	The maximum number of residents is seven.
AO2	One support worker is permitted to reside on the premises at any time.
AO3	The maximum number of support workers attending any daytime activity shall not exceed 7 hours over a 24 hour period.
AO4	Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

9.3 Local codes

9.3.1 Reconfiguring a Lot Code

- (1) The purpose of the code is to facilitate a pattern of development that:
 - (a) Reinforces established urban areas to maximise the efficiency of urban land use and provide for a variety of housing options;
 - (b) Provides opportunity for rural residential development where there is good access to services and the exposure to natural hazards is avoided or managed;
 - (c) Promotes energy efficiency and a reduction in greenhouse gas emissions;
 - (d) Avoids unnecessary impacts on the natural environment, features and resources;
 - (e) Results in safe, convenient, cohesive, attractive and well-connected neighbourhoods and an enhanced open space network; and
 - (f) Allows for the efficient and sequential provision of urban infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints and identified hazards.
 - (b) The established pattern of larger residential lots in the Imbil, Goomeri, Kilkivan and Cooloola Cove Precincts is preserved to maintain community expectations of residential separation and character.
 - (c) Rural residential subdivision occurs in limited locations and at an appropriate scale. The established pattern of rural residential development in the Curra, The Palms, Widgee and The Dawn Precincts is maintained in response to community expectations, remoteness of location and the existence of natural features and hazards.
 - (d) Subdivision within the Specialised Centre zone (Monkland Showroom Precinct and Gympie Medical Precinct) does not compromise the intended use of the area.
 - (e) Subdivision within the Victory Heights Local Development Area Precinct and East Deep Creek Local Development Area Precinct occurs in accordance with an approved structure plan and does not compromise the future development potential of the area for industrial purposes.
 - (f) Subdivision within the Industry Investigation zone does not compromise the future longer term development potential of the area for industrial purposes.
 - (g) Subdivision within the Southside Local Development Area Precinct occurs in accordance with an approved structure plan and does not compromise the future development potential of the area for urban purposes.
 - (h) Reconfiguring a lot contributes to good urban design outcomes, energy efficiency, safe and attractive neighbourhoods and functional industrial and commercial areas that are consistent with the intended character of the particular locality.
 - (i) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone.
 - (j) Reconfiguring a lot does not compromise the viability and productivity of good quality agricultural land, strategic cropping land or extractive resources and maintains appropriate buffers to these resources.
 - (k) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation.
 - (l) A structured road hierarchy is created that provides safe and convenient connectivity and circulation for vehicles, pedestrians, cyclists and public transport.
 - (m) An integrated public open space network is available to protect valuable features and meet the needs of the community for outdoor recreation and social activities.
 - (n) Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to appropriate standards.

Table 9.3 Reconfiguring a Lot Code

Performance Outcomes	Acceptable Outcomes
Section 1 Where involving a boundary realignment	
PO1 The boundary realignment: <ol style="list-style-type: none"> (a) results in lots that are consistent with the established subdivision pattern of the local area; (b) maintains or improves the utility of the lots; (c) does not create a situation where the 	AO1.1 Lot areas, frontages and dimensions are in accordance with the standards in Table 9.4. or AO1.2 The utility of the lots is maintained or improved where: <ol style="list-style-type: none"> (a) the lots are more regular in shape; or

Performance Outcomes	Acceptable Outcomes
use or buildings on the resulting lots become unlawful.	(b) direct access to a road is improved or provided to a landlocked lot; or (c) an existing encroachment is corrected. and AO1.3 The ongoing function and operation of any lawful use on the land is not adversely affected.
Section 2 For all subdivision	
PO2 Subdivision results in the effective use of land and achieves the intended development pattern for the area.	AO2.1 Subdivision within the Southside Local Development Area Precinct, Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct is designed to facilitate higher order land use outcomes consistent with an approved structure plan; or AO2.2 Subdivision within all other zones, no Acceptable Outcome Specified.
PO3 Lots are of sufficient size and dimensions to meet the requirements of the users and accommodate the intended form of development.	AO3.1 Lot areas, frontages and dimensions are in accordance with the standards in Table 9.4.
PO4 Lots have lawful, safe and practical access to the existing street network.	AO4.1 Access is provided via either: (a) direct road frontage; or (b) access strip (for rear lots); or (c) access easement (only where the lot commands legal road frontage, and no alternative, safe or practical access to the existing street network is available). AO4.2 New lots, except in the Industry Investigation zone at Kybong and the Rural zone, are provided with direct access to a sealed road. AO4.3 Access easements are a minimum 6m wide.
PO5 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.	AO5.1 Rear lots are limited to subdivisions in the residential zone categories, Township and the Specialised Centre (Gympie Medical Precinct) zones. AO5.2 The minimum lot size for any rear lot as specified in Table 9.4 is to be calculated exclusive of the area of the access handle. AO5.3 Access strip lengths do not exceed: (a) 100m in the Rural Residential zone; or (b) 50m in all other zones specified in AO5.1. AO5.4 Only one rear lot is provided behind each full street frontage regular lot. AO5.5 No more than two rear lot access strips directly adjoin each other. AO5.6 No more than two rear lots gain access from the head of a cul-de-sac. AO5.7 Rear lots are only created where the site gradient is greater than 5%.
PO6 The subdivision integrates with the surrounding development pattern and facilitates orderly and cohesive development on adjacent and nearby lands.	AO6.1 The subdivision incorporates appropriate road, cycleway, pedestrian or open space connections to adjoining sites.
PO7 Lots are not constrained by:	AO7.1 New lots are not:

Performance Outcomes	Acceptable Outcomes
(a) excessive slope; (b) poor drainage; or (c) instability.	(a) on land steeper than 15% over 50% or more of the lot; (b) on low lying land incapable of being permanently drained or filled and drained; (c) closer than 100m from the level of the highest astronomical tide in tidal areas
PO8 Subdivision intended for residential purposes results in lots that take advantage of microclimatic conditions, allow adequate winter solar access, access to summer breeze, energy efficiency and promote subtropical design.	AO8.1 No Acceptable Outcome specified.
PO9 Subdivision facilitates integration of walking and cycling networks using roads and open space links that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.	AO9.1 No Acceptable Outcome specified.
PO10 The road network provides access to potential public transport from new lots.	AO10.1 Where involving the creation of 10 or more new lots with a proposed or potential connection to adjacent developable sites or where involving more than 400m of new roadway, the subdivision design provides sufficient width in the principal road spine to allow the safe through movement of buses.
PO11 Public open space is provided in response to community need.	AO11.1 Public open space is provided in accordance with the Priority Infrastructure Plan.
PO12 Infrastructure services are provided to each lot to ensure: (a) safe access; (b) high standard reliable services; and (c) the local environment is not degraded.	AO12.1 Servicing and infrastructure is provided in accordance with the requirements nominated in the relevant Zone Code. and AO12.2 New lots are connected to electricity and telecommunication services, with underground services provided where the subdivision involves the opening of a new road. or AO12.3 New lots in the Rural and Industry Investigation Zones where not involving the opening of a new road are: (a) connected to telecommunication services; (b) connected to electricity; or (c) provide evidence of the ability to satisfactorily utilise an alternative energy source.
Section 3 For all subdivisions affected by an overlay	
Flood hazard	
PO13 Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO13.1 New lots are: (a) located outside the overlay area; or (b) provided with clear and direct pedestrian and vehicle evacuation routes off the site.
PO14 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential	AO14.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; or

Performance Outcomes	Acceptable Outcomes
for flood damage either on site or other properties.	(b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
Bushfire	
PO15 Development maintains the safety of people and property by avoiding areas of high or medium bushfire hazard or mitigating the risk through lot design and providing adequate road access for firefighting/other emergency vehicles and safe evacuation.	AO15.1 Development is not located on land identified as medium or high bushfire hazard. or AO15.2 Lots are designed so that their size and shape allow for efficient emergency access for firefighting appliances (e.g. by avoiding long narrow lots with long access drives). and AO15.3 Firebreaks are provided by: (a) a perimeter road that separates lots from areas of bushfire hazard and the road has: (i) a minimum cleared width of 20m; and (ii) a constructed road width and all-weather standard complying with Council's standards; or (b) where it is not practicable to comply with AO15.3(a), fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire maintenance trails: (i) have a minimum cleared width of 6m; and (ii) have a formed width and gradient, and erosion controlled devices to Council's standards; and (iii) have vehicular access at each end; and (iv) provide passing bays and turning areas for firefighting appliances; and (v) are either located on public land, or within an access easement that is granted in favour of Council and the Queensland Fire and Rescue Service; and (vi) sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.

Performance Outcomes	Acceptable Outcomes
	and AO15.4 Roads are designed and constructed in accordance with applicable Council and State government standards and: have a maximum gradient of 12.5%; and (a) exclude culs-de-sac, except where a perimeter road isolates the development from hazardous vegetation; or (b) any cul-de-sac is provided with an alternative access linking the cul-de-sac to other through roads.
Conservation significant areas	
PO16 Development avoids or minimises adverse impacts on areas of conservation significance.	AO16.1 Development occurs outside the overlay area. or AO16.2 Development is compatible with the values of the conservation significant area. or AO16.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable. and AO16.4 Buffer areas are to be maintained or where possible rehabilitated. Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.
Good Quality Agricultural Land	
PO17 Good quality agricultural land is preserved.	AO17.1 Development does not result in the loss of good quality agricultural land through alienation, fragmentation or inappropriate land use.

Table 9.4 Minimum Lot Dimensions

Zone	Minimum Area	Minimum road frontage	Minimum rectangle contained within a lot
Residential Living other than in a precinct	500m ²	Standard – 15m Cul-de-sac head – 10m Rear lot – 6m	15m x 17m
Residential Living (Goomeri, Kilkivan and Imbil Precincts)	1,000m ²	Standard – 20m Cul-de-sac head – 12m Rear lot – 6m	20m x 25m
Residential Living (Cooloola Cove Precinct)	2,000m ²	Standard – 30m Cul-de-sac head – 12m Rear lot – 6m	30m x 35m
Residential Choice	350m ²	Standard – 12m Cul-de-sac head – 8m Rear lot – 6m	12m x 15m
Character Residential	600m ²	Standard – 15m Cul-de-sac head – 10m Rear lot – 6m	15m x 20m
Character Residential (Imbil Precinct)	1,000m ²	Standard – 20m Cul-de-sac head – 12m Rear lot – 6m	20m x 25m
District Centre	400m ²	Not specified	Not specified
Local Centre	400m ²	Not specified	Not specified

Specialised Centre (Gympie Medical Precinct)	1,000m ²	Standard – 20m Cul-de-sac head – 12m Rear lot – 10m	20m x 25m
Specialised Centre (Monkland Showroom Precinct)	2,000m ²	Standard – 25m	25m x 40m
Low Impact Industry other than in a precinct	1,000m ²	Standard – 20m	20m x 25m
Medium Impact Industry other than in a precinct	2,000m ²	Standard – 30m	30m x 35m
High Impact Industry other than in a precinct	4,000m ²	Standard – 40m	40m x 50m
Industry Investigation at Kybong and Toolara Forest – where additional lots are proposed	100ha	Standard – 500m	Not specified
Rural other than in the Aerodrome Precinct – where additional lots are proposed	100ha	Standard – 100m	Not specified
Rural Residential other than in a precinct	4,000m ²	Standard – 35m Cul-de-sac head – 12m Rear lot – 10m	35m x 50m
Rural Residential (Curra, Widgee, The Dawn and The Palms Precincts)	2ha	Standard – 80m Cul-de-sac head – 15m Rear lot – 10m	80m x 125m
Township	1,500m ²	Standard – 25m Cul-de-sac head – 12m Rear lot – 6m	25m x 30m
All other circumstances (including community titles scheme, access easements and leases in any zone)	Not specified	Not specified	Not specified

9.3.2 Infrastructure and Operational Work (excluding Advertising Device) Code

- (1) The purpose of the code is to provide for the adequate provision of services and control of operational works.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure is provided to an appropriate standard.
 - (b) Vehicle parking and access arrangements reflect the nature and intensity of the proposal.
 - (c) Landscaping softens built form and provides relief from buildings and hard infrastructure.
 - (d) Filling or excavation avoids adverse environmental impacts.
 - (e) Development is established where the impacts of natural hazards are avoided or safely managed.
 - (f) Development is reflective of and responsive to the environmental constraints of the land.

Table 9.5 Infrastructure and Operational Work (excluding Advertising Device) Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Erosion and sediment control measures are appropriately implemented where development poses a risk to the environment through land or water quality degradation.	AO1.1 Erosion and sediment control measures are designed and provided in accordance with Planning Scheme Policy 1: Development Standards.
PO2 Stormwater and wastewater are managed to protect water quality values.	AO2.1 Stormwater and waste water are designed and provided in accordance with Planning Scheme Policy 1: Development Standards.
Section 2 Filling or excavation	
PO3 Development results in ground levels that retain: (a) access to natural light;	AO3.1 No Acceptable Outcome specified.

Performance Outcomes	Acceptable Outcomes
(b) aesthetic amenity; (c) privacy; and (d) safety.	
PO4 Development protects public utilities.	AO4.1 Development does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater or telecommunications system.
PO5 Development avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO5.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) have a cross-fall of 1 in 100; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2; and (c) excavations have not intercepted ground water; and (d) earthworks do not have a negative impact on the flooding characteristics of upstream or downstream properties.
PO6 Development results in stable slopes with appropriate gradients.	AO6.1 No Acceptable Outcome specified.
PO7 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level and does not increase the potential for flood damage either on site or on other properties.	AO7.1 Works do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a nett increase in filling. and AO7.2 Works either: (a) do not result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (b) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times elsewhere on the floodplain.
Section 3 Infrastructure	
PO8 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO8.1 Infrastructure is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.
Section 4 Landscaping	
PO9 Landscaping is appropriate to the setting and enhances local character and amenity.	AO9.1 Landscaping is provided in accordance with Table 9.7 Minimum Landscaping Dimensions. and AO9.2 Plantings along frontages or boundaries are in the form of defined gardens with

Performance Outcomes	Acceptable Outcomes
	<p>three tier planting comprised of: (a) groundcovers, shrubs (understorey), and trees (canopy); and (b) a drip irrigation system, mulching and border barriers in accordance with Planning Scheme Policy 1: Development Standards.</p> <p>and AO9.3 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p>
<p>PO10 Plant species are appropriate for the location and avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO10.1 Plant species are provided and located in accordance with Planning Scheme Policy 1: Development Standards.</p>
<p>Section 5 Vehicle parking & access</p>	
<p>PO11 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO11.1 Vehicle parking spaces are provided on-site in accordance with Table 9.6.</p> <p>and AO11.2 Driveway crossings are provided to the standard contained in Planning Scheme Policy 1: Development Standards.</p> <p>and AO11.3 Vehicle parking manoeuvring areas are provided in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>Section 6 For development affected by one or more overlays</p>	
<p>Flood hazard</p>	
<p>PO12 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO12.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and AO12.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editors Note: 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>.</p> <p>2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800.</p> <p>3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.</p>
<p>PO13 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings: AO13.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and AO13.2 Only non-habitable rooms (e.g. garages,</p>

Performance Outcomes	Acceptable Outcomes
	<p>laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO13.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO13.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO13.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO13.6 Non-residential buildings and structures:</p> <ul style="list-style-type: none"> (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. <p>and</p> <p>AO13.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO14 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO14.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO15 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO15.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO15.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO16 Essential infrastructure (eg onsite electricity, gas, water supply, sewerage and telecommunications) maintain its function during a DFE.</p>	<p>AO16.1 Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are located above the DFE; or designed and constructed to exclude floodwater intrusion/infiltration.</p>

Performance Outcomes	Acceptable Outcomes
	and AO16.2 Infrastructure is designated and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.
PO17 Community infrastructure is able to function effectively during and immediately after flood events.	AO17.1 No Acceptable Outcome specified.
Potential and actual acid sulfate soils	
<p>PO18 Where development involves:</p> <p>(a) excavating or otherwise removing 100m³ or more of soil or sediment, or</p> <p>(b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater,</p> <p>the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p> <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO18.1 The disturbance of acid sulfate soils is avoided by:</p> <p>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</p> <p>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</p> <p>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO18.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>
Good Quality Agricultural Land	
PO19 Good quality agricultural land is preserved.	AO19.1 Development does not result in the loss of good quality agricultural land through alienation, fragmentation or inappropriate land use.
Key resource areas	
Resource/Processing Area	
PO20 The long term availability of the extractive resource for extraction or processing is maintained.	<p>AO20.1 Development is for extractive industry or directly associated with extractive industry.</p> <p>or</p> <p>AO20.2 Development is for other uses that would not constrain existing or future extractive activities.</p> <p>or</p> <p>AO20.3 Development is for a temporary use.</p>
Resource/Processing Area	
PO21 Development in the resource/processing area avoids or mitigates adverse impacts on areas of state or regional biodiversity significance.	AO21.1 No Acceptable Outcome specified.
Separation Area for a resource/processing area	
PO22 Development does not increase the number of people living in the separation area.	AO22.1 No Acceptable Outcome specified.

Performance Outcomes	Acceptable Outcomes
<p>Separation Area for a resource/processing area</p> <p>PO23 To the greatest extent practicable development minimises the potential adverse effects from existing or future extractive industries on people working or congregating in the separation area.</p>	<p>AO23.1 The numbers of people working or congregating in the separation area are not increased.</p> <p>or</p> <p>AO23.2 Development is compatible with the potential effects arising from existing or future extractive industry.</p> <p>or</p> <p>AO23.3 Development incorporates design, orientation, and construction measures that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels.</p> <p>or</p> <p>AO23.4 The use operates outside the normal hours of operation for existing or future extractive industry of 6am to 6pm (Monday to Friday) and 6am to 12pm (Saturday).</p>
<p>Separation Area for a resource/processing area</p> <p>PO24 Extractive industry development does not compromise the function of the separation area in providing a buffer between extractive/processing operations and any incompatible uses outside the separation area.</p>	<p>AO24.1 Extractive industry development avoids any adverse impacts on existing development or development foreshadowed by the planning scheme outside of the separation area.</p>
<p>Transport route's separation area</p> <p>PO25 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO25.1 No Acceptable Outcome specified.</p>
<p>Access to the transport route</p> <p>PO26 Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials</p>	<p>AO26.1 The number of properties with access points to the transport route is not increased;</p> <p>or</p> <p>AO26.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
<p>Where overriding need in the public interest is demonstrated</p> <p>PO27 Development mitigates the potential adverse effects of noise, dust, ground vibration, or air blast overpressure from an existing or future extraction, processing and transportation of extractive materials to the greatest extent practicable.</p>	<p>AO27.1 Development incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extraction, processing and transportation of extractive materials by:</p> <ul style="list-style-type: none"> (a) locating buildings and structures the greatest distance practicable from the resource/processing area and associated transportation route; and (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthest from the resource/processing area and associated transportation route; and (c) minimising openings in walls closest to these effects; and

Performance Outcomes	Acceptable Outcomes
	<p>(d) providing mechanical ventilation to living areas sensitive to these effects; and</p> <p>(e) using appropriate construction insulation and glazing materials.</p>
Conservation significant areas	
<p>PO28 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO28.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO28.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO28.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO28.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO29 Development maintains the safety of people and property by avoiding areas of high or medium bushfire hazard or mitigating the risk through lot design and providing adequate road access for firefighting/other emergency vehicles and safe evacuation.</p>	<p>AO29.1 Development is not located on land identified as medium or high bushfire hazard.</p> <p>or</p> <p>AO29.2 Lots are designed so that their size and shape allow for efficient emergency access for firefighting appliances (e.g. by avoiding long narrow lots with long access drives).</p> <p>and</p> <p>AO29.3 Firebreaks are provided by:</p> <p>(a) a perimeter road that separates lots from areas of bushfire hazard and the road has:</p> <p>(i) a minimum cleared width of 20m; and</p> <p>(ii) a constructed road width and weather standard complying with Council's standards; or</p> <p>(b) where it is not practicable to comply with AO29.3(a), fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire maintenance trails:</p> <p>(i) have a minimum cleared width of 6m; and</p> <p>(ii) have a formed width and gradient, and erosion controlled devices to Council's standards; and</p> <p>(iii) have vehicular access at each end; and</p> <p>(iv) provide passing bays and turning areas for firefighting appliances; and</p>

Performance Outcomes	Acceptable Outcomes
	<p>(v) are either located on public land, or within an access easement that is granted in favour of Council and the Queensland Fire and Rescue Service; and</p> <p>(c) sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p> <p>and</p> <p>AO29.4 Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <p>(a) have a maximum gradient of 12.5%; and</p> <p>(b) exclude culs-de-sac, except where a perimeter road isolates the development from hazardous vegetation; or</p> <p>(c) any cul-de-sac is provided with an alternative access linking the cul-de-sac to other through roads.</p>

Table 9.6 Minimum Vehicle Parking Requirements

Use	Vehicle Parking Requirement
Agricultural supplies store	1 space per 40m ² or part thereof of gross floor area.
Bulk landscape supplies Outdoor sales	1 space per 100m ² of outdoor use area.
Child care centre	1 space per 50m ² or part thereof of gross floor area; and Off-street set down areas for a minimum of 2 vehicles; and 1 space for a light rigid bus.
Club	1 space per 50m ² or part thereof of gross floor area.
Community care centre	1 space per 30m ² or part thereof of gross floor area.
Crematorium Place of worship	1 space per 30m ² or part thereof of gross floor area; and 1 space per 10 people able to be seated in any facility for the conduct of services.
Dual occupancy	1 space per dwelling.
Food and drink outlet Office Service industry Shop Shopping centre	Gross floor area up to 2,000m ² – 1 space per 30m ² or part thereof; and Gross floor area between 2,000m ² and 3,000m ² – 1 space per 20m ² or part thereof; and Gross floor area over 3,000m ² – 1 space per 10m ² or part thereof; and Where involving a food and drink outlet with a drive-through facility unobstructed queuing space for at least 8 vehicles.
Function facility	1 space per 25m ² or part thereof of gross floor area.
Funeral parlour	1 space per 30m ² or part thereof of gross floor area; and 1 space per 10 people able to be seated in any facility for the conduct of funeral or memorial services.
Garden centre	1 space per 30m ² or part thereof of gross floor area; and 1 space per 30m ² or part thereof of external use area.
Hardware and trade supplies Showroom	1 space per 40m ² or part thereof of gross floor area.
Health care services	1 space per 30m ² or part thereof of gross floor area; and where a medical centre – 1 space for an ambulance.
High impact industry Noxious or hazardous industry Waterfront and marine	1 space per 100m ² or part thereof of gross floor area; and 1 space per 200m ² or part thereof of external use area.

industry	
Hospital	1 space per 6 beds; and ambulance parking.
Hotel	1 space per unit of accommodation; and 1 space per 40m ² or part thereof of gross floor area; and If involving a drive-through facility, unobstructed queuing space for at least 8 vehicles.
Low impact industry Medium impact industry	1 space per 100m ² or part thereof of gross floor area.
Multiple dwelling	1 space per dwelling; and 1 visitor space per 3 dwellings; and If in Tin Can Bay, 1 boat parking space per 3 dwellings.
Nightclub	1 space per 30m ² or part thereof of gross floor area.
Residential care facility	1 space per 3 beds; and 1 space for an ambulance.
Relocatable home park Tourist park	1 space per accommodation site; and 1 visitor/worker space per 5 accommodation sites.
Retirement facility	1 space per 2 dwellings; and 1 bus parking space per 20 dwellings; and 1 visitor/worker space per 5 dwellings.
Service station	5 spaces.
Short-term accommodation	<ul style="list-style-type: none"> ▪ Motel: <ul style="list-style-type: none"> 1 space per unit of accommodation; and 1 visitor space per 5 units of accommodation; and 1 space for the manager's residence and office; and 1 bus parking space per 20 units of accommodation. ▪ In all other circumstances: <ul style="list-style-type: none"> 1 space per 4 beds; and 1 bus parking space per 20 beds.
Theatre	1 space per 10 people able to be seated.
All other uses	Sufficient vehicle and bus parking having regard to the nature, scale and intensity of the use.
Where the calculated number of vehicle parking spaces results in a fraction, the required number is rounded up to the next whole number.	

Table 9.7 Landscaping

Zone	Residential Uses	Non-residential Uses	Outdoor Vehicle Parking Areas (more than 20 vehicle spaces)
<ul style="list-style-type: none"> ▪ Residential Living ▪ Residential Choice ▪ Character Residential 	Street frontage – minimum width 2m	Street frontage – minimum width 2m; and Where adjoining a residential zone: Common boundary – minimum width 3m	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ Township 	Street frontage – minimum width 2m; and Where adjoining a non-residential use: Common boundary – minimum width 2m	Street frontage – minimum width 2m; and Where adjoining a residential use: Common boundary – minimum width 2m	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ District Centre ▪ Local Centre 	Not specified	Where adjoining a residential zone: Street frontage – minimum width 2m; and Common boundary –	1 shade tree per 6 vehicle spaces

		minimum width 2m	
<ul style="list-style-type: none"> ▪ Specialised Centre (Gympie Medical Precinct) 	<p>Street frontage – minimum width 2m; and</p> <p>Where adjoining a non-residential use: Common boundary – minimum width 2m</p>	<p>Street frontage – minimum width 2m; and</p> <p>Where adjoining a residential use: Common boundary – minimum width 2m</p>	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ Specialised Centre (Monkland Showroom Precinct) ▪ Medium Impact Industry 	Not specified	Street frontage – minimum width 2m unless adjoining a major State-controlled road – minimum 3m	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ High Impact Industry 	Not specified	Street frontage – minimum width 2m unless adjoining a major State-controlled road – minimum 6m	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ Low Impact Industry 	Not specified	<p>Street frontage – minimum width 2m unless adjoining a major State-controlled road – minimum 3m; and</p> <p>Where adjoining a residential zone: Common boundary – minimum width 3m</p>	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ Waterfront and Marine Industry 	Not specified	Street frontage – minimum width 2m	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ Limited Development 	<p>Street frontage – minimum width 2m; and</p> <p>Where adjoining a non-residential use: Common boundary – minimum width 2m</p>	<p>Street frontage – minimum width 2m unless adjoining a major State-controlled road – minimum 3m; and</p> <p>Where adjoining a residential zone: Common boundary – minimum width 3m</p>	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ All other zones 	Not specified	Not specified	Not specified

9.3.3 Building Matters Code

- (1) The purpose of the code is to regulate certain building matters where development not associated with a material change of use is proposed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The built form is consistent with the intended character of the zone.
 - (b) The demolition or removal of Local Heritage Places does not impact on the traditional character of the area.

Table 9.8 Building Matters Code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Building design, setbacks, height and site coverage are consistent with the intended character of the relevant zone.	AO1.1 Buildings have a maximum site coverage, minimum frontage setback, minimum side or rear boundary clearance and maximum height above ground level as specified in Table 9.9.
Section 2 Building work in the Character Residential zone or on a site identified as a Local	

Heritage Place on the Heritage and Neighbourhood Character overlay	
PO2 Buildings are compatible with the residential character of the surrounding area.	AO2.1 New garages, carports and outbuildings represent less than 50% of the area of the front elevation of the building. and AO2.2 New garages, carports and outbuildings are contained behind a line parallel to the street frontage and passing through the mid-point of the existing building. or AO2.3 New garages, carports and outbuildings forward of a line parallel to the street frontage and passing through the mid-point of the existing building match the form and materials of the existing building.
Section 3 Demolition or removal of a Local Heritage Place identified on the Heritage and Neighbourhood Character overlay	
PO3 Development contributes to or maintains the traditional character and built form of a Local Heritage Place.	AO3.1 A Local Heritage Place is not demolished or removed.

Table 9.9 Criteria for Building Work

Zone	Site Coverage	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Height
Character Residential Residential Living Residential Choice Limited Development	50%	Residential: Primary street – 6m Secondary street – 4.5m Non-residential – 6m	Residential: Ground level – 1.5m Above ground level – 2.0m Non-residential – 5m where adjoining a residential use	2 storeys
Township	Residential – 50% Non-residential – 40%	No closer than building on adjoining sites otherwise 6m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Caretaker's accommodation – 5m where adjoining a non-residential use	2 storeys
Rural Residential	25%	15m	15m	2 storeys
Industry Investigation Rural	Not specified	25m from a State-controlled road or road identified as a Stock Route 15m from any other street frontage Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use,	15m Caretaker's accommodation – 15m where adjoining a non-residential use	8.5m Caretaker's accommodation – 2 storeys

Zone	Site Coverage	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Height
		where proposed on the second storey		
Principal Centre	Not specified	Where adjoining residential zoned land – 3m	Where adjoining residential zoned land – 3m Where adjoining non-residential zoned land – no minimum	3 storeys
District Centre Local Centre	Not specified	Where adjoining residential zoned land – 6m	Where adjoining residential zoned land – 5m	2 storeys
Specialised Centre (Gympie Medical Precinct)	50%	6m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Where adjoining residential zoned land – 5m In all other circumstances – 3m Caretaker's accommodation – 5m where adjoining a non-residential use	2 storeys
Specialised Centre (Monkland Showroom Precinct)	60%	Primary street – 6m Secondary street – 3m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Caretaker's accommodation – 5m where adjoining a non-residential use	10m Caretaker's accommodation – 2 storeys
Sport and Recreation	Not specified	6m	Where adjoining a residential zone – 15m	Not specified
High Impact Industry	Not specified	10m to a State-controlled road In all other circumstances – 7.5m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Caretaker's accommodation – 5m where adjoining a non-residential use	15m Caretaker's accommodation – 2 storeys
Medium Impact Industry	Not specified	7.5m to a State-controlled road		10m

Zone	Site Coverage	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Height
		In all other circumstances – 6m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Caretaker's accommodation – 5m where adjoining a non-residential use	Caretaker's accommodation – 2 storeys
Low Impact Industry	60%	6m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Where adjoining non-industrial zoned land – 5m Caretaker's accommodation – 5m where adjoining a non-residential use	8.5m Caretaker's accommodation – 2 storeys
Waterfront and Marine Industry	Not specified	6m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Caretaker's accommodation – 5m where adjoining a non-residential use	10m Caretaker's accommodation – 2 storeys
Extractive Industry	Not specified	10m	Not specified	15m
Tourist Accommodation:				
▪ Precinct A,	50%	6m	Ground level – 1.5m Above ground level – 2.0m	2 storeys
▪ Precinct B	50%	6m	Ground level – 1.5m Above ground level – 2.0m	3 storeys
▪ Precinct C	50%	6m	Ground level – 1.5m Above ground level – 2.0m	6 storeys
▪ Precinct D	Not specified	Not specified	Where directly adjoining Precinct E – 5m	2 storeys
▪ Precinct E	50%	6m	Ground level – 1.5m Above ground level – 2.0m	3 storeys
All other zones	Not specified	Not specified	Not specified	Not specified

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the Planning Scheme.
- (2) Any use not listed in the table has the meaning in the Act.
- (3) A use listed in the first column has the meaning set out beside that term in the second column.
- (4) Uses listed in the third or fourth column which are not listed in the first column have their common meaning.
- (5) The use definitions listed here are the definitions for the purpose of the Planning Scheme.

Table SC1.1 Use definitions

Use	Definition	Examples include	Does not include the following examples
adult store	<p>Premises used as a shop where the primary purpose is for the display or sale of sexually explicit material and materials and devices associated with or used in a sexual practice or activity.</p> <p>The term does not include the business of a newsagent, registered pharmacist, video hire or a shop where the primary use is concerned with the display, sale or hire of printed or recorded matter (not of a sexually explicit nature), the sale of underwear or lingerie or the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</p>	sex shop	shop
advertising device	Any permanent structure, device or sign intended for advertising purposes. It includes any framework or supporting structure which is provided exclusively or mainly as part of the advertisement.	billboard, pylon sign	
agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		bulk landscape supplies, garden centre, outdoor sales wholesale nursery
air services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> ▪ the arrival and departure of aircraft; ▪ the housing, servicing, maintenance and repair of aircraft; ▪ the assembly and dispersal of passengers and/or goods on or from an aircraft; 	airport, airstrip, helipad	

Use	Definition	Examples include	Does not include the following examples
	<ul style="list-style-type: none"> ▪ any ancillary activities directly serving the needs of passengers and visitors to the use; ▪ associated training and education facilities. 		
animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	cattle studs, grazing of livestock, non-feedlot dairying	animal keeping, aquaculture, feedlots, piggeries, poultry meat and egg production
animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary and permanent holding facilities on the subject site and the repair and servicing of machinery.	aviaries, catteries, kennels, stables, wildlife refuge	aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production
aquaculture	Premises used for the cultivation of aquatic animals and plants in a confined area that may require the provision of food either mechanically or by hand.	pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	intensive animal husbandry
bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		garden centre, outdoor sales, wholesale nursery
car park	Premises used for parking vehicles where the parking is not ancillary to another use.	parking station	
caretaker's accommodation	A single dwelling provided for a caretaker of a non residential use on the same premises.		dwelling house
child care centre	Premises used for minding or care but not residence of children.	crèche, early childhood centre, kindergarten	educational establishment, family day care centre, home based child care
club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes and may include the limited provision of food and drink for consumption on site.	club house, guide and scout clubs, surf lifesaving club	hotel, nightclub, place of worship, theatre
community care	Premises used to provide social	disability support	childcare centre,

Use	Definition	Examples include	Does not include the following examples
centre	support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	services, drop in centre, respite centre	family day care, health care services, residential care facility
community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	hospice	dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation
community use	Premises used for providing artistic, social or cultural facilities and services to the public.	art gallery, community hall, library, museum	cinema, club, hotel, nightclub, place of worship
crematorium	Premises used for cremating bodies and may include the interment of ashes.		cemetery
cropping	Premises used for growing plants or plant material for commercial purposes and where dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site.	fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	permanent plantations, intensive horticulture, rural industry
dual occupancy	Premises containing two dwellings on one lot (whether or not attached) where the use is primarily residential.		dwelling house, multiple dwelling
dwelling house	A residential use of premises for one household which contains a single dwelling. The use includes outbuildings and works normally associated with a dwelling and may include a secondary dwelling where attached to the main dwelling and not exceeding 60m ² .		caretakers accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling
educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include after school care for students.	primary school, secondary school, college, university, technical institute	childcare centre, family day care
emergency services	Premises used by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for	state emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station,	community use, hospital, residential care facility

Use	Definition	Examples include	Does not include the following examples
	the protection of persons, property and the environment.	urban fire and rescue station, emergency management support facility	
extractive industry	Premises used for extraction and processing of resources such as sand, gravel, soil, rock and stone to produce extractive materials.		
food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site.	bistro, café, coffee shop, drive-through facility, kiosk, meals on wheels, milk bar, restaurant, snack bar, take-away, tea room	bar, club, hotel, shop, theatre
function facility	Premises used for conducting receptions or functions and may include the preparation and provision of food and liquor for consumption on site.	conference centre, reception centre	community use
funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but does not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		cemetery, crematorium, place of worship
garden centre	Premises used primarily for the sale of plants and includes gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include a café.	retail plant nursery	bulk landscape supplies, wholesale nursery
hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		
health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	community care centre, hospital
high impact industry	Premises used for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.	non-alcoholic beverage production, concrete batching plant, tyre manufacturing and	abattoirs, food processing (where using ammonia refrigeration systems), tanneries, rendering plants, oil

Use	Definition	Examples include	Does not include the following examples
	These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.	retreading, large scale surface coating, metal recovery, textile manufacture, chemically treated timber, plastic product manufacture (other than foam, composite plastics or rigid fibre-reinforced plastics)	refineries, explosive reserves, metal smelting and refining, alcoholic beverage production, manufacture of pharmaceutical products and fertilisers
home based business	A dwelling house used for an activity, occupation or business where subordinate to the residential use and is compatible with residential amenity outcomes.	bed and breakfast, family day care, farm stay, home office	hobby
hospital	Premises used for medical or surgical care or treatment of patients whether or not residing on the premises. The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		health care services, residential care facility
hostel	Premises used to accommodate more than one household where residents share communal spaces and where staffed supervised care may be provided. The use may include accommodation for staff or carers.	boarding house, monastery	hospice
hotel	Premises used to sell liquor for consumption on or off site. The use may include short-term accommodation, dining and entertainment activities and gaming and amusement machines.	hotel, pub, tavern	nightclub
indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	amusement parlour, bowling alley, gymnasium, squash courts	cinema, hotel, nightclub, theatre
intensive animal industries	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	feedlots, piggeries, poultry and egg production	animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and	greenhouse and shade house plant production,	wholesale nursery

Use	Definition	Examples include	Does not include the following examples
	located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	hydroponic farms, mushroom farms	
landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	boat ramp, jetty, pontoon	marina
low impact industry	Premises used for industrial activities which have negligible impacts on surrounding non-industrial uses. The manufacturing aspects of the use are undertaken indoors. Any off site impacts including air, noise and odour emissions are able to be readily mitigated.	small engine mechanical workshop, cabinet making, shop fitting, sign writing, tyre depot	spray painting, tyre recycling, drum reconditioning, manufacturing of water based paints, wooden and laminated product manufacturing (not involving reconstituted timber)
major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	convention and exhibition centres, entertainment centres, sports stadiums, horse racing, motor racing	indoor sport and recreation, local sporting field, motor sport activity, park, outdoor sport and recreation
market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.	flea market, farmers market, car boot sales	shop
medium impact industry	Premises used for industrial activities that have offsite air, noise and odour emissions. Despite mitigation measures, these activities would still have noticeable impacts on non-industrial uses. The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.	spray painting, tyre recycling, drum reconditioning, manufacturing of water based paints, wooden and laminated product manufacturing (not involving reconstituted timber)	non-alcoholic beverage production, concrete batching plants, tyre manufacturing and retreading, metal recovery, textile manufacture, chemically treating timber, plastic product manufacture
motor sport	Premises used primarily for formally organised motor sports whether on or off-road, with permanent, temporary or informal provision for spectators and other supporting uses.	go-kart tracks, lawn mower race tracks trail bike parks, 4wd and all terrain tracks, motocross tracks, motorcycle or car	major sport, recreation and entertainment facility, outdoor sport and recreation

Use	Definition	Examples include	Does not include the following examples
		race tracks	
multiple dwelling	A residential use of premises which contains three or more dwellings.	apartments, flats, units, townhouses	dual occupancy, duplex, granny flat, residential care facility, retirement facility
nightclub	Premises used to provide entertainment, operating predominately during the night hours, and includes cabaret, dancing and music. The use includes the sale of liquor and food for consumption on site.		club, hotel, tavern, pub, indoor sport and recreation
noxious and hazardous industries	Premises industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release. These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.	abattoirs, tannery, rendering plants, oil refinery, explosive reserve, metal smelter and refinery, alcoholic beverage production, production and manufacture of agricultural chemicals pharmaceutical products, explosives and fertilisers.	
office	Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following: <ul style="list-style-type: none"> ▪ business or professional advice; ▪ service of goods that are not physically on the premises; ▪ office based administrative functions of an organisation. 	bank, real estate agent	
outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.	agricultural machinery sales yard, motor vehicles sales yard	bulk landscape supplies, market
outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building, requires areas of open space and may include works necessary for safety and sustainability.	driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	major sport, recreation and entertainment facility, motor sport

Use	Definition	Examples include	Does not include the following examples
	The use may include limited provision of ancillary facilities or amenities conducted indoors.		
park	Land used by the public generally for free recreation and enjoyment, and may be used for community events. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	urban common	tourist attraction
permanent plantations	Premises used for growing plants not intended to be harvested.	permanent plantations for carbon sequestration, biodiversity or natural resource management	forestry for wood production, biofuel production
place of worship	Premises used by an organised group for worship and religious activities and to which the public are generally invited. The use may include ancillary facilities for social and educational activities.	church, chapel, mosque, synagogue, temple	community use
port services	Premises used for the following: <ul style="list-style-type: none"> ▪ the arrival and departure of vessels; ▪ the housing, servicing, maintenance and repair of vessels; ▪ the movement of passengers or goods on or off vessels; ▪ any ancillary activities directly serving the needs of passengers and visitors to the use. 		ferry terminal, landing
relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		tourist park
residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	children's home, convalescent home, nursing home	community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility

Use	Definition	Examples include	Does not include the following examples
retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include communal facilities and accommodation for staff.	retirement village	residential care facility
roadside stalls	Premises used for the roadside display and sale of goods.		
rural industry	Premises used for storage, processing and packaging of products generally from a rural use. The use includes processing and packaging of products produced as a result of a rural use where the processing and packaging is required to support a rural use on or adjacent to the site.	packing shed	intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir
sales office	The temporary use of premises for displaying a land parcel or buildings that can be built, is for sale or can be won as a prize.	display dwelling	bank, office
service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses	audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot
service station	Premises used for the sale of fuel including petrol, liquid petroleum, automotive distillate and alternative fuels. The use may include hand washing of vehicles; the hire of trailers or utes.		
shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies,	adult shop, food and drink outlet, showroom, market

Use	Definition	Examples include	Does not include the following examples
		supermarket	
shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.		
short-term accommodation	Premises used to provide short-term accommodation for the general public which may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of residents.	motel, backpackers	hostel
showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: (a) a large area for handling, display or storage; and (b) direct vehicle access to the building by members of the public for loading and unloading items purchased or hired		food and drink outlet shop, outdoor sales
telecommunications facility	Premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled.	telco tower	
temporary use	The impermanent use of premises that may be irregular or infrequent that does not require the construction of a permanent building or permanent infrastructure or services. Editors Note: For the purpose of this Scheme, mobile and temporary ERA uses are deemed to be a temporary use, not an industry use of any form	film production	sales office
theatre	Premises used for providing film, live entertainment, music or information to the public and may include provision of food and liquor for consumption on the site.	cinema, movie house, concert hall, dance hall	community hall, hotel, indoor sport and recreation facility
tourist attraction	Premises used for providing on site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	theme park	hotel, major sport, recreation and entertainment facility, nightclub
tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar	camping ground, caravan park	

Use	Definition	Examples include	Does not include the following examples
	structures for the public. The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the caravan park.		
transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard	Home based business, warehouse, low impact industry, service industry
utility installation	Premises used to provide the public with the following services: <ul style="list-style-type: none"> ▪ supply of water, hydraulic power, electricity or gas; ▪ sewerage or drainage services; ▪ transport services including road rail or water; ▪ waste management facilities; ▪ network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	sewerage treatment plant, mail depot, pumping station	
veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		
warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to the use.	self storage sheds	
waterfront and marine industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair and servicing of vessels and maritime infrastructure requiring a direct waterfront location. The use includes the provision of fuel and disposal of waste.	boat building, boat storage	
wholesale nursery	Premises used for the sale of plants where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these		bulk landscape supplies, garden centre

Use	Definition	Examples include	Does not include the following examples
	are ancillary to the primary use.		
wind farm	Premises used for any turbines, building or other structure used in or in conjunction with the generation of electricity by wind force.		domestic or farm windmill, wind generator or wind turbine
winery	Premises used for manufacturing and sale of wine manufactured on site.		

Some use definitions are clustered into groups of a similar nature to assist in identifying uses attached to a zone as shown in Table SC1.2. Not all uses are included in a group. Where uses do not have the same level of assessment as other uses in the same group, they are identified separately in the 'Development' column of the relevant tables of assessment. Note that these activities groups are not defined uses rather they are a mechanism for use in the tables of assessment only.

Table SC1.2 Use groups

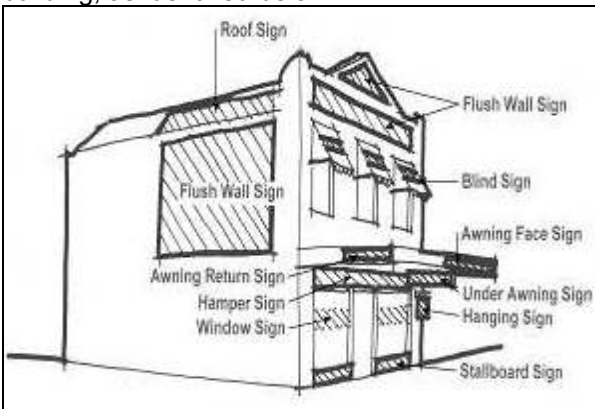
Activity group	Uses
accommodation activities	<ul style="list-style-type: none"> ▪ community residence ▪ dual occupancy ▪ dwelling house ▪ multiple dwelling ▪ relocatable home park ▪ retirement facility ▪ short-term accommodation ▪ tourist park
business activities	<ul style="list-style-type: none"> ▪ bulk landscape supplies ▪ car park ▪ food and drink outlet ▪ garden centre ▪ hardware and trade supplies ▪ office ▪ outdoor sales ▪ sales office ▪ service industry ▪ shop ▪ shopping centre ▪ showroom
entertainment activities	<ul style="list-style-type: none"> ▪ hotel ▪ nightclub ▪ theatre
industry activities	<ul style="list-style-type: none"> ▪ high impact industry ▪ low impact industry ▪ medium impact industry ▪ noxious and hazardous industries ▪ service industry ▪ warehouse ▪ waterfront and marine industry
recreation activities	<ul style="list-style-type: none"> ▪ indoor sport and recreation ▪ major sport, recreation and entertainment facility ▪ motor sport ▪ outdoor sport and recreation
rural activities	<ul style="list-style-type: none"> ▪ agricultural supplies store ▪ animal husbandry ▪ animal keeping ▪ aquaculture ▪ cropping

Activity group	Uses
	<ul style="list-style-type: none"> ▪ intensive animal industries ▪ intensive horticulture ▪ permanent plantation ▪ roadside stall ▪ rural industry ▪ wholesale nursery ▪ winery

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the Planning Scheme but do not have a specific land use meaning.
- (2) A term listed in the first column has the meaning set out beside that term in the second column under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the Planning Scheme.

Table SC1.3 Administrative definitions

Term	Definition
access strip	That part of a site which is used for providing access to a road.
adjoining premises	Premises that share all or part of a common boundary.
Average Recurrence Interval (ARI)	The average value of the periods of time between exceedances of an event of given magnitude, derived from the analysis of a partial series of those events.
average width	The horizontal distance measured between the midpoints of both side boundaries of a lot.
bedroom	A room capable of being used as a bedroom in a dwelling.
building sign	<p>A sign applied or attached to a building, or created on any part of a building, as identified below:</p> 
buffer	<p>An area of the land including watercourses required for maintaining separation distances:</p> <ul style="list-style-type: none"> ▪ between different land uses; or ▪ from a major noise source; or ▪ from a conservation area or a public recreation area.
building height	The vertical distance between the ground level and the roof or parapet at any point but not including an antenna, aerial, chimney, flagpole or the like.
building work	As defined in the <i>Sustainable Planning Act 2009</i> .
commercial building	Any building lawfully used for food and drink outlet, office, service industry, shop, shopping centre and health care services or any combination thereof.
conservation significant areas	Areas identified as ecosystem value areas as part of the planning study 'Vegetation and Natural Resources Review' undertaken by GHD (2009).
dwelling	A building or part of a building used or capable of being used as a self-

	<p>contained residence which must include the following:</p> <ul style="list-style-type: none"> ▪ food preparation facilities; ▪ a bath or shower; ▪ a toilet and wash basin; ▪ clothes washing facilities. <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
fence sign	A sign affixed to a boundary fence. The term does not include a minor sign or a sign attached to a fence surrounding a sports field where the fence does not form part of a boundary fence.
filling or excavation	The removal or importation of material to or from a lot that will change the ground level of the land.
freestanding non-moving sign	<p>A sign incorporating its own structure that is fixed to the ground and has no mechanically moving parts. It includes the following:</p> <ol style="list-style-type: none"> (a) flagpoles (where not attached to a building) for the purpose of displaying commercial flags or banners; (b) pylons; (c) pillars; (d) billboards.
gross floor area	<p>The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ul style="list-style-type: none"> ▪ building services, plant and equipment ▪ access between levels; ▪ ground floor public lobby; ▪ a mall; ▪ the parking, loading and manoeuvring of motor vehicles; ▪ unenclosed private balconies whether roofed or not.
ground level	<p>Means:</p> <ul style="list-style-type: none"> ▪ the existing level of the site providing it has not been unlawfully altered; or ▪ where the land has been unlawfully altered the level of land prior to the alteration; or ▪ the 'as-constructed' level of the land in accordance with an approval for filling or excavation.
habitable room	As defined in the Building Code of Australia as amended from time to time.
industrial activities	<p>Premises used for trade or business that involves the following:</p> <ul style="list-style-type: none"> ▪ the manufacture, production, processing, repair, alteration, recycling, storage or transfer of any article, material product whether solid, liquid or gas; ▪ scientific or technological research, investigation or testing; ▪ the disposal of waste.
industrial building	Any building lawfully used for industrial activities or any combination thereof.
local plan	The planning strategy that provides - for example, the form, type and density of future development specific to a local area or district within the Planning Scheme Area. It includes a local area plan, a neighbourhood plan or a development control plan.
minor building work	An alteration, addition or extension to an existing building where the floor area including balconies is less than 5% of the building or 25m ² , whichever is the lesser.
minor sign	<p>A sign that:</p> <ol style="list-style-type: none"> (a) is not visible from premises other than premises on which the sign is placed; or (b) is placed in a public place (other than that part of a building or structure which lawfully encroaches onto a road from adjoining

	<p>premises) in accordance with a permit issued under a Local Law; or</p> <p>(c) is required to be placed on premises by legislation (including subordinate legislation); or</p> <p>(d) is temporary in nature, being in situ for less than three months in any 12-month period; or</p> <p>(e) is any small sign that:</p> <p>(i) has a signface area no greater than 0.3m²; and</p> <p>(ii) is not illuminated; and</p> <p>(iii) is the only sign on the premises; and</p> <p>(iv) has no mechanically moving parts; and</p> <p>(v) is located entirely within premises or on a fence facing the road.</p>
moving sign	<p>A sign:</p> <p>(a) incorporating its own structure that is fixed to the ground (i.e. freestanding) or a building, that operates mechanically or electronically to display changing messages; or</p> <p>(b) created on a freestanding structure through the projection of light; or</p> <p>(c) on a freestanding structure or a building that electronically displays flashing lights.</p> <p>The term does not include a mobile device that is used to provide warning of dangerous or changed road traffic conditions.</p>
overland flow path	<p>Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined waterway exists, the path taken by surface run-off from higher parts of the catchment. This does not include a watercourse or wetland.</p>
plot ratio	<p>The ratio of gross floor area to the area of the site.</p>
primary street frontage	<p>Means:</p> <ul style="list-style-type: none"> ▪ where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot; or ▪ where a lot is not vacant, the frontage to which the front of the existing building addresses the street.
private open space	<p>An outdoor space for the exclusive use of occupants of a building.</p>
public open space	<p>Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.</p>
rear lot	<p>A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.</p>
secondary dwelling	<p>A self-contained dwelling where used in conjunction with a dwelling house on the same lot and where subordinate to the existing dwelling. A secondary dwelling may be constructed under a house, be attached to a house or be free standing.</p>
secondary street frontage	<p>The frontage of a lot which abuts a second street.</p>
setback	<p>The shortest distance measured horizontally from the wall or balustrade of a building or structure to the vertical projection of the boundary of the lot.</p>
signface area	<p>The area of the face of a sign, measured from the outside edges of the sign.</p>
site cover	<p>The proportion of the site covered by buildings.</p>
standard cattle unit	<p>As defined in Schedule 12 of the <i>Environmental Protection Regulation 2008</i>.</p>
standard pig unit	<p>As defined in Schedule 12 of the <i>Environmental Protection Regulation 2008</i>.</p>
storey	<p>The space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling above. For the purposes of this definition a basement and a mezzanine is a storey.</p>
streetscape	<p>The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include</p>

	buildings, roads, footpaths, vegetation, open spaces and street furniture.
structure	As defined in the Building Code of Australia as amended from time to time.
Three-dimensional sign	A three-dimensional object or structure erected, used or installed for the purpose of advertising. It includes the use of balloons or other floating devices fixed to the ground or a building.
use	As defined in the <i>Sustainable Planning Act 2009</i> .
watercourse	As defined in the <i>Sustainable Planning Regulation 2009</i> .
wetland	As defined in the <i>Sustainable Planning Regulation 2009</i> .

Schedule 2 Mapping

SC2.1 Strategic Plan Map

SC2.2 Zone Maps

- (1) Zone Maps 1 to 55

SC2.3 Overlay Maps

- (1) Bushfire Hazard Overlay Maps 1 to 26;
- (2) Conservation Significant Areas Overlay Maps 1 to 26;
- (3) Flood Hazard Overlay Maps 1 to 55;
- (4) Good Quality Agricultural Land Overlay Maps 1 to 24;
- (5) Heritage and Neighbourhood Character Overlay Maps 1 to 28;
- (6) Key Resource Areas Overlay Maps 1 to 3;
- (7) Potential and Actual Acid Sulfate Soils Overlay Maps 1 to 4;
- (8) Mining Tenement Advisory Maps 1 to 11;
- (9) Stock Route Network Advisory Maps 1 to 9;
- (10) Storm Surge Advisory Maps 1 to 5.

SC2.4 Priority Infrastructure Plan Maps

- (1) Priority Infrastructure Maps PIA-CS-2 to 7, PIA-KS-2 and 3;
- (2) Planning Assumptions (Development Timing): CS-DT-1e, CS-DT-2d, CS-DT-3d, CS-DT-4d, CS-DT-5c, CS-DT-6d, CS-DT-7f, KS-DT-1d, KS-DT-2d, and TS-DT-1a;
- (3) Plans for Trunk Infrastructure:
- (4) Water Supply: PFTI-KW-1 and 2, PFTI-CW-3 to 8, and PFTI-CW-11 to 15;
- (5) Sewerage: PFTI-KS-1 and 2, PFTI-CS-3, PFTI-CS-6 to 8, and PFTI-CW-11 to 15;
- (6) Stormwater: PFTI-KZ-1 and 2, PFTI-CZ-3 to 8, and PFTI-CZ-11 to 15;
- (7) Roads and Bridges(Transport): PFTI-KR-1, PFTI-TR-1, PFTI-CUT-1 to 5, PFTI-CRT-1 to 9, and PFTI-CBT-1 TO 9;
- (8) Pathways (Transport): PFTI-KE-1 and 2, PFTI-CUE-1 to 3 and PFTI-CUE-11 to 13.
- (9) Public Transport: PFTI-CUB-1 and 2, and PFTI-CUB-11 to 13;
- (10) Parks and Community Facilities Land: PFTI-KP-1 to 3, PFTI-TP-1, and PFTI-CP-1 to 4.

Schedule 3 Approvals affecting the planning scheme under section 391 of <i>Sustainable Planning Act 2009</i>

Table SC3.1 Section 391 approvals

Location (real description)	property	Type of approval	Date approved	File reference
<insert details>		<insert details>	<insert details>	<insert details>

Schedule 4 Local heritage places

(1) Schedule Table SC4.1 lists the identified local heritage places for the Heritage and Neighbourhood Character overlay.

Table SC4.1 Local Heritage Places

Heritage Place	Street Address	Real Property Description
Chatsworth Hall	Allen Road, Chatsworth	Lot 510 on MCH5009
Kia Ora Methodist Church	Anderleigh Road, Kia Ora	Lot 3 on RP203514
Kia Ora School	2752-2754 Anderleigh Road, Kia Ora	Lot 185 on SP128956
Glastonbury Hall	1329 Glastonbury Road, Glastonbury	Lot 2 on RP59620
Gympie Fire Station	6 Bligh Street, Gympie	Lot 109 on MCH2680
Monkland Railway Station	Brisbane Road, Monkland	Lot 444 on SP105941
Monkland State School	Brisbane Road, Monkland	Lot 511 on CP862417
Kybong Hall	1347 Bruce Highway, Kybong	Lot 1 on RP53811
Traveston Homestead	1813 Bruce Highway, Traveston	Lot 1 on RP176437
Tin Can Bay Church	24 Gympie Road, Tin Can Bay	Lot 2 on T7317
Amamoor General Store	4 Busby Street, Amamoor	Lot 2 on SP242445
Butcher's Shop	10 Busby Street, Amamoor	Lot 39 on SP196679
Amamoor Hall	31 Busby Street, Amamoor	Lot 11 on RP7008
Salvation Army Temple	15 Caledonian Hill, Gympie	Lot 33 on G14716
Cedar Pocket School of Arts	Cedar Pocket Road, Cedar Pocket	Lot 421 on M37885
Restaurant	11 Channon Street, Gympie	Lot 1 on RP862500
Freemasons' Hotel	20 Channon Street, Gympie	Lot 229 on SP138767
Gympie Police Station	30 Channon Street, Gympie	Lot 10 on SP147047
Gympie Masonic Hall	39 Channon Street, Gympie	Lot 1 on G14756
Two Mile School	288 Bruce Highway, Two Mile	Lot 5 on SP104250
Gympie West State School	Cartwright Road, Gympie	Lot 162 on MCH2514
Jones Hill Reservoir	105 Waterworks Road, Jones Hill	Lot 224 on SP175079
Presbyterian Church	11 Crown Road, Gympie	Lot 2 on MPH24020
Dagun State School	39 Dagun Road, Dagun	Lot 208 on SP142388
Imbil Masonic Hall	34 Diggings Road, Imbil	Lot 77 on SP12424
Imbil State School	15 Edward Street, Imbil	Lot 63 on LX1789
Langshaw Hall	Eel Creek Road, Langshaw	Lot 2 on LX838021
Langshaw State School	Eel Creek Road, Langshaw	Lot 16 on SP128718
Sacred Heart Catholic Church	45 Stephens Street, Kandanga	Lot 9 on RP23262
Imbil Uniting Church	1 Elizabeth Street, Imbil	Lot 5 on RP12424
Amamoor State School	2 Elizabeth Street, Amamoor	Lot 2 on CP849465
Gympie State High School	1 Everson Road, Gympie	Lot 153 on SP117244

Heritage Place	Street Address	Real Property Description
Southside School	50 Exhibition Road, Southside	Lot 50 on SP207671
Former Nashville Police Station	9 Graham Street, Gympie	Lot 3 on G14873
Shop	15 Graham Street, Gympie	Lot 1 on MPH6972
Shop	8 Graham Street, Gympie	Lot 2 on MPH32067
One Mile State School	7 John Street, Gympie	Lot 234 on SP138760
Dagun Railway Station	Kimlin Lane, Dagun	Lot 55 on SP112666
Wolvi Hall	Kin Kin Road, Wolvi	Lot 1 on RP54390
Wolvi School	936 Kin Kin Road, Wolvi	Lot 58 on MCH2882
Wolvi Sawmill	888 Kin Kin Road, Wolvi	Lot 1 on RP157509
Australian Hotel	1 Lady Mary Terrace, Gympie	Lot 1 on MCPH6158
Gympie Central State School	20 Lawrence Street, Gympie	Lot 27 on G147169
Kandanga Railway Station	33 Main Street, Kandanga	Lot 95 on SP104992
Kandanga Cottage	63-65 Main Street, Kandanga	Lot 2 on SP128937
Kandanga Memorial Hall	81 Main Street, Kandanga	Lot 1 on RP41658
Kandanga State School	84-86 Main Street, Kandanga	Lot 30 on SP128706
Commercial Building	25 Mary Street, Gympie	Lot 15 on G14717
Commercial Building	64 Mary Street, Gympie	Lot 32 on G14713
Patrick's Newsagency	65 & 69 Mary Street, Gympie	Lot 24 on RP69228 and Lot 209 on G14710
Commercial Building	73 Mary Street, Gympie	Lot 5 on RP83111
Westpac Bank Building	92 Mary Street, Gympie	Lot 1 on G147106
Wide Bay Capricorn Building	100 Mary Street, Gympie	Lot 1 on RP50610
Cullinane's Building	104 Mary Street, Gympie	Lot 1 on SP162356
Golden Age Hotel	135 Mary Street, Gympie	Lot 113 on G14710
Imperial Hotel	168 Mary Street, Gympie	Lots 144 & 146 on G14710 and Lot 1 on RP2539
Commercial Building	183 Mary Street, Gympie	Lot 1 on RP81621
Commercial Building	187 Mary Street, Gympie	Lot 3 on RP2525
Royal Hotel	188 Mary Street, Gympie	Lots 1 & 2 on G147108
Commercial Building	201 Mary Street, Gympie	Lots 1 & 2 on RP48309
Victoria House	210 Mary Street, Gympie	Lot 2 on RP882455
Commercial Building	214 Mary Street, Gympie	Lot 12 on SP118462 and Lot 13 on G14710
Commercial Building	224 Mary Street, Gympie	Lot 8 on G14710
Commercial Building	230 Mary Street, Gympie	Lot 2 on RP2515
Commercial Building	232 Mary Street, Gympie	Lot 1 on RP2515
Commercial Building	250 Mary Street, Gympie	Lots 1 & 2 on G14710
Brooloo Hall	3726 Mary Valley Road, Brooloo	Lot 29 on B6581
Lagoon Pocket Methodist Church	Mary Valley Road, Long Flat	Lot 83 on USL46310
Waterworks Pump House	105 Waterworks Road, Jones Hill	Lot 224 on SP175079
Long Flat Hall	705 Mary Valley Road, Long Flat	Lot 1 on MPH5684

Heritage Place	Street Address	Real Property Description
Jones Hill School	21 McIntosh Creek Road, Jones Hill	Lot 231 on SP228023
Mooloo Hall	Mooloo Road, Mooloo	Lot 122 on LX1050
Mt Pleasant Hotel	69 Mt Pleasant Road, Gympie	Lot 536 on SP162361
Commercial Building	4 Nash Street, Gympie	Lot 7 on RP224737
Former Sawmill	Neilson Road, Kandanga Creek	Lot 36 on SP105934
Cordial Factory	6 Nelson Road, Gympie	Lot 1 on MPH5290
Mothar Mountain Hall	Noosa Road, Mothar Mountain	Lot 374 on MCH2266
Chatsworth School	15 Rammutt Road, Chatsworth	Lot 240 on SP216639
Shop	11 Red Hill Road, Gympie	Lot 7 on SP168805
Shop	23 Red Hill Road, Gympie	Lot 1 on MPH5274
Foresters' Hall	37 Red Hill Road, Gympie	Lot 2 on MPH23931
Shop	11 Reef Street, Gympie	Lot 2 on RP882455
Commercial Building	24 Reef Street, Gympie	Lot 2 on RP2558
Albert Park	River Road, Gympie	Lot 131 on SP173659
Sandy Creek Hall	1726 Sandy Creek Road, Downsfield	Lot 54 on MCH1593
Veteran School of Arts Hall	594 Sandy Creek Road, Veteran	Lot 599 on MCH4073
Kandanga Creek Community Hall	251 Sterling Road, Kandanga Creek	Lot 1 on RP42917
Kandanga Creek School	249 Sterling Road, Kandanga Creek	Lot 42 on N25619
Tin Can Bay Memorial Hall	45 Gympie Road, Tin Can Bay	Lot 90 on MCH4414
Shop	5 Tozer Street, Gympie	Lot 2 on RP64543
Warehouses	25 Tozer Street, Gympie	Lot 9 on G147151
Wide Bay Co-Op Buildings	53 Tozer Street, Gympie	Lot 1 on SP153714
Traveston Railway Station	Alford Street, Traveston	Lot 85 on MCH2359
Former Shop	260 Widgee Crossing Road, Widgee Crossing North	Lot 2 on MCH5554
Imbil Railway Station	William Street, Imbil	Lot 132 on CP827299
Imbil Police Station	95-97 Yabba Road, Imbil	Lot 125 on LX2039
General Store	100 Yabba Road, Imbil	Lot 4 on RP224439
Imbil Hotel	110 Yabba Road, Imbil	Lot 58 on RP12424
Commercial Building	112 Yabba Road, Imbil	Lot 1 on RP69774
Libby's Country Kitchen	116 Yabba Road, Imbil	Lot 4 on RP69774
Butcher's Shop	122 Yabba Road, Imbil	Lot 52 on RP12424
Imbil RSL Hall	127 Yabba Road, Imbil	Lot 49 on RP12424
Spring Valley Dip	Bruce Highway, Chatsworth	Lot 386 on MCH4544
Kandanga Fruit & Vegetable Growers Co-Op Shed	25 & 33 Main Street, Kandanga	Lot 22 on SP105938 and Lot 95 on SP104992
Boonara Homestead	7191 Burnett Highway, Boonara	Lot 2 on SP187267
Kilkivan Hotel	19 Bligh Street, Kilkivan	Lot 1 on MPH3348

Schedule 5 Community infrastructure designations

- (1) Schedule Table SC5.1 lists the identified Powerlink South Pine to Gladstone 1 community infrastructure designations.

Table SC5.1 Powerlink South Pine to Gladstone 1 Community Infrastructure Designations

Real Property Description	Easement Area (ha)	Real Property Description	Easement Area (ha)
Lot 3 on RP865217	0.51	Lot 77 on LX2623	0.01
Lot 1 on RP180440	8.71	Lot 1051 on LX1961	5.51
Lot 82 on FTY1310	1.18	Lot 17 on RP843673	3.08
Lot 3 on RP218631	0.58	Lot 0 on GTP103204	1.32
Lot 11 on RP49890	4.75	Lot 2 on RP908166	1.82
Lot 2 on RP182907	0.57	Lot 1 on RP112843	0.03
Lot 2 on RP188202	0.05	Lot 4 on MPH24273	1.25
Lot 2 on RP187931	1.54	Lot 3 on RP195963	1.56
Lot 2 on RP75563	1.66	Lot 2 on RP218073	13.63
Lot 4 on SP170136	5.31	Lot 1 on RP75563	1.94
Lot 290 on LX2412	3.76	Lot 2 on RP112843	0.20
Lot 67 on LX2656	2.58	Lot 2 on RP201107	0.34
Lot 1 on MPH24272	2.36	Lot 5 on RP882457	2.49
Lot 3 on L371043	4.83	Lot 1 on RP187576	0.08
Lot 71 on LX937	14.25	Lot 2 on L371050	5.88
Lot 24 on RP805259	0.29	Lot 2 on RP148412	5.77
Lot 1 on RP153201	0.84	Lot 1 on MPH7042	0.95
Lot 1 on RP146540	6.00	Lot 4 on RP806651	0.70
Lot 38 on SP132148	1.01	Lot 4 on RP845327	1.45
Lot 38 on SP132148	1.26	Lot 4 on RP900804	3.56
Lot 1 on RP7018	3.30	Lot 9 on RP882447	2.64
Lot 3 on SP170136	4.27	Lot 1 on RP188202	3.13
Lot 299 on LX2401	2.24	Lot 328 on SP170141	1.25
Lot 15 on RP805262	0.12	Lot 24 on SP240967	0.44
Lot 8 on SP216632	0.85	Lot 3 on SP217373	4.09
Lot 148 on LX266	7.05	Lot 18 on SP137825	1.60
Lot 3 on RP843830	3.69	Lot 1 on RP91890	0.00
Lot 15 on LX2498	0.02	Lot 30 on W37186	1.20
Lot 102 on SP122053	0.28	Lot 2 on SP217373	3.63
Lot 2 on RP190274	1.88	Lot 2 on RP44073	2.93
Lot 2 on RP153807	0.09	Lot 168 on LX288	7.87
Lot 2 on RP116859	0.38	Lot 2 on RP865217	0.88
Lot 1 on RP187958	0.00	Lot 90 on L371371	1.66
Lot 121 on LX1643	0.06	Lot 6 on MPH14239	0.72

Real Property Description	Easement Area (ha)	Real Property Description	Easement Area (ha)
Lot 1 on RP66619	1.68	Lot 194 on LX490	4.50
Lot 2 on RP89739	2.20	Lot 2 on SP147056	9.73
Lot 4 on RP890638	1.41	Lot 1 on RP817554	3.09
Lot 3 on SP217377	0.04	Lot 22 on L371058	1.07
Lot 6 on RP176091	0.71	Lot 26 on RP882445	0.67
Lot 7 on MPH14239	2.00	Lot 8 on RP52698	0.02
Lot 3 on RP52460	2.30	Lot 21 on L371058	1.88
Lot 157 on LX2424	7.67	Lot 23 on RP882445	1.37
Lot 118 on LX490	5.95	Lot 161 on LX326	0.33
Lot 1 on RP805262	1.91	Lot 1024 on LX2600	18.49
Lot 1 on SP242445	4.74	Lot 54 on LX663	4.15
Lot 193 on SP225971	2.24	Lot 67 on LX875	6.04
Lot 4 on RP901098	4.23	Lot 158 on LX327	2.39
Lot 3 on RP845327	1.99	Lot 1 on RP44073	0.72
Lot 19 on SP128400	0.12	Lot 290 on LX2412	1.39
Lot 90 on L371371	0.07	Lot 3 on RP883243	1.12
Lot 1 on RP64674	0.26	Lot 59 on RP40814	0.04
Lot 3 on RP218070	15.93	Lot 16 on RP805262	0.37
Lot 378 on L37274	4.07	Lot 2 on RP43592	3.73
Lot 1 on SP217377	0.00	Lot 51 on L371337	4.31
Lot 53 on LX935	1.06	Lot 1 on RP73045	0.04
Lot 44 on LX1811	4.70	Lot 2 on RP187958	0.00
Lot 11 on RP12416	1.47	Lot 8 on RP856053	3.12
Lot 6 on RP190265	0.33	Lot 72 on LX734	4.34
Lot 2 on SP240966	2.74	Lot 279 on LX544	6.19
Lot 3 on MPH24273	1.52	Lot 2 on RP227786	0.54
Lot 5 on RP12404	0.37	Lot 247 on LX498	1.73
Lot 2 on RP160036	0.82	Lot 10 on RP882447	0.96
Lot 1 on RP102288	0.33	Lot 11 on RP882447	0.46
Lot 9 on RP49212	1.97	Lot 230 on L37218	5.84
Lot 56 on LX388	4.63	Lot 2 on RP213682	0.56
Lot 5 on SP213092	4.48	Lot 1 on RP66619	0.23
Lot 12 on RP814928	1.27	Lot 1 on RP883243	0.63
Lot 69 on LX1227	7.77	Lot 19 on RP805262	4.17
Lot 109 on LX860	2.43	Lot 15 on RP865217	0.00
Lot 5 on RP814445	1.76	Lot 4 on RP203143	1.28
Lot 2 on RP123575	10.30	Lot 150 on LX287	6.88
Lot 1 on RP41954	0.71	Lot 2 on RP161574	8.04
Lot 2 on RP59503	0.23	Lot 181 on LX301	7.78

Real Property Description	Easement Area (ha)	Real Property Description	Easement Area (ha)
Lot 13 on MPH14239	0.00	Lot 1 on SP240967	0.19
Lot 13 on RP814928	1.66	Lot 1 on RP182907	2.22
Lot 1 on RP865217	3.44	Lot 11 on RP882443	3.52
Lot 1086 on LX1951	0.13	Lot 25 on RP882445	2.12
Lot 4 on RP7036	0.45	Lot 1 on MPH7040	2.15
Lot 2 on RP179736	1.92	Lot 2 on RP843825	0.17
Lot 5 on RP12404	1.94	Lot 1 on RP23265	0.17
Lot 5 on RP854345	6.04	Lot 1 on RP843825	0.17
Lot 2 on RP189063	0.76	Lot 1 on RP201107	1.74
Lot 1 on SP216631	0.69	Lot 29 on L371058	1.46
Lot 10 on RP12416	3.49	Lot 5 on RP7036	1.40
Lot 7 on RP910963	0.00	Lot 6 on RP882457	2.19
Lot 27 on L371058	0.65	Lot 1 on RP187568	2.10
Lot 95 on SP104992	0.27	Lot 7 on RP190265	2.90
Lot 12 on RP7036	1.22	Lot 1 on RP59503	0.52
Lot 2 on RP80043	2.58	Lot 2 on RP169740	5.43
Lot 11 on RP865216	1.77	Lot 2 on MPH7042	0.02
Lot 6 on RP36973	2.96	Lot 2 on SP191332	4.72
Lot 262 on LX504	6.91	Lot 8 on RP87979	3.02
Lot 34 on RP856053	9.71	Lot 14 on RP805262	1.53
Lot 10 on RP49890	1.06	Lot 9 on RP856053	0.00
Lot 310 on LX2129	11.38	Lot 85 on CP899151	7.54
Lot 20 on SP128400	2.29	Lot 127 on LX2149	7.90
Lot 2 on RP82344	0.37	Lot 2 on SP143934	1.02
Lot 55 on LX8	6.93	Lot 149 on LX266	5.53
Lot 1 on RP157510	5.69	Lot 263 on LX504	6.42
Lot 9 on MPH14239	2.03	Lot 1 on RP153807	3.18
Lot 10 on RP910963	0.00		

- (2) Schedule Table SC5.2 lists the identified Powerlink South Pine to Gladstone 2 community infrastructure designations.

Table SC5.2 Powerlink South Pine to Gladstone 2 Community Infrastructure Designations

Real Property Description	Easement Area (ha)	Real Property Description	Easement Area (ha)
Lot 1507 on L37944	0.00	Lot 1024 on LX2600	3.66
Lot 1359 on L37813	21.65	Lot 44 on L371058	5.72
Lot 51 on L371058	6.90	Lot 1507 on L37944	28.01
Lot 3 on L371017	3.34	Lot 7 on RP150028	0.00
Lot 1 on RP186802	0.00	Lot 1 on SP189431	0.01
Lot 1 on RP121876	10.02	Lot 6 on RP150028	0.00

Real Property Description	Easement Area (ha)	Real Property Description	Easement Area (ha)
Lot 4 on RP150028	0.00	Lot 56 on SP175081	3.55
Lot 1682 on L37991	13.51	Lot 56 on L371112	8.72
Lot 46 on L371058	3.90	Lot 2 on SP189431	0.01
Lot 1 on L371017	7.83	Lot 1 on RP812920	6.08
Lot 57 on L371112	7.92	Lot 5 on RP150028	0.00
Lot 2 on SP230746	0.00	Lot 648 on LX2014	23.29
Lot 1 on MPH5195	0.00	Lot 191 on LX1460	8.81
Lot 8 on RP150028	0.00	Lot 43 on L371058	0.49
Lot 1682 on L37991	3.07	Lot 1 on SP230746	0.00
Lot 45 on L371058	0.04	Lot 35 on LX1462	2.90
Lot 55 on L371112	3.64	Lot 192 on LX490	3.20
Lot 2 on L371012	5.57	Lot 48 on L371058	4.31
Lot 8 on SP215310	9.25		

- (3) Schedule Table SC5.3 lists the identified Powerlink Woolooga to Eerwah Vale community infrastructure designations.

Table SC5.3 Powerlink Woolooga to Eerwah Vale Community Infrastructure Designations

Real Property Description	Easement Area (ha)	Real Property Description	Easement Area (ha)
Lot 48 on MCH359	7.87	Lot 2 on RP138810	0.12
Lot 82 on FTY1310	2.64	Lot 2 on RP152246	6.97
Lot 12 on RP150028	0.46	Lot 2 on RP186975	0.70
Lot 1 on SP132147	9.25	Lot 6 on RP185500	0.74
Lot 3 on MPH23403	1.08	Lot 3 on RP168669	6.88
Lot 4 on RP868410	0.73	Lot 46 on RP162320	1.15
Lot 10 on RP200511	2.14	Lot 2 on RP158391	1.43
Lot 6 on RP158391	0.19	Lot 4 on RP860486	2.25
Lot 983 on FTY1488	1.06	Lot 1 on SP233482	1.51
Lot 2 on RP838728	0.90	Lot 69 on LX2492	0.16
Lot 3 on RP183439	0.03	Lot 5 on RP901806	1.26
Lot 3 on RP213686	5.99	Lot 36 on RP149303	1.04
Lot 572 on FTY346	12.43	Lot 14 on RP155840	1.20
Lot 243 on LX496	2.33	Lot 69 on MCH573	2.21
Lot 2 on W3761	0.17	Lot 53 on SP228030	0.22
Lot 2 on RP222964	2.42	Lot 24 on RP186533	0.03
Lot 501 on SP214279	1.75	Lot 38 on RP149303	0.66
Lot 2 on RP151892	8.83	Lot 9 on RP210725	1.97
Lot 3 on W3761	0.00	Lot 4 on MPH23403	0.30
Lot 3 on RP152246	4.21	Lot 2 on RP227812	6.50
Lot 2 on RP150011	2.76	Lot 6 on RP153121	0.09

Real Property Description	Easement Area (ha)	Real Property Description	Easement Area (ha)
Lot 2 on SP221094	0.54	Lot 12 on RP155840	0.17
Lot 1 on MPH24455	0.60	Lot 1 on MPH40936	1.16
Lot 416 on CP882034	6.43	Lot 2 on RP226785	0.43
Lot 2 on SP135755	0.84	Lot 5 on RP158391	1.75
Lot 12 on RP158391	0.17	Lot 9 on RP200511	0.21
Lot 268 on SP214279	0.23	Lot 1 on SP169495	5.26
Lot 269 on SP214279	0.24	Lot 2 on SP233482	5.45
Lot 1 on RP184577	2.22	Lot 3 on RP139458	0.66
Lot 17 on RP156307	0.41	Lot 2 on SP218737	0.34
Lot 3 on RP208996	4.17	Lot 239 on LX1444	9.72
Lot 37 on RP149303	1.63	Lot 2 on RP188209	1.64
Lot 1 on RP35055	10.40	Lot 10 on SP153704	1.01
Lot 2 on SP212874	1.40	Lot 301 on SP237340	1.13
Lot 705 on SP119617	12.83	Lot 2 on RP891751	5.62
Lot 1 on MPH6457	2.55	Lot 2 on RP173216	1.04
Lot 15 on RP155840	1.21	Lot 2 on RP172558	1.80
Lot 271 on SP214279	0.18	Lot 3 on RP188764	0.04
Lot 12 on CP827285	0.37	Lot 1 on RP891751	0.33
Lot 15 on SP225961	0.26	Lot 47 on RP162320	1.45
Lot 1 on SP200130	0.12	Lot 68 on SP173088	3.23
Lot 53 on SP147052	0.45	Lot 79 on SP169496	0.16
Lot 11 on RP865286	6.42	Lot 2 on SP221937	1.14
Lot 1382 on M371313	5.33	Lot 1 on RP222964	4.32
Lot 21 on RP150028	1.69	Lot 22 on RP150028	1.38
Lot 3 on RP160150	3.55	Lot 14 on RP150028	0.03
Lot 2 on RP139458	1.23	Lot 63 on LX2163	0.49
Lot 2 on RP110133	0.04	Lot 3 on RP165151	4.76
Lot 265 on SP214279	0.23	Lot 53 on SP228030	1.91
Lot 2 on MPH23389	5.43	Lot 252 on LX503	5.44
Lot 34 on RP149303	0.51	Lot 10 on RP150028	0.83
Lot 1 on SP218737	0.18	Lot 33 on RP149303	0.01
Lot 9 on RP182213	0.07	Lot 7 on RP855971	3.79
Lot 1 on RP838728	1.82	Lot 24 on RP161099	8.35
Lot 62 on LX2151	0.02	Lot 1 on MPH23359	0.90
Lot 8 on RP217443	3.36	Lot 41 on RP162320	0.49
Lot 11 on RP150028	0.95	Lot 2 on RP160150	3.81
Lot 13 on RP155840	0.68	Lot 1 on RP173216	4.12
Lot 244 on LX496	7.12	Lot 3 on SP153704	0.17
Lot 1598 on L37918	0.04	Lot 2 on MPH18777	0.09

Real Property Description	Easement Area (ha)	Real Property Description	Easement Area (ha)
Lot 73 on L371117	0.30	Lot 13 on RP150028	0.24
Lot 2 on RP840266	6.03	Lot 1459 on M37678	7.15
Lot 1 on RP188210	0.01	Lot 1 on RP213686	0.41
Lot 2 on SP135756	1.21	Lot 237 on LX496	6.93
Lot 1 on MPH5586	1.30	Lot 14 on SP216797	12.26
Lot 983 on FTY1488	5.42	Lot 140 on L37406	0.47
Lot 48 on LX1498	18.25	Lot 5 on RP803666	1.42
Lot 5 on RP868410	6.20	Lot 7 on RP182213	0.21
Lot 1 on RP150011	3.57	Lot 1 on RP178895	1.49
Lot 250 on SP173088	3.76	Lot 16 on RP156307	1.28
Lot 1 on MPH5417	0.69	Lot 1 on SP169497	0.03
Lot 5 on RP860487	8.44	Lot 7 on RP901807	0.01
Lot 1 on SP221937	0.22	Lot 2 on SP104347	8.70
Lot 264 on SP214279	0.22	Lot 1 on MPH5535	1.03
Lot 2 on RP124936	0.48	Lot 11 on RP155840	0.95
Lot 502 on SP240336	2.60	Lot 140 on L37406	0.99
Lot 3 on RP79174	2.12	Lot 253 on LX503	9.26
Lot 2 on RP190102	8.83	Lot 1 on MPH23474	0.07
Lot 235 on LX2129	10.88	Lot 1281 on M37577	6.50
Lot 53 on SP228030	3.80	Lot 2 on SP200130	0.91
Lot 1 on RP855971	0.21	Lot 35 on RP149303	0.64
Lot 40 on RP162320	1.56	Lot 2 on RP177676	10.25
Lot 4 on RP148730	4.81	Lot 2 on MPH33661	1.68
Lot 557 on NPW782	11.70	Lot 1 on RP172559	0.14
Lot 80 on RP913598	3.38	Lot 241 on LX497	0.54
Lot 1 on MPH33661	1.47	Lot 48 on RP162320	0.77
Lot 950 on FTY1293	1.75	Lot 38 on SP219491	2.56
Lot 69 on SP173088	0.25	Lot 1 on MPH32416	0.62
Lot 2 on RP213686	2.80	Lot 236 on LX496	1.96
Lot 7 on RP153121	0.20	Lot 557 on NPW782	1.62
Lot 82 on FTY1310	45.90	Lot 1 on MPH23390	4.12
Lot 261 on SP214279	0.27	Lot 2 on MPH5535	0.13
Lot 11 on RP173446	0.00	Lot 2 on MPH23403	1.40
Lot 11 on SP225961	0.44	Lot 6 on MPH31369	0.19

END OF PLANNING SCHEME

Appendix 1 Index and glossary of abbreviations and acronyms

Table A1.1 Abbreviations and acronyms

Abbreviation/ acronym	Description
ARI	Average Recurrence Interval
MCU	material change of use as defined in the <i>Sustainable Planning Act 2009</i>
ROL	reconfiguring a lot as defined in the <i>Sustainable Planning Act 2009</i>
WBBRP	Wide Bay-Burnett Regional Plan

Appendix 2 Table of amendments

Table A2.1 Table of amendments

Date of adoption	Planning scheme version number	Amendment type	Summary of amendments
<insert details>	<insert details>	<insert details>	<insert details>
<insert details>	<insert details>	<insert details>	<insert details>