

# Gympie Regional Council Planning Scheme 2013



## **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

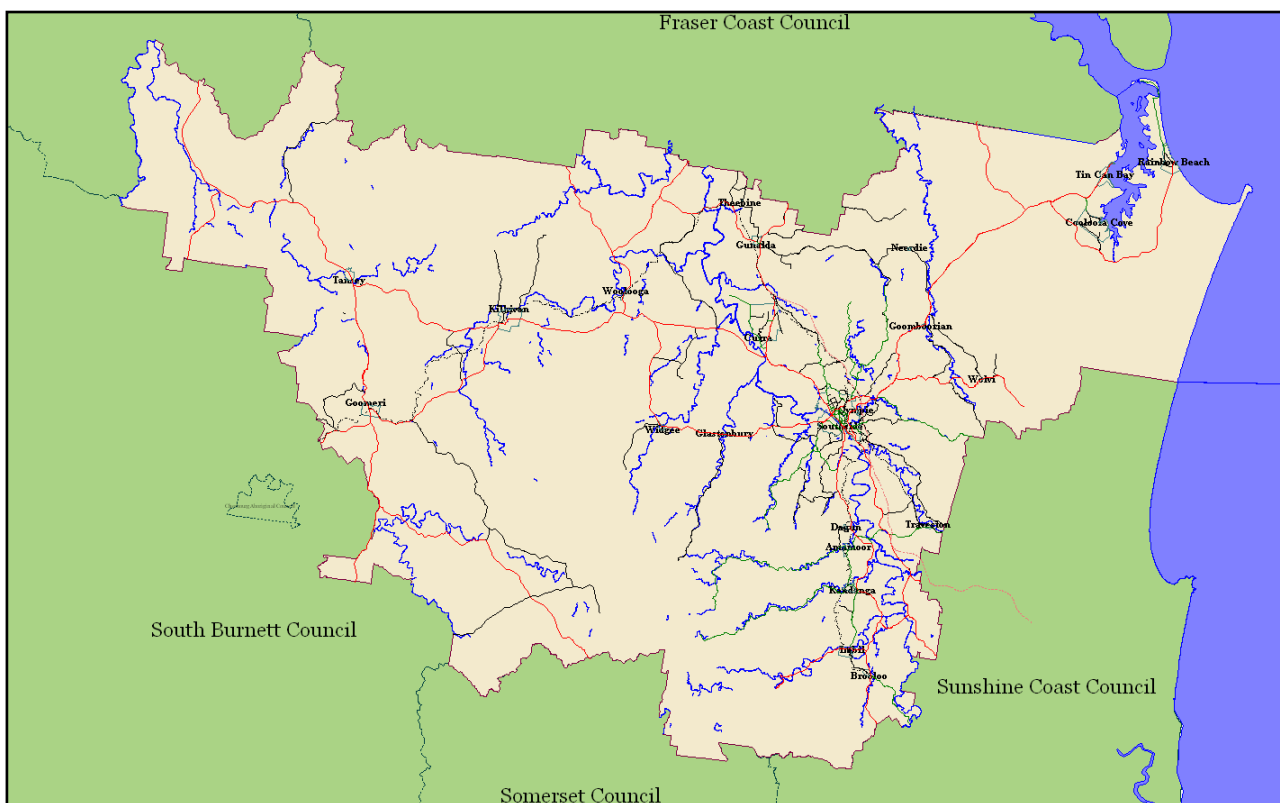
- (1) The Gympie Regional Council Planning Scheme (Planning Scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SPAct) as a framework for managing development in a way that advances the purpose of the SPAct.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 3 July 2017.
- (3) In seeking to achieve this purpose, the Planning Scheme sets out the Gympie Regional Council's intention for the future development in the Planning Scheme Area, over the next 20 years.
- (4) 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.

The Planning Scheme applies to the Planning Scheme Area of Gympie Regional Council, including all premises, roads, internal waterways and local government tidal areas.

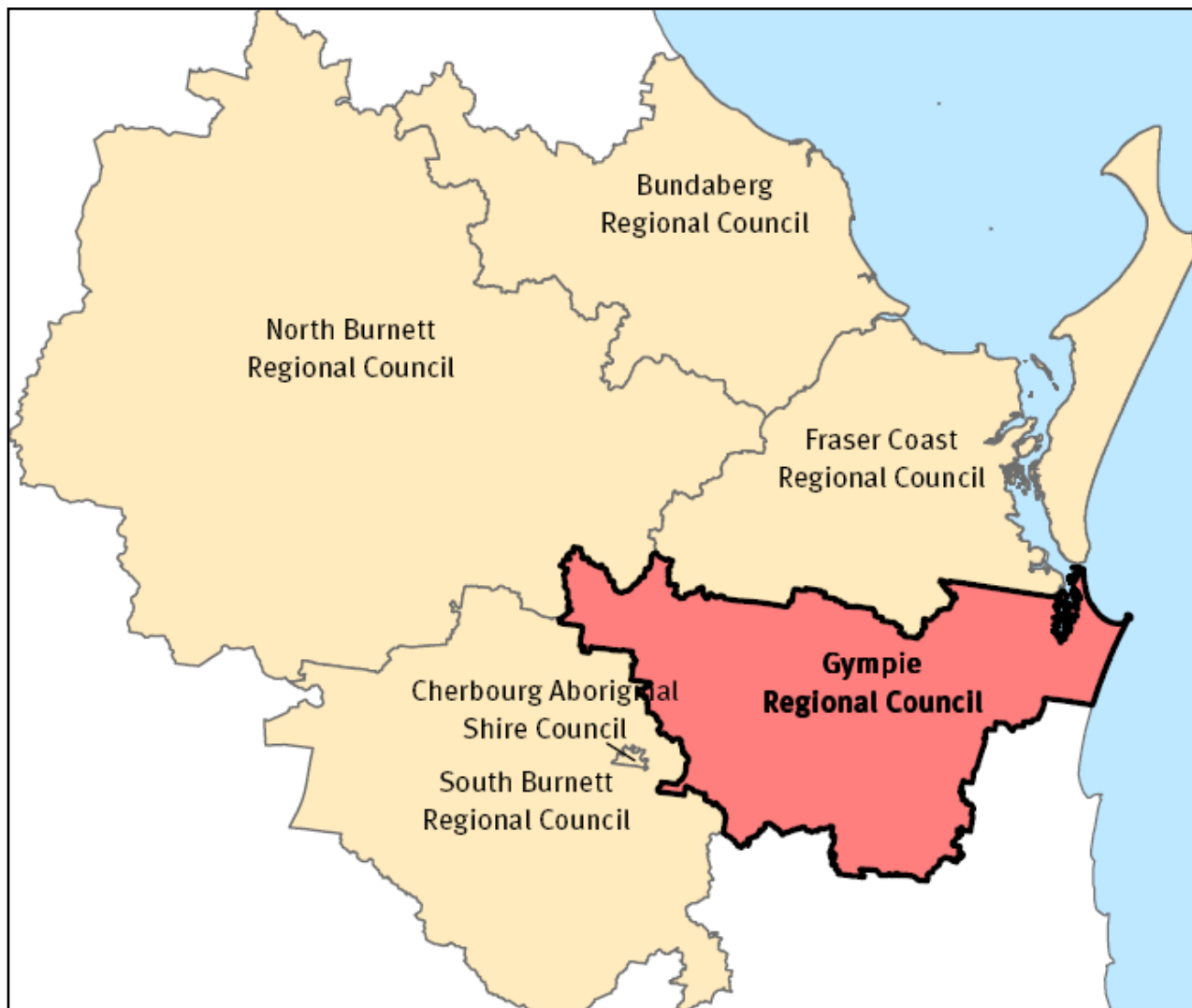
Editor's note: The planning scheme has been amended to align with the regulated requirements as provided in the *Planning Act 2016* with exception to consistency with all zone names used and purpose statements and use and administrative definitions. In accordance with section 16(3) of the Act, the regulated requirements (to the extent chosen) apply to the planning scheme to the extent of any inconsistency.

Editor's note: In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

## Map 1–Local government planning scheme area



## Map 2–Local government context



### 1.2 Planning scheme elements

- (1) The Planning Scheme comprises the following elements:
  - (a) strategic framework;
  - (b) local government 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;
- (xii) Medium Impact Industry Zone;
- (A) East Deep Creek 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) Home Based Business Code;
  - (xxiv) Advertising Devices Code;
  - (xxv) Reconfiguring a Lot Code;
  - (xxvi) Infrastructure and Operational Work (excluding Advertising Device) Code; and
  - (xxvii) Building Matters 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 Interpretation

### 1.3.1 Definitions

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

Editor's note: In accordance with section 5(2)(a) of the Planning Regulation 2017, the regulated requirements apply to this planning scheme only where specifically identified as regulated requirements in the sections containing the zones and/or definitions as relevant. Refer to Section 2.4.

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

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

Editor's note: This is an example of an editor's note.  
Footnote<sup>1</sup>—See example at bottom of page.

### 1.3.3 Punctuation

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

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

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

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

## 1.4 Categories of development

- (1) The categories of development under the Act are:
  - (a) accepted development
  - (b) accepted development (subject to requirements)

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

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

Editor's note: A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

- (d) prohibited development.

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

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5 Section 5.5 to 5.7.

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

## 1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:
  - (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
  - (b) relevant codes as specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;
  - (c) overlays prevail over all other components (other than mentioned in (a) and (b)) to the extent of the inconsistency;

Editor's note: The planning scheme includes overlay maps to which trigger provisions within the particular zone codes.

- (d) zone codes prevail over use codes and other development codes to the extent of the inconsistency.

Editor's note: The planning scheme includes use codes and other development codes for the purposes of assessment, as nominated.

## 1.6 Building work regulated under a planning scheme

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

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

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

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

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

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

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

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

- (4) For the purposes of section 7 of the Building Regulation 2021, land identified as a Development Constraint within the Bushfire Hazard Overlay is designated as a bushfire prone area.
- (5) For the purposes of section 8 of the Building Regulation 2021, land identified as a Development Constraint within the Flood Hazard Overlay is designated as a flood hazard area.

## 1.7 Local government administrative matters

Editor's note: No matters at this time subject to future further amendment of the Gympie Regional Council Planning Scheme.

## 1.8 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.

## 1.9 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 provisions

### 2.1 State planning policy

The State Planning Policy (July 2017) is not appropriately integrated in the Planning Scheme. Where state interests are not integrated into the Planning Scheme, the applicable assessment benchmarks, relevant guiding principles, state interest statements and state interest policies contained in the State Planning Policy applies to development, to the extent relevant.

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

### 2.2 Regional plan

The Minister has identified that the Wide Bay Burnett Regional Plan 2011 (WBBRP) as it applies in the Planning Scheme Area is appropriately reflected in the Planning Scheme.

### 2.3 Referral agency delegations

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

**Table 2.1 Delegated referral agency jurisdictions**

<b>Column 1 Application involving</b>	<b>Column 2 Referral agency and type</b>	<b>Column 3 Referral jurisdiction</b>
(Table not in use at this time)	-	-

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

### 2.4 Regulated requirements

The following regulated requirements prescribed in the Planning Regulation 2017 are appropriately reflected in the planning scheme.

- (1) A partial use of zones from Schedule 2 Column 1 from the Regulation
- (2) Use of RGB colour for zones stated in Schedule 2 Column 3 of the Regulation.

Editor's note: Under Section 5 (2)(a) of the Act, the purpose statements for zones in schedule 2 column 2 and the Use and Administrative terms as stated in Schedules 3 and 4 are not reflected fully.

## 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, eco-tourism, and self-contained recreational vehicles.



- (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 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**

Elements	Specific outcomes
<p>(1) Growth – the established urban areas of the Gympie Region are expanded to accommodate the Region’s projected growth for the next 20 years.</p>	<ul style="list-style-type: none"> <li>(a) Broad-hectare land in locations identified on the Strategic Plan Map is protected to accommodate significant proportions of residential and industrial growth;</li> <li>(b) Areas in Southside, 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;</li> <li>(c) Structure planning of the local development area at Southside (residential 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.</li> <li>(d) Consolidation of urban centres is encouraged through in-fill and re-development in appropriate locations;</li> <li>(e) Undeveloped sites within existing urban areas are investigated to realise their best land use potential;</li> <li>(f) Opportunity to subdivide allotments in existing urban areas is maximised, while ensuring that there is no adverse impact on amenity or character;</li> <li>(g) The use of land in close proximity to town centres facilitates an increase in population density;</li> <li>(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;</li> <li>(i) Use of land for urban purposes in areas affected by natural hazards is avoided;</li> <li>(j) Coastal-dependent land uses are located adjacent to tidal water in preference to other land uses;</li> </ul>
<p>(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.</p>	<ul style="list-style-type: none"> <li>(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;</li> </ul>

Elements	Specific outcomes
	<ul style="list-style-type: none"> <li>(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;</li> <li>(c) Larger-scale office or commercial activities locate in the Principal or District Centres;</li> <li>(d) District Centres that do not compromise the primacy of the Gympie Principal Centre are located at Duke Street, Excelsior Road, Mellor Street, Southside, Imbil, Kilkivan, Goomeri and Cooloola Cove;</li> <li>(e) Opportunity to establish bulky goods outlets and retail warehousing is provided at Monkland;</li> <li>(f) The Gympie Medical Precinct consolidates as a centre providing integrated and enhanced medical services at both local and regional levels;</li> <li>(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;</li> <li>(h) Industrial, commercial and other high-employment generating activities are located in areas of high accessibility;</li> <li>(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;</li> <li>(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;</li> <li>(k) Low to medium impact industry is located in existing industrial areas that represent expansion of existing areas or on identified new sites;</li> <li>(l) Land uses that are not compatible with existing or future industrial activities are not established in industrial areas;</li> <li>(m) Higher density residential development optimises the opportunity presented by the central location of higher-order retail, employment and community facilities;</li> <li>(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;</li> <li>(o) Residential expansion is provided in close proximity to a wide range of social, community and physical infrastructure;</li> <li>(p) Areas of urban green space are provided and maintained to create a visual break in the urban form;</li> <li>(q) Existing open space areas are connected, where practicable, through the provision of additional open space as part of new development.</li> </ul>

<b>Elements</b>	<b>Specific outcomes</b>
<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"> <li>(a) The role of existing rural towns and settlements in providing local services is enhanced, while protecting local character;</li> <li>(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;</li> <li>(c) Rural residential development provides a legitimate life-style choice in close proximity to services and infrastructure;</li> <li>(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;</li> <li>(e) Other existing rural residential areas will maintain existing settlement patterns but will not be expanded;</li> <li>(f) Where existing environmental or natural hazard constraints exist, no further subdivision of rural residential areas will occur.</li> </ul>
<p>(4) Hazards – the avoidance or mitigation of hazards provides for the protection of life, property and valuable infrastructure.</p>	<ul style="list-style-type: none"> <li>(a) Development, including infrastructure, is provided with the best practicable protection from the effects of natural hazards;</li> <li>(b) Areas of new urban development within coastal hazard areas is avoided;</li> <li>(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;</li> <li>(d) Development considers the appropriateness of land use and employs necessary built form outcomes to minimise flood risk;</li> <li>(e) Development does not increase the number of people located permanently or temporarily in areas subject to bushfire risk;</li> <li>(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;</li> <li>(g) High impact industries are co-located in areas where the effects of impacts are already experienced;</li> <li>(h) Development on lots subject to man-made hazards considers the implications of those hazards on the proposed land use;</li> <li>(i) New sensitive development is separated from existing hazards or areas identified for future hazardous industries or activities;</li> <li>(j) Development of lots affected by unexploded ordinances causes no increase in the risk of exposure to any such ordinance;</li> <li>(k) Consideration is given to the compatibility of previous and proposed uses of contaminated land.</li> </ul>

### 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**

Elements	Specific outcomes
(1) Productive rural land – protection of rural resources for effective utilisation.	<ul style="list-style-type: none"> <li>(a) The potential for economic benefit from the rural utilisation of land resources is maintained and enhanced;</li> <li>(b) Good quality agricultural land is preserved;</li> <li>(c) Consolidation of allotments containing good quality agricultural land is encouraged;</li> <li>(d) Productive rural land is protected from intrusion of incompatible development;</li> <li>(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;</li> <li>(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.</li> </ul>
(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"> <li>(a) Rural areas continue to support traditional activities and allow for the establishment of alternate industries such as private forestry and aquaculture;</li> <li>(b) Diversification of rural activities to include new and emerging industries and on-farm value-adding is facilitated;</li> <li>(c) variety of rural activities is encouraged provided that environmental and off-site impacts are mitigated;</li> <li>(d) Rural activities that have potentially adverse environmental impacts implement management plans to mitigate their effects and are separated from sensitive receiving environments.</li> </ul>

Elements	Specific outcomes
(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"> <li>(a) The scale of production in rural areas is consistent with the capacity of the land and the locality in which it is located;</li> <li>(b) Rural areas in the coastal region provide for small scale rural activities that reflect the fragmented nature of rural holdings in this precinct.</li> </ul>
(4) Non-rural uses – rural industry is supported by and protected from the intrusion of incompatible land uses.	<ul style="list-style-type: none"> <li>(a) Non-rural activities that are ancillary to and associated with the rural use of land are encouraged;</li> <li>(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;</li> <li>(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;</li> <li>(d) Opportunities to establish tourism activities in rural areas that respect the natural and rural setting;</li> <li>(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;</li> <li>(f) Non-rural activities in rural areas do not compromise rural production in surrounding areas;</li> <li>(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.</li> </ul>
(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"> <li>(a) The impacts of incompatible development on the ability to exploit known extractive resources are prevented;</li> <li>(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;</li> <li>(c) Exploitation of extractive deposits are managed such that adverse environmental and amenity impacts are maintained at an acceptable level;</li> <li>(d) Extractive industry operations, including haul routes, should avoid significant adverse effects on the natural features, safety and amenity of the locality;</li> <li>(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.</li> </ul>

### 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 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**

Elements	Specific outcomes
<p>(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.</p>	<p>(a) Natural resources and rural land uses that contribute significant economic benefits to the community are protected for use when needed;</p> <p>(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;</p> <p>(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;</p> <p>(d) The fundamental role provided by the key industries in the Region is recognised, facilitating ongoing development in these industries;</p> <p>(e) Development facilitates and co-ordinates the development of niche industry clusters of tourism, the equine industry and agribusiness and food production;</p> <p>(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;</p> <p>(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;</p> <p>(h) The contribution of marine and tourism activities to the Region's economy are maintained and enhanced; at appropriate locations throughout the region;</p> <p>(i) The fishing industry at Tin Can Bay is protected from the intrusion and impacts associated with incompatible development;</p> <p>(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;</p> <p>(k) Rural areas, particularly good quality agricultural land, are protected to maintain a productive role</p>



Elements	Specific outcomes
	<p>that reflects their existing characteristics and future potential;</p> <p>(l) The Stock Route Network is protected from land uses that have the potential to impact on the capacity of the Network;</p> <p>Editor's note: The location of the Stock Route Network is depicted on SRN Advisory Maps 1-16.</p> <p>(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.</p>
<p>(2) Infrastructure provision – industry development, strengthening of business relationships and economic activity is supported by appropriate infrastructure.</p>	<p>(a) Regional infrastructure offers a competitive advantage to businesses, strengthening economic performance and reinforcing the Region's locational advantages;</p> <p>(b) The role of the State rail network and the Region's highways in supporting business development is protected;</p> <p>(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;</p> <p>(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;</p> <p>(e) An assessment of the regional road network's capacity to provide B-double and large vehicle access to key industrial and logistical locations is undertaken;</p> <p>(f) Expansion of industrial development at the East Deep Creek Local Development Area Precinct, ensures efficient use of the land and integration with existing and planned infrastructure through the completion of a structure planning exercise. Any development is required to comply with provisions in the Planning Scheme, including making site specific arrangements to service the development, at the expense of the developer i.e. water and sewer infrastructure.</p>

## 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**

Elements	Specific outcomes
<p>(1) Environmental protection and conservation – the intrinsic values that contribute to the Region's environment and biodiversity, attraction and liveability are protected.</p>	<ul style="list-style-type: none"> <li>(a) Ecosystems and natural resources are protected and managed to enhance their capacity to support and conserve biodiversity;</li> <li>(b) Areas of ecological significance, particularly local components of the Great Sandy Biosphere, are identified, protected, maintained and enhanced;</li> <li>(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;</li> <li>(d) Opportunities for the establishment, protection, management, rehabilitation and enhancement of identified movement corridors are accommodated;</li> <li>(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;</li> <li>(f) Urban development does not impact on waters mapped as being of high ecological value or declared fish habitat areas;</li> <li>(g) Development is located outside significant wetlands and is planned, constructed and operated to avoid adverse impacts on the wetlands;</li> <li>(h) The riparian amenity and habitat of the Region's waterways, wetlands and foreshores are retained, enhanced and restored;</li> <li>(i) Development proposals in or adjacent to areas of ecological significance will be compatible with the values of those areas;</li> <li>(j) In urban areas, where development cannot be avoided in areas of High Ecological Significance, impacts should be minimised and offset;</li> <li>(k) Forms of development that are likely to create adverse impacts on the functions and values of habitat areas will not be supported.</li> </ul>
<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"> <li>(a) Significant natural resources are identified, managed and protected to enhance their economic, communal and environmental values;</li> <li>(b) Ensure that significant natural resources can be accessed and developed without being prejudiced by incompatible development;</li> <li>(c) Management of natural resource operations ensures that significant environmental harm or unreasonable disruption to the amenity of sensitive environments is prevented;</li> <li>(d) The quality of the region's water (ground and surface), land and air resources is protected from the impacts of development;</li> </ul>

Elements	Specific outcomes
	<ul style="list-style-type: none"> <li>(e) Specific management techniques must be incorporated into development to avoid the harmful consequences of disturbing or generating acid sulfate soils;</li> <li>(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;</li> <li>(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;</li> <li>(h) Water storage catchments identified are protected from inappropriate development;</li> <li>(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;</li> <li>(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;</li> <li>(k) Physical coastal processes and the natural fluctuations of landforms continue to occur in a natural way, without human interference;</li> <li>(l) The scenic values of the coast are protected from the impacts of urban development;</li> <li>(m) Opportunities for public access to the foreshore and coastal waters are maintained while conserving coastal resources;</li> <li>(n) Maritime development and supporting activities are accommodated in locations within the Tin Can Bay and Carlo Point settlement areas;</li> <li>(o) Development management recognises the need for a risk-averse strategy dealing with the vagaries of climate change;</li> <li>(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;</li> <li>(q) Development is appropriately located to provide protection from the impacts of flooding from the Region's watercourses.</li> </ul>
<p>(3) Sustainable development – sympathetic design for climate creates more sustainable design and lifestyles.</p>	<ul style="list-style-type: none"> <li>(a) Development contributes to a reduction in the generation of greenhouse gas emissions;</li> <li>(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;</li> <li>(c) Increase the local provision of renewable energy and low emission technology;</li> <li>(d) Increase stored carbon through the retention or planting of vegetation and other land management practices;</li> <li>(e) The efficient use and re-use of water is promoted to manage consumption of natural resources;</li> <li>(f) Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning.</li> </ul>

## 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**

Elements	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.	<ul style="list-style-type: none"> <li>(a) New development does not result in isolated or poorly serviced communities;</li> <li>(b) Expansion or further subdivision of existing rural residential communities at Curra, The Palms and Widgee is not supported;</li> <li>(c) Existing communities have enhanced access to community services that is commensurate with anticipated demand;</li> <li>(d) Larger lot developments occur in close proximity to existing urban areas and their associated services;</li> <li>(e) Expansion or further subdivision of land near District Centres or coastal settlements may be contemplated where there is sufficient physical and social infrastructure;</li> <li>(f) The provision of recreational and open space facilities provides increased opportunities for social interaction;</li> <li>(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;</li> <li>(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.</li> </ul>
(2) Housing diversity – to provide for different lifestyles and housing needs for people in all stages of life.	<ul style="list-style-type: none"> <li>(a) A wide range of dwelling types helps build diverse and socially interesting neighbourhoods;</li> <li>(b) Residential neighbourhoods comprise a variety of lot sizes that support a diverse range of housing options in keeping with desired neighbourhood character;</li> <li>(c) A diversity of housing provides people the opportunity to remain in the same community</li> </ul>

Elements	Specific outcomes
	<p>when their housing needs change, maintaining their existing lifestyle and social contacts;</p> <p>(d) Housing choice that includes traditional detached houses, small-lot houses, townhouses, duplexes and unit development is facilitated.</p>
<p>(3) Cultural heritage – the heritage and character values of the Region continue to reinforce the connection between communities and their history and identity.</p>	<p>(a) The cultural heritage of all sectors of the community is protected by the recognition of features that contribute to community identity;</p> <p>(b) The role of visual character in defining township identity and creating traditional streetscapes is reinforced;</p> <p>(c) Places of heritage significance are identified, registered and provided with protection in the form of development control;</p> <p>(d) Areas surrounding places of heritage significance are developed so that the heritage values of the nominated site are protected;</p> <p>(e) The components that contribute to the identity of rural townships are retained in new development;</p> <p>(f) Streetscape character that is created by groups of residential and commercial buildings, their setting and landscaping is identified and retained;</p> <p>(g) Development in identified streetscape character areas balances the retention of character with increased site development potential;</p> <p>(h) Re-use of buildings of character value for alternate use is supported where the character values are retained.</p>

### 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**

Elements	Specific outcomes
<p>(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.</p>	<ul style="list-style-type: none"> <li>(a) Increase in non-local traffic on local roads is minimised;</li> <li>(b) Land uses reliant on long-distance road or rail transport establish in areas surrounding major transport access points;</li> <li>(c) Opportunities for industry or business co-location are maximised where there is potential to reduce the demand for road freight movements;</li> <li>(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;</li> <li>(e) Develop a clear hierarchy of function for the road network that reflects the intended use of each road or street;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(i) Efficient connections are established between neighbourhoods, limiting the need to use major roads for local trips;</li> <li>(j) Development considers the integration of land use and active transport modes.</li> </ul>
<p>(2) Public and active transport – facilitation of alternatives to private vehicle usage.</p>	<ul style="list-style-type: none"> <li>(a) Opportunities for the establishment and expansion of the public transport network are supported by development;</li> <li>(b) Development of new urban areas considers the capacity for practical public transport links and services;</li> <li>(c) Development encourages the use of walking and cycling to assist in reducing vehicle trip frequency;</li> <li>(d) The development of the Principal and District Centres establishes a concentration of uses that encourages single-trips for multiple purposes;</li> <li>(e) Where topography and proximity to urban centres permit, development facilitates the establishment of walking and cycling networks.</li> </ul>
<p>(3) Incompatible development – development does not compromise the establishment and operation of infrastructure.</p>	<ul style="list-style-type: none"> <li>(a) Conflict between sensitive land uses and the effects of infrastructure operation are avoided;</li> <li>(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;</li> <li>(c) The transport and major infrastructure corridors identified on the Strategic Plan Map are retained</li> </ul>

Elements	Specific outcomes
	<p>at a width to buffer existing operations and allow for future upgrades;</p> <p>(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;</p> <p>(e) Opportunities are optimised for the establishment of infrastructure and services for recovering, reusing and recycling materials;</p> <p>(f) Provision is made for the dedication of sites for future waste resource recovery facilities across the Region.</p>
<p>(4) Water quality – the water quality, physical and chemical properties of water, including the frequency of stormwater flows is addressed by urban development.</p>	<p>(a) Urban stormwater management design objectives are identified, consistent with protecting environmental values of the relevant receiving waters;</p> <p>(b) Construction activities for development avoid or minimise adverse impacts on stormwater quality;</p> <p>(c) The entry of contaminants into and transport of contaminants by stormwater is avoided or minimised;</p> <p>(d) The environmental values of receiving water are protected from the impacts of waste water on water quality;</p> <p>(e) Stormwater and waste water infrastructure is planned, designed, constructed and operated to protect water quality;</p> <p>(f) Waste water discharge is managed in a way that maintains waterway and ecosystem health;</p> <p>(g) Discharge of waste water demonstrates best practice environmental management.</p>
<p>(5) Development servicing – orderly and sequential provision of infrastructure is not jeopardised by development that occurs ahead of expectations.</p>	<p>(a) Urban development occurs where existing urban infrastructure has the capacity to accommodate increased loading;</p> <p>(b) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development;</p> <p>(c) Development in new areas will coincide with the sequence identified in the Local Government Infrastructure Plan;</p> <p>(d) New development does not result in an increased burden to the wider community for the provision of infrastructure;</p> <p>(e) All reasonable costs which are generated by development are met by that development.</p>

## Part 4 Local Government Infrastructure Plan

### 4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
- (2) The purpose of the local government infrastructure plan is to:
  - (a) integrate infrastructure planning with the land use planning identified in the planning scheme;
  - (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
  - (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
  - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
  - (e) provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
  - (a) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
  - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031;
  - (c) states in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
  - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
    - (i) water supply;
    - (ii) sewerage;
    - (iii) stormwater;
    - (iv) transport;
    - (v) parks and land for community facilities.
  - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4.

### 4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
  - (a) population and employment growth;
  - (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
  - (a) the base date 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
    - (i) mid 2021;
    - (ii) mid 2026;
    - (iii) mid 2031.
  - (b) the LGIP development types in column 2 that include the uses in column 3 of Table 4.1.



- (c) the projection areas identified on Local Government Infrastructure Plan Map PFTI-PIA in Schedule 2—Mapping and local government infrastructure plan tables.

**Table 4.1 Relationship between LGIP development categories, LGIP development types and uses**

<b>Column 1 LGIP development category</b>	<b>Column 2 LGIP development type</b>	<b>Column 3 Uses</b>
Residential development	Attached dwelling	Dual occupancy Dwelling unit Multiple dwelling
	Detached dwelling	Dwelling house
Non-residential development	Commercial	Agricultural supplies store Bulk landscape supplies Food and drink outlet Garden centre Hardware and trade Outdoor sales Service station Shop Shopping centre Showroom Veterinary services Bar Club Food and drink outlet Function facility Hotel Nightclub entertainment facility Theatre
	Community purpose	Community use Place of worship Educational establishment Hospital Child care centre Health care services
	Industry	Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Special industry Service industry
	Other	Tourist Park Residential care facility
	Office	Office

Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

#### 4.2.1 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning

scheme area is stated in Table 4.2 Population and employment assumptions summary.

**Table 4.2 Population and employment assumptions summary**

Column 1 Description	Column 2 Assumptions				
	Base date 2016	2021	2026	2031	Ultimate development
Population	49,410	51,901	54,229	56,480	100,241
Employment	20,913	22,634	24,354	26,076	72,656

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 2 Mapping and local government infrastructure plan tables:
- (a) for population, Table SC2.5.1;
  - (b) for employment, Table SC2.5.2.

#### 4.2.2 Development

- (1) The developable area is stated in Column 2 of Table SC2.5.5 in Schedule 2 Mapping and local government infrastructure plan tables.
- (2) The planned density for future development is stated in Table SC2.5.5 in Schedule 2 Mapping and local government infrastructure plan tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.3 Residential dwellings and non-residential floor space assumptions summary.

**Table 4.3 Residential dwellings and non-residential floor space assumptions summary**

Column 1 Description	Column 2 Assumptions				
	Base date 2016	2021	2026	2031	Ultimate development
Residential dwellings	21,694	22,785	23,806	24,792	45,111
Non-residential floor space (m2 GFA)	876,611	929,700	982,789	1,035,878	2,818,804

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 2 Mapping and local government infrastructure plan tables:
- (a) for residential development, Table SC2.5.3;
  - (b) for non-residential development, Table SC2.5.4.

#### 4.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC2.5.5 in Schedule 2 Mapping and local government infrastructure plan tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
  - (a) for the water supply network, Table SC2.5.6;
  - (b) for the sewerage network, Table SC2.5.7;
  - (c) for the stormwater network, Table SC2.5.8;
  - (d) for the transport network, Table SC2.5.9;
  - (e) for the parks and land for community facilities network, Table SC2.5.10.

### 4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan Map PFTI-PIA.

### 4.4 Desired standards of service

- (3) This section states the key standards of performance for a trunk infrastructure network.
- (4) Details of the standard of service for a trunk infrastructure networks are identified in the extrinsic material.

#### 4.4.1 Water supply network

**Table 4.4 Desired standard of service for the water supply network**

<b>Column 1 Measure</b>	<b>Column 2 Planning criteria (qualitative standards)</b>	<b>Column 3 Design criteria (quantitative standards)</b>
Water quality and public health	Provide water in accordance with recognised quality standards that safeguard community health.	<ul style="list-style-type: none"> <li>• Australian Drinking Water Guidelines 2011 – National Health and Medical Research Council</li> <li>• Drinking Water Quality Management Plan - Gympie Regional Council</li> </ul>
Reliability, continuity and adequacy of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> <li>• Gympie Regional Council Planning Scheme Policy Schedule 6.1.7</li> <li>• Customer service standards</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply (update March 2014)</li> </ul>
Economic efficiency	Provide infrastructure that: <ul style="list-style-type: none"> <li>• Minimises whole of life cycle costs;</li> <li>• Minimises power costs;</li> <li>• Minimises the extent of infrastructure assets required to deliver the service.</li> </ul>	<ul style="list-style-type: none"> <li>• Gympie Regional Council Planning Scheme Policy Schedule 6.1.7</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply (update March 2014)</li> </ul>
Environmental impacts	Provide infrastructure that: <ul style="list-style-type: none"> <li>• Minimises energy usage;</li> <li>• Minimises greenhouse gas emissions;</li> <li>• Complies with Environmental Management Strategies and Plans;</li> <li>• Provides for system operation and monitoring in accordance with recognised standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Gympie Regional Council Planning Scheme Policy Schedule 6.1.7</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply (update March 2014)</li> </ul>

<b>Column 1 Measure</b>	<b>Column 2 Planning criteria (qualitative standards)</b>	<b>Column 3 Design criteria (quantitative standards)</b>
Infrastructure design/ planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> <li>• Gympie Regional Council Planning Scheme Policy Schedule 6.1.7</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply (update March 2014)</li> <li>• IPWEAQ standards</li> </ul>

#### 4.4.2 Sewerage network

**Table 4.5 Desired standard of service for the sewerage network**

<b>Column 1 Measure</b>	<b>Column 2 Planning criteria (qualitative standards)</b>	<b>Column 3 Design criteria (quantitative standards)</b>
Sewerage quality and public health	Provide a sewerage network that maintains public health.	<ul style="list-style-type: none"> <li>• Gympie Regional Council Planning Scheme Policy Schedule 6.1.7</li> </ul>
Reliability and adequacy of service	Development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> <li>• Gympie Regional Council Planning Scheme Policy Schedule 6.1.7</li> <li>• Customer service standards</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply (update March 2014)</li> </ul>
Economic efficiency	Provide infrastructure that: <ul style="list-style-type: none"> <li>• Minimises whole of life cycle costs;</li> <li>• Minimises power usage</li> <li>• Minimises the extent of infrastructure assets required to deliver the service</li> </ul>	<ul style="list-style-type: none"> <li>• Gympie Regional Council Planning Scheme Policy Schedule 6.1.7</li> <li>• Customer service standards</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply (update March 2014)</li> </ul>

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
Environmental impacts	Provide infrastructure that: <ul style="list-style-type: none"> <li>• Minimises energy usage</li> <li>• Minimises greenhouse gas emissions;</li> <li>• Complies with Environmental Management Strategies and Plans;</li> <li>• Provides for system operation and monitoring in accordance with recognised standards;</li> <li>• Enables opportunities for beneficial re-use of treated effluent.</li> </ul>	<ul style="list-style-type: none"> <li>• Gympie Regional Council Planning Scheme Policy Schedule 6.1.7</li> <li>• Customer service standards</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply (update March 2014)</li> </ul>
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <li>• Gympie Regional Council Planning Scheme Policy Schedule 6.1.7</li> <li>• Customer service standards</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply (update March 2014)</li> </ul>

#### 4.4.3 Stormwater network

**Table 4.6 Desired standard of service for the stormwater network**

Measure	Desired standard of service
Quantity	<p><i>Total flow</i> - 1 in 100 ARI  <i>Pipe flow</i> - 1 in 10 ARI  <i>Overland flow</i> – Total flow minus pipe flow within road or drainage reserve as per QUDM with no overland flow permitted through privately owned lands.</p> <p><i>Total Flow Management</i> – The use of detention basins to maintain flows at pre-existing rates is not a preferred drainage solution. Should an approval be forthcoming detention basins shall be located on lands under the control of Council.</p> <p><i>Pipe Flow Management</i> – The minimum velocity shall be 1.2 m/sec with an absolute minimum of 0.9 m/sec. The maximum velocity shall be 3.5 m/sec with an absolute maximum of 5.0 m/sec.</p>
Quality	<p><i>Total Suspended Solids</i> – 80% reduction from untreated post-development conditions  <i>Total Phosphorus</i> – 60% reduction from untreated post-development conditions  <i>Total Nitrogen</i> – 40% reduction from untreated post-development conditions  <i>Gross Pollutants</i> – 90% reduction from untreated post-development conditions</p>

#### 4.4.4 Transport network

**Table 4.7 Desired standard of service for the transport and footpath network**

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
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Road network design/planning standards	The road network provides a safe, reliable and functional urban, rural residential and rural hierarchy that supports settlement patterns, commercial, tourist, agricultural and economic activities. Design of the road system will comply with established codes and standards.	*Gympie Regional Council Planning Scheme Policy Schedule SC6.1.7 *Austroads Design Guidelines 2009 *Department of Transport and Main Roads Road Planning and Design Manual *The desirable standards in Table 4.8, columns 1 to 7
Footpaths and cycleways	The footpath and cycle network provides a safe, attractive and convenient network that links residential areas to desirable activity nodes thereby encouraging walking and cycling as acceptable travel alternatives as well as for fitness and well-being.	*Gympie Regional Council Planning Scheme Policy Schedule SC6.1.7 *Gympie Region Walk Cycle Strategy *The desirable standards in Table 4.8, columns 1 and 8
Public transport design/planning standards	New urban development is designed to achieve safe and convenient distances to existing and future bus stops. Improve inter-city bus access and functionality. Increase use of public transport as an attractive alternative to personal vehicle use.	*Gympie Regional Council Planning scheme policy Schedule SC6.1.7 *Austroads Design Guidelines 2009 *Department of Transport and Main Roads Road Planning and Design Manual

**Table 4.8 Desirable standards**

Column 1 Road Type	Column 2 Typical Volume (vpd)	Column 3 Typical Posted Speed (km/h)	Column 4 Carriage-way Width (m)	Column 5 Minimum Reserve Width (m)	Column 6 Minimum Level of Service <sup>^</sup>	Column 7 Maximum Roughness (IRI)	Column 8 Footpath Width* (m)
Urban Arterial	6,000	60	12	22	B-C	2	1.5 including TMR roads
Urban Sub-arterial	3,500	50	10	22	B	4	1.2
CBD Roads	n/a	40	12	22	C	2	Full width
Rural Residential	500	80	8	22 <sup>#</sup>	B	4	0

Table notes:

<sup>#</sup> Subject to cut/fill batter points clear of property boundary by 3.0 m on curves, cul de sac heads and 4.0 m elsewhere.

<sup>^</sup>Defined in Guide to Traffic Management Part 3 – Austroads 2009

\* Connecting pathways 2.4 m wide wherever possible within existing reservation, otherwise as shown.

#### 4.4.5 Parks and land for community facilities network

The DSS for the parks and land for community facilities network are contained in Tables 4.9, 4.10, 4.11 and 4.12. Refer to the extrinsic material or further detail and clarification.

**Table 4.9 Rate of provision**

<b>Open Space Type</b>	<b>Rate of provision (ha/1,000 people)</b>
District Recreation Parks	1.2
Regional Recreation Parks	0.6
District Sports Parks	0.7
Regional Sports Parks	1.2
Land for community facilities	0.1
<b>TOTAL</b>	<b>3.8</b>

**Table 4.10 Accessibility provisions**

<b>Infrastructure Type</b>	<b>District</b>	<b>Regional</b>
Recreation Parks	Residents are within a 10 to 15 minute drive	Local government area
Sports parks	30 km	Local government area
Land for community facilities	Local government area	

**Table 4.11 Minimum characteristics of each park**

Characteristic	Recreation Parks		Sports Parks		Land for community facilities
	District	Regional	District	Regional	
Minimum size of open space (Ha)	1.5 ha of usable space	2.5 ha usable space	Minimum of 3ha of usable open space.	Minimum of 5ha of usable open space (ideally 10ha).	Dependent on use.
Shape of Land	The preferred shape for a park is square or rectangular with the sides no greater than 2:1 ratio.		To maximise the area available for playing fields, a square or rectangular shape is considered most efficient. Fields and courts to be as close to north-south configuration as possible.		Not applicable.
Road frontage	Approximately 50% of the park perimeter to have direct road frontage		Between 25-50% of the park perimeter to have direct road frontage		Not applicable.
Maximum desired grade	Maximum grade of 1:10 for 80% of usable open space. To facilitate wheelchair access to parks, areas with a grade of 1:33 will also be provided, where possible. Variable	Average grade of 1:20 for main use areas, 1:50 for kick about area, and variable topography for remainder	Minimum grade of 1:80 for all playing Surfaces. Gradient of 1:50 for remainder of space.	Laser levelling to a maximum gradient of playing surface 1:100. Gradient of 1:50 for remainder of space.	Based on site-by-site assessment.
Minimum desired flood immunity for parks	Main use area free of regular flooding (above Q10) with at least 10% of the total area above Q50. Areas containing buildings are to be located above the Q50 design level.	All use areas free of regular flooding (above Q10). Areas containing playgrounds are to be located above the Q50 design level. Built facilities above	Minimum Q10 design flood line for fields and Q50 for courts. All buildings and expensive facilities above Q100 flood level.		100% flood immunity.



**Table 4.12 Typical embellishments**

Park element	District Recreation Parks	Regional Recreation Park	District Sports Park	Regional Sports Park
Playground (activity node)	✓	✓		
Fencing /bollards	✓	✓	✓	✓
Landscaped garden beds		✓		✓
Shade trees clustered near activity node	✓	✓	✓	✓
Turf	✓	✓	✓	✓
Irrigation		✓	✓	✓
Lighting	✓	✓	✓	✓
Internal pathways and paving	✓	✓	✓	✓
Bicycle racks	✓	✓	✓	✓
Signage	✓	✓	✓	✓
Shade structures	✓	✓	✓	✓
Tap/bubbler	✓	✓	✓	✓
Bench seating	✓	✓	✓	✓
Electric barbecue	✓	✓		
Picnic shelter	✓	✓		
Rubbish bins	✓	✓	✓	✓
Toilets	✓	✓	✓	✓
Change rooms			✓	✓
Internal road and car parking		✓	✓	✓
Sports fields			✓	✓
Sports courts			✓	✓
Basic spectator seating			✓	✓

## 4.5 Plans for trunk infrastructure

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

### 4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 2 Mapping and local government infrastructure plan tables:
- (a) Map PFTI – Key to Map Numbers;
  - (b) Map PFTI-WAT—Trunk Water;
  - (c) Map PFTI-SEW—Trunk Sewer;

- (d) Map PFTI-SWD—Trunk Stormwater Infrastructure;
- (e) Map PFTI-TRD—Transport - Trunk Roads;
- (f) Map PFTI-TPW—Transport - Trunk Pathways;
- (g) Map PFTI-PCF—Parks and Community Facilities.

(2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

#### 4.5.2 Schedules of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model, which can be viewed here: <https://www.gympie.qld.gov.au/planning-scheme>.
- (2) The future trunk infrastructure is identified in the following tables:
  - (a) for the water supply network schedule of works, Table 4.13;
  - (b) for the sewerage network schedule of works, Table 4.14;
  - (c) for the stormwater network schedule of works, Table 4.15;
  - (d) for the transport network schedule of works, Table 4.16 (Roads), Table 4.17 (Public Transport), and Table 4.18 (Pathways);
  - (e) for the parks and land for community facilities network schedule of works, Table 4.19.

**Table 4.13 Water supply network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
GY-1	Gympie North Distribution Main Leg 1	2031	856,814
GY-2	Gympie North Distribution Main Leg 2	2026	1,015,588
GY-3	Pengelly's Bridge - Deep Creek Crossing	2017	121,254
NR-1	Noosa Road WPS by-pass	2017	19,977
SS-8	Remove Dalee St WPS	2021	12,005
SS-1	Jones Hill Surface to CWT Jones Hill High Res Duplication CWT to High Level Transfer pumps	2021	2,028,906
SS-2	Southside PIA Distribution Main Leg 1	2021	2,165,335
SS-3	Southside PIA Distribution Main Leg 1 to Groundwater Road via Pedersen Ave	2021	133,091
WGY1	Gympie water - bulk water supply - cost for future water allocation 522 ML	2017	935,250
WA1	Amamoor water - treatment plant upgrade	2016	403,125
WA2	Amamoor water - new pipeline	2016	134,375
WK1	Kandanga water - treatment plant upgrade	2016	403,125
WGO1	Goomeri water - treatment plant upgrade	2016	537,500
WTC1	Tin Can Bay Water - 300mm main to Cooloola Cove Reservoir	2016	655,750
WRB1	Rainbow Beach - additional bores for capacity upgrade	2016	537,500
<b>TOTAL</b>			<b>\$9,959,595</b>

**Table 4.14 Sewerage network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
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GSS-02	G40 pump station upgrade	2031	67,007
GSS-03	G12 pumping station upgrade	2031	134,013
GYS-02	G7B pumping station	2017	1,134,507
GYS-20	G31 duplication / upgrade	2031	1,072,107
GYS-21	G31 to Gympie STP rising main	2031	432,082
GYS-22	G31 to Gympie STP falling main	2031	1,151,675
SSS-09	Southern VGS Leg 1 (SS002A / B to junction of SS002C	2021	650,105
SGY1	Gympie Sewerage - effluent management scheme upgrade - land	2021	500,000
SGO1	Goomeri STP - minor upgrades to meet licence requirements	2016	252,625
SK1	Kilkivan STP - minor upgrade to meet licence requirements	2016	295,625
<b>TOTAL</b>			<b>\$5,689,746</b>

**Table 4.15 Stormwater network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost (\$)
D01	James Nash Gully – proprietary GPT	2022	483,000
D02	Commissioners Gully – proprietary GPT	2024	483,000
D03	Whites Gully – proprietary GPT	2026	483,000
D04	Kurana Street – Upgrade pipeline	2020	451,500
<b>TOTAL</b>			<b>\$1,900,500</b>

**Table 4.16 Road transport network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost (\$)
T01	Hall Road - Upgrade	2016	142,629
T02	Louisa Street - Upgrade	2016	264,450
T03	Old Maryborough Road - Upgrade	2021	99,962
T04	Stewart Terrace - Upgrade	2017	34,133
T05	Tozer Street - Upgrade	2017	152,381
T06	Nautilus Drive - Upgrade	2024	329,676
T07	Bayside Road - Upgrade	2025	216,481
T08	Queen Elizabeth Drive - Upgrade	2023	156,492
T09	Excelsior Road - Widening	2026	168,684
T10	Clarkson Drive - Upgrade	2027	41,472
T11	Ramsey Road - Upgrade	2022	146,639
T12	Sorensen Road - Upgrade	2019	289,321
T13	Oak Street - Upgrade	2016	669,833
T14	Reef Street - Upgrade	2022	269,900
T15	Rammutt Road - Widening	2019	1,489,870
T16	Eel Creek Road - Widening	2021	331,175
T17	Eel Creek Road - Widening	2022	834,176
T18	Fritz Road - Widening	2023	75,969
T19	Fritz Road - Widening	2023	1,152,300
T20	Nash Road - Widening	2021	55,760
T21	Nash Road - Widening	2024	459,650
T22	McIntosh Creek Road - Widening	2021	1,003,749
T23	Young Street - Widening	2020	297,990

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost (\$)
T24	Young Street - Widening	2020	32,250
T25	Hall Road - Langton Road - Intersection upgrade	2016	387,000
T26	Bayside Road - Endeavour Drive - Intersection upgrade	2025	207,000
T27	Investigator Avenue - Nautilus Drive - Intersection upgrade	2027	216,000
T28	Bayside Road - Queen Elizabeth Dr – Intersection upgrade	2018	193,500
T29	Mellor Street - Power Street - Intersection upgrade	2028	216,000
T30	Mellor Street - Fern Street - Intersection upgrade	2029	216,000
T31	Duke Street - Alfred Street - Intersection upgrade	2030	216,000
T32	Duke Street - Jane Street - Intersection upgrade	2031	216,000
T33	Watson Road - Sorensen Road - Intersection upgrade	2025	207,000
T34	Monkland Street - O'Connell Street - Intersection upgrade	2027	720,000
T35	Station Road - Tozer Street - Intersection upgrade	2028	374,400
T36	Station Road - Cogan Street - Intersection upgrade	2020	387,000
T37	Louisa Street - Popes Road - Intersection upgrade	2019	451,500
T38	Excelsior Road - Perseverance St - Intersection upgrade	2022	310,500
T39	Monkland Street - Myall Street - Intersection upgrade	2030	432,000
T40	Mellor St - Chapple St - Lady Mary Tce - Intersection upgrade	2029	720,000
T41	Exhibition Road - Watson Road - Intersection upgrade	2028	360,000
T42	Groundwater Road - Sorensen Rd - Intersection upgrade	2030	360,000
T43	Parsons Road - various sites - Intersection upgrade and associated roadworks	2030	108,000
T44	Young Street - Reef Street - Intersection upgrade	2030	108,000
T45	Red Hill Road - Crescent Road - Intersection upgrade	2030	72,000
T46	Power Road - Woolgar Road - Intersection upgrade	2030	72,000
T47	River Road - Watt Street - Intersection upgrade	2030	144,000
T48	Graham Street - Bridge upgrade	2026	1,104,000
T49	Stewart Terrace -Tozer Street - Bridge upgrade	2031	1,728,000
T50	Duke Street – Widening	2026	66,240
T51	Station Road – Widening	2020	139,320
T52	Monkland Street – Spicer Street – Intersection upgrade	2030	216,000
T53	Power Road – Widening	2027	253,080
T54	Exhibition Road - Widenings	2026	760,380
T55	Eel Creek Road-Rocks Road Intersection upgrade	2027	216,000
T56	Investigator Avenue- Queen Elizabeth Drive Intersection upgrade	2028	216,000
T57	Fern-Lawrence-Myall Streets Intersection upgrade	2029	432,000
T58	Apollonian Vale-Lady Mary Terrace-Bligh Street-Caledonian Hill Intersection Upgrade	2028	432,000
T59	Karoonda Road-Carlo Road Intersection upgrade	2024	414,000
T60	Groundwater Road-Waldock Road Intersection upgrade	2029	216,000
T61	Investigator Avenue - Widening	2018	1,935,000
T62	Groundwater Rd (Power Rd to Sorensen Rd) – pavement widening for safety	2016	361,200
T63	Groundwater Rd (Perry L to Cox Rd) – pavement widening for safety	2020	670,800
T64	Tyrell Rd – pavement upgrade for safety	2017	258,000
T65	Pritchard Rd / Smerdon Rd intersection	2021	436,020

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost (\$)
TOTAL			\$25,262,882

**Table 4.17 Public transport network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment Cost (\$)
T66	Land Purchase for Gympie Transit Centre – Stage 1	2016	400,000
T67	Land Purchase for Gympie Transit Centre Stage 2	2018	600,000
T68	Gympie Transit Centre	2024	4,140,000
T69	Upgrade Bus Stop at cinema complex	2017	51,600
<b>TOTAL</b>			<b>\$5,191,600</b>

**Table 4.18 Pathway network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment Cost (\$)
T70	Gympie Connection Road Pathway	2021	51,084
T71	Rifle Range Road Pathway	2021	49,923
T72	Watson Road Pathway	2016	233,490
T73	Sorensen Road Pathway	2016	135,966
T74	Groundwater Road Pathway	2022	119,232
T75	Station Road Pathway	2021	115,326
T76	Gympie Connection Road Pathway	2023	365,424
T77	Gympie Connection Road Pathway	2024	114,264
T78	Old Maryborough Road Pathway	2016	41,796
T79	Bruce Highway Pathway	2022	54,648
T80	Bruce Highway Pathway	2022	59,616
T81	Corella Circuit Pathway	2025	331,200
T82	Corella Circuit Pathway	2025	226,320
T83	Nash Street Pathway	2022	28,704
T84	Gympie Connection Road Pathway	2026	198,720
T85	Oak Street Pathway	2026	74,520
T86	Crescent Road Pathway	2027	175,248
T87	Exhibition Road	2028	62,208
T88	Exhibition Road	2024	91,908
T89	Glastonbury Road	2024	91,908
T90	Groundwater Road Pathway	2028	88,128
T91	Groundwater Road Pathway	2022	221,076
T92	Groundwater Road Pathway	2020	402,480
T93	Groundwater Road Pathway	2016	123,840
T94	Groundwater Road Pathway	2029	212,544
T95	Heilbronn Road Pathway	2018	81,270
T96	Waldock Road Pathway	2018	241,875
T97	Sorensen Road Pathway	2018	186,276
T98	Rocklea Drive Pathway	2030	264,384
T99	Hughes Terrace Pathway	2028	93,312
T100	Mary Valley Road Pathway	2028	10,221,120
T101	Mary Valley Road Pathway	2024	97,152
T102	Mary Valley Road Pathway	2024	43,470
T103	Power Road Pathway	2023	176,640
T104	Power Road Pathway	2021	221,880

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment Cost (\$)
T105	Power Road Pathway	2019	722,400
T106	Rifle Range Road Pathway	2029	220,320
T107	Wises Road Pathway	2030	207,360
T108	Bligh Street - Church Street Pathway	2020	129,000
T109	Tin Can Bay Road Pathway	2031	75,168
T110	Tin Can Bay Road Pathway	2018	116,100
T111	Popes Road - Myall Street Pathway	2027	233,280
T112	Stanley Street Pathway	2031	129,600
T113	Garrick Street Pathway	2031	164,160
T114	Power Street Pathway	2031	111,456
T115	Musgrave Street Pathway	2031	140,832
T116	GSHS - One Mile SS Pathway	2025	924,600
T117	Investigator Avenue Pathway	2020	711,112
T118	Investigator Avenue Pathway	2019	240,907
T119	Endeavour Drive Pathway	2026	321,367
T120	Endeavour Drive Pathway	2027	239,760
T121	Mauretania Avenue Pathway	2031	359,640
T122	Bayside Road Pathway	2030	495,720
T123	Rainbow Beach Road Pathway	2016	55,147
T124	Carlo Road Pathway	2029	1,578,240
T125	Tin Can Bay Road Pathway	2026	260,820
T126	Tin Can Bay Road Pathway	2024	320,160
T127	Tin Can Bay Foreshore Pathway	2016	43,537
T128	Tin Can Bay Foreshore Pathway	2021	217,687
T129	Tin Can Bay Foreshore Pathway	2022	80,730
T130	Burnett Highway Pathway	2019	77,400
T131	Burnett Highway Pathway	2020	67,338
<b>TOTAL</b>			<b>\$23,540,796</b>

**Table 4.19 Public Parks and land for community facilities network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Park type	Column 4 Estimated timing	Column 5 Establishme nt Cost (\$)
P001	Yabba Creek parkland	District recreation	2022	69,000
P002	Kandanga Community Event Reserve & Jack Spicer Oval	District sport	2026	165,600
P003	Centenary of Federation Park	District recreation	2022	69,000
P004	Rainbow Beach Foreshore	Regional recreation	2019	3,392,700
P005	Les Lee Park	District recreation	2018	251,550
P006	HA Chooky Mallet Park	District recreation	2018	83,850
P007	One Mile Sports Precinct	Regional Sport	2027	6,912,000
P008	Albert Park	Regional Sport	2027	3,600,000
P009	Allan Family Park	District recreation	2020	193,500
P010	Southside Park	District recreation	2020	1,290,000
P011	Bert Smith Park	District recreation	2018	154,800
P012	Nelson Reserve	Regional recreation	2018	3,225,000
P013	Region Wide shade structures	District recreation	2019	387,000
P014	Region wide playgrounds	District recreation	2019	645,000
P015	Region Wide Dog Parks	District recreation	2020	322,500
P016	Ramsey Park	Regional sport	2019	193,500
P017	Six Mile AFL Ground	Regional sport	2021	193,500
P018	Six Mile AFL Ground	Regional sport	2017	206,400
P019	Jaycees Park	District recreation	2019	96,750
P020	Tozer Park Road (unnamed park)	District recreation	2018	83,850
P021	Curra Community Complex	District recreation	2019	496,650
P022	Gunalda Recreation Park	District recreation	2030	720,000
P023	Gympie Scottish Mine & Retort House	Regional recreation	2027	3,600,000
P024	Rainbow Beach Sportsground	District recreation	2021	322,500
P025	Billabong Park	District sport	2025	862,500
P026	New District Sport park	District sport	2028	1,440,000
P027	Andrew Fisher park	District Recreation	2021	322,500
P028	Groundwater Road	District Recreation	2026	3,105,000
P029	Winifred Power Park	District Recreation	2030	144,000
P030	Rifle Range Road	District Recreation	2026	1,035,000

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Park type	Column 4 Estimated timing	Column 5 Establishment Cost (\$)
P031	New District Sport park	District Sport	2031	1,440,000
P032	One Mile Sports Precinct	Regional Sport	2021	322,500
P033	Winnington Road	District Recreation	2022	483,000
<b>TOTAL</b>				<b>\$36,829,150</b>

Editor's note - Extrinsic material -

The below table identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

**Table 4.20 List of extrinsic material**

Column 1 Network	Column 2 Title of document	Column 3 Date	Column 4 Author
Planning assumptions	Background information for the Planning Assumptions for the Gympie Regional Council Local Government Infrastructure Plan	January 2017	Gympie Regional Council
Transport	Background information for the Transport Network for the Gympie Regional Council Local Government Infrastructure Plan	February 2017	Gympie Regional Council
Public parks and land for community facilities	Background information for the Public Parks and Land for Community Facilities for the Gympie Regional Council Local Government Infrastructure Plan	February 2017	Gympie Regional Council
Stormwater	Background information for the Stormwater Network for the Gympie Regional Council Local Government Infrastructure Plan	February 2017	Gympie Regional Council
Water supply	Background information for the Water Supply and Sewerage Networks for the Gympie Regional Council Local Government Infrastructure Plan	February 2017	Gympie Regional Council
Sewerage	Background information for the Water Supply and Sewerage Networks for the Gympie Regional Council Local Government Infrastructure Plan	February 2017	Gympie Regional Council



## Part 5 Tables of assessment

### 5.1 Preliminary

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

### 5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
  - (a) prohibited;
  - (b) accepted, including accepted with requirements; and
  - (c) assessable development that requires either code or impact assessment;
- (2) the category of assessment –code or impact- for assessable development in:
  - (a) a zone and, where used, a precinct of a zone;
  - (b) an overlay.
- (3) the assessment benchmarks for assessable development:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the ‘assessment benchmarks’ column);
  - (b) in an overlay:
    - (i) whether an overlay applies (shown in the Table 5.26 in Section 5.6);

Editor’s note: The planning scheme does use Overlay codes with assessment benchmarks included in a relevant section of the zone code for use in assessment of development affected by one or more overlays (mapping).

- (c) any other applicable code(s) (shown in the “assessment benchmarks” column).
- (4) any variation to the category of assessment (shown as an “if” in the “category of development and assessment” column) that applies to the development.

Editor’s note:

- Development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in Schedule 10 of the Regulation.
- Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

### 5.3 Categories of development and assessment

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

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

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

Editor’s note: Schedule 6 of the Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met.

- (4) determine if the development is assessable development under schedule 10 of the Regulation in section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation.
- (5) if the development is not listed in the tables in section 5.4 Development prescribed under schedule 6 of the Regulation, determine the initial category of assessment by reference to the tables in:
  - section 5.5 Categories of development and assessment—Material change of use
  - section 5.7 Categories of development and assessment— Reconfiguring a lot, Building work and Operational work

- (6) a precinct of a zone may change the category of development or assessment and this will be shown in the 'Category of development and assessment' column of the tables in sections 5.5
- (7) if an overlay applies refer to section 5.6 Assessment benchmarks —Overlays for the applicable, assessment benchmarks applying to the category of assessment.

### **5.3.2 Determining the category of development and categories of assessment**

- (1) A material change of use is assessable development requiring impact assessment:
  - (a) unless the table of assessment states otherwise
  - (b) if a use is not listed or defined
  - (c) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work is accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, the category of development and assessment for that aspect is the highest category under each of the applicable zones.
- (5) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development.
- (7) The category of development prescribed under schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

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

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

Editor's note: Development is to be only taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

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

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

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

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

- (5) impact assessable development:
- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant)
- (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant
- (c) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note: The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone.

Editor's note: Section 27 of the Regulation identifies the matters that impact assessment must have regard to.

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

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

**Table 5.1 Development under schedule 6 of the Regulation: material change of use**

Use	Categories of development and assessment	Assessment benchmarks and requirements for Accepted development
Community residence	<b>Accepted development subject to requirements</b>	
	Editor's note: Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development	Editor's note: requirements for community residence development that may not be made assessable under a planning scheme are set out in schedule 6, part 2 item 6 of the Regulation.
Dwelling house	<b>Accepted development</b>	
	If in a Residential zone and identified in Schedule 6 Part 2(2) of the Regulation.	Not applicable  Editor's note: the Queensland Development Code also applies to dwelling houses.

**Table 5.2 Regulated categories of development and categories of assessment: reconfiguring a lot**

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

**Table 5.3 Regulated categories of development and categories of assessment: operational work**

Zone	Level of assessment	Assessment benchmarks
Residential zone category or industry zone category	<b>Code assessment</b>	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10 part 12 division 2 of the Regulation	Editor's note: Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation.

## 5.5 Categories of development and assessment – material change of use

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

**Table 5.4 Residential living zone**

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
<b>Accepted development</b>	
Emergency services Park if not in the Southside Local Development Area Precinct Sales office	Not applicable
<b>Accepted development subject to requirements</b>	
Dwelling house, if for a secondary dwelling, where the secondary dwelling is attached to or located no further than 20m from the primary dwelling and does not exceed a gross floor area of 70m <sup>2</sup>	Residential Living Zone Code AO3.1 or AO3.2, PO4 and AO5.1
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
<b>Code assessment</b>	
Dual occupancy if not in the Southside Local Development Area Precinct	Residential Living Zone Code – Sections 2 and 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if:  (a) not accepted subject to requirements; and (b) not for an activity that is listed in Table SC1.1.1.1 Defined activity groups, under Industry activities.	Home Based Business Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Use and categories of development and assessment" column. Any other undefined use.	The planning scheme

**Table 5.5 Residential choice zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
Emergency services Park Sales office	Not applicable
<b>Accepted development subject to requirements</b>	
Dwelling house, if including a secondary dwelling, where the secondary dwelling is attached to or located no further than 20m from the primary dwelling and does not exceed a gross floor area of 70m <sup>2</sup>	Residential Choice Zone Code PO2, AO3.1
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
<b>Code assessment</b>	
Dual occupancy	Residential Choice Zone Code – Sections 1 and 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if:  (a) not accepted subject to requirements; and (b) not for an activity that is listed in Table SC1.1.1.1 Defined activity groups, under Industry activities.	Home Based Business Code
Multiple dwelling	Residential Choice Zone Code – Sections 1 and 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Retirement facility	Residential Choice Zone Code – Sections 1 and 2 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.6 Character residential zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
Emergency services Park	Not applicable
<b>Accepted development subject to requirements</b>	
Dwelling house, or if including a secondary dwelling, where the secondary dwelling is attached to or located no further than 20m from the primary dwelling and does not exceed a gross floor area of 70m <sup>2</sup>	Character Residential Zone Code – Section 1

Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
<b>Code assessment</b>	
Dual occupancy	Character Residential Zone Code – Sections 1 and 2 Infrastructure and Operational Work (excluding Advertising Device) Code
Dwelling house if not Accepted development subject to requirements	Character Residential Zone Code – Section 1
Home based business if:  (a) not accepted subject to requirements; and (b) not for an activity that is listed in Table SC1.1.1.1 Defined activity groups, under Industry activities.	Home Based Business Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.7 Tourist accommodation zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
If in an existing commercial building and for: <ul style="list-style-type: none"> <li>▪ Food and drink outlet</li> <li>▪ Shop</li> </ul> Emergency services Park Sales office Utility installation except a waste management facility	Not applicable
<b>Accepted development subject to requirements</b>	
Dwelling house, if: (a) located in Precinct A on Plan of Development No. 1/90 of the development approval for Rainbow Shores; <b>or</b> (b) for a secondary dwelling, where the secondary dwelling is attached to or located no further than 20m from the primary dwelling and does not exceed a gross floor area of 70m <sup>2</sup>	Tourist Accommodation Zone Code PO2, AO3.1
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
<b>Code assessment</b>	
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

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
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:  (a) not accepted subject to requirements; and (b) not for an activity that is listed in Table SC1.1.1.1 Defined activity groups, under Industry activities.	Home Based Business Code
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
<b>Impact assessment</b>	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Use and categories of development and assessment” column. Any other undefined use.	The planning scheme

**Table 5.8 Principal centre zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
If in an existing commercial building and for: <ul style="list-style-type: none"> <li>▪ Community care centre</li> <li>▪ Food and drink outlet</li> <li>▪ Health care services where not at ground level</li> <li>▪ Office</li> <li>▪ Sales office</li> <li>▪ Service industry</li> <li>▪ Shop</li> </ul> Community use Emergency services Market Park Utility installation except a waste management facility	Not applicable
<b>Accepted development subject to requirements</b>	
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Code assessment</b>	
Food and drink outlet if not Accepted development	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
Home based business if:  (a) not accepted subject to requirements; and (b) not for an activity that is listed in Table SC1.1.1.1 Defined activity groups, under Industry activities.	Home Based Business Code
Hotel	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if not Accepted development	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Sales office if not Accepted development	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development	Principal Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not Accepted development	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
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.9 District centre zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
If in an existing commercial building and for: <ul style="list-style-type: none"> <li>▪ Community care centre</li> <li>▪ Food and drink outlet</li> <li>▪ Garden centre</li> <li>▪ Hardware and trade supplies</li> <li>▪ Health care services</li> <li>▪ Office</li> <li>▪ Service industry</li> <li>▪ Shop</li> <li>▪ Veterinary services</li> </ul> Emergency services Market Park Sales office Utility installation except a waste management facility	Not applicable
<b>Accepted development subject to requirements</b>	



<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
<b>Code assessment</b>	
Child care centre	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community care centre if not Accepted development	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 Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Health care services if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if:  (a) not accepted subject to requirements; and (b) not for an activity that is listed in Table SC1.1.1.1 Defined activity groups, under Industry activities.	Home Based Business Code
Office if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not Accepted development	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 Accepted development	District Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.10 Local centre zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
If in an existing commercial building and for:	Not applicable

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<ul style="list-style-type: none"> <li>▪ Food and drink outlet</li> <li>▪ Garden centre</li> <li>▪ Hardware and trade supplies</li> <li>▪ Office</li> <li>▪ Service industry</li> <li>▪ Shop</li> <li>▪ Veterinary services</li> </ul> Emergency services Market Park Sales office Utility installation except a waste management facility	
<b>Accepted development subject to requirements</b>	
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
Health care services, if: (a) in an existing commercial building; and (b) located at Tin Can Bay or Rainbow Beach	Infrastructure and Operational Work (excluding Advertising Device) Code – Section 4
<b>Code assessment</b>	
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
Community use	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if: (a) not accepted subject to requirements; and (b) not for an activity that is listed in Table SC1.1.1.1 Defined activity groups, under Industry activities.	Home Based Business Code
Office if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development	Local Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop if not Accepted development	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 Accepted development	Local Centre Zone Code – Section 1

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
	Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.11 Specialised centre zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>If in the Gympie Medical Precinct</b>	
<b>Accepted development</b>	
If in an existing commercial building and for: <ul style="list-style-type: none"> <li>▪ Community care centre</li> <li>▪ Food or drink outlet where associated with health care services or a hospital</li> <li>▪ Health care services</li> <li>▪ Shop where associated with health care services or a hospital</li> </ul> Emergency services Park	Not applicable
<b>Accepted development subject to requirements</b>	
Caretaker's accommodation	Specialised Centre Zone Code – Section 2
Community residence	Community Residence Code
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
<b>Code assessment</b>	
Caretaker's accommodation if not Accepted development subject to requirements	Specialised Centre Zone Code – Section 2
Community care centre if not Accepted development	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Dwelling house	Specialised Centre Zone Code – Section 1
Food or drink outlet where associated with health care services or a hospital if not Accepted development	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Health care services if not Accepted development	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if: <ul style="list-style-type: none"> <li>(a) not accepted subject to requirements; and</li> <li>(b) not for an activity that is listed in Table SC1.1.1.1 Defined activity groups, under Industry activities.</li> </ul>	Home Based Business Code
Hospital	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Residential care facility	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Shop where associated with health care services or a hospital if not Accepted development	Specialised Centre Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme
<b>If in the Monkland Showroom Precinct</b>	
<b>Accepted development</b>	
If in an existing commercial building and for: <ul style="list-style-type: none"> <li>▪ Hardware and trade supplies</li> <li>▪ Low impact industry</li> <li>▪ Service industry</li> <li>▪ Showroom</li> <li>▪ Warehouse</li> </ul> Emergency services Park Utility installation except a waste management facility	Not applicable
<b>Accepted development subject to requirements</b>	
Caretaker's accommodation	Specialised Centre Zone Code – Section 4
<b>Code assessment</b>	
Caretaker's accommodation if not Accepted development subject to requirements	Specialised Centre Zone Code – Section 4
Food and drink outlet	Specialised Centre Zone Code – Section 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre	Specialised Centre Zone Code – Section 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not Accepted development	Specialised Centre Zone Code – Section 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Low impact industry if not Accepted development	Specialised Centre Zone Code – Section 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development	Specialised Centre Zone Code – Section 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Showroom if not Accepted development	Specialised Centre Zone Code – Section 3 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.12 Sport and recreation zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
If in an existing commercial building and for: <ul style="list-style-type: none"> <li>▪ Club</li> <li>▪ Indoor sport and recreation</li> </ul> Emergency services Food and drink outlet if: (a) associated with an existing sport and recreation use; and	Not applicable

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
(b) within an existing building or where involving new building work is not more than 50m <sup>2</sup> GFA Market Outdoor sport and recreation Park Tourist park if for no more than fifteen (15) self-contained recreational vehicles on Council owned or controlled land Utility installation except a waste management facility	
<b>Accepted development subject to requirements</b>	
Caretaker's accommodation	Sport and Recreation Zone Code – Section 1
Community use	Sport and Recreation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Tourist park if for no more than thirty (30) self-contained recreational vehicles on Council owned or controlled land or if not Accepted development	Sport and Recreation Zone Code – Section 2, AO5.1, AO5.2, AO5.3 and AO6.1.
<b>Code assessment</b>	
Caretaker's accommodation if not Accepted development subject to requirements	Sport and Recreation Zone Code – Section 1
Club if not Accepted development	Sport and Recreation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community use if not Accepted development subject to requirements	Sport and Recreation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet if not Accepted development	Sport and Recreation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Indoor sport and recreation if not Accepted development	Sport and Recreation Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.13 Open space zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
Market Park Tourist park if for no more than fifteen (15) self-contained recreational vehicles on Council owned or controlled land Utility installation except a waste management facility	Not applicable
<b>Accepted development subject to requirements</b>	
Emergency services	Open Space Zone Code – Section 1

	Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet if: (a) associated with an existing sport and recreation use; and (b) within an existing building or where involving new building work is not more than 50m <sup>2</sup> GFA	Open Space Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Tourist park if for no more than thirty (30) self-contained recreational vehicles on Council owned or controlled land or if not Accepted development	Open Space Zone Code – Section 2, AO5.1, AO5.2, AO5.3 and AO6.1.
<b>Code assessment</b>	
Emergency services if not Accepted development subject to requirements	Open Space Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet if not Accepted development subject to requirements	Open Space Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Outdoor sport and recreation	Open Space Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.14 Low impact industry zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
If in an existing industrial building and for: ▪ Low Impact Industry ▪ Service Industry ▪ Warehouse Emergency services Utility Installation	Not applicable
<b>Accepted development subject to requirements</b>	
Caretaker's accommodation	Low Impact Industry Zone Code – Section 2
<b>Code assessment</b>	
Caretaker's accommodation where not Accepted development subject to requirements	Low Impact Industry Zone Code – Section 2
Hardware and trade supplies if not in the East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Low impact industry if not Accepted development and not in the East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development and not in the East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Warehouse if not Accepted development and not in the East Deep Creek Local Development Area Precinct	Low Impact Industry Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Use and categories of development and assessment” column. Any other undefined use.	The planning scheme

**Table 5.15 Medium impact industry zone**

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
<b>Accepted development</b>	
If in an existing industrial building and for: <ul style="list-style-type: none"> <li>▪ Low impact industry</li> <li>▪ Medium impact industry</li> <li>▪ Service industry</li> <li>▪ Warehouse</li> </ul> Emergency services Utility Installation	Not applicable
<b>Accepted development subject to requirements</b>	
Caretaker’s accommodation	Medium Impact Industry Zone Code – Section 3
<b>Code assessment</b>	
Caretaker’s accommodation if not Accepted development subject to requirements	Medium Impact Industry Zone Code – Section 3
Bulk landscape supplies if not in the 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 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 Accepted development and not in the 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 Accepted development and not in the 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 Accepted development and not in the 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 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 Accepted development and not in the East Deep Creek Local Development Area Precinct	Medium Impact Industry Zone Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Use and categories of development and assessment” column. Any other undefined use.	The planning scheme

**Table 5.16 High impact industry zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
If in an existing industrial building and for: <ul style="list-style-type: none"> <li>▪ High impact industry</li> <li>▪ Medium impact industry</li> </ul> <p>Emergency services Utility Installation</p>	Not applicable
<b>Accepted development subject to requirements</b>	
Caretaker's accommodation	High Impact Industry Zone Code – Section 3
<b>Code assessment</b>	
Caretaker's accommodation if not Accepted development subject to requirements	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 Accepted development 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 Accepted development 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
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
<b>Impact assessment</b>	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Use and categories of development and assessment" column. Any other undefined use.	The planning scheme

**Table 5.17 Waterfront and marine industry zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
Emergency services Landing Utility installation except a waste management facility Marine industry if in an existing commercial building	Not applicable
<b>Accepted development subject to requirements</b>	
Caretaker's accommodation	Waterfront and Marine Industry Zone Code – Section 2
<b>Code assessment</b>	
Caretaker's accommodation if not Accepted development subject to requirements	Waterfront and Marine Industry Zone Code – Section 2
Marine industry if not Accepted development	Waterfront and Marine Industry Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	



Any other use not listed in this table. Any other undefined use.	The planning scheme
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**Table 5.18 Industry investigation zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
Animal husbandry Animal keeping if not a cattery or kennel Cropping Dwelling house, if (a) at Kybong; and (b) on a site that has lawful access to a Council maintained or state-controlled road; <b>or</b> (c) at Kybong; and (d) including a secondary dwelling, where the secondary is attached to or located no further than 20m from the primary dwelling and does not exceed a gross floor area of 70m <sup>2</sup> Emergency services Roadside stall Rural industry Utility installation except a waste management facility Wholesale nursery	Not applicable
<b>Accepted development subject to requirements</b>	
Caretaker's accommodation	Industry Investigation Zone Code – Section 2
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
<b>Code assessment</b>	
Animal keeping if a cattery or kennel	Industry Investigation Zone Code – Section 1
Caretaker's accommodation if not Accepted development subject to requirements	Industry Investigation Zone Code – Section 2
Dwelling house if not Accepted development	Industry Investigation Zone Code – Section 1
Home based business if:  (a) not accepted subject to requirements; and (b) not for an activity that is listed in Table SC1.1.1.1 Defined activity groups, under Industry activities.	Home Based Business Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.19 Community purposes zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
Emergency services Park	Not applicable

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
Tourist park if for no more than fifteen (15) self-contained recreational vehicles on Council owned or controlled land Utility installation	
<b>Accepted development subject to requirements</b>	
Air services if in the Aerodrome Precinct	Community Purposes Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Caretaker's accommodation	Community Purposes Zone Code – Section 2
Community care centre	Community Purposes Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community use	Community Purposes Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Educational establishment	Community Purposes Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet where associated with a community use or hospital if within an existing building and no more than 50m <sup>2</sup> GFA	Community Purposes Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Tourist park if for no more than thirty (30) self-contained recreational vehicles on Council owned or controlled land or if not Accepted development	Community Purposes Zone Code – Section 3, AO5.1, AO5.2, AO5.3 and AO6.1.
<b>Code assessment</b>	
Air services if in the Aerodrome Precinct and if not Accepted development subject to requirements	Community Purposes Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Caretaker's accommodation if not Accepted development subject to requirements	Community Purposes Zone Code – Section 2
Community care centre if not Accepted development subject to requirements	Community Purposes Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Community use if not Accepted development subject to requirements	Community Purposes Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Food and drink outlet if not Accepted development subject to requirements	Community Purposes Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.20 Environmental management and conservation zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Impact assessment</b>	
All uses defined in Schedule 1 of the planning scheme Any other undefined use	The planning scheme

**Table 5.21 Extractive industry zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
Utility installation except a waste management facility	Not applicable
<b>Accepted development subject to requirements</b>	
Caretaker's accommodation	Extractive Industry Zone Code – Section 3
<b>Code assessment</b>	
Caretaker's accommodation if not Accepted development subject to requirements	Extractive Industry Zone Code – Section 3
Extractive industry	Extractive Industry Zone Code – Sections 1 and 2 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Use and categories of development and assessment" column. Any other undefined use.	The planning scheme

**Table 5.22 Limited development (constrained land) zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.23 Rural zone**

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Accepted development</b>	
Animal husbandry Animal keeping if not a cattery or kennel Cropping Dwelling house if: (a) not in the Aerodrome Precinct; and (b) on a site that has lawful access to a Council maintained or state-controlled road; <b>or</b> (c) not in the Aerodrome Precinct; and (d) including a secondary dwelling, where the secondary dwelling is attached to or located no further than 20m from the primary dwelling and does not exceed a gross floor area of 70m <sup>2</sup> Emergency services Intensive horticulture if on a lot greater than 40 hectares Roadside stall Rural industry Tourist attraction if involving small scale agri-tourism associated with a rural use on the site	Not applicable

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
Tourist park if for no more than fifteen (15) self-contained recreational vehicles on Council owned or controlled land Utility installation except a waste management facility Wholesale nursery Winery	
<b>Accepted development subject to requirements</b>	
Caretaker's accommodation	Rural Zone Code – Section 2
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
Tourist park if not more than eight (8) caravans, cabins, tents or similar structures on the site	Rural Zone Code: Section 3 (AO14.1 to AO21.1) Infrastructure and Operational Work (excluding Advertising Device) Code: <ul style="list-style-type: none"> <li>• Section 2 (AO5.4, AO5.7, AO5.10), and</li> <li>• Section 5 (AO11.1 )</li> </ul>
Tourist park if for no more than thirty (30) self-contained recreational vehicles on Council owned or controlled land or if not Accepted development	Rural Zone Code – Section 4, AO22.1, AO22.2, AO22.3 and AO23.1.
<b>Code assessment</b>	
Animal keeping if a cattery or kennel	Rural Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Caretaker's accommodation if not Accepted development subject to requirements	Rural Zone Code – Section 2
Dwelling house if not Accepted development	Rural Zone Code – Section 1
Home based business if:  (a) not accepted subject to requirements; and (b) for an activity that is defined as Low Impact Industry.	Home Based Business Code
Intensive animal industry if on a lot larger than 100 hectares	Rural Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Intensive horticulture if not Accepted development	Rural Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Tourist park if not more than eight (8) caravans, cabins, tents or similar structures on the site and if not Accepted development subject to requirements	Rural Zone Code: <ul style="list-style-type: none"> <li>• Section 3</li> </ul> Infrastructure and Operational Work (excluding Advertising Device) Code: <ul style="list-style-type: none"> <li>• Section 2;</li> <li>• Section 4;</li> <li>• Section 5 (AO11.1);</li> <li>• Section 7; and</li> <li>• Section 8.</li> </ul>
<b>Impact assessment</b>	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Use and categories of development and assessment” column.	The planning scheme

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
Any other undefined use.	

**Table 5.24 Rural residential zone**

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
<b>Accepted development</b>	
Dwelling house if including a secondary dwelling, where the secondary dwelling is attached to or located no further than 20m from the primary dwelling and does not exceed a gross floor area of 70m <sup>2</sup> Emergency services Park Sales office	Not applicable
<b>Accepted development subject to requirements</b>	
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
<b>Code assessment</b>	
Dwelling house if not Accepted development	Rural Residential Zone Code – Section 1
Home based business if:  (a) not accepted subject to requirements; and (b) for an activity that is defined as Low Impact Industry.	Home Based Business Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

**Table 5.25 Township zone**

Use and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
<b>Accepted development</b>	
If in an existing commercial building and for: <ul style="list-style-type: none"> <li>▪ Food and drink outlet</li> <li>▪ Garden centre</li> <li>▪ Hardware and trade supplies</li> <li>▪ Health care services</li> <li>▪ Low impact industry</li> <li>▪ Office</li> <li>▪ Service industry</li> <li>▪ Shop</li> <li>▪ Showroom</li> <li>▪ Veterinary services</li> </ul> Dwelling house, if including a secondary dwelling, where the secondary dwelling is attached to or located no further than 20m from the primary dwelling and does not exceed a gross floor area of 70m <sup>2</sup>	Not applicable

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
Emergency services Market Park Sales office Tourist park if for no more than fifteen (15) self-contained recreational vehicles on Council owned or controlled land Utility installation except a waste management facility	
<b>Accepted development subject to requirements</b>	
Caretaker's accommodation	Township Zone Code – Section 2
Home based business if not for an activity that is defined as Industry activities in Table SC1.1.1.1, Defined activity groups.	Home Based Business Code
Tourist park if for no more than thirty (30) self-contained recreational vehicles on Council owned or controlled land or if not Accepted development	Township Zone Code – Section 4, AO14.1, AO14.2, AO14.3 and AO15.1.
<b>Code assessment</b>	
Agricultural supplies store	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Caretaker's accommodation if not Accepted development subject to requirements	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 3 Infrastructure and Operational Work (excluding Advertising Device) Code
Dwelling house if not Accepted development	Township Zone Code – Section 1
Food and drink outlet if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Garden centre if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Hardware and trade supplies if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Health care service if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Home based business if:  (a) not accepted subject to requirements; and (b) not for an activity that is listed in Table SC1.1.1.1 Defined activity groups, under Industry activities.	Home Based Business Code
Low impact industry if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Office if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Service industry if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code

<b>Use and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
Shop if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Showroom if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
Veterinary services if not Accepted development	Township Zone Code – Section 1 Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Any other use not listed in this table. Any other undefined use.	The planning scheme

## 5.6 Categories of development and assessment benchmarks – Overlays

The following table identifies the relevant categories of development and assessment benchmarks for an overlay.

**Table 5.26 Assessment benchmarks for overlays**

<b>Category of development and assessment</b>	<b>Assessment benchmarks for assessable development</b>
<b>All overlays</b>	
<p>All uses. No change to level of assessment and applicable only if a Material change of use requires a Code or Impact assessment</p> <p>Note- The relevant assessment benchmarks are those to which are nominated for the particular zone or zones in which the development is proposed to be located.</p>	Residential Living Zone Code – Section 5 Residential Choice Zone Code – Section 4 Character Residential Zone Code – Section 4 Tourist Accommodation Zone Code – Section 2 Principal Centre Zone Code – Section 2 District Centre Zone Code – Section 2 Local Centre Zone Code – Section 2 Specialised Centre Zone Code – Section 5 Sport and Recreation Zone Code – Section 3 Open Space Zone Code – Section 3 Low Impact Industry Zone Code – Section 3 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 3 Community Purposes Zone Code – Section 4 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 5 Rural Residential Zone Code – Section 3 Township Zone Code – Section 5
Reconfiguring a lot No change to level of assessment and applicable only if a Reconfiguring a lot requires a Code or Impact assessment	Reconfiguring a Lot Code – Section 4
Operational Work (excluding Advertising Device) No change to level of assessment and applicable only if Operational Work (excluding Advertising Device) requires Code or Impact assessment	Infrastructure and Operational Work (excluding Advertising Device) Code – Section 8
Building work No change to level of assessment and applicable only if a Building works requires Code or Impact	Building Matters Code – Sections 2 and 3

Category of development and assessment	Assessment benchmarks for assessable development
assessment	

## 5.7 Reconfiguring a lot, Building and Operational work

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

**Table 5.27 Building work if not associated with a material change of use**

Zone and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
<b>Accepted development</b>	
Dwelling house if not located in the Character Residential zone	Not applicable
Any other Building work not listed in this table	Not applicable
<b>Accepted development subject to requirements</b>	
Dwelling house if not Accepted development	Building Matters Code – Acceptable Outcomes AO1.1, AO2.1, AO2.2 and AO2.3
For 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
For all other uses if not on a site identified as a Local Heritage Place	Building Matters Code – Acceptable Outcome AO1.1
<b>Code assessment</b>	
Dwelling house if not Accepted development subject to requirements	Building Matters Code – Performance Outcome PO1 and PO2
For all other uses if not Accepted development subject to requirements or on a site identified as a Local Heritage Place not involving demolition or removal	Building Matters Code – Performance Outcome PO1 and PO2
<b>Impact assessment</b>	
Building work for demolition or removal on a site identified as a Local Heritage Place	The planning scheme



**Table 5.28 Operational work (Advertising devices)**

Zone and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
<b>Accepted development</b>	
Advertising device if for a sporting field fence sign, and; <ul style="list-style-type: none"> <li>(a) the sign is placed so as to be facing inwards to the sporting field;</li> <li>(b) the sign is contained within the fence and does not protrude beyond the fence.</li> </ul>	Not applicable
<b>Accepted development subject to requirements</b>	
Advertising device if not accepted development and if: <ul style="list-style-type: none"> <li>(a) for a sign type described in the Advertising devices code other than one of the following:                             <ul style="list-style-type: none"> <li>i. located in the Environmental management and conservation zone;</li> <li>ii. above awning sign;</li> <li>iii. created awning sign;</li> <li>iv. projecting sign;</li> <li>v. freestanding sign;</li> <li>vi. ground sign;</li> <li>vii. roof sign;</li> <li>viii. roof-top sign;</li> <li>ix. sign-written roof sign;</li> <li>x. three dimensional/replica/shaped sign; and</li> </ul> </li> <li>(b) not a third party advertising device, except where:                             <ul style="list-style-type: none"> <li>(i) erected on Council owned or controlled land; and</li> <li>(ii) used for sport and recreation purposes.</li> </ul> </li> </ul>	Advertising Devices Code
<b>Code assessment</b>	
Advertising device if not Accepted development subject to requirements or Assessable development subject to Impact assessment.	Advertising Devices Code
<b>Impact assessment</b>	
A third party advertising device erected on land other than land: <ul style="list-style-type: none"> <li>(a) erected on Council owned or controlled land; and</li> <li>(b) used for sport and recreation purposes.</li> </ul> Advertising device if for a sign type described in the Advertising device code as a Roof-top sign.	The planning scheme

**Table 5.29 Operational work (excluding advertising device)**

Zone and categories of development and assessment	Assessment benchmarks for assessable development and requirements for Accepted development
<b>Accepted development</b>	
Operational work for filling and/or excavation for a dam in the Rural zone if:	Not applicable

<p>(a) it does not interfere with a natural watercourse;</p> <p>(b) the entire dam structure is wholly contained within the lot; and</p> <p>(c) dam walls are a minimum of two (2) metres from the lot boundary.</p>	
<p>Operational work for filling and/or excavation (other than for a dam) not in the Rural zone if:</p> <p>(a) it is not associated with a material change of use and/or reconfiguring a lot;</p> <p>(b) does not exceed 50m<sup>3</sup> of material in total volume;</p> <p>(c) does not interfere with a natural watercourse, overland flow or floodwaters.</p>	Not applicable
Operational work involving only minor operational work <sup>1</sup>	Not applicable
<p>Operational work involving filling and/or excavation, if:</p> <p>(a) on Council controlled land and undertaken by, or on behalf of Council; or</p> <p>(b) on premises in the Rural zone and associated with a lawful rural activity as defined in Table SC1.1.1.1 Defined activity groups excluding an agricultural supplies store or for a dam; and</p> <p>(c) does not interfere with a natural watercourse, overland flow or floodwaters.</p>	Not applicable
Operational work involving retaining walls, including rock walls, one (1) metre high or less from the existing natural ground level with no surcharge or structures, including driveways or fencing above the wall.	Not applicable
Operational work for a driveway crossing for residential purposes.	Not applicable
<b>Accepted development subject to requirements</b>	
<p>Engineering works: Operational work involving engineering works associated with a material change of use, if the associated change of use is accepted subject to requirements</p>	Infrastructure and Operational Work (excluding Advertising Device) Code
<p>Landscape works: Operational work involving landscaping works associated with a material change of use other than for a Dwelling house, if the associated change of use is accepted development subject to requirements</p>	<p>Infrastructure and Operational Work (excluding Advertising Device) Code:</p> <ul style="list-style-type: none"> <li>• AO4.1;</li> <li>• AO15.1;</li> <li>• AO16.1 to AO16.3; and</li> <li>• AO17.1.</li> </ul>
<b>Code assessment</b>	
Operational work where required by the relevant material change of use or reconfiguring a lot.	Infrastructure and Operational Work (excluding Advertising Device) Code

<sup>1</sup> Refer Table SC 1.5 Administrative terms and definitions

Rural zone: Operational work involving filling and/or excavation other than for a dam if: (a) involving not more than 100m <sup>3</sup> of material on premises in the Rural zone; (b) not associated with a lawful or approved rural activity on the premises; and (c) does not interfere with a natural watercourse, overland flow or floodwaters.	Infrastructure and Operational Work (excluding Advertising Device) Code
Operational work involving retaining walls, including rock walls, if: (a) more than one (1) metre high from the existing natural ground level; or (b) retaining any surcharge or structures, including earth embankments, roads, driveways or fencing above the wall.	Infrastructure and Operational Work (excluding Advertising Device) Code
All other Operational work if not Accepted development, Accepted development subject to requirements or Impact assessment.	Infrastructure and Operational Work (excluding Advertising Device) Code
<b>Impact assessment</b>	
Operational work involving filling and/or excavation other than for a dam if: (a) involving more than 100m <sup>3</sup> of material on premises in the Rural zone; (b) not associated with a lawful or approved rural activity on the premises.	The planning scheme
Other than the Rural zone: Operational work involving filling and/or excavation other than for a dam, if: (a) involving more than 50m <sup>3</sup> of material in any zone other than the Rural zone; (b) does not interfere with a natural watercourse, overland flow or floodwaters; (c) not associated with a lawful or approved material change of use on the premises.	The planning scheme
Operational work for filling and/or excavation if where work is within an area affected by a Flood Hazard Overlay.	The planning scheme
Operational work for filling or excavation if not specified elsewhere in this table.	The planning scheme

**Table 5.30 Reconfiguring a lot**

<b>Zone and categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for Accepted development</b>
<b>Code assessment</b>	
Reconfiguring a lot if: <ul style="list-style-type: none"> <li>▪ a boundary realignment; or</li> <li>▪ creating an easement giving access to a lot from a constructed road; or</li> <li>▪ dividing land by way of lease for a term, including renewal options, exceeding 10 years; or</li> <li>▪ creating standard format lots under a Community Title Scheme where applying to existing buildings or land the subject of a</li> </ul>	For a boundary realignment: Reconfiguring a Lot Code – Section 1  For all other reconfiguring a lot: Reconfiguring a Lot Code – Section 2 Infrastructure and Operational Work (excluding Advertising Device) Code

development permit for material change of use; or <ul style="list-style-type: none"> <li>▪ creating lots complying with the minimum area specified in Table 8.2, including where not specified; and</li> <li>▪ not in the Limited Development (Constrained Land) Zone, the Southside Local Development Area Precinct or the Aerodrome Precinct.</li> </ul>	
<b>Impact assessment</b>	
Reconfiguring a lot if not code assessment	The planning scheme

## Part 6 Zones

### 6.1. Preliminary

- (1) Zones organise the Planning Scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2—Mapping.
- (3) The categories of development and assessment for development in a zone are in Part 5—Tables of assessment.
- (4) Assessment benchmarks and requirements for Accepted development applicable to the 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

#### 6.2.1.1 Purpose

- (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 range of residential 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) Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m<sup>2</sup>.
- (l) 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.
- (m) 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.
- (n) Development is of a form that is compatible with a domestic scale and character of low density residential living established predominantly through a low rise built form; with higher density residential uses (as an example - multiple dwellings, rooming accommodation or short term accommodation) not being supported.
- (o) Dual occupancies are dispersed to complement and not detract from the low density residential character and amenity of the zone.
- (p) Development is provided with appropriate infrastructure.
- (q) Development recognises and conserves the cultural heritage values of existing Local Heritage places.
- (r) Development is established where impacts of natural hazards are avoided or safely managed.
- (s) Development is reflective and responsive to the environmental values of the land.

- (t) 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.

### 6.2.1.2 Assessment Benchmarks for Assessable Development and Requirements for Accepted Development

**Table 6.1 Residential living zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 Southside Local Development Area Precinct</b>	
<p><b>PO1</b> Development of emerging urban areas:</p> <ul style="list-style-type: none"> <li>(a) appropriately addresses geographical constraints;</li> <li>(b) protects environmental and cultural heritage values;</li> <li>(c) integrates with existing or approved development in the surrounding area;</li> <li>(d) provides appropriate road, cycleway, pedestrian or open space linkages with satisfactory internal connectivity and integration with surrounding development;</li> <li>(e) provides for major stormwater flow paths through the site;</li> <li>(f) protects floodplains and water quality;</li> <li>(g) provides necessary physical infrastructure; and</li> <li>(h) achieve an appropriate level of amenity and safety for adjoining land uses.</li> </ul>	<p><b>AO1.1</b> Development occurs in accordance with an approved structure plan.</p>
<b>Section 2 General</b>	
<p><b>PO2</b> The density, built form and appearance of development compliments and is in keeping with the low density residential character of the zone.</p>	<p><b>AO2.1</b> Site cover does not exceed 50%.</p> <p>and</p> <p><b>AO2.2</b> Dwelling density does not exceed:</p> <ul style="list-style-type: none"> <li>(a) one dwelling per 500m<sup>2</sup> in Gympie, Rainbow Beach, Tin Can Bay and Cooloola Cove (other than in a precinct);</li> </ul> <p>Editor's note: The nominated places are identified on the Zoning map index referenced in Schedule 2 of the Gympie Regional Council planning scheme.</p> <p>and</p> <ul style="list-style-type: none"> <li>(b) one dwelling per 1,000m<sup>2</sup> within the residential precinct of Imbil, Goomeri and Kilkivan; and</li> <li>(c) one dwelling per 2,000m<sup>2</sup> within the residential precinct of Cooloola Cove.</li> </ul> <p>and</p> <p><b>AO2.3</b> Building height does not exceed 2 storeys and 8.5m above ground level.</p> <p>and</p> <p><b>AO2.4</b> Pedestrian entrances to buildings are clearly visible from the street.</p> <p>and</p> <p><b>AO2.5</b> The maximum length of any façade without articulation or change of materials is 10m.</p>

	<p>and <b>AO2.6</b> Roof pitch is a minimum of: (a) 15° for hip or gable roofs; and (b) 7.5° for skillion roofs.</p> <p>and <b>AO2.7</b> Buildings have a minimum set back of 6m to the primary street frontage.</p> <p>and <b>AO2.8</b> Buildings are set back a minimum of 4.5m to any secondary street frontage.</p> <p>and <b>AO2.9</b> Side boundary setbacks for residential uses are a minimum of: (a) 1.5m – for ground level storey; (b) 2.0m – for storeys above ground level.</p> <p>and <b>AO2.10</b> A 1.8m high screen fence is provided to the side and rear boundaries of the lot.</p> <p>and <b>AO2.11</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<b>PO3</b> Where development is a Dwelling house, the dwelling has lawful access to a gazetted road that is constructed to a standard necessary to accommodate traffic generated by the use.	<p><b>AO3.1</b> The Dwelling house has lawful access to a gazetted road that is maintained by Council.</p> <p>or <b>AO3.2</b> Where access is obtained from a state-controlled road, the access is a permitted access under the <i>Transport Infrastructure Act 1994</i>.</p>
<b>PO4</b> Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m <sup>2</sup> .	<b>AO4.1</b> No acceptable outcome specified.
<b>PO5</b> Any secondary dwelling is sited and located to maintain the appearance, bulk and scale of a single dwelling from the street.	<b>AO5.1</b> A secondary dwelling is (a) not located in front of the primary dwelling; (b) annexed to or located no further than 20m from the outermost projection of the primary dwelling, excluding domestic outbuildings.
<b>PO6</b> 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.	<b>AO6.1</b> No Acceptable Outcome specified.
<b>Section 3 Dual occupancy</b>	
<b>PO7</b> Dual occupancies are located on sites of a suitable size that provide sufficient area to accommodate the dual occupancy and associated access, parking, landscaping, servicing, effluent disposal and setback	<b>AO7.1</b> The dual occupancy is located on a lot that has a minimum lot size of 800m <sup>2</sup> , exclusive of any access strip, except as specified below:

<p>requirements and provides for protection of the amenity of adjoining properties.</p>	<p>(a) 1,500m<sup>2</sup>, exclusive of any access strip, within the residential precinct of Imbil, Goomeri and Kilkivan; or (b) 2,500m<sup>2</sup>, exclusive of any access strip, within the residential precinct of Cooloola Cove.</p>
<p><b>PO8</b> Dual occupancies are dispersed to compliment and not detract from the low density residential character and amenity of the zone.</p>	<p><b>AO8.1</b> Does not adjoin another lot developed or approved for a dual occupancy. <b>AO8.2</b> Where located on a mid-street block allotment, the street frontage is 18 metres or greater; except in case of the residential precincts of Imbil, Goomeri, Kilkivan and Cooloola Cove where the street frontage is 35m or greater.</p>
<p><b>PO9</b> Each dwelling is provided with sufficient areas of private open space which: (a) has a suitable area, dimensions and configuration to encourage outdoor living use; (b) is available for the sole use of the residents of individual dwelling units; and (c) allows for the amenity, recreational and privacy needs of residents.</p>	<p><b>AO9.1</b> Each dwelling has a clearly defined area of private open space which: (a) has an area of at least 40m<sup>2</sup>; (b) comprises not more than two separate parts; (c) has one part that is directly accessible from a living area of the dwelling which: (i) is at least 20m<sup>2</sup> in area; (ii) has a minimum dimension of 4m; (iii) is screened from adjoining development, providing for visual privacy; (iv) has a slope of not more than 1 in 10.</p>
<b>Section 4 Non-residential uses</b>	
<p><b>PO10</b> Non-residential uses provide support in satisfying the daily convenience needs of the local residential community; are compatible with maintaining the residential amenity of the local area including the provision of an appropriate interface to neighbouring uses and do not impact the viability of nearby centres.</p>	<p><b>AO10.1</b> Non-residential uses: (a) locate on the corner of a collector street or higher order roads; or (b) are co-located with other similar uses of a retail, commercial or community nature; and (c) have a gross floor area of 400m<sup>2</sup> or less. <b>AO10.2</b> 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.</p>
<b>Section 5 For development affected by one or more overlays</b>	
<b>Heritage and neighbourhood character</b>	
<p><b>PO11</b> Existing Local Heritage Places (identified as Heritage Character – Local on the</p>	<p><b>AO11.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as</p>



Heritage and Neighbourhood Character Overlay Map) are conserved.	Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO12</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO12.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO12.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
<b>Conservation significant areas</b>	
<p><b>PO13</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO13.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO13.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO13.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO13.4</b> 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>
<b>Bushfire</b>	
<p><b>PO14</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO14.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> </ul>

	<ul style="list-style-type: none"> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO14.2</b> 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><b>AO14.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO15</b> 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><b>AO15.1</b> No Acceptable Outcome specified.</p> <p>Editor's note: Refer to the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.</p>

## 6.2.2 Residential Choice Zone Code

### 6.2.2.1 Purpose

- (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) Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m<sup>2</sup>.

- (d) 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.
- (e) Development is designed to provide safe and walkable neighbourhoods.
- (f) 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.
- (g) Development achieves a high level of amenity for residents and is reflective of the intended area.
- (h) Development is provided with appropriate infrastructure.
- (i) Development recognises and conserves the cultural heritage values of existing Local Heritage places.
- (j) Development is established where the impacts of natural hazards are avoided or safely managed.
- (k) Development is reflective of and responsive to the environmental constraints of the land.

### 6.2.2.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.2 Residential choice zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<p><b>PO1</b> The density, built form and appearance of development reflects the intended compact residential character of the zone.</p>	<p><b>AO1.1</b> Site cover does not exceed 50%.</p> <p>and</p> <p><b>AO1.2</b> Dwelling density does not exceed one (1) bedroom per 100m<sup>2</sup> of site area.</p> <p>and</p> <p><b>AO1.3</b> Building height does not exceed 2 storeys and 8.5 m above ground level.</p> <p>and</p> <p><b>AO1.4</b> Pedestrian entrances to buildings are clearly visible from the street.</p> <p>and</p> <p><b>AO1.5</b> The maximum length of any façade without articulation or change of materials is 10m.</p> <p>and</p> <p><b>AO1.6</b> Roof pitch is a minimum of:            (a) 15° for hip or gable roofs; and            (b) 7.5° for skillion roofs.</p> <p>and</p> <p><b>AO1.7</b> Buildings have a minimum set back of 6m to the primary street frontage.</p> <p>and</p> <p><b>AO1.8</b> Buildings are set back a minimum of 4.5m to any secondary street frontage.</p> <p>and</p> <p><b>AO1.9</b> Side boundary setbacks for residential uses are a minimum of:            (a) 1.5m – for ground level storey;            (b) 2.0m – for storeys above ground level.</p> <p>and</p> <p><b>AO1.10</b> A 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>

Performance Outcomes	Acceptable Outcomes
	and <b>AO1.11</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.
<b>PO2</b> Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m <sup>2</sup> .	<b>AO2.1</b> No acceptable outcome specified.
<b>PO3</b> Any secondary dwelling is sited and located to maintain the appearance, bulk and scale of a single dwelling from the street.	<b>AO3.1</b> A secondary dwelling is: (a) not located in front of the primary dwelling; (b) annexed to or located no further than 20m from the outermost projection of the primary dwelling, excluding domestic outbuildings.
<b>PO4</b> 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.	<b>AO4.1</b> No Acceptable Outcome specified.
<b>Section 2 Dual occupancy, multiple dwelling and retirement facility</b>	
<b>PO5</b> The size of the site is suited to the intended use and protects the amenity of adjoining properties.	<b>AO5.1</b> The minimum lot size for a dual occupancy is 500m <sup>2</sup> . or <b>AO5.2</b> The minimum lot size for a multiple dwelling is 650m <sup>2</sup> .
<b>PO6</b> 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.	<b>AO6.1</b> The site is located within: (a) 500m of a centre; or (b) 500m of a public park or reserve.
<b>PO7</b> Each dwelling is provided with sufficient areas of private open space which: (a) has a suitable area, dimensions and configuration to encourage outdoor living use; (b) is available for the sole use of the residents of individual dwelling units; and (c) allows for the amenity, recreational and privacy needs of residents.	<b>AO7.1</b> Each dwelling in a Dual Occupancy has a clearly defined area of private open space which: (a) has an area of at least 40m <sup>2</sup> ; (b) comprises not more than two separate parts; (c) has one part that is directly accessible from a living area of the dwelling which: (i) is at least 20m <sup>2</sup> in area; (ii) has a minimum dimension of 4m; (iii) is screened from adjoining development, providing for visual privacy; (iv) has a slope of not more than 1 in 10.  or

Performance Outcomes	Acceptable Outcomes
	<p><b>AO7.2</b> Each dwelling in a multiple dwelling is provided with private open space comprising:</p> <ul style="list-style-type: none"> <li>(a) a minimum consolidated area of 35m<sup>2</sup> with a minimum dimension of 3m for ground level dwellings; and</li> <li>(b) a minimum consolidated area of 8m<sup>2</sup> with a minimum dimension of 2.5m for above ground level dwellings.</li> </ul> <p>or</p> <p><b>AO7.3</b> Each dwelling in a retirement facility is provided with private open space comprising:</p> <ul style="list-style-type: none"> <li>(a) a minimum consolidated area of 12m<sup>2</sup> with a minimum dimension of 3m for ground level studio/rooming units; and</li> <li>(b) a minimum consolidated area of 20m<sup>2</sup> with a minimum dimension of 3m for ground level one bedroom units; and</li> <li>(c) a minimum consolidated area of 25m<sup>2</sup> with a minimum dimension of 3m for ground level two bedroom units; and</li> <li>(d) a minimum consolidated area of 35m<sup>2</sup> with a minimum dimension of 3m for ground level units with three or more bedrooms; and</li> <li>(e) a minimum consolidated area of 8m<sup>2</sup> with a minimum dimension of 2.5m for above ground level units.</li> </ul> <p>and</p> <p><b>AO7.4</b> Private open space is directly accessible from the living areas of the dwelling and is screened from adjoining development.</p> <p>and</p> <p><b>AO7.5</b> Internal screen fencing of ground level private open space is provided to a minimum height of 1.5m.</p>
<p><b>PO8</b> The social, relaxation and recreational needs of residents of multiple dwellings and retirement facilities are met through access to communal open space.</p>	<p><b>AO8.1</b> Each dwelling in a multiple dwelling and retirement facility is provided with communal open space at a minimum rate of 30m<sup>2</sup> per dwelling and excludes access and vehicle parking areas and clothes drying areas.</p> <p>and</p> <p><b>AO8.2</b> 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><b>AO8.3</b> Communal open space has a finished gradient less than 10%.</p> <p>and</p> <p><b>AO8.4</b> Communal open space is:</p>

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> <li>(a) readily accessible to all residents;</li> <li>(b) subject to passive surveillance from dwellings on the site; and</li> <li>(c) clearly delineated by fences or landscaping from any private areas of the site.</li> </ul>
<p><b>PO9</b> A high standard of amenity, privacy and security is provided.</p>	<p><b>AO9.1</b> Habitable windows do not directly face:</p> <ul style="list-style-type: none"> <li>(a) a habitable room window of another building within 10m; and</li> <li>(b) an access way, footpath or communal open space area within 3m.</li> </ul> <p>or</p> <p><b>AO9.2</b> Habitable room windows</p> <ul style="list-style-type: none"> <li>(a) have a fixed obscure glazing in any part of the window below 1.5m above floor level;</li> <li>(b) have privacy screens that cover a minimum of 50% window view.</li> </ul> <p>and</p> <p><b>AO9.3</b> Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by privacy screens.</p> <p>Editor's note: Note: 'directly face' means an angle within 45° either horizontally or vertically.</p> <p>and</p> <p><b>AO9.4</b> A 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><b>PO10</b> External clothes drying facilities are provided.</p>	<p><b>AO10.1</b> Each dwelling is provided with an open air clothes drying facility screened from public streets, communal open space and neighbouring properties.</p>
<b>Section 3 Non-residential uses</b>	
<p><b>PO11</b> Non-residential uses are limited to small-scale activities that provide support in satisfying the daily convenience needs of the local residential community; are compatible with maintaining the residential amenity of the local area including the provision of an appropriate interface to neighbouring uses and do not impact the viability of nearby centres.</p>	<p><b>AO11.1</b> Non-residential uses:</p> <ul style="list-style-type: none"> <li>(a) locate on the corner of a collector street or higher order roads; or</li> <li>(b) are co-located with other similar uses of a retail, commercial or community nature; and</li> <li>(c) have a gross floor area of 400m<sup>2</sup> or less.</li> </ul> <p>and</p> <p><b>AO11.2</b> Non-residential uses provide:</p> <ul style="list-style-type: none"> <li>(a) 1.8m high screen fencing to all side and rear boundaries where adjoining residential uses; and</li> <li>(b) minimum 5m side and rear boundary setbacks where adjoining residential uses; and</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<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>
<b>Section 4 For development affected by one or more overlays</b>	
<b>Heritage and neighbourhood character</b>	
<p><b>PO12</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p><b>AO12.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO13</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO13.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO13.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
<b>Conservation significant areas</b>	
<p><b>PO14</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO14.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO14.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO14.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p>

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p><b>AO14.4</b> 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>
<b>Bushfire</b>	
<p><b>PO15</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO15.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO15.2</b> 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><b>AO15.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO16</b> 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><b>AO16.1</b> No Acceptable Outcome identified.</p>



## 6.2.3 Character Residential Zone Code

### 6.2.3.1 Purpose

- (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 traditional character and built form from incompatible development.
  - (b) Development provides for a range of residential dwelling choices that reflect the existing traditional, low-density character.
  - (c) Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m<sup>2</sup>.
  - (d) Development is sensitive to the existing traditional character by incorporating design elements that are compatible and reflective of the established streetscape character.
  - (e) Development that facilitates urban consolidation and the efficient use of physical and social infrastructure is encouraged where it compliments and maintains the existing character.
  - (f) 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.
  - (g) 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.
  - (h) Dual occupancies are dispersed to compliment and not detract from the low density residential character and amenity of the zone.
  - (i) Development provides for an efficient land-use pattern that is well connected to existing urban areas and infrastructure.
  - (j) Development is provided with appropriate infrastructure.
  - (k) Development recognises and conserves the cultural heritage values of existing Local Heritage places.
  - (l) Development is sited, designed and managed to minimise the risk of bushfire hazard to people and property.

### 6.2.3.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.3 Character residential zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Development is of a form and appearance that is compatible with the traditional character of the zone.	<b>AO1.1</b> Site cover does not exceed 50%. and <b>AO1.2</b> Existing buildings reflecting the character of the area are retained at the front of the site. and <b>AO1.3</b> Buildings, excluding gatehouses and unenclosed carports, are set back no closer to the road frontage than the buildings on adjoining sites. and <b>AO1.4</b> Roof pitch is a minimum 25° or matches the pitch of existing buildings in the street.

Performance Outcomes	Acceptable Outcomes
	<p>and <b>AO1.5</b> Building height does not exceed 2 storeys and 8.5 m above ground level.</p> <p>or <b>AO1.6</b> Buildings do not exceed the height of existing buildings in the street.</p> <p>and <b>AO1.7</b> New garages, carports and outbuildings represent less than 50% of the area of the front elevation of the building.</p> <p>and <b>AO1.8</b> 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> <p>or <b>AO1.9</b> 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 <b>AO1.10</b> 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 <b>AO1.11</b> Side boundary setbacks for residential uses are a minimum of: (a) 1.5m – for ground level storey; (b) 2.0m – for storeys above ground level.</p> <p>and <b>AO1.12</b> A 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>and <b>AO1.13</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<b>PO2</b> Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m <sup>2</sup> .	<b>AO2.1</b> No acceptable outcome specified.
<b>PO3</b> Any secondary dwelling is sited and located to maintain the appearance, bulk	<b>AO3.1</b> A secondary dwelling is (a) not located in front of the primary dwelling;

Performance Outcomes	Acceptable Outcomes
and scale of a single dwelling from the street.	(b) annexed to or located no further than 20m from the outermost projection of the primary dwelling, excluding domestic outbuildings.
<b>PO4</b> Development reflects the traditional character of housing in the zone.	<p><b>AO4.1</b> 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><b>AO4.2</b> Verandahs facing the street are a minimum of 50% of the total width of the building.</p> <p>and</p> <p><b>AO4.3</b> External elements include a combination of lightweight verandahs, stairs, eaves, overhangs, sunhoods, lattice screens or batten panels.</p> <p>and</p> <p><b>AO4.4</b> 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><b>AO4.5</b> The maximum length of any façade without articulation or change of materials is 10m.</p>
<b>PO5</b> Alterations or extensions to existing buildings are consistent with the traditional character of the streetscape.	<p><b>AO5.1</b> 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><b>AO5.2</b> 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>
<b>PO6</b> 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.	<b>AO6.1</b> No Acceptable Outcome specified.
<b>Section 2 Dual occupancy</b>	
<b>PO7</b> Dual occupancies are located on sites of a suitable size that provide sufficient area to accommodate the dual occupancy and associated access, parking, landscaping, servicing, effluent disposal and setback requirements and provides for protection of the amenity of adjoining properties.	<b>AO7.1</b> The dual occupancy is located on a lot that has a minimum lot size of 800m <sup>2</sup> , exclusive of any access strip, except within the residential precinct of Imbil, where the minimum lot size of 1500m <sup>2</sup> , exclusive of any access strip.
<b>PO8</b> Dual occupancies are dispersed to compliment and not detract from the low	<b>AO8.1</b> Does not adjoin another lot developed or approved for a dual occupancy. and

Performance Outcomes	Acceptable Outcomes
density residential character and amenity of the zone.	<b>AO8.2</b> Where located on a mid-street block allotment, the street frontage is 18 metres or greater; except in case of the residential precinct of Imbil where the street frontage is 35m or greater.
<p><b>PO9</b> Each dwelling is provided with sufficient areas of private open space which:</p> <ul style="list-style-type: none"> <li>(a) has a suitable area, dimensions and configuration to encourage outdoor living use;</li> <li>(b) is available for the sole use of the residents of individual dwelling units; and</li> <li>(c) allows for the amenity, recreational and privacy needs of residents.</li> </ul>	<p><b>AO9.1</b> Each dwelling has a clearly defined area of private open space which:</p> <ul style="list-style-type: none"> <li>(a) has an area of at least 40m<sup>2</sup>;</li> <li>(b) comprises not more than two separate parts;</li> <li>(c) has one part that is directly accessible from a living area of the dwelling which: <ul style="list-style-type: none"> <li>(i) is at least 20m<sup>2</sup> in area;</li> <li>(ii) has a minimum dimension of 4m;</li> <li>(iii) is screened from adjoining development, providing for visual privacy;</li> <li>(iv) has a slope of not more than 1 in 10.</li> </ul> </li> </ul>
<b>Section 3 Non-residential uses</b>	
<p><b>PO10</b> Non-residential uses provide support in satisfying the daily convenience needs of the local residential community; are compatible with maintaining the residential amenity of the local area including the provision of an appropriate interface to neighbouring uses and do not impact the viability of nearby centres.</p>	<p><b>AO10.1</b> Non-residential uses:</p> <ul style="list-style-type: none"> <li>(a) locate on the corner of a collector street or higher order roads; or</li> <li>(b) are co-located with other similar uses of a retail, commercial or community nature; and</li> <li>(c) have a gross floor area of 400m<sup>2</sup> or less.</li> </ul> <p>and</p> <p><b>AO10.2</b> Non-residential uses provide:</p> <ul style="list-style-type: none"> <li>(a) 1.8m high screen fencing to all side and rear boundaries where adjoining residential uses; and</li> <li>(b) minimum 5m side and rear boundary setbacks where adjoining residential uses; and</li> <li>(c) minimum 6m boundary setback to street frontages.</li> </ul> <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>
<b>Section 4 For development affected by one or more overlays</b>	
<b>Heritage and neighbourhood character</b>	
<p><b>PO11</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p><b>AO11.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p> <p>and</p> <p><b>AO11.2</b> Development occurs in accordance with Sections 1 to 3 of this code.</p>
<p><b>PO12</b> Development in an area of Neighbourhood Character and not involving an identified Local Heritage</p>	<p><b>AO12.1</b> No Accepted Outcome specified.</p>

Performance Outcomes	Acceptable Outcomes
Place respects the existing streetscape, built form, character and amenity of the area.	
<b>Bushfire</b>	
<p><b>PO13</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO13.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO13.2</b> 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><b>AO13.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO14</b> 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><b>AO14.1</b> No Acceptable Outcome identified.</p>

## 6.2.4 Tourist Accommodation Zone Code

### 6.2.4.1 Purpose

- (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) Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m<sup>2</sup>.
  - (c) 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.
  - (d) Development is designed to provide safe and walkable neighbourhoods.
  - (e) The scale and density of development facilitates an efficient land use-pattern consistent with the historical approval issued over the land.
  - (f) Development is provided with appropriate infrastructure.
  - (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.

### 6.2.4.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.4 Tourist accommodation zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> 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.	<b>AO1.1</b> Development occurs in accordance with: <ol style="list-style-type: none"> <li>(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</li> <li>(b) Rezoning Deed dated 28 June 1990, and supplementary Rezoning Deed dated 18 November 1991.</li> </ol>
<b>PO2</b> Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m <sup>2</sup> .	<b>AO2.1</b> No acceptable outcome specified.
<b>PO3</b> Any secondary dwelling is sited and located to maintain the appearance, bulk and scale of a single dwelling from the street.	<b>AO3.1</b> A secondary dwelling is: <ol style="list-style-type: none"> <li>(a) Not located in front of the primary dwelling;</li> <li>(b) Annexed to or located no further than 20m from the outermost projection of the primary dwelling, excluding domestic outbuildings.</li> </ol>
<b>Section 2 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO4</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO4.1</b> 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><b>AO4.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>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.</li> <li>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.</li> </ol>
<p><b>PO5</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO5.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO5.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO5.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO5.4</b> 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><b>AO5.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO5.6</b> 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><b>AO5.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO6</b> 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><b>AO6.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO7</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO7.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO7.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO8</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO8.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO8.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO8.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<p><b>Potential and actual acid sulfate soils</b></p>	
<p><b>PO9</b> Where development involves:</p>	<p><b>AO9.1</b> The disturbance of acid sulfate soils is avoided by:</p>



Performance Outcomes	Acceptable Outcomes
<p>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</p> <p>(b) filling of land with more than 500m<sup>3</sup> 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 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</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><b>AO9.2</b> 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>
<b>Conservation significant areas</b>	
<p><b>PO10</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO10.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO10.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO10.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO10.4</b> 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>
<b>Bushfire</b>	
<p><b>PO11</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO11.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ol style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ol> <p>or</p> <p><b>AO11.2</b> Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use</p>

Performance Outcomes	Acceptable Outcomes
	<p>from areas of bushfire hazard and that road has a minimum cleared width of 20 metres.</p> <p>and</p> <p><b>AO11.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO12</b> 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><b>AO12.1</b> No Acceptable Outcome identified.</p>

## 6.2.5 Principal Centre Zone Code

### 6.2.5.1 Purpose

- (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-focused 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 civic and public open spaces which reinforce a 'sense of place'; provides a high level of amenity and quality of streetscape; is reflective of or respectful to the surrounding character of the area and promotes high accessibility through 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.
- (h) Development recognises and conserves the cultural heritage values of existing Local Heritage places.

### 6.2.5.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.5 Principal centre zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Development performs at a principal centre scale and intensity providing for the widest range and highest order of retail, commercial, administrative, community, cultural, entertainment activities and employment opportunities.	<b>AO1.1</b> No acceptable outcome specified.
<b>PO2</b> The scale, bulk and design of buildings provide a safe and welcoming built environment that reflects the intended streetscape character.	<p><b>AO2.1</b> Building height does not exceed 3 storeys and 15m above ground level.</p> <p>and</p> <p><b>AO2.2</b> Buildings are built to the street alignment.</p> <p>and</p> <p><b>AO2.3</b> Building entrances are clearly visible from the street.</p> <p>and</p> <p><b>AO2.4</b> 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><b>AO2.5</b> 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><b>AO2.6</b> Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets.</p> <p>and</p> <p><b>AO2.7</b> 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><b>AO2.8</b> Parking areas and parking structures are behind or under buildings.</p> <p>and</p> <p><b>AO2.9</b> Plant and service equipment (air conditioning, exhaust fans, lift motor</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO3</b> Development responds to the intended urban form on adjoining sites.</p>	<p>rooms, telecommunication devices, etc.) are integrated into the building.</p> <p><b>AO3.1</b> Where adjoining residential zoned land, development provides:</p> <ul style="list-style-type: none"> <li>(a) 1.8m high screen fencing to all common boundaries with a residential zone; and</li> <li>(b) minimum 3m side and rear boundary setbacks; and</li> <li>(c) minimum 3m boundary setback to street frontages.</li> </ul> <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><b>AO3.2</b> Where adjoining non-residential zoned land, buildings have no minimum side and rear boundary setbacks.</p>
<p><b>PO4</b> Buildings maximise shop-front exposure to Mary Street.</p>	<p><b>AO4.1</b> Buildings are built to side boundaries, except for pedestrian access.</p> <p>and</p> <p><b>AO4.2</b> The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms).</p> <p>and</p> <p><b>AO4.3</b> Buildings incorporate windows and doors opening to the street.</p>
<p><b>PO5</b> Development provides a safe and secure environment.</p>	<p><b>AO5.1</b> Development provides:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines of open space and/or adjacent development;</li> <li>(b) activity areas adjacent to pedestrian pathways;</li> <li>(c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners;</li> <li>(d) lighting of external areas;</li> <li>(e) increased visibility of high risk areas such as car parks, stairwells and the like;</li> <li>(f) entrances to buildings that are oriented to face open or 'active' spaces; and</li> <li>(g) clear sight lines from within the building at the entry point.</li> </ul> <p>and</p> <p><b>AO5.2</b> 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><b>AO5.3</b> Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p>

Performance Outcomes	Acceptable Outcomes
	and <b>AO5.4</b> The ground level of buildings facing the primary frontage comprises windows and active space.
<b>PO6</b> 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.	<b>AO6.1</b> No Acceptable Outcome specified.
<b>Section 2 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<b>PO7</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.	<b>AO7.1</b> 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 <b>AO7.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.  Editor's 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 Building Regulation 2006 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.
<b>PO8</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	<b>Residential buildings:</b> <b>AO8.1</b> Dwelling houses are not constructed as single storey slab on ground.  and <b>AO8.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.  and <b>AO8.3</b> Screening is used to ensure that the understorey is not visible from the street.  and <b>AO8.4</b> Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.  and

Performance Outcomes	Acceptable Outcomes
	<p><b>AO8.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO8.6</b> Non-residential buildings and structures:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ul> <p>and</p> <p><b>AO8.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO9</b> 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><b>AO9.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO10</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO10.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO10.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO11</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO11.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO11.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors</p>

Performance Outcomes	Acceptable Outcomes
	<p>and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO11.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<b>Heritage and neighbourhood character</b>	
<p><b>PO12</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p><b>AO12.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>

## 6.2.6 District Centre Zone Code

### 6.2.6.1 Purpose

- (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 supported to those located at Duke Street, Excelsior Road, Mellor Street, Southside, Imbil, Kilkivan, Goomeri and Cooloola Cove; 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 envisaged and generally will not be supported 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.
  - (h) Development recognises and conserves the cultural heritage values of existing Local Heritage places.

- (i) Development avoids or mitigates any adverse impacts on the environmental values of conservation significant areas.
- (j) Development is sited, designed and managed to avoid or minimise the risk of natural hazard impacts (flood inundation, acid sulfate soils and bushfire) to people and property.

### 6.2.6.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.6 District centre zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<p><b>PO1</b> Development performs at a district centre scale and intensity providing a mix of retail, commercial, service industry, administrative, community, cultural and entertainment activities that function in a supporting role to the principal centre, while providing employment and investment opportunities and meeting the convenience needs of residents in, and visitors to, a surrounding district size catchment.</p>	<p><b>AO1.1</b> The gross floor area in any combination of retail and commercial space does not exceed 2,000m<sup>2</sup>.</p>
<p><b>PO2</b> Development integrates with and reflects the character and built form of the adjoining area.</p>	<p><b>AO2.1</b> Building height does not exceed 2 storeys and 12.0m above ground level. and <b>AO2.2</b> Building entrances are clearly visible from the street. and <b>AO2.3</b> The maximum length of any façade of a building without articulation or change of materials is 10m. and <b>AO2.4</b> In all other circumstances, the maximum building length in one plane is 15m. and <b>AO2.5</b> Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets. and <b>AO2.6</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<p><b>PO3</b> Development responds to the intended urban form on adjoining sites.</p>	<p><b>AO3.1</b> Where adjoining residential zoned land, development provides: (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>



Performance Outcomes	Acceptable Outcomes
	<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><b>AO3.2</b> In all other circumstances, buildings have no minimum side and rear boundary setbacks except to provide vehicular access to parking behind the building.</p>
<p><b>PO4</b> Development provides a safe and secure environment.</p>	<p><b>AO4.1</b> Development provides:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines of open space and/or adjacent development;</li> <li>(b) activity areas adjacent to pedestrian pathways;</li> <li>(c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners;</li> <li>(d) lighting of external areas;</li> <li>(e) increased visibility of high risk areas such as car parks, stairwells and the like;</li> <li>(f) entrances to buildings that are oriented to face open or 'active' spaces; and</li> <li>(g) clear sight lines from within the building at the entry point.</li> </ul> <p>and</p> <p><b>AO4.2</b> 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><b>AO4.3</b> Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p><b>AO4.4</b> The ground level of buildings facing the primary frontage comprises windows and active space.</p>
<p><b>PO5</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) conveniently located for use and collection; and</li> <li>(b) are of useable size; and</li> <li>(c) avoid adverse impacts on neighbours and occupants; and</li> <li>(d) are screened from view within the site, adjoining properties and the street.</li> </ul>	<p><b>AO5.1</b> No Acceptable Outcome specified.</p>
<b>Section 2 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO6</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO6.1</b> New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area;</li> </ul> <p>or</p>

Performance Outcomes	Acceptable Outcomes
	<p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p><b>A06.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO7</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>A07.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>A07.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>A07.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>A07.4</b> 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><b>A07.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>A07.6</b> Non-residential buildings and structures:</p> <ol style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ol> <p>and</p> <p><b>A07.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO8</b> Development directly, indirectly and cumulatively avoids any significant</p>	<p><b>A08.1</b> Works associated with the proposed development do not:</p>

Performance Outcomes	Acceptable Outcomes
<p>increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in:               <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO9</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO9.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO9.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO10</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO10.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO10.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO10.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<b>Heritage and neighbourhood character</b>	
<p><b>PO11</b> Existing Local Heritage Places (identified as Heritage Character – Local</p>	<p><b>AO11.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage</p>

Performance Outcomes	Acceptable Outcomes
on the Heritage and Neighbourhood Character Overlay Map) are conserved.	Character – Local on the Heritage and Neighbourhood Character Overlay Map).
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO12</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO12.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO12.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
<b>Bushfire</b>	
<p><b>PO13</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO13.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO13.2</b> 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><b>AO13.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<p>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay, as:</p> <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul>
<p><b>PO14</b> 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><b>AO14.1</b> No Acceptable Outcome identified.</p>
<b>Conservation significant areas</b>	
<p><b>PO15</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO15.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO15.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO15.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO15.4</b> 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

### 6.2.7.1 Purpose

- (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 envisaged and generally will not be supported 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.
- (h) Development recognises and conserves the cultural heritage values of existing Local Heritage places.
- (i) Development is sited, designed and managed to avoid or minimise the risk of natural hazard impacts (flood inundation, acid sulfate soils and bushfire) to people and property.

### 6.2.7.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6.7 Local centre zone code

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Development performs at a local centre scale and intensity providing for the day to day convenience needs of the local community without compromising this role and function within the centres' network and hierarchy.	<b>AO1.1</b> The gross floor area in any combination of retail and commercial space does not exceed 500m <sup>2</sup> .
<b>PO2</b> Development integrates with and reflects the character and built form of the adjoining residential area.	<b>AO2.1</b> Building height does not exceed 2 storeys and 9.0m above ground level. and
	<b>AO2.2</b> Building entrances are clearly visible from the street. and
	<b>AO2.3</b> The maximum length of any façade of a building without articulation or change of materials is 10m. and
	<b>AO2.4</b> In all other circumstances, the maximum building length in one plane is 15m. and
	<b>AO2.5</b> Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets. and
	<b>AO2.6</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.
<b>PO3</b> Development responds to the intended urban form on adjoining sites.	<b>AO3.1</b> Where adjoining residential zoned land, development provides:

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> <li>(a) 1.8m high screen fencing to all common boundaries with a residential zone; and</li> <li>(b) minimum 5m side and rear boundary setbacks; and</li> <li>(c) minimum 6m boundary setback to street frontages.</li> </ul> <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><b>AO3.2</b> In all other circumstances, buildings have no minimum side and rear boundary setbacks.</p>
<p><b>PO4</b> Development provides a safe and secure environment.</p>	<p><b>AO4.1</b> Development provides:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines of open space and/or adjacent development;</li> <li>(b) activity areas adjacent to pedestrian pathways;</li> <li>(c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners;</li> <li>(d) lighting of external areas;</li> <li>(e) increased visibility of high risk areas such as car parks, stairwells and the like;</li> <li>(f) entrances to buildings that are oriented to face open or 'active' spaces; and</li> <li>(g) clear sight lines from within the building at the entry point.</li> </ul> <p>and</p> <p><b>AO4.2</b> 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><b>AO4.3</b> Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p><b>AO4.4</b> The ground level of buildings facing the primary frontage comprises windows and active space.</p>
<p><b>PO5</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) conveniently located for use and collection; and</li> <li>(b) are of useable size; and</li> </ul>	<p><b>AO5.1</b> No Acceptable Outcome specified.</p>

Performance Outcomes	Acceptable Outcomes
<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>	
<b>Section 2 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO6</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO6.1</b> 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><b>AO6.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO7</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO7.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO7.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO7.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO7.4</b> 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><b>AO7.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p>



Performance Outcomes	Acceptable Outcomes
	<p><b>AO7.6</b> Non-residential buildings and structures:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ul> <p>and</p> <p><b>AO7.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO8</b> 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><b>AO8.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO9</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO9.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO9.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO10</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO10.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO10.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO10.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<b>Heritage and neighbourhood character</b>	
<p><b>PO11</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p><b>AO11.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO12</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO12.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO12.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
<b>Bushfire</b>	
<p><b>PO13</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO13.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<p>or</p> <p><b>AO13.2</b> 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><b>AO13.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO14</b> 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><b>AO14.1</b> No Acceptable Outcome identified.</p>

## 6.2.8 Specialised Centre Zone Code

### 6.2.8.1 Purpose

- (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.

### 6.2.8.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.8 Specialised centre zone code**

Performance Outcomes	Acceptable Outcomes
<b>Gympie Medical Precinct only</b>	
<b>Section 1 General</b>	
<b>PO1</b> The form and appearance of development is compatible with the intended character of the zone.	<b>AO1.1</b> Site cover does not exceed 50%. and <b>AO1.2</b> Building height does not exceed 2 storeys and 10m above ground level. and <b>AO1.3</b> Buildings are set back no closer to the street frontage than 6m. and <b>AO1.4</b> Building entrances are clearly visible from the street. and <b>AO1.5</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.

Performance Outcomes	Acceptable Outcomes
<p><b>PO2</b> The scale, bulk and design of buildings provide a safe and welcoming built environment that reflects the intended streetscape character.</p>	<p><b>AO2.1</b> The maximum length of any façade of a building without articulation or change of materials is 10m.</p> <p>and</p> <p><b>AO2.2</b> In all other circumstances, the maximum building length in one plane is 15m.</p> <p>and</p> <p><b>AO2.3</b> Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets.</p>
<p><b>PO3</b> Development provides an appropriate interface to neighbouring uses.</p>	<p><b>AO3.1</b> Where adjoining residential zoned land, development provides:</p> <ul style="list-style-type: none"> <li>(a) 1.8m high screen fencing to all common boundaries with a residential zone; and</li> <li>(b) minimum 5m side and rear boundary setbacks; and</li> <li>(c) minimum 6m boundary setback to street frontages.</li> </ul> <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><b>AO3.2</b> In all other circumstances, buildings have a minimum 6m setback to street frontages and minimum 3m setback to side and rear boundary.</p>
<p><b>PO4</b> Development provides a safe, permeable and secure environment for the movement of patrons, pedestrians and visitors to, within and from the site.</p>	<p><b>AO4.1</b> Development provides:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines of open space and/or adjacent development;</li> <li>(b) activity areas adjacent to pedestrian pathways;</li> <li>(c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners;</li> <li>(d) lighting of external areas;</li> <li>(e) increased visibility of high risk areas such as car parks, stairwells and the like;</li> <li>(f) entrances to buildings that are oriented to face open or 'active' spaces; and</li> <li>(g) clear sight lines from within the building at the entry point.</li> </ul> <p>and</p> <p><b>AO4.2</b> 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><b>AO4.3</b> Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<b>AO4.4</b> The ground level of buildings facing the primary street frontage comprise activated facades, windows, building entrances and other active spaces.
<b>PO5</b> 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.	<b>AO5.1</b> No Acceptable Outcome specified.
<b>Section 2 Caretaker's accommodation</b>	
<b>PO6</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.	<b>AO6.1</b> Only one caretaker's accommodation is established on the site. and <b>AO6.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.
<b>PO7</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.	<b>AO7.1</b> The caretaker's accommodation has a building height not exceeding 2 storeys and 8.5m above ground level. and <b>AO7.2</b> 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 <b>AO7.3</b> Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 5m from the common property boundary.
<b>PO8</b> The caretaker's accommodation is adequately serviced.	<b>AO8.1</b> The caretaker's accommodation is connected to reticulated water supply and sewerage. and <b>AO8.2</b> Stormwater is discharged to a lawful point of discharge.
<b>Monkland Showroom Precinct only</b>	
<b>Section 3 General</b>	
<b>PO9</b> The form and appearance of development is compatible with the intended character of the zone.	<b>AO9.1</b> Site cover does not exceed 60%. and <b>AO9.2</b> Building height does not exceed 10m above ground level; and <b>AO9.3</b> Buildings are set back from the primary street frontage a minimum of 6m. and <b>AO9.4</b> Buildings are set back from any secondary street frontage a minimum of 3m.

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p><b>AO9.5</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<p><b>PO10</b> The scale, bulk and design of buildings reflect the intended streetscape character.</p>	<p><b>AO10.1</b> 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><b>AO10.2</b> 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><b>AO10.3</b> Buildings include variation in parapet design, roofing heights and treatments.</p> <p>and</p> <p><b>AO10.4</b> The building has an obvious front entry and is directly accessible from the primary street frontage.</p>
<p><b>PO11</b> Development provides a safe and secure environment.</p>	<p><b>AO11.1</b> Development provides:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines of open space and/or adjacent development;</li> <li>(b) activity areas adjacent to pedestrian pathways;</li> <li>(c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners;</li> <li>(d) lighting of external areas;</li> <li>(e) increased visibility of high risk areas such as car parks, stairwells and the like;</li> <li>(f) entrances to buildings that are oriented to face open or 'active' spaces; and</li> <li>(g) clear sight lines from within the building at the entry point.</li> </ul> <p>and</p> <p><b>AO11.2</b> 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><b>AO11.3</b> Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p>
<p><b>PO 12</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) conveniently located for use and collection; and</li> <li>(b) are of useable size; and</li> <li>(c) avoid adverse impacts on neighbours and occupants; and</li> </ul>	<p><b>AO12.1</b> No Acceptable Outcome specified.</p>

Performance Outcomes	Acceptable Outcomes
(d) are screened from view within the site, adjoining properties and the street.	
<b>Section 4 Caretaker's accommodation</b>	
<b>PO13</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.	<b>AO13.1</b> Only one caretaker's accommodation is established on the site. and <b>AO13.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.
<b>PO14</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.	<b>AO14.1</b> The caretaker's accommodation has a building height not exceeding 2 storeys and 8.5m above ground level. and <b>AO14.2</b> 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 <b>AO14.3</b> Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 5m from the common property boundary.
<b>PO15</b> The caretaker's accommodation is adequately serviced.	<b>AO15.1</b> The caretaker's accommodation is connected to reticulated water supply and sewerage. and <b>AO15.2</b> Stormwater is discharged to a lawful point of discharge.
<b>All Development</b>	
<b>Section 5 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<b>PO16</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.	<b>AO16.1</b> 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 <b>AO16.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.  Editor's 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 Building Regulation 2006 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



Performance Outcomes	Acceptable Outcomes
	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><b>PO17</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO17.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO17.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO17.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO17.4</b> 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><b>AO17.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO17.6</b> Non-residential buildings and structures:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ul> <p>and</p> <p><b>AO17.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO18</b> 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><b>AO18.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO19</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO19.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO19.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO20</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO20.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO20.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO20.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<b>Bushfire</b>	
<p><b>PO21</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO21.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO21.2</b> 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><b>AO21.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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> <ul style="list-style-type: none"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay, as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO22</b> 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><b>AO22.1</b> No Acceptable Outcome identified.</p>

## 6.2.9 Sport and Recreation Zone Code

### 6.2.9.1 Purpose

- (1) The purpose of the zone is to:
  - (a) 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.
  - (f) Development recognises and conserves the cultural heritage values of existing Local Heritage places.

### 6.2.9.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.9 Sport and recreation zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<p><b>PO1</b> The function and character of existing or future recreational activities is protected through ensuring the operational capacity is not compromised or restricted through potential reverse amenity effects from sensitive land uses.</p>	<p><b>AO1.1</b> No Acceptable Outcome specified.</p>
<p><b>PO2</b> Development for uses other than sport and recreation is of a subordinate scale to and complements the primary sport and recreation use of the site.</p>	<p><b>AO2.1</b> No Acceptable Outcome specified.</p>
<p><b>PO3</b> The amenity of the local area is not adversely affected.</p>	<p><b>AO3.1</b> The building setback from a boundary adjoining a residential zone is a minimum of 15m.</p> <p>and</p> <p><b>AO3.2</b> Buildings are set back not less than 6m from street frontages.</p> <p>and</p> <p><b>AO3.3</b> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.</p> <p>and</p> <p><b>AO3.4</b> Fixed site lighting complies with Australian standard AS4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p><b>PO4</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) conveniently located for use and collection; and</li> <li>(b) are of useable size; and</li> <li>(c) avoid adverse impacts on neighbours and occupants; and</li> <li>(d) are screened from view within the site, adjoining properties and the street.</li> </ul>	<p><b>AO4.1</b> No Acceptable Outcome specified.</p>
<b>Section 2 Tourist park (self-contained recreational vehicles and on Council owned or controlled land only)</b>	
<p><b>PO5</b> Development is low scale, limited to short term occupation by self-contained recreational vehicles, with access to infrastructure commensurate with the nature of the use.</p>	<p><b>AO5.1</b> The tourist park provides a parking area for a maximum of thirty (30) self-contained recreational vehicles.</p> <p>and</p> <p><b>AO5.2</b> The tourist park provides a parking space for individual self-contained recreational vehicles for a maximum of three (3) nights or seventy-two (72) hours in any 4 week period.</p> <p>and</p> <p><b>AO5.3</b> The tourist park does not contain:</p> <ul style="list-style-type: none"> <li>(a) tents/tent sites, recreational vehicles/caravans/campervans/camper trailers other than those which are fully self-contained, cabins or similar structures; or</li> <li>(b) ancillary uses such as a food and drink outlet, a manager's residence, offices, recreational facilities or staff accommodation.</li> </ul>

Performance Outcomes	Acceptable Outcomes
<p><b>PO6</b> The amenity of the local area is not adversely affected.</p>	<p><b>AO6.1</b> Parking spaces for self-contained recreational vehicles are setback at least 6 metres from the boundary of any lot used for residential purposes.</p>
<b>Section 3 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO7</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO7.1</b> New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area; or</li> <li>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</li> </ul> <p>and</p> <p><b>AO7.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO8</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO8.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO8.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO8.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO8.4</b> 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><b>AO8.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO8.6</b> Non-residential buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) orient to the street by activating the street frontage through</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<p>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 <b>AO8.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO9</b> 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><b>AO9.1</b> Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</p> <p>(b) result in any reductions of onsite 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><b>PO10</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO10.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or <b>AO10.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO11</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO11.1</b> No Acceptable Outcome specified.</p>
<p><b>Heritage and neighbourhood character</b></p>	
<p><b>PO12</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p><b>AO12.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>
<p><b>Potential and actual acid sulfate soils</b></p>	
<p><b>PO13</b> Where development involves:</p> <p>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</p> <p>(b) filling of land with more than 500m<sup>3</sup> 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</p>	<p><b>AO13.1</b> 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>

Performance Outcomes	Acceptable Outcomes
<p style="text-align: center;">the release of acid and metal contaminants.</p> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</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><b>AO13.2</b> 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>
<b>Conservation significant areas</b>	
<p><b>PO14</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO14.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO14.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO14.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO14.4</b> 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>
<b>Bushfire</b>	
<p><b>PO15</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO15.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ol style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ol> <p>or</p> <p><b>AO15.2</b> 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><b>AO15.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay, as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO16</b> 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><b>AO16.1</b> No Acceptable Outcome specified.</p>

## 6.2.10 Open Space Zone Code

### 6.2.10.1 Purpose

- (1) The purpose of the zone is to provide 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.



## 6.2.10.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6.10 Open space zone code

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Development contributes to the open space landscape character of the zone.	<b>AO1.1</b> No Acceptable Outcome specified.
<b>PO2</b> The needs of the community for active and passive open space are met.	<b>AO2.1</b> Parks and open space areas provide connections to paths of adjoining sites, streets or uses and open space networks and corridors.  and <b>AO2.2</b> Development provides readily accessible community, recreation and leisure activities and embellishments of a low-impact nature (e.g. trails, shelters, picnic facilities, interpretation facilities) as specified by the Local Government Infrastructure Plan.
<b>PO3</b> A hierarchy of open space provision is achieved to meet community needs for a range of informal outdoor activities and experiences.	<b>AO3.1</b> Public open space is provided in accordance with the Local Government Infrastructure Plan.
<b>PO4</b> Buildings in open space areas respect and integrate with the character of the area.	<b>AO4.1</b> Buildings and structures have a building height not exceeding 8.5m.  <b>AO4.2</b> The building setback from a boundary adjoining a residential zone is a minimum of 15m.  and <b>AO4.3</b> Buildings are set back not less than 6m from street frontages.
<b>Section 3 Tourist park (self-contained recreational vehicles and on Council owned or controlled land only)</b>	
<b>PO5</b> Development is low scale, limited to short term occupation by self-contained recreational vehicles, with access to infrastructure commensurate with the nature of the use.	<b>AO5.1</b> The tourist park provides a parking area for a maximum of thirty (30) self-contained recreational vehicles.  and <b>AO5.2</b> The tourist park provides a parking space for individual self-contained recreational vehicles for a maximum of three (3) nights or seventy-two (72) hours in any 4 week period.  and <b>AO5.3</b> The tourist park does not contain: (a) tents/tent sites, recreational vehicles/caravans/campervans/camper trailers other than those which are fully self-contained, cabins or similar structures; or (b) ancillary uses such as a food and drink outlet, a manager's residence, offices, recreational facilities or staff accommodation.

Performance Outcomes	Acceptable Outcomes
<p><b>PO6</b> The amenity of the local area is not adversely affected.</p>	<p><b>AO6.1</b> Parking spaces for self-contained recreational vehicles are setback at least 6 metres from the boundary of any lot used for residential purposes.</p>
<b>Section 4 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO7</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO7.1</b> 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><b>AO7.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO8</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO8.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO8.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO8.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO8.4</b> 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><b>AO8.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO8.6</b> 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</p>

Performance Outcomes	Acceptable Outcomes
	<p>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><b>AO8.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO9</b> 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><b>AO9.1</b> Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</p> <p>(b) result in any reductions of onsite 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> <ol style="list-style-type: none"> <li>i. loss of flood storage;</li> <li>ii. loss of/changes to flow paths;</li> <li>iii. acceleration or retardation of flows; or</li> <li>iv. any reduction in flood warning times anywhere else in the floodplain.</li> </ol>
<p><b>PO10</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO10.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO10.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO11</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO11.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO11.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO11.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development</p>

Performance Outcomes	Acceptable Outcomes
	<p>Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<b>Heritage and neighbourhood character</b>	
<p><b>PO12</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p><b>AO12.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO13</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO13.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO13.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
<b>Conservation significant areas</b>	
<p><b>PO14</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO14.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO14.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO14.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO14.4</b> 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>
<b>Bushfire</b>	
<p><b>PO15</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO15.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>(a) Very High Potential Bushfire Intensity;</li> <li>(b) High Potential Bushfire Intensity;</li> <li>(c) Medium Potential Bushfire Intensity; or</li> <li>(d) Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO15.2</b> 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><b>AO15.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay, as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO16</b> 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><b>AO16.1</b> No Acceptable Outcome specified</p>

## 6.2.11 Low Impact Industry Zone Code

### 6.2.11.1 Purpose

- (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.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) A range of industrial uses that satisfy the intent of the zone will be facilitated.
  - (b) Non-industrial uses, such as offices, caretaker accommodation and retail uses, which are ancillary to and directly support the industrial area may be appropriate.
  - (c) 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.
  - (d) 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.
  - (e) The scale, character and built form of development contributes to a high standard of amenity.
  - (f) The viability of both existing and future low impact industry uses are protected from the intrusion of incompatible uses.
  - (g) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.
  - (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 of and responsive to the environmental constraints of the land.

### 6.2.11.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.11 Low impact industry zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Development performs at a low impact industry scale and intensity.	<b>AO1.1</b> Site cover does not exceed 60%. and <b>AO1.2</b> Office and sales areas are subordinate to the primary use and must: <ol style="list-style-type: none"> <li>(a) be ancillary to the primary industrial use;</li> <li>(b) have a gross floor area of not more than 20% of the total gross floor area of the development or 200m<sup>2</sup>, whichever is the lesser.</li> </ol> and <b>AO1.3</b> Direct sales to the public are limited to the sale of items produced on site.
<b>PO2</b> Development integrates with and reflects the character and built form of the area.	<b>AO2.1</b> Building height does not exceed 8.5m above ground level. and

Performance Outcomes	Acceptable Outcomes
	<p><b>AO2.2</b> Building entrances are clearly visible from the street.</p> <p>and</p> <p><b>AO2.3</b> The maximum length of any façade of a building without articulation or change of materials is 10m.</p> <p>and</p> <p><b>AO2.4</b> In all other circumstances, the maximum building length in one plane is 15m.</p> <p>and</p> <p><b>AO2.5</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<p><b>PO3</b> Development responds to the intended urban form on adjoining sites.</p>	<p><b>AO3.1</b> Where adjoining non-industrial zoned land, development provides:</p> <ul style="list-style-type: none"> <li>(a) 1.8m high screen fencing to all common boundaries with a non-industrial zone; and</li> <li>(b) minimum 5m side and rear boundary setbacks; and</li> <li>(c) minimum 6m boundary setback to road frontages.</li> </ul> <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><b>AO3.2</b> Where adjoining industrial zoned land, buildings have a minimum 6 metre setback to the street frontage.</p>
<p><b>PO4</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) conveniently located for use and collection; and</li> <li>(b) are of useable size; and</li> <li>(c) avoid adverse impacts on neighbours and occupants; and</li> <li>(d) are screened from view within the site, adjoining properties and the street.</li> </ul>	<p><b>AO4.1</b> No Acceptable Outcome specified.</p>
<b>Section 2 Caretaker's accommodation</b>	
<p><b>PO5</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p><b>AO5.1</b> Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p><b>AO5.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p><b>PO6</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p><b>AO6.1</b> The caretaker's accommodation has a building height not exceeding 2 storeys and 8.5m above ground level.</p> <p>and</p> <p><b>AO6.2</b> The street frontage setback is:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 6m, where freestanding;</li> </ul> <p>or</p>

Performance Outcomes	Acceptable Outcomes
	<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><b>AO6.3</b> Where adjoining a non-residential use, the caretaker's accommodation is setback a minimum of 5m from the common property boundary.</p>
<p><b>PO7</b> The caretaker's accommodation is adequately serviced.</p>	<p><b>AO7.1</b> The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>or</p> <p><b>AO7.2</b> If in a non-sewered area, a waste disposal system is provided.</p> <p>and</p> <p><b>AO7.3</b> Stormwater is discharged to a lawful point of discharge.</p>
<p><b>Section 3 For development affected by one or more overlays</b></p>	
<p><b>Flood hazard</b></p>	
<p><b>PO8</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO8.1</b> 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><b>AO8.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO9</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO9.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO9.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO9.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p>



Performance Outcomes	Acceptable Outcomes
	<p><b>AO9.4</b> 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><b>AO9.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO9.6</b> Non-residential buildings and structures:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ul> <p>and</p> <p><b>AO9.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO10</b> 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><b>AO10.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO11</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO11.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO11.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO12</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO12.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO12.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on</p>

Performance Outcomes	Acceptable Outcomes
	<p>site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Editor's note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO12.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
Potential and actual acid sulfate soils	
<p><b>PO13</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO13.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO13.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
Conservation significant areas	
<p><b>PO14</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO14.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO14.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO14.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the</p>

Performance Outcomes	Acceptable Outcomes
	<p>ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO14.4</b> 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>
<b>Bushfire</b>	
<p><b>PO15</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO15.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>(a) Very High Potential Bushfire Intensity;</li> <li>(b) High Potential Bushfire Intensity;</li> <li>(c) Medium Potential Bushfire Intensity; or</li> <li>(d) Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO15.2</b> 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><b>AO15.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>a) fire brigade tank fittings; and</li> <li>b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an 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 firefighting purposes as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO16</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on</p>	<p><b>AO16.1</b> No Acceptable Outcome identified.</p>

Performance Outcomes	Acceptable Outcomes
hazardous materials manufactured or stored in bulk.	

## 6.2.12 Medium Impact Industry Zone Code

### 6.2.12.1 Purpose

- (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 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.
- (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 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.

### 6.2.12.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.12 Medium impact industry zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 East Deep Creek Local Development Area Precinct</b>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO1</b> Development:</p> <ul style="list-style-type: none"> <li>(a) appropriately addresses geographical constraints;</li> <li>(b) protects environmental and cultural heritage values;</li> <li>(c) integrates with existing or approved development in the surrounding area;</li> <li>(d) provides for major stormwater flow paths through the site;</li> <li>(e) protects floodplains and water quality;</li> <li>(f) provides necessary physical infrastructure;</li> <li>(g) achieves an appropriate level of amenity and safety for adjoining land uses; and</li> <li>(h) achieves an appropriate hierarchy and distribution of industrial land uses.</li> </ul>	<p><b>AO1.1</b> Development occurs in accordance with an approved structure plan.</p>
<b>Section 2 General</b>	
<p><b>PO2</b> Development performs at a medium impact industry scale and intensity.</p>	<p><b>AO2.1</b> Development is a medium impact industry, bulk landscape supplies, hardware and trade supplies, low impact industry, service industry, transport depot or warehouse use.</p> <p>and</p> <p><b>AO2.2</b> Office and sales areas are subordinate to the primary use must:</p> <ul style="list-style-type: none"> <li>(a) be ancillary to the primary industrial use;</li> <li>(b) have a gross floor area of not more than 20% of the total gross floor area of the development or 200m<sup>2</sup>, whichever is the lesser.</li> </ul> <p>and</p> <p><b>AO2.3</b> Direct sales to the public are limited to the sale of items produced on site.</p> <p>and</p> <p><b>AO2.4</b> External stockpiling of materials does not exceed 4m or half the height of the main building on the site, whichever is the greater.</p>
<p><b>PO3</b> Development integrates with and reflects the intended character and built form of the area.</p>	<p><b>AO3.1</b> Building height does not exceed 10m above ground level.</p> <p>and</p> <p><b>AO3.2</b> Building entrances are clearly visible from the street.</p> <p>and</p> <p><b>AO3.3</b> The maximum length of any façade of a building without articulation or change of materials is 15m.</p> <p>and</p> <p><b>AO3.4</b> In all other circumstances, the maximum building length in one plane is 30m.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO3.5</b> 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><b>AO3.6</b> Buildings have a minimum 7.5m setback to a State-controlled road frontage.</p> <p>or</p> <p><b>AO3.7</b> In all other circumstances, buildings have a minimum 6m setback to street frontages.</p> <p>and</p> <p><b>AO3.8</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<p><b>PO4</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) conveniently located for use and collection; and</li> <li>(b) are of useable size; and</li> <li>(c) avoid adverse impacts on neighbours and occupants; and</li> <li>(d) are screened from view within the site, adjoining properties and the street.</li> </ul>	<p><b>AO4.1</b> No Acceptable Outcome specified.</p>
<b>Section 3 Caretaker's accommodation</b>	
<p><b>PO5</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p><b>AO5.1</b> Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p><b>AO5.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p><b>PO6</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p><b>AO6.1</b> The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p><b>AO6.2</b> The street frontage setback is:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 6m, where freestanding; or</li> <li>(b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</li> </ul> <p>and</p> <p><b>AO6.3</b> Where adjoining a non-residential use, the caretaker's accommodation is setback a minimum of 5m from the common property boundary.</p>
<p><b>PO7</b> The caretaker's accommodation is adequately serviced.</p>	<p><b>AO7.1</b> The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>or</p> <p><b>AO7.2</b> If in a non-sewered area, a waste disposal system is provided.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO7.3</b> Stormwater is discharged to a lawful point of discharge.</p>
<b>Section 4 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO8</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO8.1</b> 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><b>AO8.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO9</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO9.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO9.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO9.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO9.4</b> 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><b>AO9.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO9.6</b> 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</p>

Performance Outcomes	Acceptable Outcomes
	<p>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><b>AO9.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO10</b> 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><b>AO10.1</b> Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</p> <p>(b) result in any reductions of onsite 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><b>PO11</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO11.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO11.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO12</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO12.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO12.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Editor's note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO12.3</b> Development for any of the uses identified in column 1 of Table SC6.11</p>



Performance Outcomes	Acceptable Outcomes
	<p><i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Editor's note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
Potential and actual acid sulfate soils	
<p><b>PO13</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO13.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO13.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
Conservation significant areas	
<p><b>PO14</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO14.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO14.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO14.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO14.4</b> 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>
<b>Bushfire</b>	
<p><b>PO15</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO15.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>(a) Very High Potential Bushfire Intensity;</li> <li>(b) High Potential Bushfire Intensity;</li> <li>(c) Medium Potential Bushfire Intensity; or</li> <li>(d) Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO15.2</b> 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><b>AO15.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay, as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO16</b> 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><b>AO16.1</b> No Acceptable Outcome identified.</p>

## 6.2.13 High Impact Industry Zone Code

### 6.2.13.1 Purpose

- (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.

### 6.2.13.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.13 High impact industry zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 East Deep Creek Local Development Area Precinct</b>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO1</b> Development:</p> <ul style="list-style-type: none"> <li>(a) appropriately addresses geographical constraints;</li> <li>(b) protects environmental and cultural heritage values;</li> <li>(c) integrates with existing or approved development in the surrounding area;</li> <li>(d) provides for major stormwater flow paths through the site;</li> <li>(e) protects floodplains and water quality;</li> <li>(f) provides necessary physical infrastructure;</li> <li>(g) achieves an appropriate level of amenity and safety for adjoining land uses; and</li> <li>(h) achieves an appropriate hierarchy and distribution of industrial land uses.</li> </ul>	<p><b>AO1.1</b> Development occurs in accordance with an approved structure plan.</p>
<b>Section 2 General</b>	
<p><b>PO2</b> Development performs at a high impact industry scale and intensity.</p>	<p><b>AO2.1</b> Development is a high impact industry, bulk landscape supplies, medium impact industry or transport depot.</p> <p>and</p> <p><b>AO2.2</b> Office and sales areas are subordinate to the primary use must:</p> <ul style="list-style-type: none"> <li>(a) be ancillary to the primary industrial use;</li> <li>(b) have a gross floor area of not more than 20% of the total gross floor area of the development or 200m<sup>2</sup>, whichever is the lesser.</li> </ul> <p>and</p> <p><b>AO2.3</b> Office and sales areas are subordinate to the primary use.</p> <p>and</p> <p><b>AO2.4</b> Direct sales to the public are limited to the sale of items produced on site.</p> <p>and</p> <p><b>AO2.5</b> External stockpiling of materials does not exceed 10m.</p>
<p><b>PO3</b> Development integrates with and reflects the intended character and built form of the area.</p>	<p><b>AO3.1</b> Building height does not exceed 15m above ground level.</p> <p>and</p> <p><b>AO3.2</b> Building entrances are clearly visible from the street.</p> <p>and</p> <p><b>AO3.3</b> 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.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO3.4</b> Buildings have a minimum 10m setback to a State-controlled road frontage.</p> <p>or</p> <p><b>AO3.5</b> In all other circumstances, buildings have a minimum 7.5m setback to street frontages.</p>
<p><b>PO4</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) conveniently located for use and collection; and</li> <li>(b) are of useable size; and</li> <li>(c) avoid adverse impacts on neighbours and occupants; and</li> <li>(d) are screened from view within the site, adjoining properties and the street.</li> </ul>	<p><b>AO4.1</b> No Acceptable Outcome specified.</p>
<b>Section 3 Caretaker's accommodation</b>	
<p><b>PO5</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p><b>AO5.1</b> Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p><b>AO5.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p><b>PO6</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p><b>AO6.1</b> The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p><b>AO6.2</b> The street frontage setback is:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 6m, where freestanding; or</li> <li>(b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</li> </ul> <p>and</p> <p><b>AO6.3</b> Where adjoining a non-residential use, the caretaker's accommodation is setback a minimum of 5m from the common property boundary.</p>
<p><b>PO7</b> The caretaker's accommodation is adequately serviced.</p>	<p><b>AO7.1</b> The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>or</p> <p><b>AO7.2</b> If in a non-sewered area, a waste disposal system is provided.</p> <p>and</p> <p><b>AO7.3</b> Stormwater is discharged to a lawful point of discharge.</p>
<b>Section 4 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO8</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO8.1</b> New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area; or</li> <li>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</li> </ul> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO8.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO9</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO9.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO9.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO9.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO9.4</b> 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><b>AO9.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO9.6</b> Non-residential buildings and structures:</p> <ol style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ol> <p>and</p> <p><b>AO9.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO10</b> Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential</p>	<p><b>AO10.1</b> Works associated with the proposed development do not:</p> <ol style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> </ol>

Performance Outcomes	Acceptable Outcomes
for flood damage either on site or other properties.	<ul style="list-style-type: none"> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<b>PO11</b> Development avoids the release of hazardous materials into floodwaters.	<p><b>AO11.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO11.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<b>PO12</b> Community infrastructure is able to function effectively during and immediately after flood events.	<p><b>AO12.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO12.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Editor's note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO12.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Editor's note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<b>Conservation significant areas</b>	
<b>PO13</b> Development avoids or minimises adverse impacts on areas of conservation significance.	<p><b>AO13.1</b> Development occurs outside the overlay area.</p> <p>or</p>

Performance Outcomes	Acceptable Outcomes
<p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO13.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO13.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO13.4</b> 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>
<b>Bushfire</b>	
<p><b>PO14</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO14.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>(a) Very High Potential Bushfire Intensity;</li> <li>(b) High Potential Bushfire Intensity;</li> <li>(c) Medium Potential Bushfire Intensity; or</li> <li>(d) Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO14.2</b> 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><b>AO14.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>



Performance Outcomes	Acceptable Outcomes
<b>PO15</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	<b>AO15.1</b> No Acceptable Outcome identified.

## 6.2.14 Waterfront and Marine Industry Zone Code

### 6.2.14.1 Purpose

- (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 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) Marine industries contribute to the local and regional economies and are the predominant land use.
  - (b) The viability of existing and future 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.

### 6.2.14.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.14 Waterfront and marine industry zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Development performs at a marine industry scale and intensity.	<b>AO1.1</b> Development is a marine industry use. and <b>AO1.2</b> Office and sales areas are subordinate to the primary use must: <ol style="list-style-type: none"> <li>(a) be ancillary to the primary industrial use;</li> <li>(b) have a gross floor area of not more than 20% of the total gross floor area of the development or 200m<sup>2</sup>, whichever is the lesser.</li> </ol>

Performance Outcomes	Acceptable Outcomes
<p><b>PO2</b> Development integrates with and reflects the intended character and built form of the area.</p>	<p><b>AO2.1</b> Building height does not exceed 10m above ground level.</p> <p>and</p> <p><b>AO2.2</b> Buildings have a minimum 6m setback to street frontages.</p>
<p><b>PO3</b> Development provides safe and secure environments.</p>	<p><b>AO3.1</b> 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><b>AO3.2</b> Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p>
<p><b>PO4</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) conveniently located for use and collection; and</li> <li>(b) are of useable size; and</li> <li>(c) avoid adverse impacts on neighbours and occupants; and</li> <li>(d) are screened from view within the site, adjoining properties and the street.</li> </ul>	<p><b>AO4.1</b> No Acceptable Outcome specified.</p>
<b>Section 2 Caretaker's accommodation</b>	
<p><b>PO5</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p><b>AO5.1</b> Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p><b>AO5.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p><b>PO6</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p><b>AO6.1</b> The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p><b>AO6.2</b> The street frontage setback is:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 6m, where freestanding; or</li> <li>(b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</li> </ul> <p>and</p> <p><b>AO6.3</b> Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 5m from the common property boundary.</p>
<p><b>PO7</b> The caretaker's accommodation is adequately serviced.</p>	<p><b>AO7.1</b> The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>and</p> <p><b>AO7.2</b> Stormwater is discharged to a lawful point of discharge.</p>
<b>Section 3 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO8</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO8.1</b> New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area; or</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p><b>AO8.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO9</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO9.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO9.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO9.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO9.4</b> 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><b>AO9.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO9.6</b> Non-residential buildings and structures:</p> <ol style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ol> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO9.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO10</b> 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><b>AO10.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO11</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO11.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO11.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO12</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO12.1</b> No Acceptable Outcome specified.</p>
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO13</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO13.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO13.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<p>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>

## 6.2.15 Industry Investigation Zone Code

### 6.2.15.1 Purpose

- (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.
  - (g) Development recognises and conserves the cultural heritage values of existing Local Heritage places.

### 6.2.15.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.15 Industry investigation zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<p><b>PO1</b> Development of emerging industrial areas:</p> <ol style="list-style-type: none"> <li>(a) appropriately addresses geographical constraints;</li> <li>(b) protects environmental and cultural heritage values;</li> <li>(c) integrates with existing or approved development in the surrounding area;</li> <li>(d) provides for major stormwater flow paths through the site;</li> <li>(e) protects floodplains and water quality;</li> <li>(f) provides necessary physical infrastructure;</li> </ol>	<p><b>AO1.1</b> Development occurs in accordance with an approved structure plan.</p>

Performance Outcomes	Acceptable Outcomes
<p>(g) achieves an appropriate level of amenity and safety for adjoining land uses; and</p> <p>(h) achieves an appropriate hierarchy and distribution of industrial land uses.</p>	
<p><b>PO2</b> Until the land is required for future industrial development, good quality agricultural land identified on the relevant overlay is preserved.</p>	<p><b>AO2.1</b> Development does not result in the loss of good quality agricultural land through alienation, fragmentation or inappropriate land use.</p>
<p><b>PO3</b> The availability of land for future industrial development is not compromised.</p>	<p><b>AO3.1</b> Agricultural supplies stores, aquaculture, intensive animal industries, intensive horticulture, permanent plantations and wineries are not established.</p>
<p><b>PO4</b> Development reflects the intended character and amenity of the zone.</p>	<p><b>AO4.1</b> Building height (other than for silos, windmills and similar structures) does not exceed 8.5m above ground level.</p> <p>and</p> <p><b>AO4.2</b> 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><b>PO5</b> Where development is a Dwelling house, the dwelling has lawful access to a gazetted road that is constructed to a standard necessary to accommodate traffic generated by the use.</p>	<p><b>AO5.1</b> The Dwelling house has lawful access to a gazetted road that is maintained by Council.</p> <p>or</p> <p><b>AO5.2</b> Where access is obtained from a state-controlled road, the access is a permitted access under the <i>Transport Infrastructure Act 1994</i>.</p>
<p><b>PO6</b> 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><b>AO6.1</b> No Acceptable Outcome specified.</p>
<b>Section 2 Caretaker's accommodation</b>	
<p><b>PO7</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p><b>AO7.1</b> Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p><b>AO7.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p> <p>and</p> <p><b>AO7.3</b> The caretaker's accommodation is to be occupied by at least one person who is employed on the site to caretake for an approved or lawful non-residential use.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO8</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p><b>AO8.1</b> The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p><b>AO8.2</b> The street frontage setback is:            (a) a minimum of 15m, 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><b>AO8.3</b> Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 15m from the common property boundary.</p>
<p><b>PO9</b> The caretaker's accommodation is adequately serviced.</p>	<p><b>AO9.1</b> A 45kl water tank is provided for consumption purposes.</p> <p>or</p> <p><b>AO9.2</b> On-site sewage treatment is provided.</p> <p>and</p> <p><b>AO9.3</b> Stormwater is discharged to a lawful point of discharge.</p>
<b>Section 3 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO10</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO10.1</b> 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><b>AO10.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO11</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO11.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO11.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on</p>

Performance Outcomes	Acceptable Outcomes
	<p>the ground floor of other residential development.</p> <p>and <b>AO11.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and <b>AO11.4</b> 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 <b>AO11.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO11.6</b> Non-residential buildings and structures:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ul> <p>and <b>AO11.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO12</b> 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><b>AO12.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO13</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO13.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or <b>AO13.2</b> Hazardous materials and any associated manufacturing equipment</p>



Performance Outcomes	Acceptable Outcomes
	are located above the adopted flood level.
<b>PO14</b> Community infrastructure is able to function effectively during and immediately after flood events.	<b>AO14.1</b> No Acceptable Outcome specified.
<b>Heritage and neighbourhood character</b>	
<b>PO15</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.	<b>AO15.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).
<b>Conservation significant areas</b>	
<p><b>PO16</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO16.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO16.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO16.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO16.4</b> 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>
<b>Bushfire</b>	
<b>PO17</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.	<p><b>AO17.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ol style="list-style-type: none"> <li>a) Very High Potential Bushfire Intensity;</li> <li>b) High Potential Bushfire Intensity;</li> <li>c) Medium Potential Bushfire Intensity;</li> <li>d) Potential Impact Buffer.</li> </ol> <p>or</p> <p><b>AO17.2</b> 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><b>AO17.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> where a reticulated water supply is not available and a water</p>

Performance Outcomes	Acceptable Outcomes
	<p>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) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as:</p> <p>i. Very High Potential Bushfire Intensity;</p> <p>ii. High Potential Bushfire Intensity;</p> <p>iii. Medium Potential Bushfire Intensity; or</p> <p>iv. Potential Impact Buffer.</p>
<b>PO18</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	<b>AO18.1</b> No Acceptable Outcome identified.

## 6.2.16 Community Purposes Zone Code

### 6.2.16.1 Purpose

- (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 recognises and conserves the cultural heritage values of existing Local Heritage places.
  - (f) Development is established where the impacts of natural hazards are avoided or safely managed.

### 6.2.16.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.16 Community purposes zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO1</b> (a) Other than in the Aerodrome Precinct, development is a municipal, government or education facility; or</p> <p>(b) In the Aerodrome Precinct, development is for aviation related activities only.</p>	<p><b>AO1.1</b> No Acceptable Outcome specified.</p>
<p><b>PO2</b> Development is sited and design to protect the amenity of adjoining residential premises.</p>	<p><b>AO2.1</b> The building setback from a boundary adjoining a residential zone is a minimum of 6m.</p> <p><b>AO2.2</b> Buildings are setback not less than 6m from street frontages.</p> <p><b>AO2.3</b> New building plant or air-conditioning equipment is to be screened from view of the street or adjoining residential uses and clear of pedestrian circulation.</p> <p><b>AO2.4</b> Fixed site lighting complies with Australian Standard AS4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p><b>PO3</b> 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><b>AO3.1</b> No Acceptable Outcome specified.</p>
<b>Section 2 Caretaker's Accommodation</b>	
<p><b>PO4</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p><b>AO4.1</b> Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p><b>AO4.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p><b>PO5</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p><b>AO5.1</b> The caretaker's accommodation has a building height not exceeding 2 storeys and 8.5m above ground level.</p> <p>and</p> <p><b>AO5.2</b> 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><b>AO5.3</b> Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 5m from the common property boundary.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO6</b> The caretaker's accommodation is adequately serviced.</p>	<p><b>AO6.1</b> The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>or</p> <p><b>AO6.2</b> If in a non-sewered area, a waste disposal system is provided.</p> <p>and</p> <p><b>AO6.3</b> Stormwater is discharged to a lawful point of discharge.</p>
<p><b>Section 3 Tourist park (self-contained recreational vehicles and on Council owned or controlled land only)</b></p>	
<p><b>PO5</b> Development is low scale, limited to short term occupation by self-contained recreational vehicles, with access to infrastructure commensurate with the nature of the use.</p>	<p><b>AO5.1</b> The tourist park provides a parking area for a maximum of thirty (30) self-contained recreational vehicles.</p> <p>and</p> <p><b>AO5.2</b> The tourist park provides a parking space for individual self-contained recreational vehicles for a maximum of three (3) nights or seventy-two (72) hours in any 4 week period.</p> <p>and</p> <p><b>AO5.3</b> The tourist park does not contain:  (a) tents/tent sites, recreational vehicles/caravans/campervans/camper trailers other than those which are fully self-contained, cabins or similar structures; or  (b) ancillary uses such as a food and drink outlet, a manager's residence, offices, recreational facilities or staff accommodation.</p>
<p><b>PO6</b> The amenity of the local area is not adversely affected.</p>	<p><b>AO6.1</b> Parking spaces for self-contained recreational vehicles are setback at least 6 metres from the boundary of any lot used for residential purposes.</p>
<p><b>Section 4 For development affected by one or more overlays</b></p>	
<p><b>Flood hazard</b></p>	
<p><b>PO7</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO7.1</b> 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><b>AO7.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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</li> </ol>

Performance Outcomes	Acceptable Outcomes
	<p>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><b>PO8</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>A08.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>A08.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>A08.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>A08.4</b> 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><b>A08.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>A08.6</b> 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><b>A08.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO9</b> 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><b>A09.1</b> Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</p> <p>(b) result in any reductions of onsite 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>

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul>
<p><b>PO10</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO10.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO10.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO11</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO11.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO11.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO11.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Editor's note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<b>Heritage and neighbourhood character</b>	
<p><b>PO12</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p><b>AO12.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO13</b> Where development involves: (a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</p>	<p><b>AO13.1</b> The disturbance of acid sulfate soils is avoided by: (a) not excavating or otherwise removing soil or sediment</p>

Performance Outcomes	Acceptable Outcomes
<p>(b) filling of land with more than 500m<sup>3</sup> 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 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>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><b>AO13.2</b> 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>
<b>Conservation significant areas</b>	
<p><b>PO14</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO14.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO14.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO14.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO14.4</b> 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>
<b>Bushfire</b>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO15</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO15.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>(a) Very High Potential Bushfire Intensity;</li> <li>(b) High Potential Bushfire Intensity;</li> <li>(c) Medium Potential Bushfire Intensity; or</li> <li>(d) Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO15.2</b> 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><b>AO15.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity;</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO16</b> 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><b>AO16.1</b> No Acceptable Outcome identified.</p>



## 6.2.17 Environmental Management and Conservation Zone Code

### 6.2.17.1 Purpose

- (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 area until satisfactory resolution of outstanding conflicting issues relating to:
    - (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;
 enabling Council to determine a preferred, sensitive development for 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.

### 6.2.17.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.17 Environmental management and conservation zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Development does not result in any loss or damage to the environmental values of the area.	<b>AO1.1</b> Development is for environmental management or conservation purposes.
<b>Section 2 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<b>PO2</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.	<b>AO2.1</b> New buildings are: <ol style="list-style-type: none"> <li>(a) not located within the overlay area; or</li> <li>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</li> </ol> and

Performance Outcomes	Acceptable Outcomes
	<p><b>AO2.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO3</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO3.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO3.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO3.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO3.4</b> 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><b>AO3.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO3.6</b> Non-residential buildings and structures:</p> <ol style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ol> <p>and</p> <p><b>AO3.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO4</b> 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><b>AO4.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO5</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO5.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO5.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO6</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO6.1</b> 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 designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO6.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Editor's note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO6.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p>

Performance Outcomes	Acceptable Outcomes
	Editor's note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO7</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO7.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO7.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
<b>Conservation significant areas</b>	
<p><b>PO8</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO8.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO8.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO8.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO8.4</b> 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>
<b>Bushfire</b>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO9</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO9.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity;</li> <li>iv. Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO9.2</b> 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><b>AO9.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO10</b> 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><b>AO10.1</b> No Acceptable Outcome identified.</p>

## 6.2.18 Extractive Industry Zone Code

### 6.2.18.1 Purpose

- (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.

### 6.2.18.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6.18 Extractive industry zone code

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> The long term availability of the extractive resource for extraction or process is maintained.	<b>AO1.1</b> Development is for: <ol style="list-style-type: none"> <li>(a) extractive industry or directly associated with extractive industry; or</li> <li>(b) other uses that would not constrain existing or future extractive industries; or</li> <li>(c) a temporary use.</li> </ol>
<b>PO2</b> Buildings are of a scale that is consistent with the prevailing nature of development in the locality.	<b>AO2.1</b> Building height does not exceed 15m above ground level.
<b>PO3</b> Buildings and use areas are sited and screened to achieve an acceptable standard of visual amenity.	<b>AO3.1</b> Except for extraction areas as part of an extractive industry, buildings and use areas are set back a minimum of 10m from any road frontage.  and <b>AO3.2</b> Visual screening to a width of 10m is provided adjacent to any road frontage in the form of landscaping, mounding or bunding.
<b>PO4</b> Development mitigates the potential adverse effects from existing or future extraction or processing activities	<b>AO4.1</b> No Acceptable Outcome specified.

Performance Outcomes	Acceptable Outcomes
through incorporating design, orientation and construction measures that mitigate the potential adverse effects of noise, dust, ground vibration or air blast overpressure.	
<b>PO5</b> 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.	<b>AO5.1</b> No Acceptable Outcome specified.
<b>Section 2 For extractive industry</b>	
<b>PO6</b> Impacts on surrounding land uses and the existing rural amenity and scenic nature of the locality are minimised.	<b>AO6.1</b> No Acceptable Outcome specified.
<b>PO7</b> Areas used for extractive activities are screened to achieve an acceptable standard of visual amenity.	<b>AO7.1</b> Visual screening to a width of 10m is provided adjacent to any road frontage in the form of landscaping, mounding or bunding.
<b>PO8</b> Development avoids unacceptable impacts on amenity and public safety.	<b>AO8.1</b> Transport routes are not through residential or rural residential areas.
<b>PO9</b> Transport routes are of an appropriate construction standard capable of supporting loadings from the operation and minimising traffic hazards.	<b>AO9.1</b> The minimum transport route road standards are: (a) 7m bitumen surface width with cross road drainage; and (b) 80kph design speed with standard signage; and (c) bridges are two lane construction.
<b>PO10</b> Environmental and hydrological processes are not adversely affected.	<b>AO10.1</b> Dust from site operations is minimised beyond the site boundaries. and <b>AO10.2</b> Stormwater is directed away from areas being used for extraction. and <b>AO10.3</b> Stockpiles of raw or processed material exceeding 80m <sup>3</sup> are located on outside areas affected by the Flood Hazard Overlay. and <b>AO10.4</b> Erosion and sediment control measures are designed and constructed in accordance with Planning Scheme Policy 1: Development Standards. and <b>AO10.5</b> Rehabilitation and revegetation of the site to its former profile and appearance is completed progressively and regularly as the extraction proceeds. and

Performance Outcomes	Acceptable Outcomes
	<p><b>AO10.6</b> Extraction areas are a minimum of 40m from the top of the bank of a waterway.</p> <p>and</p> <p><b>AO10.7</b> 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>
<b>Section 3 Caretaker's accommodation</b>	
<p><b>PO11</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p><b>AO11.1</b> Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p><b>AO11.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p><b>PO12</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p><b>AO12.1</b> The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p><b>AO12.2</b> The street frontage setback is:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 15m, where freestanding; or</li> <li>(b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</li> </ul> <p>and</p> <p><b>AO12.3</b> Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 15m from the common property boundary.</p>
<p><b>PO13</b> The caretaker's accommodation is adequately serviced.</p>	<p><b>AO13.1</b> A 45kl water tank is provided for consumption purposes.</p> <p>or</p> <p><b>AO13.2</b> On-site sewage treatment is provided which complies with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland Plumbing and Wastewater Code.</p> <p>Editor's note: The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p> <p>and</p> <p><b>AO13.3</b> Stormwater is discharged to a lawful point of discharge.</p>
<b>Section 4 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO14</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO14.1</b> New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area; or</li> <li>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</li> </ul> <p>and</p>



Performance Outcomes	Acceptable Outcomes
	<p><b>AO14.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO15</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO15.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO15.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO15.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO15.4</b> 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><b>AO15.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO15.6</b> Non-residential buildings and structures:</p> <ol style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ol> <p>and</p> <p><b>AO15.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO16</b> 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><b>AO16.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO17</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO17.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO17.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO18</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO18.1</b> No Acceptable Outcome specified.</p>
<p><b>Key resource areas</b></p>	
<p><b>Resource/Processing Area</b></p> <p><b>PO19</b> The long term availability of the extractive resource for extraction or processing is maintained.</p>	<p><b>AO19.1</b> Development is for extractive industry or directly associated with extractive industry.</p> <p>or</p> <p><b>AO19.2</b> Development is for other uses that would not constrain existing or future extractive activities.</p> <p>or</p> <p><b>AO19.3</b> Development is for a temporary use.</p>
<p><b>Resource/Processing Area</b></p> <p><b>PO20</b> Development in the resource/processing area avoids or mitigates adverse impacts on areas of state or regional biodiversity significance.</p>	<p><b>AO20.1</b> No Acceptable Outcome specified.</p>
<p><b>Separation Area for a resource/processing area</b></p> <p><b>PO21</b> Development does not increase the number of people living in the separation area.</p>	<p><b>AO21.1</b> No Acceptable Outcome specified.</p>
<p><b>Separation Area for a resource/processing area</b></p> <p><b>PO22</b> 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><b>AO22.1</b> The numbers of people working or congregating in the separation area are not increased.</p> <p>or</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO22.2</b> Development is compatible with the potential effects arising from existing or future extractive industry.</p> <p>or</p> <p><b>AO22.3</b> 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><b>AO22.4</b> 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><b>Separation Area for a resource/processing area</b></p> <p><b>PO23</b> 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><b>AO23.1</b> Extractive industry development avoids any adverse impacts on existing development or development foreshadowed by the planning scheme outside of the separation area.</p>
<p><b>Transport route's separation area</b></p> <p><b>PO24</b> Development does not increase the number of people living in the transport route's separation area.</p>	<p><b>AO24.1</b> No Acceptable Outcome specified.</p>
<p><b>Access to the transport route</b></p> <p><b>PO25</b> Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials.</p>	<p><b>AO25.1</b> The number of properties with access points to the transport route is not increased.</p> <p>or</p> <p><b>AO25.2</b> Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
<p><b>Where overriding need in the public interest is demonstrated</b></p> <p><b>PO26</b> 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><b>AO26.1</b> 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"> <li>(a) locating buildings and structures the greatest distance practicable from the resource/processing area and associated transportation route; and</li> <li>(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</li> <li>(c) minimising openings in walls closest to these effects; and</li> </ul>

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>
<b>Conservation significant areas</b>	
<p><b>PO27</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO27.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO27.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO27.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO27.4</b> 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>
<b>Bushfire</b>	
<p><b>PO28</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO28.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <p>(a) Very High Potential Bushfire Intensity;</p> <p>(b) High Potential Bushfire Intensity;</p> <p>(c) Medium Potential Bushfire Intensity; or</p> <p>(d) Potential Impact Buffer.</p> <p>or</p> <p><b>AO28.2</b> 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><b>AO28.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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) the building's take off connection from the tank is at a level that allows 5,000 litres to be</p>

Performance Outcomes	Acceptable Outcomes
	dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul>
<b>PO29</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	<b>AO29.1</b> No Acceptable Outcome identified.

## 6.2.19 Limited Development (Constrained Land) Zone Code

### 6.2.19.1 Purpose

- (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.

### 6.2.19.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.19 Limited development (constrained land) zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 Historic Subdivisions Precinct</b>	
<b>PO1</b> Development is provided with a full range of urban services.	<b>AO1.1</b> Reticulated water supply is provided. and <b>AO1.2</b> Reticulated sewerage is provided. and <b>AO1.3</b> Stormwater is discharged to a lawful point of discharge.

Performance Outcomes	Acceptable Outcomes
<p><b>PO2</b> Development occurs on sites with frontage to a gazetted road, constructed to a standard necessary to accommodate traffic generated by the use.</p>	<p><b>AO2.1</b> Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<b>Section 2 General</b>	
<p><b>PO3</b> Development is compatible with the level of flood hazard identified for the site.</p> <p>Editor's note: a detailed site-based flood investigation will be required to identify the flood hazard anticipated for the subject site.</p>	<p><b>AO3.1</b> The scale and/or intensity of uses is not increased. Where an increase is proposed, a report prepared by a suitably qualified person, demonstrates that the proposed development does not increase the risk to people or property from a natural hazard, particularly flooding.</p>
<p><b>PO4</b> Development reflects and is consistent with the established character and land use pattern of the surrounding area.</p>	<p><b>AO4.1</b> No Acceptable Outcome specified.</p>
<p><b>PO5</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO5.1</b> 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.</p> <p>and</p> <p><b>AO5.2</b> A safe evacuation route off the site is provided, incorporating appropriate signage on site indicating the position and path of the route.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO6</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO6.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO6.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO6.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO6.4</b> Orientation to the street is achieved by ensuring that the stairs to the</p>

Performance Outcomes	Acceptable Outcomes
	<p>dwelling and at least one habitable room overlook the street.</p> <p>and <b>AO6.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b> <b>AO6.6</b> 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 <b>AO6.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<b>PO7</b> 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.	<b>AO7.1</b> 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.
<b>PO8</b> Development avoids the release of hazardous materials into floodwaters.	<b>AO8.1</b> Materials manufactured or stored on site are not hazardous in nature. or <b>AO8.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.
<b>PO9</b> Community infrastructure is able to function effectively during and immediately after flood events.	<b>AO9.1</b> No Acceptable Outcome specified.
<b>Section 3 For development affected by one or more overlays</b>	
<b>Heritage and neighbourhood character</b>	
<b>PO10</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.	<b>AO10.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).
<b>Potential and actual acid sulfate soils</b>	
<b>PO11</b> Where development involves: (a) excavating or otherwise removing 100m <sup>3</sup> or more of soil or sediment; or (b) filling of land with more than 500m <sup>3</sup> 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.	<b>AO11.1</b> 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;

Performance Outcomes	Acceptable Outcomes
<p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</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><b>AO11.2</b> 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>
<b>Conservation significant areas</b>	
<p><b>PO12</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO12.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO12.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO12.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO12.4</b> 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>
<b>Bushfire</b>	
<p><b>PO13</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO13.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <p>(a) Very High Potential Bushfire Intensity;</p> <p>(b) High Potential Bushfire Intensity;</p> <p>(c) Medium Potential Bushfire Intensity; or</p> <p>(d) Potential Impact Buffer.</p> <p>or</p> <p><b>AO13.2</b> 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><b>AO13.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO14</b> 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><b>AO14.1</b> No Acceptable Outcome identified.</p>

## 6.2.20 Rural Zone Code

### 6.2.20.1 Purpose

- (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) Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m<sup>2</sup>.
- (g) 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.
- (h) Areas of good quality agricultural land and land for primary production are conserved and protected from alienation, fragmentation (including by reconfiguring a lot) or incompatible land use.
- (i) Water supply catchments are protected from activities that may endanger water quality.
- (j) Extractive industries may be established on land other than good quality agricultural land.
- (k) Aviation related land uses including residential air parks may be supported within the Aerodrome Precinct at Kybong where land use conflicts are appropriately managed.
- (l) Development recognises and conserves the cultural heritage values of existing Local Heritage places.
- (m) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development where possible.
- (n) Infrastructure is provided at a standard normally expected in rural locations.
- (o) Development is sited, designed and managed to avoid or minimise the risk of natural hazard impacts (flood inundation, acid sulfate soils and bushfire) to people and property.

## 6.2.20.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.20 Rural zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Other than in the Aerodrome Precinct, Good Quality Agricultural Land and Land for primary production is not alienated, fragmented (including by reconfiguring a lot) or developed for incompatible land uses.	<b>AO1.1</b> No Acceptable Outcome specified.
<b>PO2</b> Other than in the Aerodrome Precinct, development reflects the rural character and amenity of the zone.	<b>AO2.1</b> Building height (other than for silos, windmills and similar structures) does not exceed 8.5m above ground level. and <b>AO2.2</b> 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.
<b>PO3</b> Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m <sup>2</sup> .	<b>AO3.1</b> No acceptable outcome specified.
<b>PO4</b> Any secondary dwelling is sited and located to maintain the appearance, bulk and scale of a single dwelling from the street.	<b>AO4.1</b> A secondary dwelling is (a) not located in front of the primary dwelling; (b) annexed to or located no further than 20m from the outermost projection of the primary dwelling, excluding domestic outbuildings.
<b>PO5</b> Residential development integrates with established aviation facilities within the Aerodrome Precinct.	<b>AO5.1</b> Aircraft hangars are constructed at the same time as, or prior to, the construction of any dwelling house on the land. and

Performance Outcomes	Acceptable Outcomes
	<b>AO5.2</b> Dwelling houses do not obstruct direct access from any hangar to the airstrip taxiway.
<p><b>PO6</b> Animal keeping, intensive horticulture and intensive animal industries:</p> <ul style="list-style-type: none"> <li>(a) do not significantly adversely affect the visual amenity of the area; and</li> <li>(b) do not cause environmental harm or environmental nuisance as a result of odour, noise or air emissions; and</li> <li>(c) do not cause environmental harm to any surface water, groundwater or waterways; and</li> <li>(d) do not cause significant impact on soil resources; and</li> <li>(e) are located on lots of sufficient size to provide necessary infrastructure to service the use.</li> </ul>	<b>AO6.1</b> No Acceptable Outcome specified.
<p><b>PO7</b> Where development is a Dwelling house, the dwelling has lawful access to a gazetted road that is constructed to a standard necessary to accommodate traffic generated by the use.</p>	<p><b>AO7.1</b> The Dwelling house has lawful access to a gazetted road that is maintained by Council.</p> <p>or</p> <p><b>AO7.2</b> Where access is obtained from a state-controlled road, the access is a permitted access under the <i>Transport Infrastructure Act 1994</i>.</p>
<p><b>PO8</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) conveniently located for use and collection; and</li> <li>(b) are of useable size; and</li> <li>(c) avoid adverse impacts on neighbours and occupants; and</li> <li>(d) are screened from view within the site, adjoining properties and the street.</li> </ul>	<b>AO8.1</b> No Acceptable Outcome specified.
<b>Section 2 Caretaker's accommodation</b>	
<p><b>PO9</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p><b>AO9.1</b> Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p><b>AO9.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p> <p>and</p> <p><b>AO9.3</b> The caretaker's accommodation is to be occupied by at least one person who is employed on the site to caretake for an approved or lawful non-residential use.</p>
<p><b>PO10</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p><b>AO10.1</b> The caretaker's accommodation has a building height that does not exceed 2 storeys and 8.5m above ground level.</p> <p>and</p> <p><b>AO10.2</b> The street frontage setback is:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 15m, where freestanding; or</li> <li>(b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</li> </ul>

Performance Outcomes	Acceptable Outcomes
	and <b>AO10.3</b> Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 15m from the common property boundary.
<b>PO11</b> The caretaker's accommodation is adequately serviced.	<b>AO11.1</b> A 45kl water tank is provided for consumption purposes. or <b>AO11.2</b> On-site sewage treatment is provided. and <b>AO11.3</b> Stormwater is discharged to a lawful point of discharge.
<b>PO12</b> The caretaker's accommodation has lawful access to a gazetted road, constructed to an appropriate standard for the zone and road classification.	<b>AO12.1</b> The caretaker's accommodation has lawful access to a Council maintained or state-controlled road.
<b>PO13</b> Where the caretaker's accommodation is a removal dwelling it must not adversely impact on the amenity or aesthetics of the area.	<b>AO13.1</b> Where the caretaker's accommodation is a removal dwelling the external finishes, including wall cladding and roof material, are repaired and/or painted.
<b>Section 3 Tourist park</b>	
<b>PO14</b> The amenity of the rural area is not adversely affected and adjacent land uses are protected from the impacts of: <ul style="list-style-type: none"> <li>• noise;</li> <li>• dust;</li> <li>• odour;</li> <li>• light;</li> <li>• smoke;</li> <li>• fumes;</li> <li>• environmental nuisances;</li> <li>• loss of visual amenity; and</li> <li>• loss of privacy.</li> </ul>	<b>AO14.1</b> The site is a minimum size of 10 hectares. and <b>AO14.2</b> The maximum gross floor area of each cabin is 30m <sup>2</sup> . and <b>AO14.3</b> Cabins and other structures are constructed from non-reflective building materials. and <b>AO14.4</b> Cabins and other structures have a building height not exceeding one (1) storey and 5.0m above ground level. and <b>AO14.5</b> All elements of the use are located a minimum 50m from any property boundary. and

Performance Outcomes	Acceptable Outcomes
	<p><b>AO14.6</b> Vehicle access is limited to existing entry and exit points.</p> <p>and</p> <p><b>AO14.7</b> A maximum of 48 occupants (and their visitors) associated with the tourist park are to be on the site at any time.</p> <p>and</p> <p><b>AO14.8</b> Development site is accessed directly via the maintained portion of a council or State-controlled road.</p> <p>and</p> <p><b>AO14.9</b> Lighting devices are located, designed and installed to:</p> <ul style="list-style-type: none"> <li>(a) minimise light spillage on surrounding premises;</li> <li>(b) preserve an acceptable degree of lighting amenity at surrounding premises;</li> <li>(c) direct lights downwards.</li> </ul>
<p><b>PO15</b> There is no direct line of sight from a dwelling on an adjoining premises to any camp site or, a premises that would be adjoining except for the existence of a public road, watercourse or drainage reserve.</p>	<p><b>AO15.1</b> There is no direct line of sight from a dwelling on an adjoining premises to any camp site or, a premises that would be adjoining except for the existence of a public road, watercourse or drainage reserve.</p>
<p><b>PO16</b> The use is serviced onsite by an approved amenities building containing ablution facilities connected to an approved effluent disposal/treatment facility. Effluent disposal is to be to a secondary treatment standard and waste water from the site/use has no adverse impacts on waterways, adjoining properties and the receiving environment generally.</p> <p>Editor's note: The <i>Plumbing and Drainage Act 2018</i> sets out requirements for onsite effluent treatment and disposal.</p>	<p><b>AO16.1</b> For Cabins: The use is serviced onsite by an approved amenities building containing ablution facilities connected to an approved effluent disposal/treatment facility. Effluent disposal is to be to a secondary treatment standard and wastewater from the site/use has no adverse impacts on waterways, adjoining properties and the receiving environment generally.</p> <p><b>AO16.2</b> For caravans and/or camp sites, the use is serviced onsite by a minimum of:</p> <ul style="list-style-type: none"> <li>• one (1) portable toilet for every two (2) sites; and</li> <li>• one (1) portable shower facility for every four (4) sites; and</li> <li>• one (1) laundry facility.</li> </ul> <p>Editor's note: For caravan and camp sites, permanent approved amenities building are also acceptable in place of portable facilities, and must be supplied at the same rate stated in AO16.2 in order to comply with 'accepted development subject to requirements'.</p>
<p><b>PO17</b> Cabins within a Tourist Park achieve minimum building and accessibility standards as required by the <i>Building Act 1975</i> with respect to:</p> <ul style="list-style-type: none"> <li>• Access;</li> <li>• Car parking; and</li> <li>• Ratio of accessible buildings.</li> </ul>	<p><b>PO17.1</b> No acceptable outcome provided.</p>

Performance Outcomes	Acceptable Outcomes
<p>Editor's note: Structures are to be subject to a development permit for building work to ensure they meet the requirements of the appropriate building classification.</p>	
<p><b>PO18</b> The design, siting and construction of the Tourist park minimises the transmission of noise to surrounding premises, ensuring that noise levels do not cause nuisance.</p>	<p><b>AO18.1</b> All onsite activities comply with the application of noise standards under Division 2 of the <i>Environmental Protection Act 1994</i> including 'Open air events', 'Refrigeration equipment', and 'Regulated devices' (e.g. power generators).</p>
<p><b>PO19</b> The Tourist Park development including any associated camping areas, or cabins are used for short-term accommodation only and do not act as a permanent place of residence for persons.</p>	<p><b>AO19.1</b> The duration of stay in the Tourist park is limited to a maximum period of four (4) weeks in any three (3) month period per person.</p>
<p><b>PO20</b> A central refuse area is provided to service the use and managed to result in no adverse impacts on waterways, adjoining properties and the receiving environment generally. Refuse areas:</p> <ul style="list-style-type: none"> <li>(a) are conveniently located for use and collection; and</li> <li>(b) of useable size; and</li> <li>(c) avoid adverse impacts on neighbours and occupants; and</li> <li>(d) are screened from view within the site, adjoining properties and the street.</li> </ul>	<p><b>AO20.1</b> No Acceptable Outcome specified.</p>
<p><b>PO21</b> Development maintains the safety of people and property.</p>	<p><b>AO21.1</b> Development is located outside an area identified on a relevant Overlay as a natural hazard.</p>
<p><b>Section 4 Tourist park (self-contained recreational vehicles and on Council owned or controlled land only)</b></p>	
<p><b>PO22</b> Development is low scale, limited to self-contained recreational vehicles, restricted duration and has access to infrastructure commensurate with the nature of the use</p>	<p><b>AO22.1</b> The tourist park provides a parking area for a maximum of thirty (30) self-contained recreational vehicles.</p> <p>and</p> <p><b>AO22.2</b> The tourist park provides a parking space for individual self-contained recreational vehicles for a maximum of three (3) nights or seventy-two (72) hours in any 4 week period.</p> <p>and</p> <p><b>AO22.3</b> The tourist park does not contain:</p> <ul style="list-style-type: none"> <li>(a) tents/tent sites, recreational vehicles/caravans/campervans/camper trailers other than those which are fully self contained, cabins or similar structures; or</li> <li>(b) ancillary uses such as a food and drink outlet, a manager's residence, offices, recreational facilities or staff accommodation.</li> </ul>
<p><b>PO23</b> The amenity of the local area is not adversely affected.</p>	<p><b>AO23.1</b> Parking spaces for self-contained recreational vehicles are setback at least 6 metres from the boundary of any lot used for residential purposes.</p>
<p><b>Section 5 For development affected by one or more overlays</b></p>	
<p><b>Flood hazard</b></p>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO24</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO24.1</b> 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><b>AO24.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO25</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO25.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO25.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO25.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO25.4</b> 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><b>AO25.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO25.6</b> 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 <b>AO25.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.
<b>PO26</b> 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.	<b>AO26.1</b> Works associated with the proposed development do not: <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) do not result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) do not change flood characteristics outside the subject site in ways that result in:               <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<b>PO27</b> Development avoids the release of hazardous materials into floodwaters.	<b>AO27.1</b> Materials manufactured or stored on site are not hazardous in nature. or <b>AO27.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.
<b>PO28</b> Community infrastructure is able to function effectively during and immediately after flood events.	<b>AO28.1</b> No Acceptable Outcome specified.
<b>Heritage and neighbourhood character</b>	
<b>PO29</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.	<b>AO29.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).
<b>Potential and actual acid sulfate soils</b>	
<b>PO30</b> Where development involves: <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<b>AO30.1</b> The disturbance of acid sulfate soils is avoided by: <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or</li> </ul>



Performance Outcomes	Acceptable Outcomes
	<p>previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p><b>AO30.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
<b>Key resource areas</b>	
<p><b>Resource/Processing Area</b></p> <p><b>PO30</b> The long term availability of the extractive resource for extraction or processing is maintained.</p>	<p><b>AO30.1</b> Development is for extractive industry or directly associated with extractive industry.</p> <p>or</p> <p><b>AO30.2</b> Development is for other uses that would not constrain existing or future extractive activities.</p> <p>or</p> <p><b>AO30.3</b> Development is for a temporary use.</p>
<p><b>Resource/Processing Area</b></p> <p><b>PO31</b> Development in the resource/processing area avoids or mitigates adverse impacts on areas of state or regional biodiversity significance.</p>	<p><b>AO31.1</b> No Acceptable Outcome specified.</p>
<p><b>Separation Area for a resource/processing area</b></p> <p><b>PO32</b> Development does not increase the number of people living in the separation area.</p>	<p><b>AO32.1</b> No Acceptable Outcome specified.</p>
<p><b>Separation Area for a resource/processing area</b></p> <p><b>PO33</b> 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><b>AO33.1</b> The numbers of people working or congregating in the separation area are not increased.</p> <p>or</p> <p><b>AO33.2</b> Development is compatible with the potential effects arising from existing or future extractive industry.</p> <p>or</p> <p><b>AO33.3</b> 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><b>AO33.4</b> 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><b>Separation Area for a resource/processing area</b></p> <p><b>PO34</b> Extractive industry development does not compromise the function of the separation area in providing a buffer</p>	<p><b>AO34.1</b> Extractive industry development avoids any adverse impacts on existing development or development</p>

Performance Outcomes	Acceptable Outcomes
<p>between extractive/processing operations and any incompatible uses outside the separation area.</p>	<p>foreshadowed by the planning scheme outside of the separation area.</p>
<p><b>Transport route's separation area</b>  <b>PO35</b> Development does not increase the number of people living in the transport route's separation area.</p>	<p><b>AO35.1</b> No Acceptable Outcome specified.</p>
<p><b>Access to the transport route</b>  <b>PO36</b> Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials</p>	<p><b>AO36.1</b> The number of properties with access points to the transport route is not increased.  or  <b>AO36.2</b> Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
<p><b>Where overriding need in the public interest is demonstrated</b>  <b>PO37</b> 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><b>AO37.1</b> 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"> <li>(a) locating buildings and structures the greatest distance practicable from the resource/processing area and associated transportation route; and</li> <li>(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</li> <li>(c) minimising openings in walls closest to these effects; and</li> <li>(d) providing mechanical ventilation to living areas sensitive to these effects; and</li> <li>(e) using appropriate construction insulation and glazing materials.</li> </ul>
<b>Conservation significant areas</b>	
<p><b>PO38</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO38.1</b> Development occurs outside the overlay area.  or  <b>AO38.2</b> Development is compatible with the values of the conservation significant area.  and  <b>AO38.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.  and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO38.4</b> 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>
<b>Bushfire</b>	
<p><b>PO39</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO39.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>(a) Very High Potential Bushfire Intensity;</li> <li>(b) High Potential Bushfire Intensity;</li> <li>(c) Medium Potential Bushfire Intensity; or</li> <li>(d) Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO39.2</b> 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><b>AO39.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity;</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO40</b> 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><b>AO40.1</b> No Acceptable Outcome identified.</p>

## 6.2.21 Rural Residential Zone Code

### 6.2.21.1 Purpose

- (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) Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m<sup>2</sup>.
  - (d) 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.
  - (e) Development is provided with an adequate supply of potable water, and sustainable means of wastewater treatment and disposal.
  - (f) 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.
  - (g) Conflicts with adjoining land in the rural zone are avoided by the provision of buffers on new development for rural residential purposes.
  - (h) 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.
  - (i) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, enhanced and buffered from the impacts of development.
  - (j) 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.
  - (k) Development is provided with appropriate infrastructure.
  - (l) Development is sited, designed and managed to avoid or minimise the risk of natural hazard impacts (flood inundation, acid sulfate soils and bushfire) to people and property.

### 6.2.21.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.21 Rural residential zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Development reflects the intended low density rural residential character of the zone.	<b>AO1.1</b> Site cover does not exceed 25%.
<b>PO2</b> The built form and appearance of development reflects the low density rural residential character of the zone.	<b>AO2.1</b> Building height does not exceed 2 storeys and 8.5m above ground level.
<b>PO3</b> Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m <sup>2</sup> .	<b>AO3.1</b> No acceptable outcome specified.
<b>PO4</b> Any secondary dwelling is sited and located to maintain the appearance, bulk	<b>AO4.1</b> A secondary dwelling is:

Performance Outcomes	Acceptable Outcomes
and scale of a single dwelling from the street.	<ul style="list-style-type: none"> <li>(a) not located in front of the primary dwelling;</li> <li>(b) annexed to or located no further than 20m from the outermost projection of the primary dwelling, excluding domestic outbuildings.</li> </ul>
<p><b>PO5</b> Where development is a Dwelling house, the dwelling has lawful access to a gazetted road that is constructed to a standard to accommodate traffic generated by the use.</p>	<p><b>AO5.1</b> The Dwelling house has lawful access to a gazetted road that is maintained by Council.</p> <p>or</p> <p><b>AO5.2</b> Where access is obtained from a state-controlled road, the access is a permitted access under the <i>Transport Infrastructure Act 1994</i>.</p>
<b>Section 2 Non-residential uses</b>	
<p><b>PO6</b> Non-residential uses are limited to small-scale activities that:</p> <ul style="list-style-type: none"> <li>(a) integrate with the established or intended rural residential character; and</li> <li>(b) meet the identified day to day convenience needs of the local residential catchment, and</li> <li>(c) resulting in positive economic and social benefits for the immediate local community.</li> </ul>	<p><b>AO6.1</b> Non-residential uses provide:</p> <ul style="list-style-type: none"> <li>(a) minimum 15m setbacks to all boundaries; or</li> <li>(b) located on a corner site; and</li> <li>(c) where of a retail, commercial nature is co-located with other similar uses and has a gross floor area of 200m<sup>2</sup> or less; or</li> <li>(d) where for community type facilities are co-located with other similar uses or retail or commercial uses and has a gross floor area of 400m<sup>2</sup> or less.</li> </ul>
<b>Section 3 For development affected by one or more overlays</b>	
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO7</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO7.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO7.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal</li> </ul>

Performance Outcomes	Acceptable Outcomes
	contaminants into the environment.
<b>Conservation significant areas</b>	
<p><b>PO8</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO8.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO8.2</b> Development is compatible with the values of the conservation significant area.</p> <p>and</p> <p><b>AO8.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO8.4</b> 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>
<b>Bushfire</b>	
<p><b>PO9</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO9.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>(a) Very High Potential Bushfire Intensity;</li> <li>(b) High Potential Bushfire Intensity;</li> <li>(c) Medium Potential Bushfire Intensity; or</li> <li>(d) Potential Impact Buffer.</li> </ul> <p>or</p> <p><b>AO9.2</b> 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><b>AO9.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as:</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> <li>i. Very High Potential Bushfire Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul>
<b>PO10</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	<b>AO10.1</b> No Acceptable Outcome identified.

## 6.2.22 Township Zone Code

### 6.2.22.1 Purpose

- (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) Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m<sup>2</sup>.
  - (d) Dual occupancies are dispersed to compliment and not detract from the low density residential character and amenity of the zone.
  - (e) Development services the needs of local residents and visitors.
  - (f) Development is facilitated where it has a direct relationship with the local or historic character or natural features of the area.
  - (g) Community facilities and infrastructure which directly supports the local community is facilitated.
  - (h) Development is provided with appropriate infrastructure and services.
  - (i) Development recognises and conserves the cultural heritage values of existing Local Heritage places.
  - (j) Development is established where the impacts of natural hazards are avoided or safely managed.
  - (k) Development is reflective of and responsive to the environmental constraints of the land.

### 6.2.22.2 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6.22 Township zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Building scale, bulk and design reflects the intended low density village character of the town.	<b>AO1.1</b> For residential uses, site cover does not exceed 50% and

Performance Outcomes	Acceptable Outcomes
	<p><b>AO1.2</b> Dwelling density does not exceed one dwelling per 1,000m<sup>2</sup>.</p> <p>or</p> <p><b>AO1.3</b> For non-residential uses, site cover does not exceed 40%.</p> <p>and</p> <p><b>AO1.4</b> Building height does not exceed 2 storeys and 8.5m above ground level.</p> <p>and</p> <p><b>AO1.5</b> The building has an obvious front entry and is directly accessible from the primary street frontage.</p> <p>and</p> <p><b>AO1.6</b> The maximum length of any façade of a building without articulation or change of materials is 10m.</p> <p>and</p> <p><b>AO1.7</b> In all other circumstances, the maximum building length in one plane is 15m.</p> <p>and</p> <p><b>AO1.8</b> Buildings are set back no closer to the road frontage than the buildings on an adjoining site, otherwise 6m.</p> <p>and</p> <p><b>AO1.9</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<p><b>PO2</b> Where development is a secondary dwelling, the secondary dwelling has a maximum gross floor area of 70m<sup>2</sup>.</p>	<p><b>AO2.1</b> No acceptable outcome specified.</p>
<p><b>PO3</b> Any secondary dwelling is sited and located to maintain the appearance, bulk and scale of a single dwelling from the street.</p>	<p><b>AO3.1</b> A secondary dwelling is</p> <ul style="list-style-type: none"> <li>(a) not located in front of the primary dwelling;</li> <li>(b) annexed to or located no further than 20m from the outermost projection of the primary dwelling, excluding domestic outbuildings.</li> </ul>
<p><b>PO4</b> Privacy between buildings on the site and the interface to neighbouring uses is achieved by effective building design, location of windows and outdoor open space; to prevent overlooking into habitable rooms or private open space areas.</p>	<p><b>AO4.1</b> Habitable windows do not directly face:</p> <ul style="list-style-type: none"> <li>(a) a habitable room window of another building within 10m; and</li> <li>(b) an access way, footpath or communal open space area within 3m.</li> </ul> <p>or</p>



Performance Outcomes	Acceptable Outcomes
	<p><b>AO4.2</b> Habitable room windows  (a) Have a fixed obscure glazing in any part of the window below 1.5m above floor level;  (b) Have privacy screens that cover a minimum of 50% window view.</p> <p>and</p> <p><b>AO4.3</b> Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by privacy screens.</p> <p>Editor's note: 'directly face' means an angle within 45° either horizontally or vertically.</p> <p>and</p> <p><b>AO4.4</b> A 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><b>PO5</b> Where development is a Dwelling house, the dwelling has lawful access to a gazetted road that is constructed to a standard necessary to accommodate traffic generated by the use.</p>	<p><b>AO5.1</b> The Dwelling house has lawful access to a gazetted road that is maintained by Council.</p> <p><b>AO5.2</b> Where access is obtained from a state-controlled road, the access is a permitted access under the <i>Transport Infrastructure Act 1994</i>.</p>
<p><b>PO6</b> 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><b>AO6.1</b> No Acceptable Outcome specified.</p>
<b>Section 2 Caretaker's accommodation</b>	
<p><b>PO7</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p><b>AO7.1</b> Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p><b>AO7.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p> <p>and</p> <p><b>AO7.3</b> The caretaker's accommodation is to be occupied by at least one person who is employed on</p>

Performance Outcomes	Acceptable Outcomes
	the site to caretake for an approved or lawful non-residential use.
<p><b>PO8</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p><b>AO8.1</b> The caretaker's accommodation has a building height that does not exceed 2 storeys or 8.5m above ground level.</p> <p>and</p> <p><b>AO8.2</b> 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><b>AO8.3</b> Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 5m from the common property boundary.</p>
<p><b>PO9</b> The caretaker's accommodation is adequately serviced.</p>	<p><b>AO9.1</b> The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>or</p> <p><b>AO9.2</b> If in a non-sewered area, a waste disposal system is provided.</p> <p>and</p> <p><b>AO9.3</b> Stormwater is discharged to a lawful point of discharge.</p>
<p><b>PO10</b> The caretaker's accommodation has lawful access constructed to an appropriate standard for the zone and road classification.</p>	<p><b>AO10.1</b> The caretaker's accommodation has lawful access constructed to an appropriate standard for the zone and road classification.</p>
<b>Section 3 Dual occupancy</b>	
<p><b>PO11</b> Dual occupancies are located on lots of a suitable size that:</p> <p>(a) enables the layout of buildings to maximise private open space areas and to complement a low density residential character;</p> <p>(b) provides sufficient area to accommodate the dual occupancy and associated access, parking, landscaping, servicing, effluent disposal and setback requirements;</p> <p>(c) provides for protection of the amenity of adjoining properties.</p>	<p><b>AO11.1</b> The minimum lot size is 2,500m<sup>2</sup>, exclusive of any access strip.</p>
<p><b>PO12</b> Dual occupancies are dispersed to compliment and not detract from the low density residential character and amenity of the zone.</p>	<p><b>AO12.1</b> Does not adjoin another lot developed or approved for a dual occupancy.</p> <p>and</p> <p><b>AO12.2</b> Where located on a mid-street block allotment, the street frontage is 18 metres or</p>

Performance Outcomes	Acceptable Outcomes
	greater; except in case of the residential precincts of Imbil, Goomeri, Kilkivan and Cooloola Cove where the street frontage is 35m or greater.
<p><b>PO13</b> Each dwelling is provided with sufficient areas of private open space which:</p> <ul style="list-style-type: none"> <li>(a) has a suitable area, dimensions and configuration to encourage outdoor living use;</li> <li>(b) is available for the sole use of the residents of individual dwelling units; and</li> <li>(c) allows for the amenity, recreational and privacy needs of residents.</li> </ul>	<p><b>AO13.1</b> Each dwelling has a clearly defined area of private open space which:</p> <ul style="list-style-type: none"> <li>(a) has an area of at least 40m<sup>2</sup>;</li> <li>(b) comprises not more than two separate parts;</li> <li>(c) has one part that is directly accessible from a living area of the dwelling which: <ul style="list-style-type: none"> <li>(i) has a minimum dimension of 3m;</li> <li>(ii) is at least 20m<sup>2</sup> in area;</li> <li>(iii) is screened from adjoining development, providing for visual privacy;</li> <li>(iv) has a slope of not more than 1 in 10.</li> </ul> </li> </ul>
<b>Section 4 Tourist park (self-contained recreational vehicles and on Council owned or controlled land only)</b>	
<p><b>PO14</b> Development is low scale, limited to short term occupation by self-contained recreational vehicles, with access to infrastructure commensurate with the nature of the use.</p>	<p><b>AO14.1</b> The tourist park provides a parking area for a maximum of thirty (30) self-contained recreational vehicles.</p> <p>and</p> <p><b>AO14.2</b> The tourist park provides a parking space for individual self-contained recreational vehicles for a maximum of three (3) nights or seventy-two (72) hours in any 4 week period.</p> <p>and</p> <p><b>AO14.3</b> The tourist park does not contain:</p> <ul style="list-style-type: none"> <li>(a) tents/tent sites, recreational vehicles/caravans/campervans/camper trailers other than those which are fully self contained, cabins or similar structures; or</li> <li>(b) ancillary uses such as a food and drink outlet, a manager's residence, offices, recreational facilities or staff accommodation.</li> </ul>
<p><b>PO15</b> The amenity of the local area is not adversely affected.</p>	<p><b>AO15.1</b> Parking spaces for self-contained recreational vehicles are setback at least 6 metres from the</p>

Performance Outcomes	Acceptable Outcomes
	boundary of any lot used for residential purposes.
<b>Section 5 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO16</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO16.1</b> 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><b>AO16.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO17</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO17.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO17.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO17.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO17.4</b> 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><b>AO17.5</b> Ground floors are constructed using resilient building materials</p>

Performance Outcomes	Acceptable Outcomes
	<p>and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO17.6</b> Non-residential buildings and structures:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ul> <p>and</p> <p><b>AO17.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO18</b> 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><b>AO18.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO19</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO19.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO19.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO20</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO20.1</b> Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated</p>

Performance Outcomes	Acceptable Outcomes
	<p>by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and <b>AO20.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Editor's note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and <b>AO20.3</b> Development for any of the uses identified in column 1 of Table SC6.11 <i>Lot and building pad immunity and freeboard by use type</i> in Planning Scheme Policy 1: Development Standards is located above the flood level specified in column 2 of Table SC6.11.</p> <p>Editor's note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<b>Heritage and neighbourhood character</b>	
<p><b>PO21</b> Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p><b>AO21.1</b> Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>
<b>Bushfire</b>	
<p><b>PO22</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO22.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>(a) Very High Potential Bushfire Intensity;</li> <li>(b) High Potential Bushfire Intensity;</li> <li>(c) Medium Potential Bushfire Intensity; or</li> <li>(d) Potential Impact Buffer.</li> </ul> <p>or <b>AO22.2</b> Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard</p>

Performance Outcomes	Acceptable Outcomes
	<p>and that road has a minimum cleared width of 20 metres.</p> <p>and <b>AO22.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> 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"> <li>(a) fire brigade tank fittings; and</li> <li>(b) the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes, if the buildings are in an area identified in the Bushfire Hazard Overlay as: <ul style="list-style-type: none"> <li>i. Very High Potential Intensity;</li> <li>ii. High Potential Bushfire Intensity;</li> <li>iii. Medium Potential Bushfire Intensity; or</li> <li>iv. Potential Impact Buffer.</li> </ul> </li> </ul>
<p><b>PO23</b> 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><b>AO23.1</b> No Acceptable Outcome identified.</p>

## **Part 7 Overlays**

### **7.1 Preliminary**

- (1) Overlays identify spatial areas within the Planning Scheme that reflect state and local level interests and have one or more of the following characteristic (distinct themes):
  - (a) there is a particular sensitivity to the effects of development;
  - (b) there is a constraint on land use or development outcomes;
  - (c) there is a presence of valuable resources;
  - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2—Mapping.
- (3) Assessment benchmarks for an overlay may be contained in one of the following:
  - (a) a map for an overlay;
  - (b) a code for a zone, or other code in Part 8.
- (4) The overlays maps 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.

### **7.2 Overlay codes**

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



## Part 8 Development codes

### 8.1 Preliminary

- (1) Other development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The requirements under the Regulation for development under schedules 6 of the Regulation relevant for the planning scheme are applicable as set out in Part 5.4, Table 5.4.1 to:
  - a) Community residence;
  - b) Particular reconfiguring a lot requiring code assessment (subdividing one lot into two lots and associated operational work).

Editor's note: The following schedules of the Regulation are relevant to the Gympie Regional Council Planning Scheme:

- i. Schedule 6 Part 2 (6) of the Regulation – Material change of use for a Community residence;
  - ii. Schedule 12 of the Regulation – Particular reconfiguring a lot requiring code assessment.
- (3) The following are the use codes for the Planning Scheme:
    - (a) Home based business code.
  - (4) The following are the Other development codes for the Planning Scheme:
    - (a) Advertising device code;
    - (b) Reconfiguring a Lot Code;
    - (c) Infrastructure and Operational Work (excluding Advertising Device) Code; and
    - (d) Building Matters Code.

### 8.2 Use Codes

#### 8.2.1 Home based business code

##### 8.2.1.1 Application

- (1) This code applies to accepted development (subject to requirements) and assessable development identified as requiring assessment against the Home based business code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

##### 8.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Home based business code is to ensure Home based business is conducted in a manner which is appropriate to the intended character of the area and protects the amenity of surrounding premises.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The Home based business is operated at a domestic/low-key scale and is subordinate and ancillary to the use of the premises as a dwelling;
  - (b) The Home based business is compatible with and does not negatively impact on the amenity, function and character of the zone and the neighbouring residential dwellings;
  - (c) Other than in the Rural and Rural Residential Zones, the Home based business does not involve any industry activities;
  - (d) The Home based business operates during hours that are suited to a residential environment;
  - (e) The Home based business does not undermine the viability of centres or industrial zones;
  - (f) The Home based business creates a level of traffic and on-site car parking that is expected for a dwelling within the applicable zone;
  - (g) The Home based business is not distinguishable from other dwellings/residential properties in terms of visual appearance.

### 8.2.1.3 Assessment Benchmarks for Assessable Development and Requirements for Accepted Development

**Table 8.1 Assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>Design, Appearance, Scale and Amenity</b>	
<p><b>PO1</b> The Home based business is conducted such that:</p> <ul style="list-style-type: none"> <li>(a) Buildings and structures on the site retain a residential appearance and character;</li> <li>(b) No adverse or negative impact on the visual amenity of the local area occurs;</li> <li>(c) The amenity of the existing neighbourhood is protected.</li> </ul>	<p><b>AO1.1</b> The exterior of the premises including the dwelling is not altered or modified to accommodate the Home based business.</p> <p><b>AO1.2</b> The Home based business (other than a Bed and breakfast) is conducted:</p> <ul style="list-style-type: none"> <li>(a) In, under or within the curtilage of the dwelling house which is entirely enclosed; and materials, equipment (excluding one trailer used by a trade's person) or associated goods are stored within the dwelling or an enclosed outbuilding on the premises; or</li> <li>(b) Within a dual occupancy (excluding outbuildings); or</li> <li>(c) Within a multiple dwelling (excluding outbuildings).</li> </ul> <p>or For a Home based business operating as a Bed and breakfast, the Bed and breakfast is conducted within the dwelling.</p>
<p><b>PO2</b> The Home based business is limited in size so that:</p> <ul style="list-style-type: none"> <li>(a) It is subordinate to the dwelling house, dual occupancy or multiple dwelling that it is conducted within, operates at a domestic scale and does not exceed 60m<sup>2</sup> of GFA;</li> <li>(b) It does not undermine the viability of commercial zones.</li> </ul>	<p><b>AO2.1</b> For a Home based business (other than a Bed and breakfast) conducted in, under or within the curtilage of a dwelling house:</p> <ul style="list-style-type: none"> <li>(a) The total use area used for the Home based business does not exceed 20% of the GFA of the dwelling;</li> <li>(b) Does not exceed a maximum total use area of 60m<sup>2</sup>.</li> </ul> <p>or For a Home based business (other than a Bed and breakfast) conducted within a dual occupancy or multiple dwelling, the total gross floor area used for the Home based business does not exceed 20m<sup>2</sup> per dwelling.</p> <p>Editor's note: The use of a dwelling for a Home based business may warrant a reclassification of the building. In this regard, it is recommended that advice be obtained from a Building Certifier confirming the relevant requirements under the Building Act 1975.</p>
<p><b>PO3</b> The Home based business is limited in scale so that:</p> <ul style="list-style-type: none"> <li>(a) Evidence of its operation is minimal;</li> </ul>	<p><b>AO3.1</b> For a Home based business (other than a Bed and breakfast) conducted within a dwelling house:</p> <ul style="list-style-type: none"> <li>(a) The use is appointment based for visitors/customers;</li> </ul>

<p>(b) Customer/client visitor rates are minimal and compatible with the intended character of the zone.</p>	<p>(b) No more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day (excluding Bed and breakfast, Farm stay and Home based child care);</p> <p>(c) The use is carried out by a permanent resident of the dwelling;</p> <p>(d) Operation is limited to one non-resident employee on site at a time.</p> <p>or</p> <p>For a Home based business (other than a Bed and breakfast) conducted within a dual occupancy or multiple dwelling:</p> <p>(a) The use is appointment based for visitors/customers;</p> <p>(b) No more than 2 customers or clients are present at any one time and no more than 4 customers or clients are present in any one day;</p> <p>(c) Operation is only carried out by a permanent resident of the dwelling.</p> <p><b>AO3.2</b> Not more than one Home based business is conducted per premises.</p> <p><b>AO3.3</b> The Home based business does not involve outdoor use areas (excluding Home based child care or the storage of one trailer).</p>
<p><b>PO4</b> The Home based business does not involve any materials, equipment, activities or processes that cause nuisance or adversely impact on residential amenity.</p>	<p><b>AO4.1</b> The Home based business does not involve vehicle inspections, detailing, maintenance, servicing or repairs.</p> <p><b>AO4.2</b> The Home based business does not involve the boarding (including day time keeping only), breeding or training of animals.</p> <p><b>AO4.3</b> The Home based business does not involve any hiring of materials, goods, appliances, vehicles or machinery stored on-premises.</p> <p><b>AO4.4</b> The Home based business does not produce aerosols, dust, fumes, light, odour, particles, smoke or vibration beyond the site boundaries.</p> <p><b>AO4.5</b> Public display or retail sale of goods (excluding mail order or internet sales) is not undertaken from the Home based business.</p> <p><b>AO4.6</b> All outbuildings associated with a Home based business (other than in the Rural and Rural</p>

	Residential Zone), are to be utilised for storage purposes only.
<p><b>PO5</b> Other than in the Rural and Rural Residential Zones, the Home based business does not involve any industry activities.</p>	<p><b>AO5.1</b> Other than in the Rural and Rural Residential Zones, the Home based business does not involve any activity that would be defined as industry (in accordance with SC1.1.1 – Defined Activity Groups for Industry Activities and Schedule 1 Definitions) under the Gympie Regional Council Planning Scheme 2013.</p>
<p><b>PO6</b> The home based business does not produce noise at the site boundary which exceeds the background noise level plus 5 dB(A) (8.00am – 6.00pm) (measured as an adjusted sound level).</p>	<p><b>AO6.1</b> Activities and operations (excluding business related visitor traffic and deliveries to the site) associated with the Home based business do not generate noise beyond the site boundaries.</p>
<p><b>PO7</b> The operation of the Home based business is safe for the occupants of the dwelling, the employees, visitors, customers and neighbours.</p>	<p><b>AO7.1</b> Quantities of chemicals, gases or other hazardous materials and substances stored on the premises do not exceed the limits associated with normal residential activity.</p> <p><b>AO7.2</b> Storage of flammable and combustible liquids complies with the storage provisions in Section 2 of <i>Australian Standards AS1940 – The Storage and Handling of Flammable and Combustible Liquids</i>.</p>
<p><b>PO8</b> The hours of operation do not cause a nuisance or adversely impact the amenity of the residential location.</p>	<p><b>AO8.1</b> The hours of operation for the Home based business, including business related visitors and deliveries to the site (excluding Bed and breakfast, Farm stay and Home based child care) are:</p> <ul style="list-style-type: none"> <li>• Monday to Saturday: 8:00am to 6:00pm;</li> <li>• Sunday and public holidays: nil.</li> </ul> <p><b>or</b> The hours of operation for a Home based childcare, including business related visitors and deliveries to the site, are:</p> <ul style="list-style-type: none"> <li>• Monday to Saturday: 6:30am to 6:00pm;</li> <li>• Sunday and public holidays: nil.</li> </ul> <p>Editor's note: Office administration functions and activities that do not involve visitors by customers or clients, deliveries or noise related activities may occur outside of the hours of operation.</p>
<b>Transport and movement</b>	
<p><b>PO9</b> Traffic impacts of the Home based business are no greater than that which might be reasonably expected in a residential location.</p>	<p><b>AO9.1</b> Loading or unloading activities associated with the Home based business are undertaken entirely within the site and only during the hours of operation specified in AO8.1.</p> <p><b>AO9.2</b> Deliveries or collections associated with the Home based business are limited to a vehicle</p>

	<p>with a kerb mass of 3 tonnes, with no more than one (1) delivery or collection permitted per working day.</p> <p><b>AO9.3</b> For visitors/customers, there is no overlap in vehicles waiting at or near the premises.</p> <p>Note: This excludes Bed and breakfast, Farm Stay and Home based child care activities.</p> <p><b>AO9.4</b> The existing primary access is utilised and additional onsite access arrangements are not provided.</p>
<p><b>PO10</b> The vehicle used in association with the Home based business does not cause nuisance to surrounding properties.</p>	<p><b>AO10.1</b> No more than one (1) motor vehicle is used in association with the operation of the Home based business.</p>
<p><b>PO11</b> Sufficient and convenient on-site car parking is provided to accommodate the needs of the Home based business.</p>	<p><b>AO11.1</b> In addition to the parking required for the primary residential use, the following on-site parking is provided where the Home based business attracts customer vehicles to the premises:</p> <ul style="list-style-type: none"> <li>(a) 1 space for customer parking; and</li> <li>(b) 1 space per non-resident employee.</li> </ul> <p>Editor's note: Any required on-site parking spaces may be provided in tandem to the residential parking spaces.</p>
<b>Additional criteria for Bed and breakfast</b>	
<p><b>PO12</b> The Bed and breakfast does not adversely affect the amenity or character of the area.</p>	<p><b>AO12.1</b> The Bed and breakfast is conducted entirely within the dwelling.</p> <p><b>AO12.2</b> The maximum number of paying guests at any one time is eight (8) guests for the Rural Residential and Rural zones. All other zones are to accommodate a maximum of six (6) paying guests at any one time.</p> <p>Editor's note: The use of a dwelling for the purposes of a Bed and breakfast may warrant a reclassification of the building. In this regard, it is recommended that advice be obtained from a Building Certifier confirming the relevant requirements under the <i>Building Act 1975</i>.</p> <p><b>AO12.3</b> The maximum continuous period of stay for guests is 28 consecutive nights.</p> <p><b>AO12.4</b> The maximum number of bedrooms used to accommodate guests does not exceed four (4) bedrooms for Rural Residential and Rural Zones. All other zones are to include a maximum of three (3) bedrooms for guests.</p> <p><b>AO12.5</b> At least one (1) bedroom within the dwelling is excluded from use by guests.</p>

<p><b>PO13</b> The use provides reasonable levels of privacy and convenience.</p>	<p><b>AO13.1</b> Guests are to be provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host household.</p> <p><b>AO13.2</b> A separate bathroom and toilet facility is provided for the exclusive use of guests.</p>
<p><b>PO14</b> Sufficient parking spaces are provided on the site to cater for guests of the Bed and breakfast.</p>	<p><b>AO14.1</b> A minimum of one (1) on-site car parking space per guest bedroom is provided in addition to the car parking spaces required for a dwelling house.</p> <p>Editor's note: Car parking spaces may be provided in a tandem configuration, provided that all spaces are wholly contained within the site such that parked vehicles do not protrude into the road reserve.</p>
<p><b>PO15</b> The design and management of access, parking and vehicle movement on the site facilitates the safe and convenient use of the Bed and breakfast by residents and visitors.</p>	<p><b>AO15.1</b> In residential zones, access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed to a sealed standard in accordance with Planning Scheme Policy 1: Development Standards.</p> <p><b>AO15.2</b> In the Rural zone, access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed to a gravel standard in accordance with Planning Scheme Policy 1: Development Standards.</p>

## 8.3 Other Development Codes

### 8.3.1 Advertising devices code

#### 8.3.1.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Advertising devices code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

Editor's note: Advertising devices controlled under the Council's local laws are not regulated by the planning scheme.

Editor's note: Advertising devices located on or visible from a state-controlled road may require assessment by the Department of Transport and Main Roads under the *Transport Infrastructure Act 1994*. Review of the Department of Transport and Main Roads 'Roadside Advertising Manual' is recommended.

#### 8.3.1.2 Purpose and overall outcomes

- (1) The purpose of this code is to ensure that advertising devices are established in a manner which is consistent with the desired character and amenity of the surrounding area, and maintains the safety of the transport network.
- (2) The purpose of the Advertising devices code will be achieved through the following overall outcomes:
  - a) an advertising device is appropriately designed and integrated into the natural and built environment and does not create or exacerbate visual clutter;
  - b) an advertising device complements, and does not detract from, the desirable characteristics of the natural and built environment in which the advertising device is exhibited, including public places and the local streetscape;
  - c) an advertising device does not adversely impact on the visual amenity of a scenic route, high scenic amenity area, heritage site or character area or public open space;
  - d) an advertising device does not adversely impact on the amenity of rural, rural residential, residential areas or the industry investigation zone;
  - e) an advertising device is safely secured and does not pose a hazard to motorists, pedestrians, cyclists or residents of adjoining premises;
  - f) an advertising device does not create a distraction or potential safety hazard for road users;
  - g) ensuring that the purpose of an advertising device on a premises is to advertise or promote one or more businesses operating on the premises (other than a third party advertising device);
  - h) the scale and design of an advertising device is commensurate with the character of the locality in which the device is exhibited.

### 8.3.1.3 Assessment benchmarks for assessable development and requirements for accepted development

**Table 8.2 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Requirements for all Advertising device types</b>	
<b>General</b>	
<p><b>PO1</b> An advertising device:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the existing and future planned character of the locality in which it is erected;</li> <li>(b) is compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscaping and other advertising devices on the site;</li> <li>(c) is of a scale, proportion and form that is appropriate to the streetscape or other setting in which it is located;</li> <li>(d) is sited and designed to be compatible with the nature and extent of development and advertising devices on adjoining sites, and does not interfere with the reasonable enjoyment of those sites or unreasonably obstruct lawfully established advertising devices;</li> <li>(e) is sited and designed to: <ul style="list-style-type: none"> <li>i. not unduly dominate the visual landscape;</li> <li>ii. not contribute to the proliferation of visual clutter;</li> <li>iii. protect the visual amenity of scenic routes, high scenic amenity areas, heritage sites and character areas;</li> </ul> </li> <li>(f) is designed to achieve high standards of architectural and urban design and not detract from the architectural or urban design standards of a locality (including any streetscape improvement programs implemented by Council).</li> </ul>	<p><b>AO1.1</b> <u>Accepted development subject to requirements</u> The advertising device complies with the Specific requirements specified in <b>Table 8.3 - Description of advertising device types and assessment benchmarks.</b></p> <p><u>Assessable development</u> In partial fulfilment of the performance outcome, the advertising device complies with the Specific requirements specified in <b>Table 8.3 - Description of advertising device types and assessment benchmarks.</b></p> <p>Editor's note: Council may require a streetscape or landscape analysis to demonstrate compliance with Performance outcome PO1.</p>
<p><b>PO2</b> An advertising device adjacent to or located at a place of heritage significance is designed and sited in a manner that:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the significance of the heritage place;</li> <li>(b) does not detrimentally impact the values or setting of the heritage place; and</li> <li>(c) does not obscure the appearance or prominence of features of the heritage place.</li> </ul>	<p><b>AO2.1</b> No acceptable outcome provided.</p>



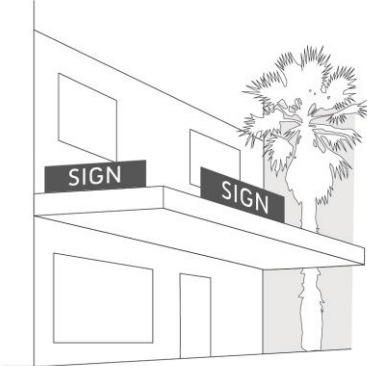
<b>Maximum sign face area</b>	
<p><b>PO3</b> The maximum sign face area of an advertising device does not detract from a building or locality where the device is positioned, including by:</p> <ul style="list-style-type: none"> <li>(a) visually dominating the appearance of a building; or</li> <li>(b) being visually intrusive in the streetscape or other setting in which it is located.</li> </ul>	<p><b>AO3.1</b> The combined sign face area of all advertising devices on a site does not exceed 0.8m<sup>2</sup> of sign face area per linear metre of street front boundary length.</p> <p><b>AO3.2</b> The area of any building façade visible from a public place (including all windows or wall faces) obscured by advertising devices does not exceed an area equivalent to 30% of the building façade.</p>
<b>Movement, illumination and lighting</b>	
<p><b>PO4</b> An advertising device does not incorporate elements that move or give the impression of movement.</p> <p>Editor's note: This performance outcome does not apply to a flag associated with a commercial flag sign.</p>	<p><b>AO4.1</b> The advertising device does not revolve, contain moving parts or otherwise contain mechanisms that give the impression of movement.</p>

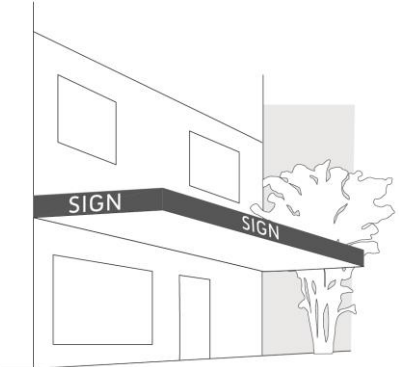

<p><b>PO5</b> An advertising device only contains elements of illumination and lighting where it:</p> <ul style="list-style-type: none"> <li>(a) is appropriate to the setting, and is compatible with and will not detract from the amenity of the locality;</li> <li>(b) does not cause nuisance to surrounding or adjoining uses;</li> <li>(c) limits impacts on areas of environmental significance as identified as Conservation Significant Area in the Conservation Significant Areas Overlay;</li> <li>(d) does not create glare, reflecting or flaring of colours; and</li> <li>(e) will not cause distraction or create a potential safety hazard, including traffic safety hazard.</li> </ul>	<p><b>AO5.1</b> The advertising device is only illuminated where it is:</p> <ul style="list-style-type: none"> <li>(a) located in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone); or</li> <li>(b) associated with a business that operates at night on the site where the advertising device is located.</li> </ul> <p><b>AO5.2</b> Where the advertising device is illuminated, it:</p> <ul style="list-style-type: none"> <li>(a) does not incorporate flashing lights;</li> <li>(b) complies with <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>;</li> <li>(c) is switched off between the hours of 8:00pm and 5:00am; and</li> <li>(d) is limited to 1 illuminated sign per tenancy.</li> </ul> <p><b>AO5.3</b> Any electronic display component or digital advertising device:</p> <ul style="list-style-type: none"> <li>(a) has a minimum dwell time of 10 seconds for any static writing and/or images;</li> <li>(b) does not contain video, animated or scrolling content (including in any message change);</li> <li>(c) does not contain images that emulate or mimic a traffic control device such as traffic lights or regulatory or advisory signs;</li> <li>(d) has a maximum surface brightness or luminance of 350 candelas per m<sup>2</sup> during daytime hours and 150 candelas per m<sup>2</sup> during night time hours;</li> <li>(e) incorporates light sensors to adjust illumination levels according to ambient light levels;</li> <li>(f) defaults to a blank screen (black) screen in the event of a malfunction;</li> <li>(g) are not located within 50m of an intersection or pedestrian crossing in urban areas.</li> </ul>
<b>Safety of pedestrians and vehicles</b>	
<p><b>PO6</b> An advertising device is designed so as not to create a traffic, cyclist or pedestrian safety hazard.</p>	<p><b>AO6.1</b> The advertising device does not physically obstruct the passage of pedestrians, cyclists or vehicles.</p> <p><b>AO6.2</b> The advertising device does not restrict sight lines, including at intersections and site access points.</p> <p><b>AO6.3</b> The advertising device does not unduly distract road users.</p>



<b>Safe construction and maintenance standards</b>	
<p><b>PO7</b> An advertising device is constructed, installed and maintained to an appropriate standard to ensure public safety.</p>	<p><b>A07.1</b> No support, fixing or other system required for the proper installation of the advertising device is exposed.</p> <p><b>A07.2</b> An advertising device is maintained to ensure the structural integrity of the device.</p>
<b>Electrical systems</b>	
<p><b>PO8</b> An advertising device utilising electricity is safe and electrical components are integrated into the device.</p>	<p><b>A08.1</b> All conduits, wiring, switches or other electrical apparatus installed on the advertising device are concealed from view and physical access.</p> <p><b>A08.2</b> No electrical equipment is mounted on an exposed surface of the advertising device.</p>
<b>Additional requirements for Third party advertising device</b>	

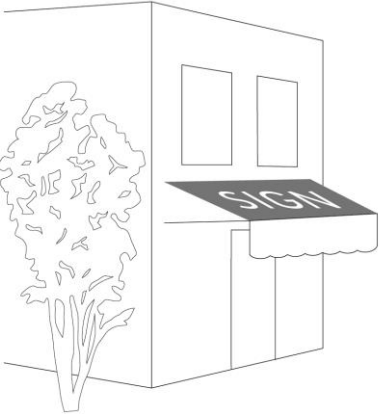
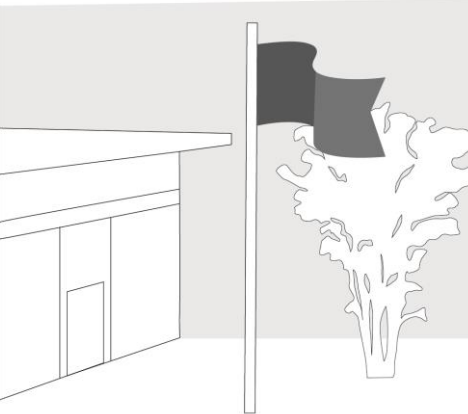
<p><b>PO9</b></p> <p>A third party advertising device:</p> <ul style="list-style-type: none"> <li>(a) is located in an appropriately zoned area or in an area that is distinctly used for commercial purposes;</li> <li>(b) is not located within an area which has a distinct rural landscape with no or minimal intrusion of advertising devices;</li> <li>(c) The third party advertising device is not located in a third party advertising device exclusion area as identified in <b>Figure 1 Third Party Advertising Device Exclusion Areas</b>;</li> <li>(d) is of a form, size and scale which does not dominate the natural, rural or built environment;</li> <li>(e) is well separated from other third party advertising devices so as not create visual clutter; and</li> <li>(f) is located and designed so as not to detract from the overall character and amenity of the locality in which it is placed, i.e. streetscape, city/town entrance, landscape feature, and vista or view corridor).</li> </ul>	<p><b>AO9.1</b></p> <p>The third party advertising device is located in a Centre zone, Specialised Centre zone, Industry zone (excluding Industry Investigation zone), or Sport and Recreation zone where for a sporting field fence sign.</p> <p><b>AO9.2</b></p> <p>The third party advertising device is not located in a third party advertising device exclusion area as identified in <b>Figure 1 Third Party Advertising Device Exclusion Areas</b>.</p> <p><b>AO9.3</b></p> <p>The third party advertising device is in the form of a freestanding (billboard or pylon) sign, except where the sign is a sporting field fence sign.</p> <p><b>AO9.4</b></p> <p>The third party advertising device does not exceed a sign face area of 18m<sup>2</sup> per side.</p> <p><b>AO9.5</b></p> <p>The third party advertising device does not exceed a maximum height of 7.0m above ground level.</p> <p><b>AO9.6</b></p> <p>The third party advertising device is sited at least 3.0m from the boundary of any adjoining site.</p> <p><b>AO9.7</b></p> <p>The third party advertising device, except where for a sporting field fence sign, is separated from any other third party advertising device:</p> <ul style="list-style-type: none"> <li>(a) at least 100 metres where located in a Centre zone, the Specialised Centre zone or an Industry zone (excluding Industry Investigation zone); or</li> <li>(b) at least 300m if located in any other zone.</li> </ul>
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**Table 8.3 Description of advertising device types and assessment benchmarks**

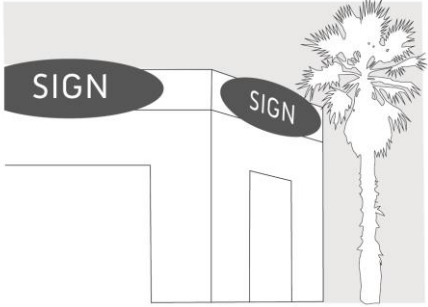
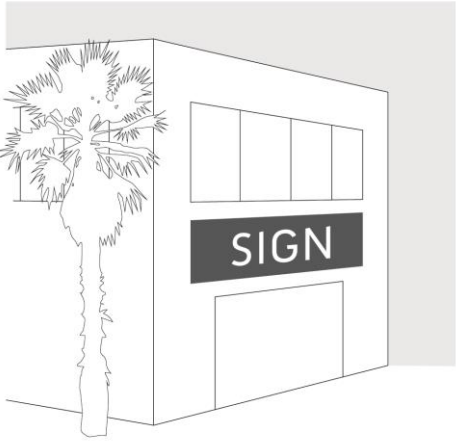
Description and specific requirements of Advertising devices			
Advertising device type	Assessment benchmarks and requirements for particular sign types	Written description	Pictorial description
<b>Above awning sign</b>	<p>(a) is erected only in a centre zone, Specialised centre zone, Township zone or industry zone (excluding the Industry Investigation zone);</p> <p>(b) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type;</p> <p>(c) does not project above the roofline of the building to which it is attached;</p> <p>(d) is of size and form that is appropriate to the scale and character of the building on which it is exhibited and the development within the locality; and</p> <p>(e) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached.</p> <p>Note: A streetscape or landscape analysis prepared by a suitably qualified person may be required in support of a development application for an above awning sign.</p>	<p>An advertising device located on top of and attached to an awning or verandah.</p>	

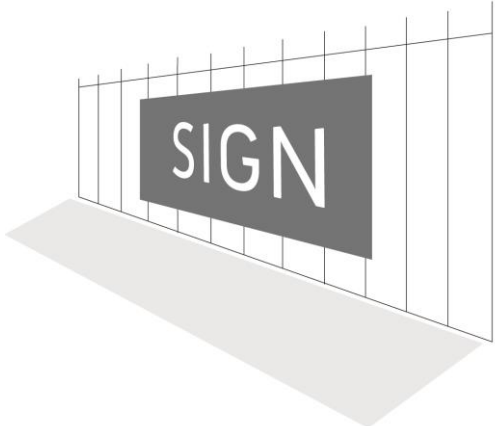

<p><b>Awning fascia sign</b></p>	<p>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</p> <p>(b) has a sign face area contained within the outline of the fascia; and</p> <p>(c) does not exceed 600mm in height.</p>	<p>An advertising device painted on or attached to the end or front face of an awning.</p>	 <p>The diagram shows a two-story building with a dark awning extending over the entrance. Two signs, each labeled 'SIGN', are mounted on the front face of the awning. A tree is visible to the right of the building.</p>
<p><b>Backdrop fence sign</b></p>	<p>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</p> <p>(b) does not exceed a maximum height of:</p> <ul style="list-style-type: none"> <li>(i) 1.0m where within 6.0m of a street front boundary; or</li> <li>(ii) 1.8m where not within 6.0m of any street front boundary; and</li> </ul> <p>(c) does not exceed a maximum sign face area of 1.0m<sup>2</sup> per linear metre of fence length to which it is attached to a maximum sign face area of 6.0m<sup>2</sup>.</p>	<p>A freestanding advertising device which is designed to act as a permanent partition, screen or barrier. It includes any sign painted or attached directly upon or affixed parallel with, and confined within the limits of the fence.</p>	 <p>The diagram shows a building with a fence in front of it. A sign labeled 'SIGN' is attached to the fence. A tree is visible behind the fence.</p>


<p><b>Blind sign</b></p>	<p>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</p> <p>(b) has a sign face area contained within the outline of the blind;</p> <p>(c) is affixed to/painted on a ground storey blind only;</p> <p>(d) if fixed to an awning above a footpath, has a minimum clearance of:</p> <ul style="list-style-type: none"> <li>(i) 2.1m between the footpath pavement and any flexible part of the blind; and</li> <li>(ii) 2.4m between the footpath pavement and any rigid part of the blind.</li> </ul>	<p>An advertising device painted or otherwise affixed to a solid or flexible material suspended from an awning, verandah or wall.</p>	 <p>The diagram shows a storefront with a dark awning. A black rectangular sign with the word 'SIGN' in white capital letters is mounted on the awning. Two stylized trees are positioned on either side of the storefront.</p>
<p><b>Business name plate</b></p>	<p>(a) is limited to one sign per business entry point;</p> <p>(b) is attached to a fence or wall; and</p> <p>(c) does not exceed a maximum sign face area of 0.3m<sup>2</sup> where in an urban zone or 0.6m<sup>2</sup> in a non-urban zone.</p>	<p>An advertising device displaying the name, occupation and contact details for the business occupant and which may also include the hours of operation.</p>	 <p>The diagram shows a simple building with a flat roof. A black rectangular sign with the word 'SIGN' in white capital letters is mounted on the side wall of the building. A stylized tree is located to the right of the building.</p>


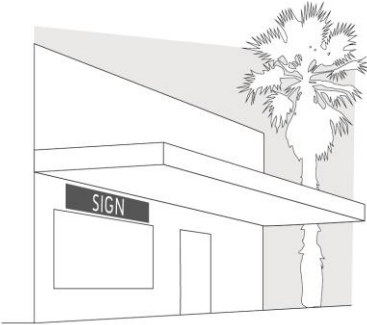
<p><b>Canopy sign</b></p>	<ul style="list-style-type: none"> <li>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</li> <li>(b) has a sign face area contained within the outline of the canopy;</li> <li>(c) is affixed to/painted on a ground storey canopy only;</li> <li>(d) if fixed to an awning above a footpath pavement, has a minimum clearance of:- <ul style="list-style-type: none"> <li>(i) 2.1m between the footpath pavement and any flexible part of the canopy; and</li> <li>(ii) 2.4m between the footway pavement and any rigid part of the canopy.</li> </ul> </li> </ul>	<p>An advertising device painted on a canopy structure.</p>	 <p>A line drawing of a building with a canopy over the entrance. The canopy is a flat rectangular structure supported by a post. The word 'SIGN' is written on the front edge of the canopy. To the left of the building, there is a stylized tree with a thick trunk and a rounded, leafy top.</p>
<p><b>Commercial flag sign</b></p>	<ul style="list-style-type: none"> <li>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</li> <li>(b) is limited to one sign per 20m of road frontage;</li> <li>(c) does not exceed a maximum sign face area of 4.0m<sup>2</sup>;</li> <li>(d) does not exceed a maximum height of 7.0m above ground level; and</li> <li>(e) does not project beyond the site boundary.</li> </ul>	<p>An advertising device in the form of a flag (excluding National, State, Local government and institutional crests or flags) which is flown from a masthead or suspended from any structure or pole.</p>	 <p>A line drawing of a building with a flagpole in front of it. The flagpole is a tall, thin vertical pole. A flag is flying from the top of the pole. The flag is dark with a white cross in the center. To the right of the flagpole, there is a stylized tree with a thick trunk and a rounded, leafy top.</p>

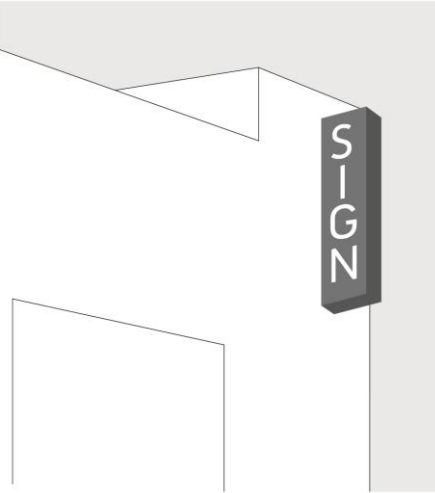
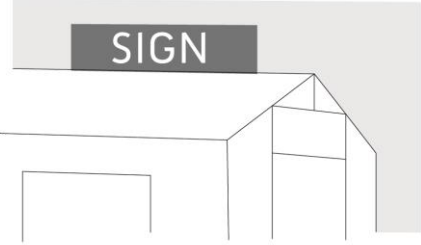


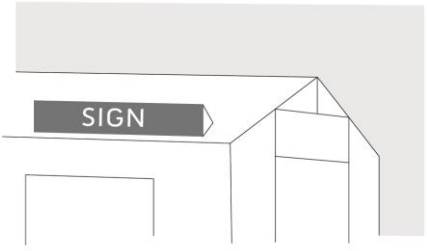
<p><b>Created awning sign</b></p>	<ul style="list-style-type: none"> <li>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</li> <li>(b) does not project out from either face of the awning;</li> <li>(c) does not project more than 500mm above the height of the fascia;</li> <li>(d) does not exceed a sign face area of equivalent to 25% of the area of the fascia; and</li> <li>(e) has a minimum clearance of 2.4m between the lowest part of the sign and the footpath pavement.</li> </ul>	<p>An advertising device positioned on the face, or aligned with the face of an awning where the shape interrupts the natural line of the awning.</p>	
<p><b>Facade sign</b></p>	<ul style="list-style-type: none"> <li>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</li> <li>(b) does not obscure any window or architectural feature;</li> <li>(c) does not exceed 25% of the surface area to which it is attached;</li> <li>(d) does not project above or beyond the wall to which it is attached; and</li> <li>(e) is not more than 300mm thick.</li> </ul>	<p>An advertising device painted or otherwise affixed to the façade of a building.</p>	

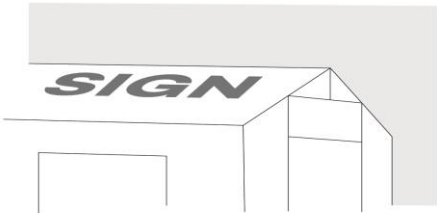
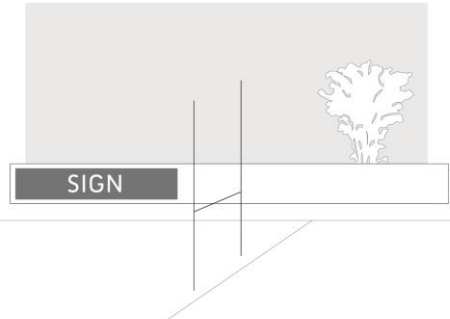
<p><b>Fence sign</b></p>	<ul style="list-style-type: none"> <li>(a) does not project above or beyond the fence to which it is attached;</li> <li>(b) does not exceed 1.0m in height;</li> <li>(c) does not exceed a maximum sign face area of: <ul style="list-style-type: none"> <li>(i) 1.0m<sup>2</sup> where located in a residential zone; or</li> <li>(ii) 2.0m<sup>2</sup> where located in a non-residential zone (excluding Industry Investigation zone).</li> </ul> </li> </ul>	<p>An advertising device painted or otherwise affixed to a fence (does not include sporting field fence).</p>	
<p><b>Flush wall sign</b></p>	<ul style="list-style-type: none"> <li>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</li> <li>(b) is positioned so as not to obscure any window or architectural feature;</li> <li>(c) does not project beyond the edges of the wall or structure to which it is painted/attached;</li> <li>(d) does not exceed a maximum sign face area of 18m<sup>2</sup>; and</li> <li>(e) does not cover more than 30% of the total surface area of the wall face.</li> </ul>	<p>An advertising device painted or otherwise affixed upon and confined within the limits of a wall.</p>	

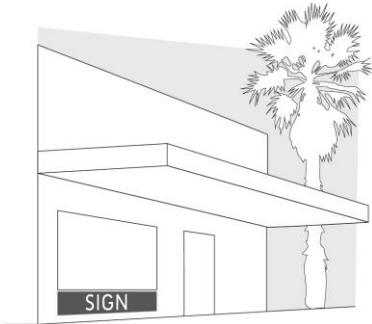

<p><b>Freestanding sign</b> (excluding third party advertising devices)</p>	<ul style="list-style-type: none"> <li>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</li> <li>(b) is limited to one (1) freestanding (pylon or billboard) sign per site, including where a site has multiple occupancies/tenancies, but not including any approved third party advertising device;</li> <li>(c) is mounted as a freestanding structure in a landscaped environment;</li> <li>(d) does not project beyond the site boundary;</li> <li>(e) is sited a minimum of 3.0m from any adjoining site;</li> <li>(f) does not exceed a maximum sign face area of 6.0m<sup>2</sup> per side where erected in a non-residential zone (excluding Industry Investigation zone and Environmental Management and Conservation zone), or 4m<sup>2</sup> per side where erected in another zone; and</li> <li>(g) does not exceed a maximum height of 7.0m above ground level where erected in a non-residential zone (excluding Industry Investigation zone and Environmental Management and Conservation zone), or 4.0m above ground level where erected in another zone.</li> </ul> <p>Editor's note: A streetscape or landscape analysis prepared by a suitably qualified person may be required in support of a development application for a pylon identification sign or billboard identification sign.</p>	<p>An advertising device independent of a building and is supported by one or more columns, poles or pylons. The term includes a billboard or pylon sign.</p>	
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<p><b>Ground sign</b></p>	<ul style="list-style-type: none"> <li>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</li> <li>(b) is mounted as a freestanding structure in a landscaped environment;</li> <li>(c) does not exceed a maximum sign face area of 6.0m<sup>2</sup>;</li> <li>(d) does not exceed a maximum height of 1.8m above ground level; and</li> <li>(e) does not face an adjoining site unless a minimum of 3.0m from the boundary of that site.</li> </ul>	<p>An advertising device on a low level wall or completely clad vertically oriented freestanding structure which sits on the ground.</p>	
<p><b>Hamper sign</b></p>	<ul style="list-style-type: none"> <li>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</li> <li>(b) is limited to the area between the door head and the underside of the verandah or awning above; and</li> <li>(c) does not project more than 300mm from the face of the wall to which it is painted/attached.</li> </ul>	<p>An advertising device painted or otherwise affixed above the door head or its equivalent height and below the awning level or verandah of a building.</p>	

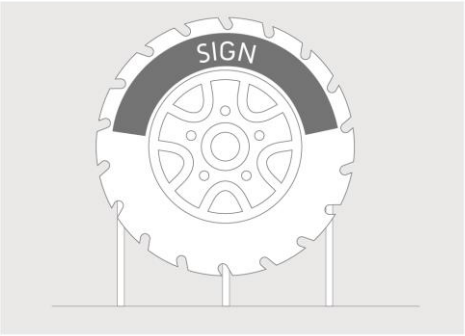

<p><b>Projecting sign</b></p>	<p>(a) is erected only in centre zone, Specialised centre zone or industry zone (excluding the Industry Investigation zone);</p> <p>(b) does not exceed a maximum sign face area of 1.0m<sup>2</sup>;</p> <p>(c) does not extend beyond a height of 10.0m above ground level, or extend above the wall to which it is attached; and</p> <p>(d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached.</p>	<p>An advertising device attached and mounted at a right angle to the façade of the building.</p>	
<p><b>Roof sign</b></p>	<p>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</p> <p>(b) is contained within an existing or created outline of a building;</p> <p>(c) does not extend horizontally beyond the edge of the roof of the building;</p> <p>(d) is of a size and form appropriate to the scale and character of the building on which it is attached and development within the locality;</p> <p>(e) does not exceed a maximum sign face area of 10m<sup>2</sup> or 50% of the roof area, whichever is the lesser;</p> <p>(f) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and</p> <p>(g) matches, aligns or is otherwise compatible with any other roof sign on the building.</p>	<p>An advertising device placed at or near the top of a building where the roof of that building forms the predominate backdrop to the advertising device when viewed from the ground.</p>	


	<p>Note: A streetscape or landscape analysis prepared by an appropriately qualified person may be required in support of a development application for a roof sign.</p>		
<p><b>Roof-top sign</b></p>	<p>(a) is erected only in centre zone, Specialised centre zone or industry zone (excluding the Industry Investigation zone);</p> <p>(b) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type;</p> <p>(c) does not extend above the highest point of the building/roof to which it is attached;</p> <p>(d) is of a size and form appropriate to the scale and character of the building on which it is attached and development within the locality;</p> <p>(e) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached.</p> <p>Editor's note: A roof sign is unlikely to satisfy the outcomes of the Advertising devices code and this advertising device type is generally discouraged.</p> <p>A streetscape or landscape analysis prepared by an appropriately qualified person may be required in support of a development application for a roof-top sign.</p>	<p>An advertising device fitted to the roof of a building where the roof of that building does not form the predominant backdrop to the advertising device when viewed from the ground.</p>	 <p>The diagram shows a simple line drawing of a building with a gabled roof. A rectangular sign is mounted on the roof, extending slightly above the roofline. The sign has the word 'SIGN' written on it and a small arrow pointing to the right. The background is a light grey rectangle, representing the sky or a backdrop.</p>

<p><b>Sign-written roof sign</b></p>	<p>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</p> <p>(b) displays only the name of the property, business or facility on which it is painted;</p> <p>(c) is limited to a maximum of one (1) sign per premises;</p> <p>(d) does not exceed a maximum sign face area of 10m<sup>2</sup> or 50% of the roof area, whichever is the lesser.</p>	<p>An advertising device painted or otherwise affixed to the roof cladding of a building.</p>	 <p>The diagram shows a simple line drawing of a building with a gabled roof. A large, dark rectangular area is painted on the roof surface, containing the word "SIGN" in white, bold, capital letters.</p>
<p><b>Sporting field fence sign</b></p>	<p>(a) is placed so as to be facing inwards to the sporting field;</p> <p>(b) does not project above or beyond the fence to which it is attached;</p> <p>(c) does not exceed 1.2m in height; and</p> <p>(d) is placed and designed with appropriate materials so as not to pose a safety hazard to spectators or participants.</p>	<p>An advertising device painted or otherwise affixed to a fence marking the boundaries of a sporting field.</p>	 <p>The diagram shows a cross-section of a fence. A rectangular sign is attached to the fence, with the word "SIGN" written on it. The sign is positioned so that it does not project above or beyond the fence line. In the background, there is a stylized tree and a grey rectangular area representing the sky or background.</p>

<p><b>Stallboard sign</b></p>	<ul style="list-style-type: none"> <li>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</li> <li>(b) is limited to the stallboard area below a street front window;</li> <li>(c) does not project more than 300mm from the face of the wall to which it is painted/attached; and</li> <li>(d) does not exceed a maximum sign face area of 4.0m<sup>2</sup>.</li> </ul>	<p>An advertising device located below the ground storey window of a building.</p>	 <p>The diagram shows a cross-section of a building facade. A dark rectangular sign with the word 'SIGN' in white is mounted on the wall below a window. A palm tree is shown to the right of the building for scale.</p>
<p><b>Structure sign</b></p>	<ul style="list-style-type: none"> <li>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</li> <li>(b) does not project beyond the surface of the structure;</li> <li>(c) does not exceed a maximum sign face area of 4.0m<sup>2</sup>; and</li> <li>(d) does not protrude in a manner which could be hazardous to pedestrians or cyclists.</li> </ul>	<p>An advertising device painted or otherwise affixed to any structure which is not a building.</p>	 <p>The diagram shows a freestanding structure, possibly a utility box or a small kiosk, with a dark rectangular sign on its front face containing the word 'SIGN' in white. Two palm trees are positioned on either side of the structure for scale.</p>

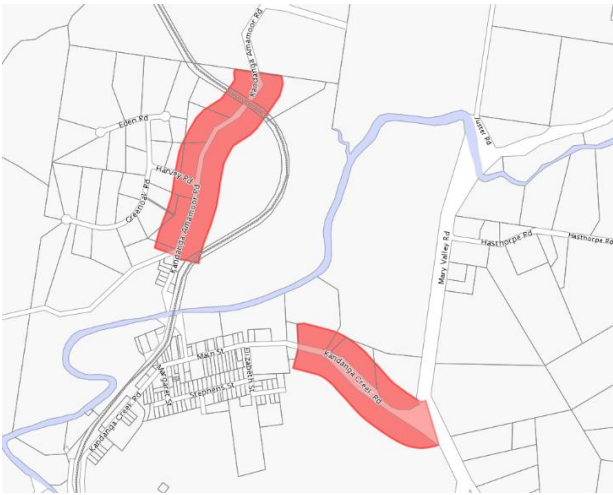


<p><b>Three dimensional/ replica/shaped sign</b></p>	<p>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone); and</p> <p>(b) A three dimensional sign complies with the requirements that would be applicable to the sign if it were not three dimensional, e.g. wall or façade sign, awning sign, roof sign, freestanding sign.</p> <p>Editor's note: A streetscape or landscape analysis prepared by an appropriately qualified person may be required in support of a development application for a three dimensional sign.</p>	<p>An advertising device which replicates a real world object or shape. The replica may be enlarged, miniaturised or equal in scale and be freestanding or forms part of another advertising device.</p>	
<p><b>Under awning sign</b></p>	<p>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</p> <p>(b) is oriented at right angles to the building frontage;</p> <p>(c) is not larger than 2.5m long and 500mm high;</p> <p>(d) is no longer than the width of the awning or verandah to which it is attached and does not project beyond the outer edge of the awning or verandah;</p> <p>(e) is not located closer than 3.0m to another under awning sign; and</p> <p>(f) has a minimum clearance of 2.4m between the lowest part of the sign and footpath pavement.</p>	<p>An advertising device attached or suspended under an awning or verandah.</p>	

<p><b>Window sign</b></p>	<p>(a) is erected only in a non-residential zone (excluding the Industry Investigation zone and Environmental Management and Conservation zone);</p> <p>(b) is painted/attached on a ground storey window only; and</p> <p>(c) does not cover/obscure more than 50% of a window or if obscuring more than 50% of a window and the premises has multiple windows, provides for every second window to be kept free of advertising.</p>	<p>An advertising device painted or otherwise affixed to the exterior or inner surface of the glazed area of a window.</p>	 <p>The illustration shows a side view of a building with a gabled roof. On the ground floor, there is a window with a dark rectangular sign inside that has the word 'SIGN' written on it in white capital letters. To the right of the window is a door. A palm tree is visible behind the building, and a person is standing near the door. The drawing is a simple line art style with some grey shading for the roof and the person's shadow.</p>
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**Figure 1 Third Party Advertising Device Exclusion Areas**

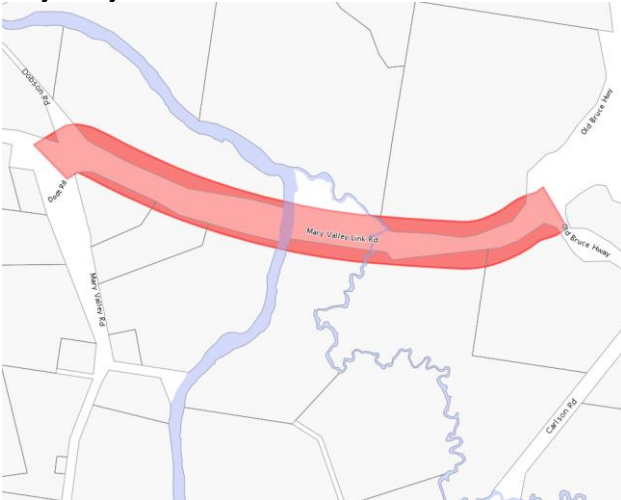
**Kandanga Amamoor Road and Kandanga Creek Road, Kandanga**



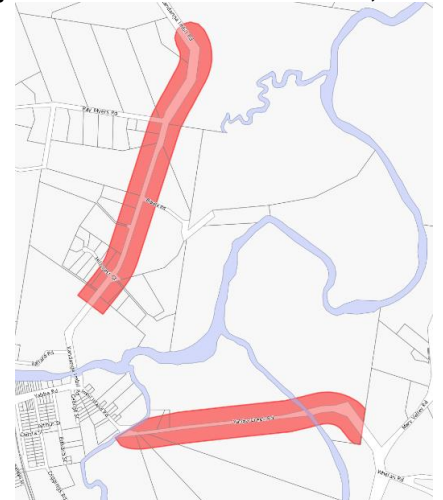
**Blackgate Road, Kandanga Amamoor Road, Amamoor**



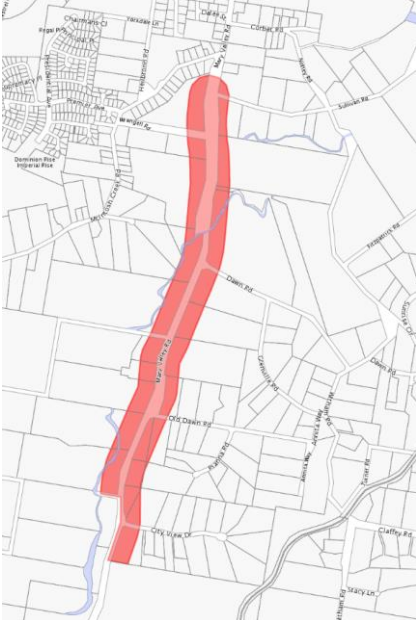
**Mary Valley Link Road**



**Kandanga Imbil Road and Yabba Creek Road, Imbil**



**Mary Valley Road, Jones Hill and The Dawn**



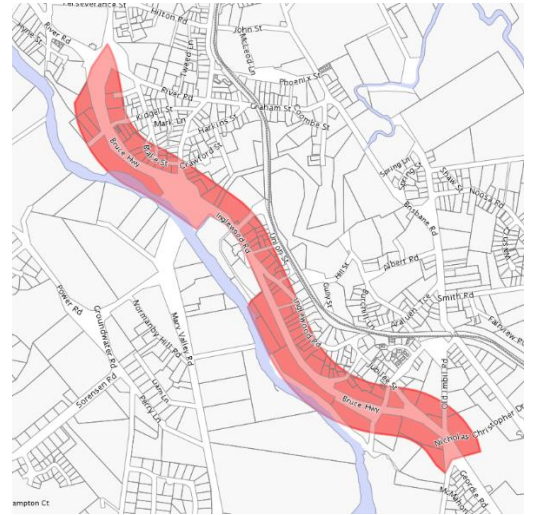
**Bruce Highway, Kybong and Glanmire**



**Bruce Highway, Chatsworth, Two Mile and Araluen**



**Bruce Highway, Monkland and Gympie**



**Gympie Connection Road and Tin Can Bay Road**



**Bruce Highway and Wide Bay Highway, Bells Bridge**



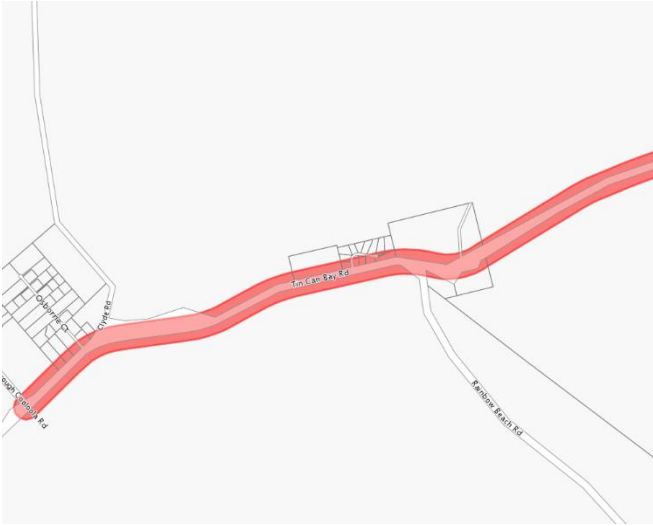
**Bruce Highway, Curra**



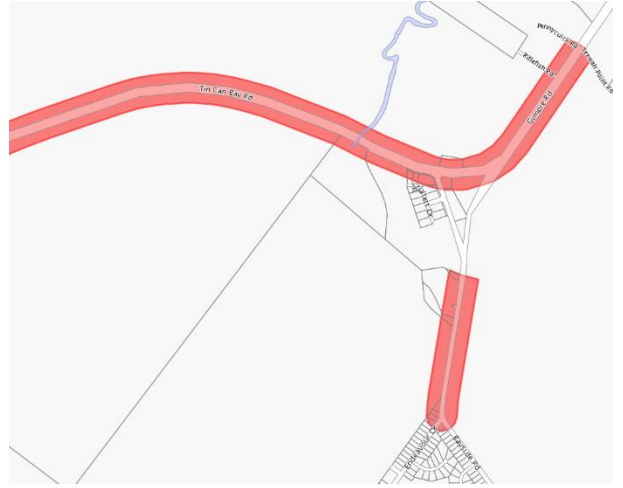
**Bunya Highway, Burnett Highway and Wide Bay Highway, Goomeri**



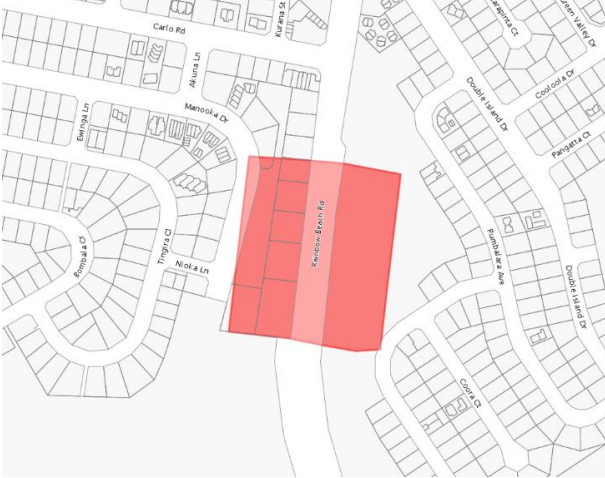
**Tin Can Bay Road**



**Tin Can Bay Road and Bayside Road, Tin Can Bay**



**Rainbow Beach Road, Rainbow Beach**



**Wide Bay Highway, Kilkivan**



**Wide Bay Highway, Kilkivan**



## 8.3.2 Reconfiguring a Lot Code

### 8.3.2.1 Purpose

- (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 Industry Investigation zone does not compromise the future longer term development potential of the area for industrial purposes;
  - (f) 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;
  - (g) 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;
  - (h) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone;
  - (i) Reconfiguring a lot does not compromise the viability and productivity of good quality agricultural land, land for primary production or extractive resources and maintains appropriate buffers to these resources;
  - (j) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation;
  - (k) A structured road hierarchy is created that provides safe and convenient connectivity and circulation for vehicles, pedestrians, cyclists and public transport;
  - (l) Reconfiguring a lot incorporates a road and transport network that is responsive to and integrated with the natural topography of the site, is integrated with existing or planned adjoining development and supports the circulation of public transport, with no or minimal route redundancy;
  - (m) Avoids adverse impacts on economic or natural resource areas;
  - (n) Avoids adverse impacts on native vegetation, waterways, wetlands and other ecologically important areas present on, or adjoining the site;
  - (o) Avoids, or if not practicable, mitigates the risk to people and property by natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;
  - (p) 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;
  - (q) Lots are provided with sealed roads, stormwater drainage, water supply, sustainable effluent and waste disposal, telecommunications and power, pedestrian and bicycle paths, open space and community facilities to appropriate standards.

1.1.1.1. 8.3.2.2 Assessment benchmarks for assessable development

Table 8.4 Reconfiguring a lot code

Performance Outcomes	Acceptable Outcomes
<b>Section 1 Where involving a boundary realignment</b>	
<p><b>PO1</b> The boundary realignment:</p> <ul style="list-style-type: none"> <li>(a) results in lots that are consistent with the established subdivision pattern of the local area;</li> <li>(b) maintains or improves the utility of the lots;</li> <li>(c) does not create a situation where the use or buildings on the resulting lots become unlawful.</li> </ul>	<p><b>AO1.1</b> Lot areas, frontages and dimensions are in accordance with the standards in Table 8.5.</p> <p>or</p> <p><b>AO1.2</b> The utility of the lots is maintained or improved where:</p> <ul style="list-style-type: none"> <li>(a) the lots are more regular in shape; or</li> <li>(b) direct access to a road is improved or provided to a landlocked lot; or</li> <li>(c) an existing encroachment is corrected.</li> </ul> <p>and</p> <p><b>AO1.3</b> The ongoing function and operation of any lawful use on the land is not adversely affected.</p>
<b>Section 2 For all other Reconfiguring a Lot</b>	
<p><b>PO2</b> Subdivision results in the effective use of land and achieves the intended development pattern for the area.</p> <p>Editor's note: The achievement of PO2 will be effectively informed through the preparation of a structure plan for the Precincts, as nominated.</p>	<p><b>AO2.1</b> No subdivision will be supported within the Southside Local Development Area Precinct or East Deep Creek Local Development Area Precinct or pending these areas being designed to facilitate higher order land use outcomes consistent with an approved structure plan.</p> <p>or</p> <p><b>AO2.2</b> Subdivision within all other zones, no Acceptable Outcome Specified.</p>
<p><b>PO3</b> Lots are of sufficient size and dimensions to meet the requirements of the users and accommodate the intended form of development.</p>	<p><b>AO3.1</b> Lot areas, frontages and dimensions are in accordance with the standards in Table 8.5.</p> <p><b>AO3.2</b> Lots have a maximum depth to frontage ratio of 3:1.</p>
<p><b>PO4</b> 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.</p>	<p><b>AO4.1</b> Rear lots are limited to subdivisions in the residential zone categories, Township and the Specialised Centre (Gympie Medical Precinct) zones.</p> <p><b>AO4.2</b> The minimum lot size for any rear lot as specified in Table 8.5 is to be calculated exclusive of the area of the access handle.</p> <p><b>AO4.3</b> Access strip lengths do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 100m in the Rural Residential zone; or</li> <li>(b) 50m in all other zones specified in AO4.1.</li> </ul> <p><b>AO4.4</b> Only one rear lot is provided behind each full street frontage regular lot.</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO4.5</b> No more than two rear lot access strips directly adjoin each other.</p> <p><b>AO4.6</b> No more than two rear lots gain access from the head of a cul-de-sac.</p>
<p><b>PO5</b> The subdivision integrates with the surrounding development pattern and facilitates orderly and cohesive development on adjacent and nearby lands.</p>	<p><b>AO5.1</b> The subdivision incorporates road, cycleway, pedestrian or open space connections to adjoining sites that are designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p><b>PO6</b> Lots are not constrained by:</p> <ul style="list-style-type: none"> <li>(a) excessive slope;</li> <li>(b) poor drainage; or</li> <li>(c) instability.</li> </ul> <p>Editor's note: A slope stability assessment may be required to be undertaken to confirm site suitability.</p>	<p><b>AO6.1</b> New lots are not:</p> <ul style="list-style-type: none"> <li>(a) created on land where 50% or more of the lot is steeper than 15%;</li> <li>(b) on low lying land incapable of being permanently drained or filled and drained;</li> <li>(c) closer than 100m from the level of the highest astronomical tide in tidal areas.</li> </ul>
<p><b>PO7</b> 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.</p>	<p><b>AO7.1</b> No Acceptable Outcome specified.</p>
<p><b>PO8</b> 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.</p>	<p><b>AO8.1</b> No Acceptable Outcome specified.</p>
<p><b>PO9</b> The subdivision creates legible and connected movement and open space networks.</p>	<p><b>AO9.1</b> No Acceptable Outcome specified.</p>
<p><b>PO10</b> Public open space is provided in response to community need, and open space areas are provided with defined edges and avoids direct interface between public open space and freehold lots.</p>	<p><b>AO10.1</b> Public open space is provided in accordance with the Local Government Infrastructure Plan.</p>
<p><b>PO11</b> The subdivision avoids the creation of narrow pathways and/or drainage reserves between lots.</p>	<p><b>AO11.1</b> No Acceptable Outcome specified</p>
<p><b>PO12</b> The road network provides access to potential public transport from new lots.</p>	<p><b>AO12.1</b> 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.</p>



Performance Outcomes	Acceptable Outcomes
<b>Section 3 Transport Corridor and Intersections</b>	
<p><b>PO13</b> Lots:</p> <ul style="list-style-type: none"> <li>(a) have lawful, safe and practical access to the existing street network; and</li> <li>(b) where accessed via an access strip or access handle in a residential, rural residential, industry or centre zone, are to have a sealed access driveway and crossover.</li> </ul>	<p><b>AO13.1</b> Access is provided via either:</p> <ul style="list-style-type: none"> <li>(a) direct road frontage; or</li> <li>(b) sealed access handle (for rear lots, where not located in the Rural zone); or</li> <li>(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).</li> </ul> <p><b>AO13.2</b> For lots accessed via an access handle, the driveway width and construction standard are to be in accordance with Planning Scheme Policy 1: Development Standards.</p> <p><b>AO13.3</b> New lots are provided with direct access to a sealed road that is constructed in accordance with Council's minimum standards detailed in Planning Scheme Policy 1: Development Standards.</p> <p><b>AO13.4</b> Access easements / strips are a minimum 6m wide in residential zones and 10m wide in industrial, rural, rural residential or centre zones.</p>
<p><b>PO14</b> Development provides the reserve width and external road works along the the full extent of the site frontage, and other transport corridors where appropriate, to support the function and amenity of the transport corridor, including where applicable:</p> <ul style="list-style-type: none"> <li>(a) paved roadway;</li> <li>(b) kerb and channel;</li> <li>(c) safe vehicular access;</li> <li>(d) safe footpaths and bikeways;</li> <li>(e) stormwater drainage;</li> <li>(f) provision for public utility services;</li> <li>(g) streetscaping and landscaping; and</li> <li>(h) provision of street lighting systems, road signage and linemarking.</li> </ul>	<p><b>AO14.1</b> The design and construction of road works, including external road works, is:</p> <ul style="list-style-type: none"> <li>(a) Undertaken in accordance with Planning Scheme Policy 1: Development Standards; and</li> <li>(b) Consistent with the characteristics intended for the particular type of road hierarchy as specified in Planning Scheme Policy 1: Development Standards.</li> </ul>
<p><b>PO15</b> Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls so as to:</p> <ul style="list-style-type: none"> <li>(a) ensure the function, safety and efficiency of the road network is maintained;</li> <li>(b) minimise unacceptable traffic noise to adjoining land uses; and</li> </ul>	<p><b>AO15.1</b> Intersections and traffic controls are designed and constructed in accordance with Planning Scheme Policy 1: Development Standards.</p>

Performance Outcomes	Acceptable Outcomes
(c) maintain convenience and safety levels for pedestrians, cyclists and public transport.	
<p><b>PO16</b> Staged development is planned, designed and constructed to ensure that:</p> <ul style="list-style-type: none"> <li>(a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages;</li> <li>(b) transport infrastructure provided is capable of servicing the entire development; and</li> <li>(c) materials used are consistent throughout the development.</li> </ul>	<p><b>AO16.1</b> No Acceptable Outcome specified.</p>
<b>Section 4 For all Reconfiguring a Lot affected by an overlay</b>	
<b>Flood hazard</b>	
<p><b>PO17</b> Development siting and lot layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO17.1</b> New lots are:</p> <ul style="list-style-type: none"> <li>(a) located outside the overlay area; or</li> <li>(b) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</li> </ul>
<p><b>PO18</b> Where for a boundary realignment, 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><b>AO18.1</b> Where for a boundary realignment, works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows;</li> </ul> </li> <li>or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul>
<b>Bushfire</b>	
<p><b>PO19</b> Development maintains the safety of people and property by avoiding areas identified as bushfire hazard or mitigating the risk through lot design and providing adequate road access for firefighting/other emergency vehicles and safe evacuation.</p>	<p><b>AO19.1</b> Development is not located on land identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>(a) Very High Potential Bushfire Intensity;</li> <li>(b) High Potential Bushfire Intensity;</li> <li>(c) Medium Potential Bushfire Intensity;</li> <li>or</li> <li>(d) Potential Impact Buffer.</li> </ul> <p><b>AO19.2</b> 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>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO19.3</b> Firebreaks are provided by:</p> <ul style="list-style-type: none"> <li>(a) a perimeter road that separates lots from areas of bushfire hazard and the road has: <ul style="list-style-type: none"> <li>(i) a minimum cleared width of 20m; and</li> <li>(ii) a constructed road width and all-weather standard complying with Council's standards; or</li> </ul> </li> <li>(b) where it is not practicable to comply with AO19.3(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: <ul style="list-style-type: none"> <li>(i) have a minimum cleared width of 6m; and</li> <li>(ii) have a formed width and gradient, and erosion controlled devices to Council's standards; and</li> <li>(iii) have vehicular access at each end; and</li> <li>(iv) provide passing bays and turning areas for firefighting appliances; and</li> <li>(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</li> <li>(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.</li> </ul> </li> </ul> <p>and</p> <p><b>AO19.4</b> Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> <li>(a) have a maximum gradient of 12.5%; and</li> <li>(b) exclude cul-de-sac, except where a perimeter road isolates the development from hazardous vegetation; or</li> <li>(c) any cul-de-sac is provided with an alternative access linking the cul-de-sac to other through roads.</li> </ul>
<b>Conservation significant areas</b>	
<p><b>PO20</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted</p>	<p><b>AO20.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO20.2</b> Development is compatible with the values of the conservation significant area.</p>

Performance Outcomes	Acceptable Outcomes
to Council to demonstrate compliance with this performance outcome.	and <b>AO20.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.  and <b>AO20.4</b> 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.
<b>Good Quality Agricultural Land</b>	
<b>PO21</b> Good Quality Agricultural Land and Land for primary production is not alienated, fragmented through reconfiguring a lot.	<b>AO21.1</b> No Acceptable Outcome specified.

**Table 8.5 Minimum lot dimensions**

Zone	Minimum Area	Minimum road frontage (Access handle width)	Minimum rectangle contained within a lot
Residential Living other than in a precinct	500m <sup>2</sup>	Standard – 15m Cul-de-sac head – 10m (Rear lot – 6m)	15m x 17m
Residential Living (Goomeri, Kilkivan and Imbil Precincts)	1,000m <sup>2</sup>	Standard – 20m Cul-de-sac head – 12m (Rear lot – 6m)	20m x 25m
Residential Living (Cooloola Cove Precinct)	2,000m <sup>2</sup>	Standard – 30m Cul-de-sac head – 12m (Rear lot – 6m)	30m x 35m
Residential Choice	350m <sup>2</sup>	Standard – 12m Cul-de-sac head – 8m (Rear lot – 6m)	12m x 15m
Character Residential	600m <sup>2</sup>	Standard – 15m Cul-de-sac head – 10m (Rear lot – 6m)	15m x 20m
Character Residential (Imbil Precinct)	1,000m <sup>2</sup>	Standard – 20m Cul-de-sac head – 12m (Rear lot – 6m)	20m x 25m
District Centre	400m <sup>2</sup>	Not specified	Not specified
Local Centre	400m <sup>2</sup>	Not specified	Not specified
Specialised Centre (Gympie Medical Precinct)	1,000m <sup>2</sup>	Standard – 20m Cul-de-sac head – 12m (Rear lot – 10m)	20m x 25m
Specialised Centre (Monkland Showroom Precinct)	2,000m <sup>2</sup>	Standard – 25m	25m x 40m
Low Impact Industry other than in a precinct	1,000m <sup>2</sup>	Standard – 20m	20m x 25m
Medium Impact Industry other than in a precinct	2,000m <sup>2</sup>	Standard – 30m	30m x 35m
High Impact Industry other than in a precinct	4,000m <sup>2</sup>	Standard – 40m	40m x 50m
Industry Investigation at Kybong and Toolara Forest –	100ha	Standard – 500m	Not specified

where additional lots are proposed			
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 <sup>2</sup>	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 <sup>2</sup>	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

### 8.3.3 Infrastructure and Operational Work (excluding Advertising Device) Code

#### 1.1.1.2. 8.3.3.1 Purpose

- (1) The purpose of the code is to ensure that development works and the provision of infrastructure and services meets the needs of the development, and is undertaken in a sustainable manner in accordance with best practice.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Infrastructure is designed and constructed to appropriate and acceptable standards;
  - (b) Infrastructure operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of lifecycle costs, including ongoing maintenance costs;
  - (c) Vehicle parking and access arrangements reflect the nature and intensity of the proposal;
  - (d) Works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water and retained vegetation is protected;
  - (e) Infrastructure is integrated with existing and planned surrounding infrastructure networks;
  - (f) Development is provided with an appropriate level of water, wastewater treatment and disposal, drainage, energy and communications infrastructure and other services;
  - (g) Development over or near infrastructure does not compromise or interfere with the integrity of the infrastructure;
  - (h) Development is provided with effective stormwater drainage systems to protect people, property and the environment from the effects of stormwater runoff;
  - (i) Infrastructure is designed, located, constructed and operated in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaption costs;
  - (j) Landscaping softens built form and provides relief from buildings and hard infrastructure.
  - (k) Filling or excavation does not adversely or unreasonably impact on the natural environment, drainage conditions or adjacent properties, and provides for the site to be suitably remediated;
  - (l) Development is established where the impacts of natural hazards are avoided or safely managed;
  - (m) Development is reflective of and responsive to the environmental constraints of the land.

1.1.1.3. 8.3.3.2 Assessable benchmarks for assessable development and requirements for Accepted development

Table 8.6 Infrastructure and operational work (excluding advertising device) code

Performance Outcomes	Acceptable Outcomes
<b>Section 1 Site works - Filling or excavation</b>	
<p><b>PO1</b> Development results in ground levels that retain:</p> <ul style="list-style-type: none"> <li>(a) access to natural light;</li> <li>(b) aesthetic amenity;</li> <li>(c) privacy; and</li> <li>(d) safety.</li> </ul>	<p><b>AO1.1</b> No Acceptable Outcome specified.</p>
<p><b>PO2</b> Excavation or filling:</p> <ul style="list-style-type: none"> <li>(a) does not cause environmental harm;</li> <li>(b) maintains natural landforms as far as practicable;</li> <li>(c) is stable in the short and long term;</li> <li>(d) does not interfere with natural stormwater flows;</li> <li>(e) does not impact adversely on adjoining properties;</li> <li>(f) does not impact adversely on visual amenity; and</li> <li>(g) erosion and Sediment control measures are implemented and maintained.</li> </ul> <p>Editor's note: where a retaining wall is proposed as part of development works and is greater than 1.0m high, a site specific risk assessment may be required to be prepared to address fall height, stability and drainage concerns.</p>	<p><b>AO2.1</b> Development provides that:</p> <ul style="list-style-type: none"> <li>(a) no part of any cut or fill batter is within 1.5m of any property boundary, except cut and fill involving less than 200mm;</li> <li>(b) retaining walls are no greater than 1.0m high;</li> <li>(c) all stored material is wholly contained within the site and located at least 10m away from any property boundary;</li> <li>(d) any batter or retaining wall is structurally adequate;</li> <li>(e) any excavation or filling does not restrict or interfere with overland flow.</li> </ul> <p>Editor's note: retaining walls that are not works for reconfiguring a lot are defined as building work under the Act. They are not operational work and must be assessed under the provisions of the <i>Building Act 1975</i>.</p> <p><b>AO2.2</b> Excavation and filling is carried out in accordance with AS3798 and Planning Scheme Policy 1: Development Standards.</p> <p><b>AO2.3</b> Erosion and sediment control measures are designed and provided in accordance with standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p><b>PO3</b> Development does not result in water ponding, concentration or diversion of stormwater runoff that will adversely impact on adjacent land or infrastructure.</p>	<p><b>AO3.1</b> Following filling or excavation:</p> <ul style="list-style-type: none"> <li>(a) the premises: <ul style="list-style-type: none"> <li>(i) is self-draining; and</li> <li>(ii) have a cross-fall of 1 in 100; and</li> </ul> </li> <li>(b) surface water flow is: <ul style="list-style-type: none"> <li>(i) directed away from neighbouring properties; or</li> <li>(ii) discharged into a stormwater drainage system designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards; and</li> </ul> </li> <li>(c) excavations have not intercepted ground water; and</li> <li>(d) earthworks do not have a negative impact on the flooding characteristics of upstream or downstream properties.</li> </ul>
<p><b>PO4</b> Development results in stable slopes with appropriate gradients.</p>	<p><b>AO4.1</b> Development is designed and constructed in accordance with the standards contained in</p>

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Editor's note: A slope stability assessment may be required to confirm site suitability.	Planning Scheme Policy 1: Development Standards.
<b>Section 2 Infrastructure, where development involves Material Change of Use</b>	
<p><b>PO5</b> Development provides for and connects to infrastructure, services and utilities that are planned, designed and constructed in a manner which:</p> <ul style="list-style-type: none"> <li>(a) ensures appropriate capacity to meet the current and planned future needs of the development;</li> <li>(b) is integrated with and efficiently extends existing networks;</li> <li>(c) minimises risk to life and property;</li> <li>(d) avoids ecologically significant areas;</li> <li>(e) minimises risk of environmental harm;</li> <li>(f) achieves acceptable maintenance, renewal and adaptation costs;</li> <li>(g) can be easily and efficiently maintained;</li> <li>(h) minimises visual and amenity impacts.</li> </ul> <p>Editor's note: Infrastructure and network master plans may be required to be prepared to address existing and future network capacity requirements for additional load impacts from the proposed development. Master plans may be required for stormwater, water and sewer for the development as confirmed with Council.</p>	<p><b>AO5.1</b> Servicing and infrastructure is planned, designed and constructed in accordance with Council's Local Government Infrastructure Plan and Planning Scheme Policy 1: Development Standards, or where applicable the service provider requirements.</p> <p><b>AO5.2</b> Existing infrastructure is relocated or modified where necessary to ensure compliance with Planning Scheme Policy 1: Development Standards, or where applicable the relevant service provider.</p> <p><b>AO5.3</b> Compatible public utilities services are co-located in common trenching in order to minimise the land required and the costs for underground services.</p> <p><b>AO5.4</b> Infrastructure, services and utilities are located and aligned to avoid disturbance of ecologically significant areas, minimise earthworks and avoid crossing waterways or wetlands.</p> <p><b>AO5.5</b> Development is provided with street lighting in accordance with the requirements specified in Planning Scheme Policy 1: Development Standards.</p> <p><b>AO5.6</b> The development is provided with and connected to reticulated sewerage, where within a sewerage service area.</p> <p><b>AO5.7</b> Where not within a sewerage service area, the development is provided with an on-site treatment and disposal system that complies with the <i>Plumbing and Drainage Act 2018</i>.</p> <p><b>AO5.8</b> The development is provided with and connected to reticulated water supply, where within a water supply service area.</p> <p><b>AO5.9</b> Where development is located in an area where reticulated water supply is not available, appropriate on-site rainwater collection and/or other means to service the anticipated water supply needs of the development is provided, including but not limited to potable water supply and firefighting needs.</p> <p><b>AO5.10</b> Where reticulated water supply is not available and the development involves persons working, visiting and temporarily staying on premises (i.e. not permanently residing on the site), a potable water supply is provided on site that complies</p>

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	<p>with the Australian Drinking Water Guidelines (NHMRC, 2011).</p> <p><b>AO5.11</b> In urban areas, electrical and telecommunications reticulation infrastructure is provided or relocated underground.</p> <p><b>AO5.12</b> Required network infrastructure and utilities to service the subdivision are provided by way of dedicated road or public reserves.</p> <p><b>AO5.13</b> Easements for maintenance access purposes are provided over all Council infrastructure within privately owned land.</p>
<p><b>PO6</b> Development protects public utilities.</p>	<p><b>AO6.1</b> Development complies with the requirements of the “Queensland Development Code – Building over or near relevant infrastructure” and Planning Scheme Policy 1: Development Standards.</p> <p>Editor’s note: Refer to Figures 1 to 15 of the Queensland Development Code for more information.</p>
<p><b>Section 3 Infrastructure, where development involves Reconfiguring a Lot</b></p>	
<p><b>PO7</b> Development is provided with infrastructure services to each lot, in keeping with the nature and location of the subdivision, to ensure:</p> <ul style="list-style-type: none"> <li>(a) safe access;</li> <li>(b) a high standard reliable services;</li> <li>(c) the local environment is not degraded</li> <li>(d) infrastructure conforms with industry standards for quality;</li> <li>(e) infrastructure is reliable and service failures are minimised;</li> <li>(f) it is commensurate with its needs; and</li> <li>(g) infrastructure is functional and readily augmented.</li> </ul> <p>Editor’s note: Infrastructure and network master plans may be required to be prepared to address existing and future network capacity requirements. Master plans are required for Stormwater, Water and Sewer for all developments as confirmed with Council.</p>	<p><b>AO7.1</b> Servicing and infrastructure is provided in accordance with the requirements nominated in the relevant Zone Code and Planning Scheme Policy 1: Development Standards.</p> <p><b>AO7.2</b> Development is provided with street lighting in accordance with the requirements specified in Planning Scheme Policy 1: Development Standards.</p> <p><b>AO7.3</b> The development is provided with and connected to reticulated sewerage where the subdivision is within a sewerage service area. Where the subdivision is not within a sewerage service area, new lots are provided with an area suitable to accommodate an on-site treatment and disposal system that complies with the <i>Plumbing and Drainage Act 2002</i>.</p> <p><b>AO7.4</b> The development is provided with and connected to reticulated water supply, where in the subdivision is within a water supply service area.</p> <p><b>AO7.5</b> In an urban area electricity is provided or relocated underground.</p> <p><b>AO7.6</b> New lots are connected to electricity and telecommunication services, with underground services provided where the subdivision involves the opening of a new road.</p> <p><b>AO7.7</b> Required network infrastructure and utilities to service the subdivision are provided by way of dedicated road or public reserves.</p>



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	<b>AO7.8</b> Easements for maintenance access purposes are provided over all Council infrastructure within privately owned land.
<b>Section 4 Vehicle parking and access</b>	
<b>PO8</b> Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	<p><b>AO8.1</b> Vehicle parking spaces are provided on-site in accordance with Table 8.7.</p> <p>and</p> <p><b>AO8.2</b> The number of site accesses, location and design of any new site access is in accordance with the standards identified in Planning Scheme Policy 1: Development Standards.</p> <p>and</p> <p><b>AO8.3</b> The development provides clearly defined pedestrian paths within and around on-site vehicle parking areas.</p> <p>and</p> <p><b>AO8.4</b> Driveway crossings are provided to the standards contained in Planning Scheme Policy 1: Development Standards.</p> <p>and</p> <p><b>AO8.5</b> Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<b>PO9</b> Development is designed to: (a) minimise the potential for through traffic movements to be hindered by turning traffic; and (b) ensure access has sufficient sight distances to ensure safe operation.	<b>AO9.1</b> Access arrangements are designed to provide for safe operation and accessibility, in accordance with Planning Scheme Policy 1: Development Standards.
<b>PO10</b> Development: (a) provides safe and practical access to the existing street network; (b) has direct access to a constructed road frontage for all road reserves immediately fronting the lot or development (refer to Planning Scheme Policy 1: Development Standards for details on road formation requirements); (c) all lots accessed via an access easement or access handle in a residential, rural residential, industry and commercial areas are to have a sealed driveway from the street or road to the proposed business, facility or house.	<p><b>AO10.1</b> Access is provided via either: (a) direct road frontage; or (b) access easement/handle (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).</p> <p><b>AO10.2</b> Development is provided with direct access to a sealed road that is constructed in accordance with Council's minimum standards detailed in Planning Scheme Policy 1: Development Standards.</p> <p><b>AO10.3</b> Access easements are a minimum 6m wide in residential zones and 10m wide in the Rural zone and Rural Residential zone.</p>
<b>Section 5 Stormwater</b>	
<b>PO11</b> 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 on site or on other properties.	<p><b>AO11.1</b> Works do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a nett increase in filling.</p> <p>and</p>

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<p>Note: A flood assessment for development that is affected by Councils Flood Hazard Overlay and/or subject to local flood inundation may be required.</p>	<p><b>AO11.2</b> Works:</p> <ul style="list-style-type: none"> <li>(a) do not result in the reduction of onsite flood storage capacity and any changes to depth/duration/velocity of flood waters is contained within the subject site;</li> <li>(b) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows.</li> </ul> </li> </ul> <p>and</p> <p><b>AO11.3</b> Works do not result in any reduction in flood warning times elsewhere on the floodplain.</p>
<p><b>PO12</b> Development provides for the effective drainage of lots and roads in a manner that:</p> <ul style="list-style-type: none"> <li>(a) maintains where possible major natural flow paths and catchment run-off characteristics;</li> <li>(b) maintains predevelopment flow regimes;</li> <li>(c) prevents increased channel bed and bank erosion in waterways;</li> <li>(d) is provided with stormwater conveyance channels which use natural channel design principles;</li> <li>(e) effectively manages stormwater quality;</li> <li>(f) protects instream ecology; and</li> <li>(g) ensures no adverse impacts on receiving waters and the surrounding land.</li> </ul>	<p><b>AO12.1</b> Stormwater drainage systems for development comply with the standards specified in Planning Scheme Policy 1: Development Standards.</p> <p>and</p> <p><b>AO12.2</b> Stormwater quality outcomes comply with the stormwater design objectives in Planning Scheme Policy 1: Development Standards.</p>
<b>Section 6 Construction</b>	
<p><b>PO13</b> Air emissions, noise or lighting arising from construction activities and work do not adversely impact on surrounding areas.</p>	<p><b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.</p> <p>and</p> <p><b>AO13.2</b> Air emissions, including odours, are not detectable at the boundary of the site.</p> <p>and</p> <p><b>AO13.3</b> Noise generating equipment is enclosed or acoustically treated in a manner which ensures the equipment does not cause environmental harm or nuisance.</p> <p>and</p> <p><b>AO13.4</b> Outdoor lighting is to comply with <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p><b>PO14</b> Construction activities and works, including associated traffic and parking generation, are appropriately managed to ensure that:</p> <ul style="list-style-type: none"> <li>(a) existing utilities, roads, footpaths and drainage</li> </ul>	<p><b>AO14.1</b> Existing utilities, road and drainage infrastructure are protected or relocated in accordance with the standards in Planning Scheme Policy 1: Development Standards.</p> <p>and</p>

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<p>infrastructure continue to function efficiently;</p> <p>(b) can be readily accessed by the relevant authority for maintenance;</p> <p>(c) impacts on the amenity of the surrounding area and infrastructure are minimised; and</p> <p>(d) the environmental values of water and the functionality of stormwater infrastructure are protected from the adverse effects of erosion and sedimentation.</p>	<p><b>AO14.2</b> The costs of any alterations or repairs to utilities, roads and drainage infrastructure are the responsibility of the developer.</p> <p>and</p> <p><b>AO14.3</b> Traffic and parking generated by construction activities is managed in accordance with a Traffic and Parking Management Plan as part of an overall Construction Management Plan, submitted to Council prior to the pre-start meeting.</p> <p>and</p> <p><b>AO14.4</b> Development is located, designed and constructed in accordance with the Erosion and Sediment Control Plan and the Construction Management Plan prepared in accordance with Planning Scheme Policy 1: Development Standards.</p>
<p><b>PO15</b> Vegetation cleared from a site is disposed of in a manner that:</p> <p>(a) maximises reuse and/or recycling; and</p> <p>(b) minimises impacts on public health and safety.</p>	<p><b>AO15.1</b> Where vegetation is cleared, vegetation waste is appropriately disposed of in the following order of preference:</p> <p>(a) milling for commercial timber products, landscaping or firewood;</p> <p>(b) on-site chipping or mulching;</p> <p>(c) transportation off-site and disposal at an approved green waste facility;</p> <p>(d) use for forest floor habitat in adjoining bushland and revegetation areas.</p>
<b>Section 7 Landscaping</b>	
<p><b>PO16</b> Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p><b>AO16.1</b> Landscaping is provided in accordance with Table 8.8 Landscaping.</p> <p>and</p> <p><b>AO16.2</b> Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of:</p> <p>(a) groundcovers, shrubs (understorey), and trees (canopy); and</p> <p>(b) a drip irrigation system, mulching and border barriers in accordance with Planning Scheme Policy 1: Development Standards.</p> <p>and</p> <p><b>AO16.3</b> Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m<sup>2</sup> and is unsealed and permeable.</p>
<p><b>PO17</b> 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><b>AO17.1</b> Plant species are provided and located in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<b>Section 8 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO18</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO18.1</b> 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>

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	<p><b>AO18.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 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.</li> <li>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.</li> </ol>
<p><b>PO19</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO19.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO19.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO19.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO19.4</b> 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><b>AO19.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO19.6</b> Non-residential buildings and structures:</p> <ol style="list-style-type: none"> <li>(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</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ol> <p>and</p> <p><b>AO19.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO20</b> 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><b>AO20.1</b> Works associated with the proposed development do not:</p> <ol style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) do not result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> </ol>

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	(c) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul>
<b>PO21</b> Development avoids the release of hazardous materials into floodwaters.	<b>AO21.1</b> Materials manufactured or stored on site are not hazardous in nature. or <b>AO21.2</b> Hazardous materials, declared contaminants and any associated manufacturing equipment are located above the adopted flood level.
<b>PO22</b> Essential infrastructure (e.g. onsite electricity, gas, water supply, sewerage and telecommunications) maintain its function during a Designated Flood Event.	<b>AO22.1</b> 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.  and <b>AO22.2</b> Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.
<b>PO23</b> Community infrastructure is able to function effectively during and immediately after flood events.	<b>AO23.1</b> No Acceptable Outcome specified.
<b>Potential and actual acid sulfate soils</b>	
<b>PO24</b> Where development involves: <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</li> <li>(b) filling of land with more than 500m<sup>3</sup> 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.</li> </ul> <p>Editor's note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<b>AO24.1</b> The disturbance of acid sulfate soils is avoided by: <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> or <b>AO24.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by: <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
<b>Good Quality Agricultural Land</b>	
<b>PO25</b> Good Quality Agricultural Land and Land for primary production is not alienated, fragmented (including by reconfiguring a lot) or developed for incompatible land uses.	<b>AO25.1</b> No Accepted Outcome specified.

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<b>Key resource areas</b>	
<b>Resource/Processing Area</b> <b>PO26</b> The long term availability of the extractive resource for extraction or processing is maintained.	<b>AO26.1</b> Development is for extractive industry or directly associated with extractive industry. or <b>AO26.2</b> Development is for other uses that would not constrain existing or future extractive activities. or <b>AO26.3</b> Development is for a temporary use.
<b>Resource/Processing Area</b> <b>PO27</b> Development in the resource/processing area avoids or mitigates adverse impacts on areas of state or regional biodiversity significance.	<b>AO27.1</b> No Acceptable Outcome specified.
<b>Separation Area for a resource/processing area</b> <b>PO28</b> Development does not increase the number of people living in the separation area.	<b>AO28.1</b> No Acceptable Outcome specified.
<b>Separation Area for a resource/processing area</b> <b>PO29</b> 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.	<b>AO29.1</b> The numbers of people working or congregating in the separation area are not increased. or <b>AO29.2</b> Development is compatible with the potential effects arising from existing or future extractive industry. or <b>AO29.3</b> Development incorporates design, orientation, and construction measures that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels. or <b>AO29.4</b> 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).
<b>Separation Area for a resource/processing area</b> <b>PO30</b> 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.	<b>AO30.1</b> Extractive industry development avoids any adverse impacts on existing development or development foreshadowed by the planning scheme outside of the separation area.
<b>Transport route's separation area</b> <b>PO31</b> Development does not increase the number of people living in the transport route's separation area.	<b>AO31.1</b> No Acceptable Outcome specified.
<b>Access to the transport route</b> <b>PO32</b> Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials.	<b>AO32.1</b> The number of properties with access points to the transport route is not increased; or <b>AO32.2</b> Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.
<b>Where overriding need in the public interest is demonstrated</b> <b>PO33</b> Development mitigates the potential adverse effects of noise, dust,	<b>AO33.1</b> Development incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future

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<p>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>extraction, processing and transportation of extractive materials by:</p> <ul style="list-style-type: none"> <li>(a) locating buildings and structures the greatest distance practicable from the resource/processing area and associated transportation route; and</li> <li>(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</li> <li>(c) minimising openings in walls closest to these effects; and</li> <li>(d) providing mechanical ventilation to living areas sensitive to these effects; and</li> <li>(e) using appropriate construction insulation and glazing materials.</li> </ul>
<b>Conservation significant areas</b>	
<p><b>PO34</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p> <p>Editor's note: An ecological assessment report prepared by a suitably qualified person may be required to be submitted to Council to demonstrate compliance with this performance outcome.</p>	<p><b>AO34.1</b> Development occurs outside the overlay area. or <b>AO34.2</b> Development is compatible with the values of the conservation significant area. and <b>AO34.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable. and <b>AO34.4</b> 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>
<b>Bushfire</b>	
<p><b>PO35</b> Development maintains the safety of people and property by avoiding areas identified as bushfire hazard or mitigating the risk through lot design and providing adequate road access for firefighting/other emergency vehicles and safe evacuation.</p>	<p><b>AO35.1</b> Development is not located in areas identified in the Bushfire Hazard Overlay as:</p> <ul style="list-style-type: none"> <li>(a) Very High Potential Bushfire Intensity;</li> <li>(b) High Potential Bushfire Intensity;</li> <li>(c) Medium Potential Bushfire Intensity; or</li> <li>(d) Potential Impact Buffer.</li> </ul> <p>or <b>AO35.2</b> 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 <b>AO35.3</b> Firebreaks are provided by:</p> <ul style="list-style-type: none"> <li>(a) a perimeter road that separates lots from areas of bushfire hazard and the road has: <ul style="list-style-type: none"> <li>(i) a minimum cleared width of 20m; and</li> <li>(ii) a constructed road width and weather standard complying with Council's standards; or</li> </ul> </li> <li>(b) where it is not practicable to comply with AO35.3(a), fire maintenance trails are</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<p>located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire maintenance trails:</p> <ul style="list-style-type: none"> <li>(i) have a minimum cleared width of 6m; and</li> <li>(ii) have a formed width and gradient, and erosion controlled devices to Council's standards; and</li> <li>(iii) have vehicular access at each end; and</li> <li>(iv) provide passing bays and turning areas for firefighting appliances; and</li> <li>(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</li> </ul> <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><b>AO35.4</b> Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> <li>(a) have a maximum gradient of 12.5%; and</li> <li>(b) exclude cul-de-sac, except where a perimeter road isolates the development from hazardous vegetation; or</li> <li>(c) any cul-de-sac is provided with an alternative access linking the cul-de-sac to other through roads.</li> </ul>

**Table 8.7 Minimum vehicle parking requirements**

Use	Vehicle Parking Requirement
<b>Agricultural supplies store</b>	1 space per 40m <sup>2</sup> or part thereof of gross floor area.
<b>Bulk landscape supplies Outdoor sales</b>	1 space per 100m <sup>2</sup> of outdoor use area.
<b>Child care centre</b>	1 space per 50m <sup>2</sup> 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.
<b>Club</b>	1 space per 30m <sup>2</sup> or part thereof of gross floor area.
<b>Community care centre</b>	1 space per 30m <sup>2</sup> or part thereof of gross floor area.
<b>Community use</b>	1 space per 30m <sup>2</sup> of part thereof of gross floor area
<b>Crematorium Place of worship</b>	1 space per 30m <sup>2</sup> 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.
<b>Dual occupancy</b>	1 covered space is provided for each dwelling with one (1) or two (2) bedrooms; 2 spaces are provided for each dwelling with three (3) or more bedrooms, 1 of which is covered.



	Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the site such that parked vehicles do not protrude into the road reserve.
<b>Food and drink outlet</b> <b>Office</b> <b>Service industry</b> <b>Shop</b> <b>Shopping centre</b>	Gross floor area up to 2,000m <sup>2</sup> – 1 space per 30m <sup>2</sup> or part thereof; and Gross floor area between 2,000m <sup>2</sup> and 3,000m <sup>2</sup> – 1 space per 20m <sup>2</sup> or part thereof; and Gross floor area over 3,000m <sup>2</sup> – 1 space per 10m <sup>2</sup> or part thereof; and Where involving a food and drink outlet with a drive-through facility unobstructed queuing space for at least 8 vehicles.
<b>Function facility</b>	1 space per 25m <sup>2</sup> or part thereof of gross floor area.
<b>Funeral parlour</b>	1 space per 30m <sup>2</sup> 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.
<b>Garden centre</b>	1 space per 30m <sup>2</sup> or part thereof of gross floor area; and 1 space per 30m <sup>2</sup> or part thereof of external use area.
<b>Hardware and trade supplies</b> <b>Showroom</b>	1 space per 40m <sup>2</sup> or part thereof of gross floor area.
<b>Health care services</b>	1 space per employee; plus: (a) 2 spaces per consulting room; or (b) 1 space per 20m <sup>2</sup> or part thereof of gross floor area whichever is greater; and where a medical centre – 1 space for an ambulance.
<b>High impact industry</b> <b>Noxious or hazardous industry</b> <b>Marine industry</b>	1 space per 100m <sup>2</sup> or part thereof of gross floor area; and 1 space per 200m <sup>2</sup> or part thereof of external use area.
<b>Hospital</b>	1 space per 6 beds; and ambulance parking.
<b>Hotel</b>	1 space per unit of accommodation; and 1 space per 40m <sup>2</sup> or part thereof of gross floor area; and If involving a drive-through facility, unobstructed queuing space for at least 8 vehicles.
<b>Low impact industry</b> <b>Medium impact industry</b> <b>Transport depot</b> <b>Warehouse</b>	2 spaces per tenancy plus 1 space per 100m <sup>2</sup> or part thereof of gross floor area.
<b>Multiple dwelling</b>	1 covered space is provided for each dwelling with one (1) or two (2) bedrooms; 2 spaces are provided for each dwelling with three (3) or more bedrooms, 1 of which is covered; and 1 visitor space per 3 dwellings; and If in Tin Can Bay, 1 boat parking space per 3 dwellings.
<b>Nightclub entertainment facility</b>	1 space per 30m <sup>2</sup> or part thereof of gross floor area.
<b>Residential care facility</b>	1 space per 3 beds; and 1 space for an ambulance.
<b>Relocatable home park</b> <b>Tourist park</b>	1 space per accommodation site; and 1 visitor/worker space per 5 accommodation sites.
<b>Retirement facility</b>	1 space per 2 dwellings; and 1 bus parking space per 20 dwellings; and 1 visitor/worker space per 5 dwellings.
<b>Service station</b>	5 spaces.
<b>Short-term accommodation</b>	<ul style="list-style-type: none"> <li>▪ Motel: 1 space per unit of accommodation; and 1 visitor space per 5 units of accommodation; and</li> </ul>

	<p>1 space for the manager's residence and office; and 1 bus parking space per 20 units of accommodation.</p> <ul style="list-style-type: none"> <li>In all other circumstances: 1 space per 4 beds; and 1 bus parking space per 20 beds.</li> </ul>	
<b>Theatre</b>	1 space per 10 people able to be seated.	
<b>All other uses</b>	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.		
<b>Service Vehicle Parking</b>		
In addition to the above, service vehicle parking requirements and manoeuvring allowance is to be made with regard to the nature, scale and intensity of the use.		
<b>Standard Service Vehicle Definitions:</b>		
(Refer AS2890 for standard criteria manoeuvring and parking requirements)		
<b>Vehicle</b>	<b>Length</b>	<b>Turn Radius</b>
Van	5.4m	6.0m
Small Rigid Vehicle (SRV)	6.4m	7.1m
Medium Rigid Vehicle (MRV) Or Light Rigid Bus	8.8m	10.0m
Heavy Rigid Vehicle (HRV) Or Standard Bus	12.5m	12.5m
Articulated Vehicle (AV)	19m	12.5m
Waste Collection Vehicle (WCV)	10.2m	12.5

**Table 8.8 Landscaping**

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

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

### 8.3.4 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 8.9 Building matters code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Building design, setbacks, height and site coverage are consistent with the intended character of the relevant zone.	<b>AO1.1</b> 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 8.10.
<b>Section 2 Building work in the Character Residential zone or on a site identified as Heritage Character – Local on the Heritage and Neighbourhood Character overlay</b>	

<p><b>PO2</b> Buildings are compatible with the residential character of the surrounding area.</p>	<p><b>AO2.1</b> New garages, carports and outbuildings represent less than 50% of the area of the front elevation of the building.</p> <p>and</p> <p><b>AO2.2</b> 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> <p>or</p> <p><b>AO2.3</b> 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><b>Section 3 Demolition or removal of a Local Heritage Place identified as Heritage Character – Local on the Heritage and Neighbourhood Character overlay</b></p>	
<p><b>PO3</b> Development contributes to or maintains the traditional character and built form of a Local Heritage Place.</p>	<p><b>AO3.1</b> A Local Heritage Place is not demolished or removed.</p>

**Table 8.10 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 – 15m 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

Zone	Site Coverage	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Height
Medium Impact Industry	Not specified	7.5m to a State-controlled road 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	10m  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	15m	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

<b>Zone</b>	<b>Site Coverage</b>	<b>Street Frontage Setback/s</b>	<b>Side/Rear Boundary Setback/s</b>	<b>Height</b>
▪ 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 particular meaning for the purpose of the planning scheme.
- (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.

Note—Development comprising a combination of defined uses is not considered to be an undefined use.

- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.



**Table SC1.1.1 Index of use definitions**

Index for use definitions		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Bar</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Caretaker's accommodation</li> <li>• Car wash</li> <li>• Cemetery</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Crematorium</li> <li>• Cropping</li> <li>• Detention facility</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Educational establishment</li> <li>• Emergency services</li> <li>• Extractive industry</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Funeral parlour</li> <li>• Garden centre</li> </ul>	<ul style="list-style-type: none"> <li>• Hardware and trade supplies</li> <li>• Health care services</li> <li>• High impact industry</li> <li>• Home based business</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor sport and recreation</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Landing</li> <li>• Low impact industry</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nature-based tourism</li> <li>• Nightclub entertainment facility</li> <li>• Non-resident workforce accommodation</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Outdoor sport and recreation</li> <li>• Outstation</li> <li>• Park</li> <li>• Parking station</li> <li>• Permanent plantation</li> </ul>	<ul style="list-style-type: none"> <li>• Place of worship</li> <li>• Port services</li> <li>• Relocatable home park</li> <li>• Renewable energy facility</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Roadside stall</li> <li>• Rooming accommodation</li> <li>• Rural industry</li> <li>• Rural workers' accommodation</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Service station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> <li>• Transport depot</li> <li>• Utility installation</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>

**Table SC1.1.2 Use definitions**

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> <li>• the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or</li> <li>• the sale or display of underwear or lingerie or</li> <li>• the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</li> </ul>
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	Premises used for any of the following: <ul style="list-style-type: none"> <li>• the arrival and departure of aircraft</li> <li>• the housing, servicing, refuelling, maintenance and repair of aircraft</li> <li>• the assembly and dispersal of passengers or goods on or from an aircraft</li> <li>• any ancillary activities directly serving the needs of passengers and visitors to the use</li> <li>• associated training and education facilities</li> <li>• aviation facilities.</li> </ul>	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.		
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor		Service station

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	vehicles by an automatic or partly automatic process.		
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.  The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.  The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where	Fruit, nut, vegetable and grain production, forestry	Permanent plantations, intensive

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	<p>dependent on the cultivation of soil.</p> <p>The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.</p>	for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	<p>Premises containing two dwellings each for a separate household, and consisting of:</p> <ul style="list-style-type: none"> <li>• a single lot, where neither dwelling is a secondary dwelling; or</li> <li>• two lots sharing common property where one dwelling is located on each lot.</li> </ul>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the Body Corporate Community Management Act 1997, two dwellings within one body corporate to which the Building Units and Group Title Act 1980 continues to apply.	Dwelling house, multiple dwelling
Dwelling house	<p>A residential use of premises for one household which contains a single dwelling.</p> <p>The use includes outbuildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		Caretakers accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Premises used for training and instruction designed to impart knowledge and develop skills.</p> <p>The use may include outside hours school care for students or on-site student accommodation.</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and	Community use, hospital, residential care facility

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	management services including management support facilities for the protection of persons, property and the environment.	rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation.  The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form.  The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• potential for significant offsite impacts in the event of fire, explosion or toxic release</li> <li>• generates high traffic flows in the context of the locality or the road network</li> <li>• generates a significant demand on the local infrastructure network</li> <li>• the use may involve night time and outdoor activities</li> <li>• onsite controls are required for emissions and dangerous goods risks.</li> </ul>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.1.2.1 Industry thresholds.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	Premises used primarily to sell liquor for consumption.	Pub, tavern	Nightclub entertainment facility

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	The use may include short-term accommodation, dining and entertainment activities and facilities.		
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.  The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.  The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
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 that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> <li>• negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• minimal traffic generation and heavy-vehicle usage</li> <li>• demands imposed upon the local infrastructure</li> </ul>	Repairing motor vehicles, fitting and turning workshop  Note—additional examples may be shown in SC1.1.2.1 Industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>network consistent with surrounding uses</p> <ul style="list-style-type: none"> <li>• the use generally operates during the day (e.g. 7am to 6pm)</li> <li>• offsite impacts from storage of dangerous goods are negligible</li> <li>• the use is primarily undertaken indoors.</li> </ul>		
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>.</p> <p>The use may include ancillary telecommunication facilities.</p>	Power lines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>	Boat building, boat storage, dry dock	Marina
Market	<p>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.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>• potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• potential for noticeable offsite impacts in the event of fire, explosion or toxic release</li> <li>• generates high traffic flows in the context of the locality or the road network</li> <li>• generates an elevated demand on the local infrastructure network</li> <li>• onsite controls are required for emissions and dangerous goods risks</li> <li>• the use is primarily undertaken indoors</li> <li>• evening or night activities are undertaken indoors and not outdoors.</li> </ul>	<p>Editor's note: additional examples may be shown in SC1.1.2.1 Industry thresholds.</p>	<p>service industry, low impact industry, high impact industry, special industry</p>
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p>	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>• maintain a nature based focus or product</li> <li>• promote environmental awareness, education and conservation</li> <li>• carry out sustainable practices.</li> </ul>		
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> <li>• business or professional advice</li> <li>• service of goods that are not physically on the premises</li> <li>• office based administrative functions of an organisation.</li> </ul>	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long term camping.</p> <p>The use may involve permanent low scale built infrastructure.</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social, educational and associated charitable activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> <li>• the arrival and departure of vessels</li> <li>• the movement of passengers or goods on or off vessels</li> <li>• any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels.</li> </ul>	Marina, ferry terminal	Landing
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	<p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <ul style="list-style-type: none"> <li>• restaurants and bars</li> <li>• meeting and function facilities</li> <li>• sporting and fitness facilities</li> <li>• staff accommodation</li> <li>• transport facilities directly associated with the tourist facility such as a ferry terminal and air services.</li> </ul>	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people.  The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.  The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	Premises used for the accommodation of one or more households where each resident: <ul style="list-style-type: none"> <li>• has a right to occupy one or more rooms</li> <li>• does not have a right to occupy the whole of the</li> </ul>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>premises in which the rooms are situated</p> <ul style="list-style-type: none"> <li>• may be provided with separate facilities for private use</li> <li>• may share communal facilities or communal space with one or more of the other residents.</li> </ul> <p>The use may include:</p> <ul style="list-style-type: none"> <li>• rooms not in the same building on site</li> <li>• provision of a food or other service</li> <li>• on site management or staff and associated accommodation.</li> </ul> <p>Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>		
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	Display dwelling	Bank, office

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.  The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.  The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers, cabins, serviced apartments, accommodation hotel	Hostel, rooming accommodation, tourist park
Showroom	Premises used primarily for the sale of goods of a related product line that are of a	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>size, shape or weight that requires:</p> <ul style="list-style-type: none"> <li>• a large area for handling, display or storage</li> <li>• direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.</li> </ul>		
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• potential for extreme offsite impacts in the event of fire, explosion or toxic release</li> <li>• onsite controls are required for emissions and dangerous goods risks</li> <li>• the use generally involves night time and outdoor activities</li> <li>• the use may involve the storage and handling of large volumes of dangerous goods</li> <li>• requires significant separation from non-industrial uses.</li> </ul>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2.1 Industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> <li>• converting or transforming electrical energy from one voltage to another</li> <li>• regulating voltage in an electrical circuit</li> <li>• controlling electrical circuits</li> <li>• switching electrical current between circuits</li> </ul>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>• a switchyard or</li> <li>• communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications.</li> </ul>		
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on- site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	tourist park and their visitors, and accommodation for staff.		
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> <li>• supply or treatment of water, hydraulic power or gas</li> <li>• sewerage, drainage or stormwater services</li> <li>• transport services including road, rail or water</li> <li>• waste management facilities or</li> <li>• network infrastructure.</li> </ul> <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.  The use may include sale of gardening materials where these are ancillary to the primary use.		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

### SC1.1.1 Defined activity groups

- (1) Defined uses listed in Table SC1.1.2 are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined uses listed in column 2.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

#### Table SC1.1.1.1 Defined activity groups

Column 1 Activity group	Column 2 Uses
Accommodation activities	<ul style="list-style-type: none"> <li>• Caretaker's accommodation</li> <li>• Community residence</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Home based business</li> <li>• Multiple dwelling</li> <li>• Nature-based tourism</li> <li>• Non-resident workforce accommodation</li> <li>• Relocatable home park</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Rooming accommodation</li> <li>• Rural workers' accommodation</li> <li>• Short-term accommodation</li> <li>• Tourist park</li> </ul>
Business activities	<ul style="list-style-type: none"> <li>• Agricultural supplies store</li> <li>• Bulk landscape supplies</li> <li>• Food and drink outlet</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Market</li> <li>• Office</li> </ul>

Column 1 Activity group	Column 2 Uses
	<ul style="list-style-type: none"> <li>• Outdoor sales</li> <li>• Parking station</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Service station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Showroom</li> <li>• Veterinary services</li> </ul>
Centre activities	<ul style="list-style-type: none"> <li>• Bar</li> <li>• Caretaker's accommodation</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community use</li> <li>• Educational establishment (where excluding exclusive outdoor recreation facilities)</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Health care services</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Market</li> <li>• Multiple dwelling</li> <li>• Nightclub entertainment facility</li> <li>• Office</li> <li>• Parking station</li> <li>• Place of worship</li> <li>• Residential care facility</li> <li>• Retirement facility</li> <li>• Rooming accommodation</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Service station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Theatre</li> </ul>
Community activities	<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Crematorium</li> <li>• Detention facility</li> </ul>

Column 1 Activity group	Column 2 Uses
	<ul style="list-style-type: none"> <li>• Educational establishment</li> <li>• Funeral parlour</li> <li>• Health care services</li> <li>• Hospital</li> <li>• Outstation</li> <li>• Place of worship</li> </ul>
Entertainment activities	<ul style="list-style-type: none"> <li>• Bar</li> <li>• Club</li> <li>• Function facility</li> <li>• Hotel</li> <li>• Nightclub entertainment facility</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> </ul>
Industry activities	<ul style="list-style-type: none"> <li>• Extractive industry</li> <li>• High impact industry</li> <li>• Low impact industry</li> <li>• Marine industry</li> <li>• Medium impact industry</li> <li>• Research and technology industry</li> <li>• Special industry</li> <li>• Service industry</li> <li>• Warehouse</li> </ul>
Recreation activities	<ul style="list-style-type: none"> <li>• Indoor sport and recreation</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Motor sport facility</li> <li>• Outdoor sport and recreation</li> <li>• Park</li> </ul>
Rural activities	<ul style="list-style-type: none"> <li>• Agricultural supplies store</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Cropping</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Permanent plantation</li> <li>• Roadside stall</li> <li>• Rural industry</li> <li>• Rural workers' accommodation</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>
Waterfront activities	<ul style="list-style-type: none"> <li>• Landing</li> <li>• Marine industry</li> <li>• Port services</li> </ul>

## SC1.1.2 Industry thresholds

The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1.2 for:

- Low impact industry
- Medium impact industry
- High impact industry
- Special industry.

**Table SC1.1.2.1 Industry Thresholds**

Column 1 Use	Column 2 Additional examples include
Low impact industry	<ol style="list-style-type: none"> <li>1. Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting;</li> <li>2. Repairing and servicing lawn mowers and outboard engines;</li> <li>3. Fitting and turning workshop;</li> <li>4. Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting;</li> <li>5. Assembling wood products not involving cutting, routing, sanding or spray painting;</li> <li>6. Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.</li> </ol>
Medium impact industry	<ol style="list-style-type: none"> <li>1. Metal foundry producing less than 10 tonnes of metal castings per annum;</li> <li>2. Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum;</li> <li>3. Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the Work Health and Safety Act 2011;</li> <li>4. Abrasive blasting facility using less than 10 tonnes of abrasive material per annum;</li> <li>5. Enamelling workshop using less than 15 000 litres of enamel per annum;</li> <li>6. Galvanising works using less than 100 tonnes of zinc per annum;</li> <li>7. Anodising or electroplating workshop where tank area is less than 400 square metres;</li> <li>8. Powder coating workshop using less than 500 tonnes of coating per annum;</li> <li>9. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum;</li> <li>10. Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components;</li> <li>11. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum;</li> <li>12. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum;</li> <li>13. Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum;</li> <li>14. Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum;</li> <li>15. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum;</li> <li>16. Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum;</li> <li>17. Recycling and reprocessing batteries;</li> <li>18. Repairing or maintaining boats;</li> <li>19. Manufacturing substrate for mushroom growing;</li> <li>20. Manufacturing or processing plaster, producing less than 5000 tonnes per annum;</li> <li>21. Recycling or reprocessing tyres including retreading;</li> <li>22. Printing advertising material, magazines, newspapers, packaging and stationery;</li> <li>23. Transport depot, distribution centre, contractor's depot and storage yard;</li> </ol>

	<p>24. Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools);</p> <p>25. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum;</p> <p>26. Reconditioning metal or plastic drums;</p> <p>27. Glass fibre manufacture less than 200 tonnes per annum;</p> <p>28. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p> <p>29. Concrete batching and producing concrete products less than 200t per annum.</p>
High impact industry	<p>1. Metal foundry producing 10 tonnes or greater of metal castings per annum;</p> <p>2. Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum;</p> <p>3. Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes;</p> <p>4. Scrap metal yard including a fragmentiser;</p> <p>5. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum;</p> <p>6. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum;</p> <p>7. Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum;</p> <p>8. Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum;</p> <p>9. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum;</p> <p>10. Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum;</p> <p>11. Manufacturing or processing plaster, producing greater than 5000 tonnes per annum;</p> <p>12. Enamelling workshop using 15 000 litres or greater of enamel per annum;</p> <p>13. Galvanising works using 100 tonnes or greater of zinc per annum;</p> <p>14. Anodising or electroplating workshop where tank area is 400 square metres or greater;</p> <p>15. Powder coating workshop using 500 tonnes or greater of coating per annum;</p> <p>16. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum;</p> <p>17. Concrete batching and producing concrete products greater than 200t per annum;</p> <p>18. Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote;</p> <p>19. Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste;</p> <p>20. Manufacturing fibreglass pools, tanks and boats;</p> <p>21. Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools);</p> <p>22. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum;</p> <p>23. Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre;</p> <p>24. Abattoir;</p> <p>25. Recycling chemicals, oils or solvents;</p> <p>26. Waste disposal facility (other than waste incinerator);</p> <p>27. Recycling, storing or reprocessing regulated waste;</p> <p>28. Manufacturing batteries;</p> <p>29. Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum;</p> <p>30. Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum;</p> <p>31. Crematoria;</p> <p>32. Glass fibre manufacture producing 200 tonnes or greater per annum;</p>



	33. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	1. Oil refining or processing; 2. Producing, refining or processing gas or fuel gas; 3. Distilling alcohol in works producing greater than 2 500 litres per annum; 4. Power station; 5. Producing, quenching, cutting, crushing or grading coke; 6. Waste incinerator; 7. Sugar milling or refining; 8. Pulp or paper manufacturing; 9. Tobacco processing; 10. Tannery or works for curing animal skins, hides or finishing leather; 11. Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; 12. Rendering plant; 13. Manufacturing chemicals, poisons and explosives; 14. Manufacturing fertilisers involving ammonia; 15. Manufacturing polyvinyl chloride plastic.

## SC1.2 Administrative terms and definitions

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in Table SC1.2.1 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the definitions for the purpose of the planning scheme.

**Table SC1.2.1 Index of administrative terms and definitions**

Index for administrative terms and definitions		
<ul style="list-style-type: none"> <li>• Adjoining premises</li> <li>• Advertising device</li> <li>• Affordable housing</li> <li>• Agri-tourism</li> <li>• Average width</li> <li>• Base date</li> <li>• Basement</li> <li>• Boundary clearance</li> <li>• Building height</li> <li>• Commercial building</li> <li>• Conservation significance area</li> <li>• Demand unit</li> <li>• Development footprint</li> <li>• Direct access</li> <li>• Domestic outbuilding</li> <li>• Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Gross floor area</li> <li>• Ground level</li> <li>• Habitable room</li> <li>• Hazardous material</li> <li>• High scenic amenity area</li> <li>• Household</li> <li>• Industrial activities</li> <li>• Industrial building</li> <li>• Lawful access</li> <li>• Minor building work</li> <li>• Minor electricity infrastructure</li> <li>• Minor operational work</li> <li>• Net developable area</li> <li>• Non-resident workers</li> <li>• Non-residential zone</li> <li>• Non-urban zone</li> <li>• Outermost projection</li> <li>• Overland Flow Path</li> <li>• Planning assumptions</li> <li>• Plot ratio</li> <li>• Projection area(s)</li> </ul>	<ul style="list-style-type: none"> <li>• Primary street frontage</li> <li>• Private open space</li> <li>• Rear lot</li> <li>• Road frontage</li> <li>• Scenic route</li> <li>• Secondary dwelling</li> <li>• Secondary frontage</li> <li>• Setback</li> <li>• Service catchment</li> <li>• Sign face area</li> <li>• Site</li> <li>• Site cover</li> <li>• Storey</li> <li>• Streetscape</li> <li>• Structure</li> <li>• Suitably qualified person</li> <li>• Temporary use</li> <li>• Camp sites</li> <li>• Third party advertising device</li> <li>• Total use area</li> <li>• Ultimate development</li> <li>• Urban purposes</li> <li>• Urban zone</li> </ul>

Index for administrative terms and definitions	
	• Watercourse

**Table SC1.2.2 Administrative terms and definitions**

Column 1 Term	Column 2 Definition
<b>Adjoining premises</b>	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
<b>Advertising device</b>	Any permanent structure, device or sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature which is provided exclusively or mainly as part of the advertisement.
<b>Affordable housing</b>	Housing that is appropriate to the needs of households with low to moderate incomes.
<b>Agri-tourism</b>	On-farm value adding activities that are directly associated with a lawful agricultural use and marketed at visitors/tourists. Examples include 'pick your own' fruit experiences or farm tours. <i>Note: this does not extend to any activities that would ordinarily be defined by another land use definition i.e. shop, food and drink outlet, function facility.</i>
<b>Average width</b>	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
<b>Base date</b>	The date from which a local government has estimated its projected infrastructure demands and costs.
<b>Basement</b>	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
<b>Boundary clearance</b>	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: (a) if the projection is a roof and there is a fascia—the outside face of the fascia or (b) if the projection is a roof and there is no fascia—the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
<b>Building height</b>	If specified: (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply.
<b>Camp Site</b>	" <b>Camp Site</b> " means a space for a single Recreational Vehicle or Caravan or Camper Trailer, or an area of no more than 60m <sup>2</sup> for a group of people camping together with no more than 3 tents. Where a camping group comprises of more than 1 Recreational Vehicle or Caravan or Camper Trailer, or more than 3 tents, this will constitute multiple 'camping sites'.
<b>Commercial building</b>	Any building lawfully used for food and drink outlet, office, service industry, shop, shopping centre and health care services or any combination thereof.
<b>Conservation significant areas</b>	Areas identified as ecosystem value areas as part of the planning study 'Vegetation and natural Resources Review' undertaken by GHD (2009).
<b>Demand unit</b>	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
<b>Development footprint</b>	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
	site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
<b>Domestic outbuilding</b>	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
<b>Direct access</b>	Access to a constructed road that is located immediately in front of the subject lot.
<b>Dwelling</b>	A building or part of a building used or capable of being used as a self-contained residence that must include the following: <ul style="list-style-type: none"> <li>(a) food preparation facilities</li> <li>(b) a bath or shower</li> <li>(c) a toilet and wash basin</li> <li>(d) clothes washing facilities.</li> </ul> This term includes outbuildings, structures and works normally associated with a dwelling.
<b>Gross floor area</b>	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: <ul style="list-style-type: none"> <li>(a) building services, plant and equipment</li> <li>(b) access between levels</li> <li>(c) ground floor public lobby</li> <li>(d) a mall</li> <li>(e) the parking, loading and manoeuvring of motor vehicles</li> <li>(f) unenclosed private balconies whether roofed or not.</li> </ul>
<b>Ground level</b>	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.  The level as lawfully changed is defined as a change made to the level of the natural ground permitted under a previous Development Permit.
<b>Habitable room</b>	As defined in the Building Code of Australia as amended from time to time.
<b>Hazardous material</b>	A substance with potential to cause harm to persons, property or the environment because of one or more of the following: <ul style="list-style-type: none"> <li>(a) the chemical properties of the substance;</li> <li>(b) the physical properties of the substance;</li> <li>(c) the biological properties of the substance.</li> </ul>
<b>High scenic amenity area</b>	An area containing natural features and landscapes of visual significance or value to the region.
<b>Household</b>	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
<b>Industrial activities</b>	Premises used for trade or business that involves the following: <ul style="list-style-type: none"> <li>(a) the manufacture, production, processing, repair, alteration, recycling, storage or transfer of any article, material product whether solid, liquid or gas;</li> <li>(b) scientific or technological research, investigation or testing;</li> <li>(c) the disposal of waste.</li> </ul>
<b>Industrial building</b>	Any building that has a valid development approval or planning consent for an industrial activity or has historic lawful use rights for an industrial activity.
<b>Lawful access</b>	Entry to a lot that is obtained either directly from a Council maintained road or state-controlled road or via a registered access easement benefiting the subject

Column 1 Term	Column 2 Definition
	lot. Any access obtained from a state-controlled road must be permitted under the <i>Transport Infrastructure Act 1994</i> .
<b>Minor building work</b>	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the building(s) or 50 square metres, whichever is the lesser.
<b>Minor electricity infrastructure</b>	<p>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:</p> <ul style="list-style-type: none"> <li>(a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase</li> <li>(b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.</li> </ul>
<b>Minor operational work</b>	Operational work associated with a Dwelling house, including any internal driveway, internal path or outbuildings.
<b>Net developable area</b>	<p>The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope.</p> <p>Note—for the purpose of a local government infrastructure plan (previously the local government infrastructure plan), net developable area is usually measured in hectares, net developable hectares (net dev ha).</p>
<b>Non-resident workers</b>	<p>Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.</p> <p>This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.</p>
<b>Non-residential zone</b>	<p>Means each of the following zones:-</p> <ul style="list-style-type: none"> <li>(a) Principal centre zone;</li> <li>(b) District centre zone;</li> <li>(c) Local centre zone;</li> <li>(d) Specialised centre zone;</li> <li>(e) Sport and recreation zone;</li> <li>(f) Open space zone;</li> <li>(g) Low impact industry zone;</li> <li>(h) Medium impact industry zone;</li> <li>(i) High impact industry zone;</li> <li>(j) Waterfront and marine industry zone;</li> <li>(k) Community purposes zone;</li> <li>(l) Environmental management and conservation zone;</li> <li>(m) Extractive industry zone;</li> <li>(n) Township zone.</li> </ul>
<b>Non-urban zone</b>	<p>Means each of the following zones:-</p> <ul style="list-style-type: none"> <li>(a) Open space zone;</li> <li>(b) Environmental management and conservation zone;</li> <li>(c) Industry investigation zone;</li> <li>(d) Extractive industry zone;</li> <li>(e) Limited development (constrained land) zone;</li> <li>(f) Rural zone; and</li> <li>(g) Rural residential zone.</li> </ul>

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
<b>Operational work</b>	“Operational work” is work, other than building work or plumbing or drainage work, in, on, over or under premises that materially affects premises or the use of premises.
<b>Outermost projection</b>	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
<b>Overland flow path</b>	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.
<b>Planning assumptions</b>	Assumptions about the type, scale, location and timing of future growth.
<b>Plot ratio</b>	The ratio of gross floor area to the area of the site.
<b>Primary street frontage</b>	Means: <ul style="list-style-type: none"> <li>(a) where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot; or</li> <li>(b) where a lot is not vacant, the frontage to which the front of the existing building addresses the street.</li> </ul>
<b>Private open space</b>	An outdoor space for the exclusive use of occupants of a building.
<b>Projection area(s)</b>	Area or areas within a local government area for which a local government carries out demand growth projections.
<b>Rear lot</b>	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.
<b>Road frontage</b>	A road that is formed and constructed to Councils minimum standard.
<b>Scenic route</b>	A road or tourist drive through an area containing significant natural features and/or landscapes.
<b>Secondary dwelling</b>	A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.  A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.
<b>Secondary street frontage</b>	The frontage of a lot which abuts a second street.
<b>Service catchment</b>	An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas. Note—for example: <ul style="list-style-type: none"> <li>• stormwater network service catchments can be delineated to align with watershed boundaries</li> <li>• open space network service catchment can be determined using local government accessibility standards</li> <li>• water network service catchment can be established as the area serviced by a particular reservoir.</li> </ul>
<b>Setback</b>	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
<b>Sign face area</b>	The area of the face of a sign, measured from the outside edges of the sign.
<b>Site</b>	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
<b>Site cover</b>	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ul style="list-style-type: none"> <li>(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure</li> <li>(b) basement car parking areas located wholly below ground level.</li> <li>(c) eaves and sun shading devices.</li> </ul>
<b>Storey</b>	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ul style="list-style-type: none"> <li>(a) a lift shaft, stairway or meter room</li> <li>(b) a bathroom, shower room, laundry, water closet, or other sanitary compartment</li> <li>(c) a combination of the above.</li> </ul> <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
<b>Streetscape</b>	The collective combination of urban form elements that constitute the view of a street and it's public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
<b>Structure</b>	As defined in the Building Code of Australia as amended from time to time.
<b>Suitably qualified person</b>	<p>A suitably qualified person is one (or more) of the following relevant to implementing the applicable development assessment code requirements for:</p> <ul style="list-style-type: none"> <li>• urban stormwater quality and flow management – a relevant tertiary qualification or equivalent, including a registered practising engineer of Queensland (RPEQ) (civil engineering, environmental engineering). Responsible for a site stormwater quality management plan (site SQMP);</li> <li>• erosion and sediment control – a Certified Professional in Erosion and Sediment Control through the International Erosion Control Associations (IECA) or a certified practising soil scientist (CPSS) or certified practitioner erosion and sediment control (CPESC), or an RPEQ (or equivalent) experienced and trained in soil science and erosion and sediment control. Responsible for erosion and sediment control plans (ESCP);</li> <li>• wastewater management – a relevant tertiary qualification or equivalent such as an RPEQ with experience in environmental engineering or environmental scientist (or similar) including wastewater management. Responsible for a site wastewater management plan including design, construction and operation phases of a development;</li> <li>• acid sulfate soils – a tertiary qualification in science or equivalent and experience in planning and managing for soils and acid sulfate soils, or certified practising soil scientist.</li> </ul>
<b>Temporary use</b>	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.

Column 1 Term	Column 2 Definition
<b>Third party advertising device</b>	A third party advertising device is an advertising device placed on premises for the purpose of advertising a matter not associated with the primary purpose for which the premises is used or developed.
<b>Total use area</b>	Total area of gross floor area and any part of the site used for external display, storage and activities / operations associated with the use but excludes car parking and vehicle manoeuvring areas.
<b>Ultimate development</b>	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
<b>Urban purposes</b>	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
<b>Urban zone</b>	Means each of the following zones: (a) Residential living zone; (b) Residential choice zone; (c) Character residential zone; (d) Tourist accommodation zone; (e) Principal centre zone; (f) District centre zone; (g) Industry investigation zone; (h) Local centre zone; (i) Specialised centre zone; (j) Low impact industry zone; (k) Medium impact industry zone; (l) High impact industry zone; (m) Waterfront and marine industry zone; (n) Township zone.
<b>Watercourse</b>	As defined in the <i>Water Act 2000</i> and identified in the State governments Watercourse Identification Map.

## Schedule 2 Mapping and local government infrastructure plan tables

### 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 30;
- (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 16;
- (10) Storm Surge Advisory Maps 1 to 5.

### SC2.4 Local Government Infrastructure Plan Maps

**Table SC2.4 Existing and projected population**

Map series	Map name
Priority Infrastructure Area	PFTI-PIA
Map index	PFTI Key to Map Numbers
Water Service Catchments	PFTI-WAT – Water supply service catchments
Sewerage Service Catchments	PFTI-SEW – Sewerage service catchments
Stormwater Service Catchments	PFTI-SWD- Stormwater service catchments
Transport Service Catchments	PFTI-TRP – Transport service catchments
Parks and Land for Community Facilities Service Catchments	PFTI-PCF – Parks service catchments
Trunk Water	PFTI-WAT
Trunk Sewerage	PFTI-SEW
Trunk Stormwater	PFTI-SWD
Transport - Trunk Road	PFTI-TRD
Transport - Trunk Pathways	PFTI-TPW
Trunk Parks and Land for Community Facilities	PFTI-PCF



## SC2.5 Planning assumption tables

**Table SC2.5.1 Existing and projected population**

Projection area	LGIP development type	Existing and projected population				
		2016	2021	2026	2031	Ultimate
INSIDE PIA		2016	2021	2026	2031	Ultimate
Gympie	Attached	1327	2034	3183	3666	13628
	Detached	16441	16813	16578	17187	24200
	Total	17768	18847	19761	20853	37828
Cooloola Coast	Attached	1348	1348	1359	1528	3494
	Detached	7286	7466	7718	8003	12440
	Total	8634	8814	9077	9531	15934
Goomeri	Attached	0	14	18	23	65
	Detached	554	589	617	688	1106
	Total	554	603	635	711	1171
Imbil	Attached	0	40	50	109	136
	Detached	558	568	593	595	982
	Total	558	608	643	704	1118
Kilkivan	Attached	5	23	23	55	298
	Detached	423	439	469	633	1317
	Total	428	462	492	688	1615
Inside PIA totals	Attached	2680	3459	4633	5381	17621
	Detached	25262	25875	25975	27106	40045
	Total	27942	29334	30608	32487	57666
outside PIA	Attached	0	0	0	0	87
	Detached	21468	22567	23621	23993	42488
	Total	21468	22567	23621	23993	42575

Total	Attached	2680	3459	4633	5381	17708
	Detached	46730	48442	49596	51099	82533
	Total	49410	51901	54229	56480	100241

**Table SC2.5.2 Existing and projected employees**

Projection area	LGIP development type	Existing and projected employees				
		2016	2021	2026	2031	Ultimate
INSIDE PIA		2016	2021	2026	2031	Ultimate
Gympie	Retail	9,130	10,266	11,401	12,537	34,996
	Office	649	702	754	807	1,537
	Industry	1,878	1,896	1,913	1,931	8,427
	Community	3,703	3,703	3,703	3,703	5,443
	Total	15,360	16,567	17,771	18,978	50,403
Cooloola Coast	Retail	876	1,086	1,296	1,506	4,071
	Office	34	34	34	34	34
	Industry	324	389	453	518	913
	Community	484	484	484	484	550
	Total	1,718	1,993	2,267	2,542	5,568

Projection area	LGIP development type	Existing and projected employees				
		2016	2021	2026	2031	Ultimate
<b>INSIDE PIA</b>						
Goomeri	Retail	540	562	584	606	3,400
	Office	-	-	-	-	-
	Industry	34	34	34	34	293
	Community	101	101	101	101	138
	Total	675	697	719	741	3,831
Imbil	Retail	212	212	212	212	3,962
	Office	12	12	12	12	-
	Industry	4	4	4	4	4
	Community	131	131	131	131	131
	Total	359	359	359	359	4,097
Kilkivan	Retail	281	381	482	583	4,308
	Office	-	-	-	-	-
	Industry	1	1	1	1	160
	Community	199	199	199	199	199
	Total	481	581	682	783	4,667
Inside PIA totals	Retail	11,039	12,507	13,975	15,443	50,737
	Office	695	748	800	853	1,571
	Industry	2,240	2,323	2,405	2,487	9,797
	Community	4,618	4,618	4,618	4,618	6,460
	Total	18,592	20,196	21,798	23,401	68,565
Outside PIA	Retail	724	797	870	944	2,134
	Office	-	-	-	-	-
	Industry	470	514	559	604	830
	Community	1,127	1,127	1,127	1,127	1,127
	Total	2,321	2,438	2,556	2,675	4,091
Total	Retail	11,763	13,304	14,845	16,387	52,871
	Office	695	748	800	853	1,571
	Industry	2,710	2,837	2,964	3,091	10,627
	Community	5,745	5,745	5,745	5,745	7,587
	Total	20,913	22,634	24,354	26,076	72,656

**Table SC2.5.3 Existing and projected dwellings**

Projection area	LGIP development type	Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate
<b>INSIDE PIA</b>						
Gympie	Attached	582	892	1396	1608	5977
	Detached	7211	7374	7271	7538	10614
	Total	7793	8266	8667	9146	16591
Cooloola Coast	Attached	599	599	604	679	1553
	Detached	3238	3318	3430	3557	5529
	Total	3837	3917	4034	4236	7082
Goomeri	Attached	0	6	8	10	28
	Detached	240	255	267	298	479

Projection area	LGIP development type	Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate
INSIDE PIA		240	261	275	308	507
Imbil	Total	240	261	275	308	507
	Attached	0	16	20	44	55
	Detached	225	229	239	240	396
Kilkivan	Total	225	245	259	284	451
	Attached	2	10	10	24	129
	Detached	183	190	203	274	570
Inside PIA totals	Total	185	200	213	298	699
	Attached	1183	1523	2038	2365	7742
	Detached	11097	11366	11410	11907	17588
outside PIA	Total	12280	12889	13448	14272	25330
	Attached	0	0	0	0	38
	Detached	9414	9896	10358	10520	19743
Total	Total	9414	9896	10358	10520	19781

Total	Attached	1183	1523	2038	2365	7780
	Detached	20511	21262	21768	22427	37331
	Total	21694	22785	23806	24792	45111

**Table SC2.5.4 Existing and projected floor space**

Projection area	LGIP development type	Existing and projected floor space				
		2016	2021	2026	2031	Ultimate
Gympie	Retail	228,247	256,639	285,031	313,424	874,901
	Office	22,722	24,559	26,396	28,232	53,797
	Industry	187,766	189,553	191,340	193,126	842,699
	Community	185,135	185,135	185,135	185,135	272,136
	Total	623,870	655,886	687,902	719,917	2,043,533
Cooloola Coast	Retail	21,910	27,153	32,396	37,640	101,770
	Office	1,200	1,200	1,200	1,200	1,200
	Industry	32,430	38,880	45,330	51,780	91,320
	Community	24,220	24,220	24,220	24,220	27,500
	Total	79,760	91,453	103,146	114,840	221,790
Goomeri	Retail	13,490	14,040	14,590	15,140	85,000
	Office	-	-	-	-	-
	Industry	3,350	3,350	3,350	3,350	29,300
	Community	5,040	5,040	5,040	5,040	6,890
	Total	21,880	22,430	22,980	23,530	121,190
Imbil	Retail	5,300	5,300	5,300	5,300	99,060
	Office	420	420	420	420	-
	Industry	350	350	350	350	350
	Community	6,530	6,530	6,530	6,530	6,530
	Total	12,600	12,600	12,600	12,600	105,940
Kilkivan	Retail	7,020	9,537	12,054	14,570	107,700

Projection area	LGIP development type	Existing and projected floor space				
		2016	2021	2026	2031	Ultimate
INSIDE PIA						
	Office	-	-	-	-	-
	Industry	140	140	140	140	16,000
	Community	9,955	9,955	9,955	9,955	9,955
	Total	17,115	19,632	22,149	24,665	133,655
Inside PIA totals	Retail	275,967	312,669	349,371	386,074	1,268,431
	Office	24,342	26,179	28,016	29,852	54,997
	Industry	224,036	232,273	240,510	248,746	979,669
	Community	230,880	230,880	230,880	230,880	323,011
	Total	755,225	802,001	848,777	895,552	2,626,108
Outside PIA	Retail	18,090	19,923	21,756	23,590	53,350
	Office	-	-	-	-	-
	Industry	46,950	51,430	55,910	60,390	83,000
	Community	56,346	56,346	56,346	56,346	56,346
	Total	121,386	127,699	134,012	140,326	192,696
Total	Retail	294,057	332,592	371,127	409,664	1,321,781
	Office	24,342	26,179	28,016	29,852	54,997
	Industry	270,986	283,703	296,420	309,136	1,062,669
	Community	287,226	287,226	287,226	287,226	379,357
	Total	876,611	929,700	982,789	1,035,878	2,818,804

**Table SC2.5.5 Planned density and demand generation rates for a trunk infrastructure network**

Column 1	Column 2	Column 3		Column 4				
Planning Scheme zone	Developable area	Planned density		Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (ha/1000 persons)	Stormwater network (imp ha/dev ha)
Character Residential	33.4	n/a	10	27	27	100	3.8	0.4
Residential Choice	116.1	n/a	12	32.4	32.4	120	3.8	0.5
Residential Living	606.5	n/a	10	27	27	100	3.8	0.4
Rural Residential	12.2	n/a	2	5.4	5.4	20	3.8	0.15
<b>Non-residential development</b>								
District Centre	37.6	0.8	n/a	50	50	1000	n/a	0.9

Column 1	Column 2	Column 3		Column 4				
Planning Scheme zone	Developable area	Planned density		Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/dev ha)	Water supply network	Sewerage network	Transport network	Parks and land for community facilities network	Stormwater network
				(EP/dev ha)	(EP/dev ha)	(vpd/dev ha)	(ha/1000 persons)	(imp ha/dev ha)
High Impact Industry	1.7	0.5	n/a	25	25	160	n/a	0.9
Local Centre	12.7	0.5	n/a	50	50	750	n/a	0.9
Low Impact Industry	35.0	0.5	n/a	25	25	160	n/a	0.8
Medium Impact Industry	1.1	0.5	n/a	25	25	160	n/a	0.85
Principal Centre	2.1	1	n/a	50	50	1000	n/a	0.9
Specialised Centre	10.2	0.8	n/a	50	50	750	n/a	0.9

**Table SC2.5.6 Existing and projected demand for the water supply network**

Service catchment*	Water supply network demand (EP)			
	2016	2021	2026	2031
Amamoor	267	267	267	267
Cooloola Cove	3,812	3,889	4,081	4,371
Goomeri	888	971	1,040	1,171
Gympie	28,195	30,076	31,708	33,999
Imbil	779	843	893	975
Kandanga	271	277	283	290
Kilkivan	776	851	939	1,296
Rainbow Beach	3,132	3,237	3,356	3,734
Tin Can Bay	4,254	4,391	4,512	4,748
<b>Total</b>	<b>42,373</b>	<b>44,801</b>	<b>47,077</b>	<b>50,852</b>

Note \* - Refer to service catchment map in Schedule 2 Mapping and local government infrastructure plan tables

**Table SC2.5.7 Existing and projected demand for the sewerage network**

Service catchment*	Sewerage network demand (EP)			
	2016	2021	2026	2031
Cooloola Cove	3,691	3,756	3,924	4,176
Goomeri	846	908	951	1,054
Gympie	26,815	28,428	29,851	31,481
Imbil	735	789	830	903

Kilkivan	664	729	792	1,047
Rainbow Beach	2,938	3,043	3,162	3,324
Tin Can Bay	4,285	4,422	4,542	4,779
<b>Total</b>	<b>39,973</b>	<b>42,075</b>	<b>44,053</b>	<b>46,763</b>

Note \* - Refer to service catchment map in Schedule 2 Mapping and local government infrastructure plan tables

**Table SC2.5.8 Existing and projected demand for the stormwater network**

Service catchment*	Stormwater network demand (impervious hectares)			
	2016	2021	2026	2031
Cooloola Coast	64	68	74	81
Gympie	173	184	197	207
Southside East	78	82	86	87
Southside SW	40	49	53	58
Western Towns	45	49	53	59
<b>Total</b>	<b>400</b>	<b>432</b>	<b>463</b>	<b>492</b>

Note \* - Refer to service catchment map in Schedule 2 Mapping and local government infrastructure plan tables

**Table SC2.5.9 Existing and projected demand for the transport network**

Service catchment*	Transport network demand (vehicle trips per day)			
	2016	2021	2026	2031
Gympie	247,670	265,629	282,092	300,503
Cooloola Coast	54,726	58,470	62,564	67,228
Goomeri	10,573	11,034	11,441	12,038
Imbil	6,592	6,728	6,852	7,006
Kilkivan	7,848	9,225	10,613	12,665
<b>Total</b>	<b>327,408</b>	<b>351,086</b>	<b>373,561</b>	<b>399,440</b>

Note \* - Refer to service catchment map in Schedule 2 Mapping and local government infrastructure plan tables

**Table SC2.5.10 Existing and projected demand for the public parks and land for community facilities network**

Service catchment*	Projected demand (population)			
	2016	2021	2026	2031
Gympie (urban)	25,419	33,417	34,996	35,816
Cooloola Coast	8,167	13,358	14,168	14,971
Mary Valley	4,892	6,328	6,444	6,564
Western region	4,208	4,171	4,246	4,326
Northern region	3,661	3,661	3,661	3,661
Southern region	2,006	2,006	2,006	2,006
<b>Total</b>	<b>48,353</b>	<b>62,941</b>	<b>65,521</b>	<b>67,344</b>

Editor's note \* - Refer to service catchment map in Schedule 2 Mapping and local government infrastructure plan tables

## Schedule 3 Notations required under the Planning Act 2016

### SC3.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC3.1 Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference

Editor's note: this schedule must include:

- development approvals that are substantially inconsistent with the planning scheme;
- variation approvals;
- decisions agreeing to a superseded planning scheme request to apply to a superseded scheme to a particular development.

### SC3.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC3.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
29 June 2011	1 July 2011		A copy of the adopted infrastructure charges resolution can be obtained online at:

### SC3.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC3.3 Notation of registrations made under section 267 of the Act

Date of registration of the premises	Location of premises (real property description)	Details of registration	Terms of registration

## Schedule 4 Local heritage places

- (1) Schedule Table SC4.1 lists local heritage places identified as Heritage Character - Local on the Heritage and Neighbourhood Character overlay map.

**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 Dagon Road, Dagon	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
Southside School	50 Exhibition Road, Southside	Lot 50 on SP207671



<b>Heritage Place</b>	<b>Street Address</b>	<b>Real Property Description</b>
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

<b>Heritage Place</b>	<b>Street Address</b>	<b>Real Property Description</b>
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
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 Designation of premises for development

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

**Table SC5.1.1 Designation of premises for development infrastructure under section 42 of the Act - Powerlink South Pine to Gladstone 1**

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

<b>Real Property Description</b>	<b>Easement Area (ha)</b>	<b>Real Property Description</b>	<b>Easement Area (ha)</b>
Lot 121 on LX1643	0.06	Lot 6 on MPH14239	0.72
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

Real Property Description	Easement Area (ha)	Real Property Description	Easement Area (ha)
Lot 2 on RP59503	0.23	Lot 181 on LX301	7.78
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 Designation of premises for development infrastructure under section 42 of the Act - Powerlink South Pine to Gladstone 2.

**Table SC5.1.2 Designation of premises for development infrastructure under section 42 of the Act - Powerlink South Pine to Gladstone 2**

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

Real Property Description	Easement Area (ha)	Real Property Description	Easement Area (ha)
Lot 1 on RP186802	0.00	Lot 1 on SP189431	0.01
Lot 1 on RP121876	10.02	Lot 6 on RP150028	0.00
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 Designation of premises for development infrastructure under section 42 of the Act - Powerlink Woolooga to Eerwah Vale.

**Table SC 5.1.3 Designation of premises for development infrastructure under section 42 of the Act - Powerlink Woolooga to Eerwah Vale**

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

<b>Real Property Description</b>	<b>Easement Area (ha)</b>	<b>Real Property Description</b>	<b>Easement Area (ha)</b>
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
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

<b>Real Property Description</b>	<b>Easement Area (ha)</b>	<b>Real Property Description</b>	<b>Easement Area (ha)</b>
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
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



**Table SC 5.1.4 Designation of premises for development infrastructure under section 42 of the Act - Powerlink Woolooga to Munga**

<b>Real Property Description</b>	<b>Easement Area (ha)</b>	<b>Real Property Description</b>	<b>Easement Area (ha)</b>
<b>Lot 22 on SP122541</b>	<b>0.05</b>	<b>Lot 167 on LX288</b>	<b>1.53</b>
<b>Lot 166 on LX287</b>	<b>1.28</b>	<b>Lot 165 on LX2111</b>	<b>2.11</b>

<b>Date the designation, amendment, extension or repeal takes effect</b>	<b>Location of premises (real property description)</b>	<b>Street address (including the relevant local government area if the notation is outside the planning scheme area)</b>	<b>Type of infrastructure</b>

## Schedule 6 Planning scheme policies

### SC6.1 Planning Scheme Policy 1: Development Standards

#### SC6.1.1 Effective date

- (1) Council made pursuant to Chapter 3, Part 5 'Making, Amending or Repealing Local Planning Instruments' of the *Sustainable Planning Act 2009* (SPA) and has effect on and from the 1<sup>st</sup> July 2013.

#### SC6.1.2 Introduction

##### SC6.1.2.1 Purpose of the policy

- (1) The purpose of the policy is to communicate Council's position with respect to infrastructure and other works by:
- (a) stating specifications and standards for works, including those associated with building work, operational work, reconfiguring a lot and for making a material change of use, which meet the overall outcomes set out in the Infrastructure and Operational Work (excluding advertising devices) Code and elsewhere in the planning scheme, as follows:
    - (i) SC6.1.3 *Design and approvals phase*; and
    - (ii) SC6.1.4 *Construction phase*.
  - (b) stating an applicant's responsibilities following construction (SC6.1.5 *Post-construction phase*); and
  - (c) ensuring that the planning, design and construction of all infrastructure elements are undertaken in such a way as to reduce the potential of failure of the infrastructure element, provide an adequate design life and to minimise ongoing maintenance costs; and
  - (d) all development works is undertaken in such a way as to avoid biodiversity and biological impacts, as far as is practicable, and to avoid impacting on waterway stability and natural processes; and
  - (e) stating the information the local government may request from an applicant to assist it to assess a development application (SC6.1.6 *Information Local Government may request*, SC6.1.6.2 *Presentation of Drawings* and SC6.1.6.3 *Development Applications*); and
  - (f) stating the information Council may request from an applicant (SC6.1.6 *Information Local Government may request*) requesting the approval of the Council, including the Council's approval to a plan of subdivision (SC6.1.6.4.1 *Request for approval of 'plan of subdivision' by the local government*); and
  - (g) stating the information the Council may request from an applicant (6.1.6 *Information Local Government may request*) with whom an agreement is to be entered into under SPA, including agreements to secure the performance of works to the standards stated in this policy (SC6.1.6.4.2 *Security for incomplete works*).

##### SC6.1.2.2 Purpose of guidelines

- (1) The purpose of the guidelines is to:
- (a) provide information and advice about IDAS processes as they relate to the design and construction of infrastructure and other works; and
  - (b) provide information and advice to applicants, consultants and contractors to facilitate the carrying out of infrastructure and other works that efficiently achieve the outcomes sought by the policy; and
  - (c) identify related requirements of the Council.

##### **Guideline: Presentation of guidelines in this document**

*These guidelines are not part of the statutory document i.e. the planning scheme policy, adopted by Gympie Regional Council.*

- (2) The guidelines do not purport to identify all related procedural requirements or all related local laws, regulations, or Acts.

##### **Guideline: Other legislation**

*The reader should note that other legislation operates independently of the policy, planning scheme, or Act. It is not necessary to identify them in this policy for them to have effect. The local government is not responsible for identifying legislation applying to particular development projects.*

### **SC6.1.2.3 Application of policy**

- (1) The policy functions as a part of the Integrated Development Assessment System (IDAS) under the SPA.
- (2) The policy provides the probable solutions for codes within the Gympie Regional Council Planning Scheme (the “**planning scheme**”) and is to be read in conjunction with the planning scheme.

#### ***Guideline: Compliance with a code***

*Probable solutions i.e. the standards in this policy, do not necessarily establish compliance with a code. Different standards may be appropriate or necessary in particular circumstances.*

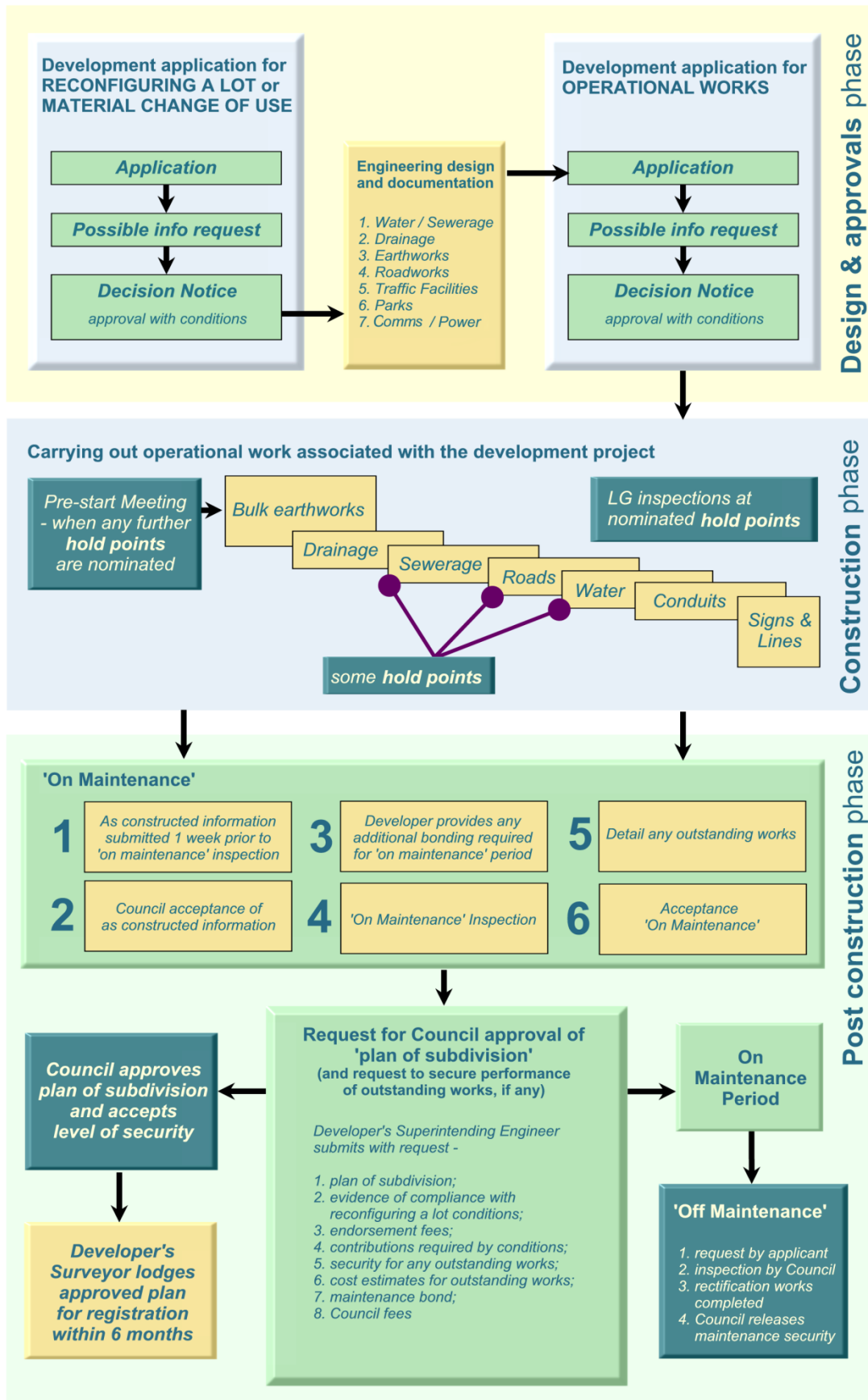
### **SC6.1.2.4 Interpretation**

- (1) SC6.1.11 Dictionary defines particular words used in the policy.
- (2) The guidelines, included as boxed text or otherwise identified in this document, do not form part of the policy.
- (3) The reference in this policy to other standards is taken to be a reference to the latest revision unless otherwise stated.

### **SC6.1.2.5 Structure of document**

- (1) The policy and guidelines use the structure of the development process, which is generically ‘mapped’ in Figure 1.

Figure 2 Structure of the development process



### SC6.1.3 Design and approvals phase

#### **Guideline: Engineering constraints**

*The site and road layout resulting from consideration of social, environmental, traffic and development layout constraints may need to be modified to satisfy engineering constraints.*

*Although the engineering design of roads is the province of the Consulting Engineer, it is essential that the Surveyor, Landscape Architect or Planner preparing the development proposal plan be fully aware of the engineering constraints, stormwater drainage and road design requirements, to ensure that the road and lot layouts proposed are satisfactory in this respect. Major alterations to the development layout may otherwise be necessary to accommodate engineering constraints.*

*These engineering constraints include sewer alignments, drainage overland flow paths, vertical alignment, horizontal alignment and design speed of roads, reasonable access to allotments, connections to adjoining lands etc. The Consulting Engineer is responsible for providing a layout to suit these constraints.*

*Preliminary engineering design of roadworks, stormwater drainage and sewers is required at MCU/ROL to ensure that the proposed layout does accommodate all engineering constraints.*

*Prior to preparing the development layout plan, Council's Engineer should be consulted to ascertain if a layout already exists for the area in question and to ensure that the road network proposed will generally conform with the overall road hierarchy and open space plan envisaged by Council.*

*It is important to note that the design of all infrastructure works is to be certified by an RPEQ engineer suitably experienced in the work designed. The full responsibility of the design and its outcomes rests with the Consulting Engineer and their certification. Council only undertakes an audit review of submitted works and is no way certifying the design of any works. The advice of a Consulting Engineer should be sought early in the planning phase of development projects to ensure that engineering and environmental constraints, including conservation and heritage issues, are properly considered during the design phase. Developers and Consultants are to conform to design limitations and constraints imposed by:*

- 1. the Planning Scheme and incorporated planning scheme policies;*
- 2. any State planning policies that have not been incorporated into the planning scheme;*
- 3. the Aboriginal Cultural Heritage Act and "cultural heritage duty of care guidelines" dealing with the recognition, protection and conservation of Aboriginal cultural heritage;*
- 4. the Building Act and associated Standard Building Regulation and Building Code of Australia dealing with the construction and on-site works for buildings;*
- 5. the Child Care Regulation dealing with home-based childcare;*
- 6. the Coastal Protection and Management Act and Coastal Protection and Management Regulation dealing with the protection and management of the coast;*
- 7. the Dangerous Goods Safety Management Act dealing with the storage of dangerous goods;*
- 8. the Electricity Act and Electricity Regulation dealing with the provision of electricity services;*
- 9. the Environmental Protection Act and associated regulations dealing with harmful contamination of air, water and soil;*  
*(Note: Where land to be developed may have been subject to contamination, then investigation and clearance in accordance with of the Environmental Protection Act would be prudent. This requirement does not relieve the Developer from ensuring contaminated land is not used for inappropriate developments.)*
- 10. the Fisheries Act dealing with the protection of important fish habitat areas;*
- 11. the Mineral Resources Act dealing with mining (not to be integrated);*
- 12. the Nature Conservation Act dealing with the conservation of resources and other natural elements;*
- 13. the Plumbing and Drainage Act and Standard Plumbing and Drainage Regulation;*
- 14. the Queensland Heritage Act and the Aboriginal Cultural Heritage Act dealing with the protection of places having cultural heritage value;*
- 15. the Transport Infrastructure Act dealing with development impacting on State-controlled roads;*
- 16. the Vegetation Management Act dealing with the clearing of vegetation;*
- 17. the Water Act and Water Regulation dealing with the taking of or interfering with water;*

18. the Water Supply (Safety and Reliability) Act 2008 for the provision of water and sewerage infrastructure;
19. the Workplace Health and Safety Act.
- When applicants and consultants respond to Council Information Requests, a written description of how each item of the request has been addressed is to accompany the response.

### SC6.1.3.1 Standards for the provision of works

- (1) Table SC6.1 states the Council's standards for the provision of infrastructure works associated with development including carrying out building work or operational work, reconfiguring a lot or making a material change of use.
- (2) The symbol '✓' indicates that the works identified are to be provided:
- before carrying out building work or operational work, reconfiguring a lot or making a material change of use that is assessable or accepted development subject to requirements under the planning scheme; and,
  - where the planning scheme identifies that the use or development requires the provision of works in accordance with this policy.
- (3) In this section:
- '1.2m wide', in relation to a footpath or pathway, means a concrete footpath not less than 1.2 metres wide, or 2.5 metres wide where a combined pathway/bikeway is required;
  - 'full width', in relation to a footpath or pathway means between the back of the kerb and the property line.

**Table SC6.1 Standards for the Provision of Works**

Works	Planning Scheme Zone									Comments
	Principal Centre District Centre	Local Centre Specialised Centre Township – (Refer Note 1)	Community Purposes (Refer Note 4)	Residential Living Character Residential Residential Choice	Industry	Rural	Rural Residential	Sport & Recreation Open Space Env. Mgmt. & Cons Limited Development	Tourist Accommodation	
minor system underground drainage	✓	✓	✓ <sup>4</sup>	✓	✓		✓ (where kerb & channel )		✓	Refer SC6.1.7 Design standards
road pavement	✓	✓	✓ <sup>4</sup>	✓	✓	✓	✓	✓	✓	Constructed from kerbs to centreline refer SC6.1.7 Design standards
sealed surface	✓	✓	✓ <sup>4</sup>	✓	✓	✓	✓	✓	✓	Refer SC6.1.7 Design standards
road drainage	✓	✓	✓	✓	✓	✓	✓	✓	✓	Refer SC6.1.7 Design standards
kerb and channel	✓	✓	✓ <sup>4</sup>	✓	✓			✓	✓	Refer SC6.1.7 Design standards
formed and graded pathway	✓	✓	✓	✓	✓		✓	✓	✓	Refer SC6.1.7 Design standards
vehicle crossings over footpath / cycle	✓	✓	✓	✓	✓	✓	✓	✓	✓	Refer SC6.1.7 Design standards
concrete pathway (Refer Note 2)	full width	1.2m wide		1.2m wide	1.2m wide				full width	Refer SC6.1.7 Design standards
reticulated water	✓	✓	✓ <sup>4</sup>	✓	✓		Special cases only		✓	to standards in WBBROC Water Services Design and Construction Code
reticulated sewerage	✓	✓	✓ <sup>4</sup>	✓	✓				✓	to standards in WBBROC Water Services Design and Construction Code
inter-allotment drainage	✓	✓	✓	✓	✓				✓	Refer SC6.1.7 Design standards

Works	Planning Scheme Zone									Comments
	Principal Centre District Centre	Local Centre Specialised Centre Township – (Refer Note 1)	Community Purposes (Refer Note 4)	Residential Living Character Residential Residential Choice	Industry	Rural	Rural Residential	Sport & Recreation Open Space Env. Mgmt. & Cons Limited Development	Tourist Accommodation	
street lighting	✓	✓	✓	✓	✓		Note 3		✓	Refer SC6.1.7 Design standards

Note:

1. In determining the Works required in the Township Zone the predominant characteristics of the particular township will be considered (for example, many townships do not have town water).
2. Minimum pathway width in Tin Can Bay, Rainbow Beach and Cooloola Cove is 1.5m. High use or shared footpath / cycle ways paths will be a minimum of 2.5m.
3. Rural Residential street lighting in accordance with SC6.1.7.4.1.
4. In determining the Works required in the Community Purposes Zone the predominant characteristics of the locality will be considered. For example, if within an urban area typical urban infrastructure requirements will apply.

### **SC6.1.3.2 Design standards**

- (1) SC6.1.7 Design standards of this policy contain the Council's design standards for works within the Council area.

## **SC6.1.4 Construction phase**

### **SC6.1.4.1 Preliminary**

- (1) This section states the Council's construction standards for infrastructure works.
- (2) The Council has adopted the AUS-SPEC, Queensland Department of Transport and Main Roads (TMR) and WBBROC Water Services Design and Construction Code specifications, standard drawings and codes for application within the Council area.
- (3) If no appropriate AUS-SPEC, TMR or WBBROC Water Services Design and Construction Code specifications, standard drawings or codes are available, specifications pertinent to such works shall be prepared and submitted for Council approval.

### **SC6.1.4.2 Specifications**

- (1) Council's specifications applicable for works within its local government area are:
  - (a) for earthworks, drainage, roadworks and associated works – the AUS-SPEC;
  - (b) for flexible pavements and bitumen sealing – the TMR Specifications and Technical Standards; and
  - (c) for water supply, sewerage, and sewage pumping stations – the WBBROC Water Services Design and Construction Code.
  - (d) Council will generally not accept re-used and/or repaired pipelines. When new or existing pipelines are damaged during construction, the complete length of pipeline (manhole to manhole for sewers, fitting to fitting for water, pit to pit for stormwater) is to be taken up and re-laid with the damaged section replaced with new pipe.

*Note: The alternative methods in repairing pipelines may be considered by Council's Engineer.*

### **SC6.1.4.3 Standard Drawings**

- (1) The current Council Standard Drawings are to be adhered to. For other works not shown on its own standard drawings, the following shall be adopted.
  - (a) the Institute of Public Works Engineering Australia, Queensland Division Inc. (IPWEAQ) for earthworks, drainage, roadworks and associated works.
  - (b) Queensland Department of Transport and Main Roads (TMR) where applicable.
  - (c) WBBROC Water Services Design and Construction Code and Council drawings for water supply, sewerage and sewage pumping stations.

#### **SC6.1.4.4 Responsibilities and Communications**

- (1) Prior to commencement of design and construction, the applicant shall appoint a Consulting Engineer who is a Registered Professional Engineer of Queensland (RPEQ) to be responsible for managing the construction of the infrastructure works on behalf of the applicant and attend all hold point inspections nominated at the pre-start meeting. The RPEQ responsible for construction must be independent of the construction contractor. The RPEQ must be Superintendent in a formal contract between the applicant and the construction contractor or be allocated the powers of such a Superintendent by the applicant through a formal letter of appointment.
- (2) During the construction phase, all communications with Council's Engineer shall be through the supervising RPEQ Consulting Engineer.

#### **SC6.1.4.5 Inspections**

##### **SC6.1.4.5.1 General**

During construction, Council's Engineer reserves the right to conduct audit inspections of any or all of the works without prior notification.

The major inspections and their coverage are listed in the Guidelines below. These listings are not intended to be exhaustive and the Engineer may require inspection and testing of other items.

##### **SC6.1.4.5.2 Inspection and Testing Plans (ITP)**

The Consulting Engineer should either confirm adoption of Council's current standard Inspection and Test Plan (ITP) or submit for approval an ITP including:

1. Dissection of the development works into sections, nominating the proposed inspections and testing to be undertaken for each, by the Consulting Engineer and Council's Engineer;
2. Nature and type of test;
3. Standard of test;
4. Frequency of test; and
5. Aspects to be inspected by the Consulting Engineer.

Once an Inspection and Testing Plan is approved, the Consulting Engineer must follow the plan, unless variations are approved by Council's Engineer, and submit certification that the plan has been followed with the "As-Constructed" documentation.

Council's Engineer may, on a random basis, call upon the Consulting Engineer to provide evidence of their conformance with the approved ITP in the form of diary records, site visit reports etc.

##### **SC6.1.4.5.3 Pre-start Meeting**

This meeting will not take place unless the following has been accepted by Council:

1. Full detailed schedule of the cost of the works as contracted.
2. Operational Work Approval.
3. Full Construction Management Plan.
4. Site clearance of noxious plants.
5. Inspection fees and bonds paid in full.
6. Evidence of insurances (Public Liability, WorkCover and Portable Long Service Leave Levy where applicable).

At least ten (10) business days prior to the Pre-start Meeting, the Consulting Engineer shall submit for Council acceptance, the Construction Management Plan. The Construction Management Plan shall contain as a minimum:

1. Quality Management Plan including a critical path works programme;
2. Inspection Test Plans;
3. Site Safety Management Plan;
4. Traffic Management Plan in accordance with Manual of Uniform Traffic Control Devices (MUTCD) Part 3: Works on Roads and approved by the relevant Road Authority;
5. Environmental Management Plan;
6. Erosion and Sediment Control Plan (ESCP), in accordance with the International Erosion Control Association manual and include calculations, assumptions, responsibilities and any other information relevant to the proposed works;
7. Cultural Heritage Management Plan;
8. The RPEQ Consulting Engineer details;
9. Contractor contact information.

The RPEQ Consulting Engineer is to attend the pre-start meeting.



#### **SC6.1.4.5.4 Major Inspections**

At least two (2) working days prior to the major inspections, the Consultant shall submit to Council the relevant documentation including test results and reduced levels. The RPEQ consulting engineer shall arrange and attend all major inspections nominated in the pre-start meeting.

When an inspection involves the checking of levels, analysis shall include a comparison of design levels and As Constructed levels together with the deviation from design at all design points. Deviations from the approved design are to be marked in red on a copy of the relevant drawings and submitted to Council. These levels shall be to AHD.

All testing of water and sewerage infrastructure is to be witnessed and certified by the Consulting Engineer.

#### **Guideline: Inspections**

##### **Pre-start meeting**

*This meeting, on-site, will generally follow the Agenda:*

1. *introduction of Engineer (or representative), Consultant(s), Contractor(s) and any other attendees;*
2. *review relevant conditions of development approval for operational work;*
3. *Council construction requirements including standards, specifications and work methods;*
4. *identification of environmentally significant areas and/or trees for preservation with delineation / signage as "No Go Zone";*
5. *contractor's / consulting engineer's proposed sediment and erosion control measures which are to be regularly revised by the Engineer, Consultant and Contractor to facilitate changes to site conditions during construction;*
6. *job construction staging and program is to be submitted prior to the pre-start meeting;*
7. *Workplace Health and Safety information is to be submitted prior to the pre-start meeting;*
8. *treatment of noxious plants and weeds; and*
9. *Construction Management Plans including the Traffic management plan must include off-site borrow and/or spoil sites where applicable;*
10. *outline the developer's responsibilities during the maintenance period: and*
11. *any other relevant matters.*

##### **Prior to Works Commencing**

1. *All relevant Erosion & Sediment Control measures as approved by Council shall be in place;*
2. *All relevant Traffic Management & Traffic Control Measures as approved by Council shall be in place;*
3. *Environmentally significant areas and/or trees for preservation with delineation / signage as "No Go Zone" shall be in place.*

##### **Subgrade inspection**

*This inspection will generally include:*

1. *checking service conduit locations;*
2. *determination of the location of mitre and subsoil drains;*
3. *proof rolling bottom of box for compaction with a fully loaded 10,000L water tanker (in accordance with the standard TMR test method);*
4. *checking of subgrade reduced level and crossfall. Consulting Engineer to supply Council with levels, to AHD, prior to inspection;*
5. *checking all related civil works:*
  - a. *certified pavement thickness design, subgrade CBR results and subgrade compaction test results;*
  - b. *stormwater drainage pipes for line and level and CCTV submission to Council prior to placement of the base course; and*
  - c. *compaction test results for backfill to trenches, subgrade and select fill courses test results are to be available for the inspection.*
6. *confirm locations and layouts for all stormwater drainage easements.*

##### **Pre-seal inspection**

*This inspection will generally include:*

1. *base course gravel after compaction. Compaction test results and gravel quality test results of the base, sub-base and select fill courses are to be available for the inspection;*

2. proof rolling of the finished pavement for compaction with a fully loaded 10,000L water tanker in accordance with the standard TMR test method;
3. checking of final pavement reduced level and crossfall. Consulting Engineer to supply Council with levels in AHD prior to inspection;
4. pre-prime inspection of the pavement surface to ensure profile is correct and surface is suitable for priming, in accordance with the relevant specifications.  
(Note: Before priming, the following requirements are to be suitable:-
  - a. side drains and mitre drains checked and tested;
  - b. check conduit markers against service conduits;
  - c. the pre-primed surface must be swept with a mechanical broom to remove all loose material prior to the prime application;
  - d. surfacing design:
    - i. spray seal – proposed application rates of prime and binder and spread rates of pre-coated aggregate must be accepted as part of the pavement design submitted by the Consulting Engineer prior to the inspection. Note there is to be a minimum of 10 days between the primary and secondary seals;
    - ii. asphaltic – proposed application rates of prime and results of mix acceptance tests must be approved as part of the pavement design submitted by the Consulting Engineer prior to the inspection;
5. stormwater drainage works associated with the completed roadworks;
6. all pipe and services crossings of the roadworks completed, and certified correctly located by the Consulting Engineer;
7. kerb and channel line and reduced levels checked and certified within tolerances by Consulting Engineer;
8. check intersection contouring;
9. check overland flow path contouring away from roadways; and
10. suitable minimum period between prime / seal / asphalt as per specifications and satisfactory inspection.

#### **On-maintenance inspections**

Council will not attend the 'On-Maintenance' inspection unless;

- all As Constructed information has been received by Council.
- all bonding required by Council has been receipted by Council.

As Constructed information is to be submitted to Council at least 5 working days prior to the proposed inspection date and must include:

- surveyor's 3D model of constructed works;
- current version of ADAC XML file. Refer to "Specifications for As-Constructed Drawings" document.

Note: Works will not be accepted 'On-Maintenance' until As-Constructed information has been assessed and approved.

'On-Maintenance' inspections will generally include, but are not limited to, inspection of the following:

#### Roadworks:

1. grades and profiles to road and footpaths;
2. topsoiling and seeding to prescribed areas, with the road reserve turfed from the back of kerb to the property boundary in urban areas;
3. AC surfacing for texture and finish;
4. street signs and line marking (in place or paid for);
5. survey pegs for lot boundaries in place;
6. subsoil drains cleanout points and outlets;
7. check conduit markers against RP pegs;
8. house numbers allocated and in place.

#### Stormwater Drainage:

1. roads, pipes, structures, flow paths clear of silt and debris;
2. no ponding on roads, in pipes, structures, kerbs and flow paths;
3. turfing and seeding to prescribed areas;

4. pipes laid straight to grade and line;
5. no damaged pipes or structures will be accepted by Council;
6. no reinforcing steel exposed to cut off pipes;
7. pipe penetrations to manholes finished off;
8. quality of concrete work to meet Council standards;
9. check for unsound render work;
10. converter slabs mortar bedded;
11. manhole lids to specification requirements;
12. correct drops through manholes;
13. gullies and grates to specification;
14. overland flow paths to profile;
15. inter-allotment drainage kerb outlets;
16. inter-allotment drainage pipes and manholes clean and dry;
17. inter-allotment drainage pipes laid true to grade;
18. correct manhole sizes, lids, locations;
19. manhole lids finished to match finished surface levels and slopes per specification;
20. stormwater drainage easements surveyed and pegged satisfactorily;
21. CCTV inspection results at completion of all works are to be presented 5 days prior to on-maintenance and off-maintenance inspections;

Water Supply and Sewerage:

1. water supply and sewer connection estimate obtained and paid;
2. conduit markers;
3. water main pressure test and water quality test results presented;
4. hydrant and valve marker posts (when required) and pavement markings;
5. sewer and manholes clean and dry (free of infiltration);
6. sewer air test results presented;
7. sewers laid true to line and grade;
8. manhole locations;
9. manholes to specification;
10. manhole water test results presented;
11. quality of concrete work/benching;
12. manhole lids correct;
13. manhole lids finished to match finished surface level and slope per specification;
14. CCTV inspection results presented 5 days prior to any on or off maintenance inspection;
15. water meter numbers and readings submitted for each lot;
16. hydrant clearance below lid within specified tolerance;

Landscaping:

1. plantings are as approved;
2. no conflicts with underground services;
3. visibility sight lines unimpeded by mature plants;
4. tree guards and root barriers in place;

General:

1. site is clean, tidy, free of rubbish, rocks, sticks, unauthorised stockpiles, etc.;
2. allotment earthworks to be free draining and generally in accordance with the approved design;
3. allotment embankment compaction test results submitted;
4. water quality control measures in place and effective;
5. integrity of environmentally significant areas including removal of noxious weeds;
6. maintenance security deposit lodged; and
7. all 'As-Constructed' information lodged with Council.

*The Consulting Engineer is responsible for ensuring that the approved works have been completed and the above listed items are in accordance with the approved drawings, Council's technical specifications and accepted engineering and landscaping practice prior to requesting an "On-Maintenance" inspection:*

*Failure to do so may result in cancellation of the inspection and/or the charging of a re-inspection fee.*

*Notwithstanding the above, the works will not be formally accepted 'On-Maintenance' until the maintenance security deposit has been lodged, and 'As-Constructed' drawings and Asset data capture documentation submitted and accepted.*

## SC6.1.5 Post-construction phase

### **Guideline: "Post-Construction Phase"**

The "Post-Construction Phase" includes the defects liability period and off-maintenance inspections. Refer to the flow chart in Figure 1.

Unless otherwise noted on the development approval, the defects liability period will be for a period of 12 months for the whole of the works.

### **SC6.1.5.1 Responsibilities during the Maintenance Period**

The applicant is responsible for maintaining the work and repairing any damages or failures that occur during the defects liability period. This will include the maintenance of erosion and sediment control measures and replacement of any landscaping or infrastructure damaged, destroyed or removed before accepting 'Off-Maintenance'.

Where the works join or trench across existing constructed roads, the applicant is responsible for maintenance of the existing road for a width of 1.2 metres from the pavement join for the period of construction and the subsequent maintenance period.

### **SC6.1.5.2 Off-Maintenance Inspections**

#### **Guideline: Off-Maintenance Inspections**

'Off-Maintenance' inspections will generally include, but are not limited to, inspection of the following:

##### Roadworks:

1. pavements and surfacing for deformation/damage;
2. 80% coverage of specified grass to disturbed areas;
3. street signs and line marking;
4. street tree planting, landscaping (if applicable);
5. house numbers still in place;

##### Stormwater Drainage:

1. roads, pipes, structures, flow paths clear of silt and debris;
2. no ponding on roads, in pipes, structures, kerb or flow paths;
3. turfing to prescribed areas;
4. pipes for damage/movement;
5. exposure or corrosion of reinforcing steel;
6. overland flow paths for profile;

##### Water Supply and Sewerage:

1. no outstanding payments due on water supply and sewer connections;
2. hydrants and valves;
3. hydrant and valve marker posts (when required) and pavement markings;
4. sewers for damage/movement;
5. manholes not buried/damaged;

##### Landscaping:

1. plantings established and weed free;
2. visibility sight lines unimpeded;

##### General:

1. water quality measures maintained;
2. integrity of environmentally significant areas including removal of noxious weeds;
3. all As Constructed information and asset data capture documentation accepted; and
4. payment of all accounts due to Council.

The Consulting Engineer is responsible for ensuring that the works are presented in accordance with the approved drawings, Council's Technical Specifications and accepted engineering practice prior to requesting an 'Off-Maintenance' inspection.

Failure to do so may result in cancellation of the inspection and/or the charging of a re-inspection fee.

*Following a satisfactory 'Off-Maintenance' inspection, the Consulting Engineer should submit a written request to Council's Engineer for acceptance of the works 'Off-Maintenance', and for the release of the maintenance security deposit.*

*Council's Engineer will, upon confirmation that no outstanding accounts arising from the development are due to Council, provide confirmation of Council's acceptance of the works 'Off-Maintenance', and arrange for the release of the maintenance security deposit.*

## **SC6.1.6 Information Local Government may request**

### **Guideline: Making an Application**

*The early identification of the relevant assessment criteria under the planning scheme and other legislation will help to ensure that the development application is well-prepared.*

*Such an application is likely to consist of:*

- *a properly-completed application form (including all relevant parts);*
- *the application lodgement fee;*
- *copies of relevant higher order approvals relevant to the works including approved plans and the supporting reports;*
- *relevant supporting information, including fully-dimensioned and scaled drawings, a written explanation of the proposal and details of any pre-lodgement consultation that has occurred.*

*SC6.1.6 Information Local Government may request identifies the supporting information the local government expects in a well-prepared application.*

### **SC6.1.6.1 Preliminary**

The Council requires the information identified in SC6.1.6.2, SC6.1.6.3 and SC6.1.6.4 from the applicant to assist the:

- (1) assessment of a development application; or,
- (2) Council to decide, under SPA 2016, that the conditions of a development permit for the operational work associated with the reconfiguring of a lot have been complied with before endorsing a plan of subdivision; or,
- (3) Council to decide, under SPA, that adequate security is given before endorsing a plan of subdivision.
- (4) Compliance inspections for material change of use applications.

### **SC6.1.6.2 Presentation of Drawings**

#### **SC6.1.6.2.1 General**

- (1) SC6.1.6.2 *Presentation of Drawings* applies to engineering plans submitted by an RPEQ for approval of operational work and internal and external civil works associated with other approved developments.
- (2) Only those drawings relevant to the operational work shall be submitted with the operational work application.

### **Guideline: Need for consistent presentation**

*Standardisation of the presentation of engineering plans submitted for approval is necessary for consistency of Council's records. It also assists the expedient review and approval of applications.*

- (3) Engineering Drawings, Calculations and Specifications, and Inspection and Testing Plans are to be submitted accompanied by the statement of compliance sheets identified for those purposes in Section SC6.1.8 Statements of Compliance and Standard Forms.

### **Guideline: Completeness of submitted information**

*Submission of insufficient or incorrect information may result in processing delays and/or an Information Request.*

- (4) Engineering calculations and catchment areas for the design of any stormwater drainage are to be submitted. Compliance with the approved Stormwater Management Plan is to be provided, if applicable.
- (5) The Statement of Compliance Form (Design) (Form ISDF-008) is to be signed by the Consulting Engineer RPEQ.

### **Guideline: Statement of compliance form submission**

*Failure to submit this Form may delay approval of the proposed works.*

- (6) Legible A3 Engineering Drawings are required for plan checking although the Council's Engineer may request larger scale plans for details. Drawings must be in a format that allows for the drawings to be printed to the nominated scale.

**Guideline: Plan scale**

*Reduced scale plans may be submitted for use during the construction phase—provided they conform to the approved design.*

- (7) For details of landscaping plan presentation refer to SC6.1.10 Landscape Plans and Plant Species.

**SC6.1.6.2 Requirements for drawings**

Council may request the drawings stated in SC6.1.9 *Plan Presentation and Documentation*.

**SC6.1.6.3 Development Applications**

**SC6.1.6.3.1 Operational work**

- (1) Required for all development applications:
- (a) sufficient information to allow assessment of the design of the proposed development and its effects on future development in the locality, including drainage catchment area, sewerage or water reticulation area;
  - (b) with the submission of designs for approval, a Statement of Compliance – Design, certifying that the designs have been prepared in accordance with this policy unless specifically otherwise noted;
  - (c) if the proposed development does not comply with the standards in this policy information is to be supplied supporting the proposed variation;
  - (d) various designs, plans, drawings, calculations or other data where applicable, specific certification by appropriately qualified professionals;
  - (e) a detailed estimate of cost of the works, including quantities, unit rates and costs for each item of work;
  - (f) specifications or a statement that Council's specifications are to be used;
  - (g) approved Stormwater Management Plan.

**Guideline: Certification to accompany development application plans**

*Failure to submit required certification may result in delays or rejection of the data provided and an information request from the local government.*

- (2) Required for all applications involving infrastructure works, including works for reconfiguring a lot and material change of use:
- (a) an assessment of the capacity of existing infrastructure and the effect of the proposed use connecting to the infrastructure;
  - (b) an assessment of any proposed variation to the standards stated in SC6.1.7 *Design standards of this planning scheme policy*, including:
    - (i) a description of the existing situation;
    - (ii) the reason for the proposed variation; and
    - (iii) an outline of other alternatives that have been considered but not proposed;
  - (c) drainage calculations and catchment plans demonstrating that the works would not compromise the achievement of the objectives and design philosophy of QUDM or the TMR Road Drainage Manual as appropriate (including pre and post development discharge calculations, legal points of discharge, overland flow paths etc).
  - (d) all calculations in support of overland flow path capacities, velocities depths of flow, weir flows over kerbs, flood plain filling studies and detention basins;

**Guideline: Use of computer programs for design or modelling**

*The outputs from appropriate computer programs in the design or modelling of drainage are to be presented on an A3 calculation sheet.*

- (e) where the downstream drainage system is not capable of carrying an increased discharge, an indication of what measures are proposed (including upgrading the existing downstream system) to ensure that downstream systems can adequately accommodate such increased discharge;
- (f) certification from a suitably qualified Consulting Engineer that the proposal would achieve the specific outcomes for stormwater drainage in the planning scheme Infrastructure and Operational Work (excluding advertising device) Code;
- (g) for subgrade stabilisation, any submission for the use of alternative methods of stabilisation is to be supported by technical information from the manufacturer or a recognised geotechnical testing authority;
- (h) water and Sewer Network Master Plans;
- (i) Stormwater Management Plans;
- (j) for roadworks, a design report is required including road geometry standards (speed environment and horizontal and vertical curve design speeds), design and check vehicles, curve widening, pavement design, super-elevation, other design assumptions and references to the adopted design standards.

**SC6.1.6.4 Endorsement of Plans of Subdivision**

**Guideline: Local government approval of plans**

*Plans of subdivision require the approval of the local government before the new lots can be registered.*

**SC6.1.6.4.1 Request for approval of 'plan of subdivision' by the local government**

If a plan is given to the Council under SPA, the following are required:

- (1) evidence of compliance with the conditions of the relevant development permit for reconfiguring a lot; and
- (2) payment of the relevant fee; and

**Guideline: Council fees**

*Contact the Council to ascertain the current fees for endorsing a plan of subdivision prior to lodging plan of subdivision for endorsement.*

- (3) payment of any contributions; and
- (4) payment of the applicable maintenance bond.
- (5) acceptance of 'On-Maintenance': and
- (6) acceptance of 'As-Constructed' information including asset data capture documentation.

**Guideline: Approval of the Plan of Subdivision**

*The PA requires the local government to approve the plan of subdivision if:*

- *conditions for the development permit for the reconfiguring have been complied with;*
- *conditions for the development permit for the operational work have been complied with;*
- *there are no outstanding rates, charges, or expenses over the land; and,*
- *the plan is prepared in accordance with the development permit.*

*Alternatively, security may be given to ensure compliance with the above.*

*SPA requires the local government to approve the plan of subdivision within 20 business days after the applicant complies with the above.*

*The Land Title Act requires the plan of subdivision to be lodged for registration with the registering authority within 6 months after the local government's approval. The applicant is responsible for such lodgement.*

**SC6.1.6.4.2 Security for incomplete works**

No security for incomplete works will be accepted by Council in order to facilitate development.



**Guideline: Asset Documentation**

Any "As Constructed" plans or asset management documentation submitted at bonding stage must be reviewed and resubmitted by the Consulting Engineer as a complete set of final "As Constructed" documentation.

**SC6.1.6.5 Requests for Accepting Works as "On-Maintenance"**

- (1) For a request for the Council to accept the infrastructure works as being 'on-maintenance' –evidence is to be submitted by the Consultant Engineer that Council's requirements listed in the Guideline in SC6.1.4.5.4 *Major Inspections*, have been satisfied.

**Guideline: Re-inspection fee**

Council's requirements should be satisfied prior to requesting an 'On-Maintenance' site inspection. Failure to do so may result in the charging of a re-inspection fee.

**Guideline: Having Works Accepted 'On-Maintenance'**

Following a satisfactory 'On-Maintenance' inspection and Council's Engineer's acceptance of the 'As-Constructed' information, the Consulting Engineer is to submit a written request to the local government for acceptance of the works 'On-Maintenance'.

**Guideline: Approval of the Security Bond Amount**

Council's Engineer will, upon confirming that the maintenance security bond amount has been approved and received, and all other relevant fees paid, confirm acceptance of the works 'On-Maintenance' and arrange for release or reduction of any uncompleted works bond held.

- (1) All 'As-Constructed' information is to be received, reviewed and accepted by Council's Engineer;  
(2) Confirmation of the total cost of the development works, where a maintenance bond is required;  
(3) A summary sheet of the proposed bonding arrangements;  
(4) Unless noted otherwise on the development approval, the 'On-Maintenance' period will be for a period of 12 months for all of the constructed infrastructure works.

**SC6.1.6.6 Requests for Accepting Works as "Off-Maintenance"**

For a request for Council to accept the infrastructure works as being 'off-maintenance', evidence from the Consulting Engineer that Council's requirements listed in the Guideline SC6.1.5.2 *Off-Maintenance Inspections* have been satisfied, is required.

**Guideline: Re-inspection fee**

Council's requirements should be satisfied prior to requesting an 'Off-Maintenance' site inspection. Failure to do so may result in the charging of a re-inspection fee.

**SC6.1.6.7 Requests for the release of maintenance security**

Following a satisfactory 'Off-Maintenance' inspection, the Consulting Engineer is to submit a written request to the Council for acceptance of the works 'Off-Maintenance' and include the details of any maintenance security that the Consulting Engineer requests be released.

**Guideline: Acceptance by Council**

The Council's Engineer will, upon confirmation that no outstanding accounts arising from the development are due to Council, confirm acceptance of the works 'Off-Maintenance', and arrange for the release of the maintenance security bond.

**SC6.1.6.8 'As-Constructed' Information**

'As-constructed' information includes the following:

- (a) 'as-constructed' drawings (refer SC6.1.9.4.4 *As-Constructed Drawings* for requirements);  
(b) certified, completed ITP's;  
(c) test results;  
(d) asset data capture documentation;  
(e) any Operations and Maintenance Manuals applicable; and,  
(f) 'Statement of Compliance – As Constructed' and any non-compliance report, duly signed by the RPEQ responsible for the site superintendence.

**Guideline: 'As Constructed' information**

*The Council strongly recommends that 'As Constructed' information be collected and checked as the works progress. This will identify construction errors as early as possible so that rectification or request for Council's approval for the change does not delay accepting the works 'On-Maintenance'.*

## **SC6.1.7 Design standards**

### **SC6.1.7.1 General**

#### **SC6.1.7.1.1 Precedence of Reference Documents**

Where conflict occurs between referenced documents, the following is the order of precedence of the documents:

1. Federal statutes
2. State statutes
3. Local Laws
4. This Planning Scheme Policy
5. Australian Standards
6. State Guidelines and Specifications
7. Federal Guidelines and Specifications

Referenced documents shall be the latest editions at the date of the Decision Notice of the MCU or ROL unless the date is specifically included in the reference.

#### **SC6.1.7.1.2 Joins to existing works**

All new works including for roads, drainage, sewerage and water reticulation, are to join smoothly with existing works. Joins to existing works shall be described in design drawings and calculations in sufficient detail to demonstrate that road geometry, drainage and all other design criteria are satisfied.

**Guideline: Need for smooth joins**

*If a compliant join to existing works cannot be achieved, reconstruction of the existing works, at the Developer's cost, may be required.*

At locations where new roads or streets join existing pavements, the existing pavement is to be cut back to a point where full pavement depth is achieved on the existing pavement. The excavation of the existing pavement shall be saw cut to allow a sound joint to be achieved. Existing pavement shall be cut back a minimum of 300mm or until structurally sound, suitable pavement material is found, whichever is greater and provided with 200mm wide seal overlap. Refer GRC Standard Drawing R-09.

**Guideline: Existing pavements**

*The outer edges of many Council roads are not constructed to carry the loadings that may arise when new intersections or widening are constructed. Design and construction of such works must make allowance for this.*

### **SC6.1.7.2 Site, road and street layout**

#### **SC6.1.7.2.1 The Transport Network**

The general concepts of *Complete Streets – IPWEAQ* are to be applied to the street network. Site and road layouts within the local government area are to conform to the philosophies, design principles, performance criteria and deemed-to-comply criteria of *Queensland Streets – Design Guidelines for Subdivisional Street works – IPWEAQ, 1993*, where applicable, except as varied in this planning scheme policy or through the conditions of development approval.

Rural Residential layouts and roads are to be designed as a hybrid of streets and roads with the predominant design concepts dictated by the number of Lot accesses per 100 metres of road. Designers should request Council's Engineer to provide the design principles applicable to particular Rural residential developments prior to submitting the MCU or ROL development application.

#### **SC6.1.7.2.2 Road and Street Hierarchy**

Table SC6.2 states the Council's road width, grades, pavement design and pavement marking criteria for each classification in the road hierarchy.

#### **SC6.1.7.2.3 Geometric design**

- (1) The geometric design of streets should be based on *Queensland Streets*, except as specifically varied hereafter.
- (2) The geometric design of roads should be based on relevant TMR or Austroads Design Manuals, except as specifically varied hereafter. Where there is confusion in design requirements, Council's Engineer shall be responsible for the decision as to which is to apply.

#### **SC6.1.7.2.4 Design Speed**

- (1) The principles of *Complete Streets* and *Queensland Streets* should be applied to the proposed street layout to confirm the nominated design speed has been achieved. Design speeds should be as recommended in *Queensland Streets*, unless specified otherwise by Council's Engineer.
- (2) Either:
  - (a) the layout is to inherently achieve the nominated design speed; or
  - (b) speed restriction devices are to be added to achieve the nominated speed.

#### **SC6.1.7.2.5 Horizontal Alignment**

- (1) Horizontal alignment should generally comply with the requirements of *Queensland Streets*, TMR or Austroads Design Manuals, as applicable.
- (2) Super-elevation should be provided on roads classified Collector and above, and for rural and rural residential roads and streets.

#### **SC6.1.7.2.6 Vertical Alignment**

- (1) A vertical curve, of parabolic form, should be provided at every change of grade, where the algebraic change of grade exceeds:
  - (a) Local and Collector Roads and Streets - 1.0%
  - (b) Distributor, Sub-Arterial, Arterial - 0.6%
- (2) Every effort should be made to provide vertical curves as long as possible, for improved appearance. Vertical alignment should comply with the requirements of *Queensland Streets*, TMR or Austroads Design Manuals, as applicable.
- (3) In general, a minimum 10.0 metre length vertical curve should be provided where the side road joins the through road at three way intersections.
- (4) The tangent point of a vertical curve in the side road may be located at 1.0 metre inside of the kerb line of the through road. Council's Engineer may approve the use of a concrete invert in lieu of a vertical curve.
- (5) The situation where a crest vertical curve masks the commencement of a horizontal curve, is to be avoided, as such a combination is potentially dangerous.

#### **SC6.1.7.2.7 Design and Check Vehicles**

- a) The design vehicle/s is/are to be nominated in the design report. Design vehicle swept path is not to cross road centrelines whilst providing minimum clearance of 0.5m from the invert of the kerbs to outer and inner wheel paths and clearances to signs and other street furniture.
- b) The check vehicle is allowed to cross road centrelines while providing clearance of 0.5m from the invert of the kerbs to outer and inner wheel paths and clearances to signs and other street furniture.
- c) For urban residential road designs, the minimum allowable design vehicle is a "Service Vehicle (8.8m) – wheelbase 5.0m, turning radius 9.0m" and the minimum allowable check vehicle is a "Prime mover /
- d) Semi Trailer (19.0m) – turning radius 12.5m".
- e) For industrial road designs, the minimum allowable design vehicle is a "Prime mover / Semi Trailer (19.0m) – turning radius 12.5m" with a check vehicle of a "B-Double (25m) – turning radius 12.5m".
- f) For Rural / Rural Residential road designs, the following apply -
- g) The minimum allowable design vehicle is a "Prime mover / Semi Trailer (19.0m) – turning radius 12.5m" with a check vehicle of a "B-Double (25m) – turning radius 12.5m".
- h) With Rural / Rural Residential local roads servicing small subdivisions up to ten (10) lots the minimum allowable design vehicle is a "Service Vehicle (8.8m) – wheelbase 5.0m, turning radius 9.0m" and the minimum allowable check vehicle is a "Prime mover / Semi Trailer (19.0m) – turning radius" unless as specified otherwise by Council's Engineer.

**Table SC6.2 Road width, grades, pavement design and pavement marking criteria**

Street / Road type	No. of lots	Design Speed / Speed Environment (km/hr) (Note 1)	Reserve width (Absolute Min) (m)	Carriage-way width (m)	Verge Width (min) (m) (Note 2)	Grade (%)		Design ESAs (Min)	Unbound Pavement thickness (Min) (mm)	AC thickness (Min) (mm)	Total pavement (Min) (mm)	Base course (Note 3)		Sub-base		Pavement Markings		Footpath, Shared path, bikeway	
						Absolute Max	Desired Max					CBR	TMR Type	CBR	TMR Type	Centre	Edge		
Urban Arterial	Specified by Engineer	80 - 60	22	12	5.0	12	6	6.0x10 <sup>6</sup>	405	45 to 50	450	80	2.1	45	2.3	Yes	Yes		
Urban Sub-Arterial	Specified by Engineer	70 - 50	22	12	5.0	12	8	4.9x10 <sup>6</sup>	385	45 to 50	430	80	2.1	45	2.3	Yes	Yes	2.5m	
Urban Distributor	301-1000	60	20	12	4.0	12	10	1.5x10 <sup>6</sup>	295	45 to 50	340	80	2.1	45	2.3	Yes	Yes	2.5m	
Urban Collector, Bus Route	76-300	40	20	8.0	4.0	16	12	1.0x10 <sup>6</sup>	280	30 to 35	310	80	2.1	45	2.3	No	No	1.2m	
Urban Collector	76-300	40	20	7.5	4.0	16	12	5.6x10 <sup>5</sup>	250	30 to 34	280	60	2.2	35	2.4	No	No	1.2m	
Urban Local	0-75	30	16	6.0	4.0	20	12	1.5x10 <sup>5</sup>	200	30 to 35	230	60	2.2	35	2.4	No	No	1.2m	
Industrial Collector	121-300 lots or 30 ha max	60	22	14	4.0	8	6	4.9x10 <sup>6</sup>	385	45to 50	430	80	2.1	45	2.3	Yes	Yes	1.2m	
Industrial Local	0-120 lots or 10ha max	50	20	12	4.0	10	6	2.3x10 <sup>6</sup>	325	45to 50	370	80	2.1	45	2.3	Yes	Yes		
CBD		50	As specified by the Gympie Regional Council															Full width	
				Carriageway Width															
				Lane (x2) (m)	Shldr (x2) (m)														
Rural Arterial Road and Rural Residential Arterial Road	Specified by Engineer	100	22 <sup>1</sup>	3.5	2.5	8	6	7.5x10 <sup>6</sup>	465	2 coat chip seal	465	80	2.1	45	2.3	Yes	Yes		
Rural Sub-Arterial Road and Rural Residential Sub-Arterial Road	Specified by Engineer	80	22 <sup>1</sup>	3.5	1.5	10	8	5.2x10 <sup>6</sup>	440	2 coat chip seal	440	80	2.1	45	2.3	Yes	Yes		
Rural Distributor Road and Rural Residential Distributor Road	201-600	80	22 <sup>1</sup>	3.5	1.0	10	8	1.5x10 <sup>6</sup>	340	2 coat chip seal	340	80	2.1	45	2.3	Yes	Yes		
Rural Collector Road, Bus Route and Rural Residential Collector Road, Bus Route	41-200	60	20 (Note 2)	3.5	1.0	16	12	1.0x10 <sup>6</sup>	310	2 coat chip seal	310	80	2.1	45	2.3	Yes	Yes		
Rural Collector Road and Rural Residential Collector Road	41-200	60	20 (Note 2)	3.0	1.0	16	12	5.6x10 <sup>5</sup>	280	2 coat chip seal	280	60	2.2	35	2.4	No	No		
Rural Local Road and Rural Residential Local Road	0-40	45	20 (Note 2)	3.0	0.5	16	12	1.5x10 <sup>5</sup>	230	2 coat chip seal	230	60	2.2	35	2.4	No	No		

Note 1: Speed is to be appropriate for safety, amenity and convenience for the subject street/road type.

Note 2: Cut/Fill batter extents are to be clear of property boundaries by minimum of 4.0m, isolated pinch points may be reduced to 3.0m. Refer GRC Standard Drawing R-07.

Note 3: Minimum base course thickness to be 125mm.

#### **SC6.1.7.2.8 Road Grades**

- (1) The absolute minimum grade for all street/roads which will ultimately include kerb and channel should be 0.3%. The desirable minimum grade is 0.5%.
- (2) The minimum grade for all roads which will ultimately have earth table drains should be 0.5% except that Council's Engineer may approve, in exceptional cases, the road formation having a flatter grade, provided the table drains have a minimum grade of 0.5%, achieved by widening the table drains at their standard side slopes.
- (3) Roads constructed without kerb and channel and completely in embankment fill may have zero grade. Maximum grades are nominated in Table SC6.2.
- (4) Individual road sections with grades between the "Desired Maximum" and the "Absolute Maximum" grades nominated in Table SC6.2 are to be no more than 50m in length. In addition, no more than 20% of the length of a road is to have grades between the "Desired Maximum" and the "Absolute Maximum" grades nominated in Table SC6.2.

#### **SC6.1.7.2.9 Crossfall for Roads**

- (1) Carriageway crossfalls for streets/roads shall conform to the requirements of *Queensland Streets and Austroads*. Should one-way crossfalls be proposed special considerations will be required to retain stormwater flows within the channel.
- (2) Spray sealed pavements and shoulders shall have minimum crossfalls of 3.0%.
- (3) Median crossfalls—the maximum crossfall applicable to grassed medians on divided roads should be desirably 1 in 6 with an absolute maximum of 1 in 4. However, at median openings, the pavement crossfall should not exceed 5%.
- (4) The longitudinal grade, in conjunction with the road crossfall, is also to be considered in relation to high vehicles turning through an intersection.
- (5) The maximum adverse crossfall along a driven path shall be 7%.
- (6) Crown line rounding (as recommended in *Austroads*) is not permitted.
- (7) Seal pavement batters on the high side of super-elevated pavements is to be 600mm wide.

#### **SC6.1.7.2.10 Carriageway cross-section**

- (1) Carriageway cross-sections for streets/roads shall conform to the recommendations of *Queensland Streets, Austroads* and Council's Standard Drawings and the minimum widths given in Table SC6.2.
- (2) Split level roads should be avoided.

Where it is not possible to comply with the above requirements, an RPEQ certified submission is to be made to justify the non-compliance.

#### **SC6.1.7.2.11 Truncations**

Truncations of the real property boundaries should be provided at speed restriction devices, bends and intersections, such that roadway and footpath widths are maintained at not less than the normal widths at any point unless approved otherwise by Council's Engineer.

#### **SC6.1.7.2.12 Pavement tapers**

Pavement tapers to existing construction should be designed in accordance with the current *Austroads Design Manuals* based on the design speed. Detailing should include lengths, typical section(s), line marking and signing. Tapers should be constructed to the same standard as the proposed full road pavement.

#### **SC6.1.7.2.13 Frontage streets/roads**

- (1) Where the frontage street/road to a development is unsealed or unformed at the time of development approval it shall be constructed to a half road width plus 1.0m formation as set out in Table SC6.2, with the adjacent road verge and necessary services installed.

<b>Guideline:</b>
<i>A greater width may be specified in conditions of subdivision approval.</i>
<i>Road frontage refers to the side of the road reserve closest to the proposed development.</i>

#### **SC6.1.7.2.14 Intersections**

- (1) All new intersections should be three way intersections unless otherwise approved by Council's Engineer.
- (2) Warrants for intersection types shall be as per *Austroads* and TMR supplementary guides.
- (3) Intersections on streets should be designed and located in accordance with *Queensland Streets*.
- (4) Intersections on roads should be designed in accordance with *Austroads* after design criteria have been nominated by Council's Engineer. Kerbing is required on the return radii and is to be provided with 1 in 5 flares as required.

- (5) Truncations should be provided to real property boundaries to maintain minimum verge widths and sight distances. Refer *Queensland Streets*.
- (6) Located and sized to maximise on-street parking opportunities.

**Table SC6.3 Roadway intersections, access and parking**

Street / Road type	Vehicle Property Access	On- Street Parking	Intersection Treatments	Intersection Spacing	Median
Urban Arterial	None	Nil	Priority T, Roundabout or Signalised	0.5-1km	Yes
Urban Sub-Arterial	Major Development only	Nil	Priority T, Roundabout or Signalised	150m	Yes
Urban Distributor	Major Development Only	Nil	Priority T, Roundabout or Signalised	300m	Yes
Urban Collector (Bus Route) ** subject to safety and locational criteria	Rear/side preferred, direct **	Parking Lane both sides, indented bus bays	Priority T, Roundabout or Signalised	100m	Localised only
Urban Collector	Rear/side preferred, direct **	Parking lane both sides	Priority T, Roundabout or Signalised	60m	Nil
Urban Local	Direct **	unmarked	Priority T, Roundabout	60m same side, 40m opposite side	Nil
Industrial Collector	Direct subject to location criteria	Parking lane both sides	Priority T, Roundabout or Signalised	100m same side, 150m opposite side	Nil (4.5m wide if >7500 vehicles per day)
Industrial Local	Direct subject to location criteria	Parking lane both sides	Priority T, Roundabout	60m same side, 60m opposite side	Nil
CBD	Limited to existing	Indented both sides	Priority T, Roundabout or Signalised	100m	Desirable
Rural Arterial Road Rural Residential Arterial Road	Limited / existing	Nil	Priority T, Roundabout or Signalised	>1000m	Nil
Rural Sub-Arterial Road Rural Residential Sub-Arterial Road	Limited / existing	Nil	Priority T, Roundabout or Signalised	300+m	Nil
Rural Distributor Road Rural Residential Distributor Road	Limited / existing	Nil	Priority T, Roundabout or Signalised	300m	Nil
Rural Collector Road, (Bus Route) Rural Residential Collector Road (Bus Route)	Direct (Localised widening for safety adjacent accesses)	Sealed bus bays	Priority T, Roundabout	>100m	Nil
Rural Collector Road Rural Residential Collector Road	Direct	No kerb local widening required, with kerb unmarked	Priority T, Roundabout	100m	Nil
Rural Local Road Rural Residential Local Road	Direct	No kerb local widening required, with kerb unmarked	Priority T	100m	Nil

Note:- Roads or Streets are to intersect, generally, with a corridor one classification higher or lower. Other intersections are only permitted where no alternative exists and is subject to other design requirements.

All access locations are subject to safety and locational criteria and are to be the lower order road option if available.

With narrow frontage lots consideration is to be given to the availability of sufficient on street carparking opportunities.

Where parking is compromised, additional formalised carparking for visitors and residents may be required.

**Guideline:**

*It is to be noted that many major intersections are now required to be designed to the B Double Semi Trailer Turning Path. Council's Engineer shall nominate when this criteria should apply.*

**SC6.1.7.2.15 Traffic islands**

- (1) Traffic islands are preferably indicated by raised kerbs, however other physical barriers or pavement marking may be appropriate in certain circumstances.

- (2) Traffic islands shall be designed in accordance with the current Austroads and TMR Design Manuals. Particular attention should be given to sight distance when commencing islands at horizontal curves and vertical curves.
- (3) Planted garden beds will not be accepted in traffic islands. Feature trees may be proposed in large traffic islands, such as in roundabouts, provided they do not compromise road safety in any way. Where feature trees are provided in traffic islands, root barriers are required to protect all adjacent concrete, pavement and stormwater infrastructure.

#### **SC6.1.7.2.16 Median openings**

On sub-arterial and arterial roads, the minimum spacing of median openings should be approximately 200 metres, however criteria will be provided by Council's Engineer for specific developments.

#### **SC6.1.7.2.17 Pavement Markings**

Pavement markings shall be provided in accordance with the *Manual of Uniform Traffic Control Devices*.

#### **SC6.1.7.2.18 Roundabouts**

- (1) Proposed roundabouts shall be subject to approval by Council's Engineer.
- (2) Design of roundabouts shall be in accordance with Austroads and the Council's standards.
- (3) The maximum design speed through a roundabout should be 40km/h, however the provisions of *Queensland Streets* apply for roundabouts in streets.
- (4) Council's Engineer will determine the design criteria for the roundabout, e.g. number of traffic lanes. Preliminary layouts shall be submitted to Council's Engineer for examination prior to final design.
- (5) Raised splitter islands should be provided at all approaches to roundabouts.
- (6) Centre islands of roundabouts should be constructed to a similar standard as traffic islands except that where the design allows the tracking of heavy vehicles across the island, a suitable pavement/wearing surface shall be provided. Where central islands of roundabouts are not designed to allow for traffic as mentioned above, the area shall be provided with low-maintenance landscaping design in accordance with SC6.1.7.5.6 by a suitably qualified Landscape Designer or Landscape Architect and approved by Council.

#### **SC6.1.7.2.19 Cul-de-sac turning areas**

- 1) Turning areas at the end of dead-end streets and roads shall be designed in accordance with *Queensland Streets, Austroads and TMR supplementary guides*.
- 2) The minimum kerb or bitumen edge radii on a cul-de-sac head in residential and rural residential developments shall be:
  - a) approach curve tangential to the turning circle – 20 metres;
  - b) the turning circle – 10.5 metres.
- 3) Turning areas at the end of the cul-de-sac in industrial developments should be full turning circles with the following minimum kerb radii:
  - a) Approach curve tangential to the turning circle – 30 metres;
  - b) The turning circle – 12.5 metres.
- 4) At cul-de-sac heads the grade and cross fall shall be no greater than 7%.
- 5) "T" or "Y" shaped turning areas are generally not accepted, particularly where multiple allotments are accessed via the turning area. Where a "T" or "Y" shaped turning area is approved by Council's Engineer, grade and cross fall shall be no more than 7%.
- 6) Where the construction of a road is being staged, a temporary cul-de-sac head is required, unless otherwise specified.
- 7) Temporary cul-de-sac heads are to be located on road reserve. Bitumen surface is required unless otherwise approved by Council. Minimum dimension for a temporary cul-de-sac radius shall be as follows:
  - a) Industrial zone – 12.5m
  - b) Residential zones – 10.5m
  - c) Rural/ Rural residential – 10.5m

All other zones – to be approved by Council.

#### **SC6.1.7.2.20 Carriageway Surfacing**

- (1) Flexible pavements in residential areas are to be fully primed prior to laying minimum 30mm – 35mm TMR specification asphalt. In industrial developments asphalt thickness shall be a minimum of 45mm – 50mm.
- (2) Pavements in rural and rural residential areas shall be two coat chip sealed, except all roundabouts and cul-de-sac heads and throats shall be surfaced with minimum 30mm thick TMR specification asphalt.

#### **SC6.1.7.2.21 Verges**

- (1) For the purposes of this Planning Scheme Policy, verge is defined as follows:
  - (a) for a road with kerb and channel, that portion of the road reserve between the back of kerb and the property boundary,
  - (b) for a road without kerb and channel, that portion of the road reserve between the limit of earthworks (i.e. top of the cut batter or toe of embankment fill) to the property boundary.
- (2) The cross-section of the verge shall conform to Council's Standard Drawings unless otherwise approved by Council's Engineer.
- (3) Verge widths should be in accordance with Table SC6.2 *Road Width, Grades, Pavement Design and Pavement Marking Criteria* unless otherwise approved by Council's Engineer.
- (4) It should be noted that the road/street reserve widths given in Table SC6.2 are absolute minimums. Greater widths may be needed to accommodate the required road and verge profiles.
- (5) When the conditions of development approval require the construction of a concrete footpath, it should be 1.2 metres in width or 2.5 metres where required as a shared footpath/cycleway and located in accordance with Council's Standard Drawing. (Note: in coastal areas, the minimum footpath width shall be 1.5 metres.)
- (6) Where the power reticulation authority and telecommunications provider share a joint use trench, conduits should be located in accordance with the current policies of those Service Providers.
- (7) Where verges have been disturbed / re-profiled, they should be covered full width with approved topsoil to a depth of not less than 100mm lightly compacted and turfed.

#### **SC6.1.7.2.22 Pathways other than on verges**

- (1) The minimum width of land dedicated to Council for a pathway should be 4.0 metres. Concrete footpaths should conform to Council's Standard Drawings and will be 1.2 metres minimum width, with a 0.5m minimum clearance to either property boundary. Pathways shall conform with the requirements of AS/NZS1428, however in areas where steeper grades exist, due to the topography, maximum grades of 1 in 6 may be accepted, at the discretion of Council's Engineer.
- (2) Where concrete pathways are provided, kerb ramps connecting the pathway to the kerb and channel shall be provided, in accordance with IPWEAQ Standards Drawings.
- (3) Approved timber bollards should be installed in accordance with IPWEAQ Standard Drawings to restrict vehicular access at the ends of pathways.
- (4) Where pathways are utilised for stormwater overland flow purposes they are to be sloped towards the centre and designed to meet flow requirements.

#### **SC6.1.7.2.23 Cyclepaths**

- (1) The minimum width of land dedicated to Council for a cycle path shall be 5.0 metres with minimum 2.5 metre wide concrete paving.
- (2) The design should be carried out in accordance with the *Manual of Uniform Traffic Control Devices* and Austroads. Entrance control, deflections and slowdown points should be in accordance with IPWEAQ Standard Drawings.
- (3) Cyclepaths located in parks shall be constructed above the 1 year ARI stormwater flow unless approved otherwise by Council's Engineer.

#### **SC6.1.7.2.24 Kerb and channel**

- (1) Concrete kerb and channel shall be constructed using 32MPa concrete.
- (2) The standard kerb and channel profile for streets shall be type M1 in accordance with Council's Standard Drawings.
- (3) For urban streets approved without kerb and channel, type E1 flush concrete edge restraint shall be used on both sides of the pavement.
- (4) Barrier type kerb and channel with 450mm minimum channel type B1 in accordance with Council's Standard Drawing should be used in the following cases:
  - (a) Industrial Roads, heavy duty barrier type shall be used (i.e. standard barrier type, with additional 50mm base thickness);
  - (b) Sub-Arterial and Arterial Roads;
  - (c) Shopping Centres, and in locations where high pedestrian volumes are likely e.g. traffic signals, on the frontage of schools and major sporting facilities and parks, where, greater pedestrian safety is required.



- (d) Noses of median islands where required to protect traffic signals or other infrastructure and any other locations where required by Council's Engineer.
- (5) Semi-Mountable type kerb or kerb and channel should be used in the following cases:
  - (a) for Medians and Traffic Islands – semi-mountable or low profile kerb type in accordance with Council's Standard Drawing;
  - (b) for Roundabouts (centre island only), a low profile kerb type in accordance Council's Standard Drawing.
- (6) Where proposed construction adjoins existing kerb and channel Council's Engineer should decide whether the existing profile should be extended or whether the new construction will be tapered smoothly to the existing kerb and channel.
- (7) The grading of kerb and channel will normally conform to the road centreline grading, except, at locations where the kerb and channel grading diverts from the centreline grade, such as at intersections or on super-elevated curves.
- (8) Absolute minimum channel grade shall be 0.3%, desirable minimum grade is 0.5%.
- (9) Vertical curves shall be provided at all changes of grade.
- (10) At all changes in horizontal alignment, kerbs and kerb and channel should be constructed with horizontal curves to improve appearance where small deflections occur (e.g. on tapers), horizontal curves should be as long as possible. Refer also to current TMR or Austroads design guides.
- (11) Kerb ramps shall be provided in accordance with IPWEAQ Standard Drawings at all kerb returns, at park entrances and at any other locations where required by Council's Engineer.
- (12) Where stormwater discharge into kerb and channel is approved, kerb adaptors shall be hot dipped galvanised steel or marine grade aluminium (refer SC6.1.7.6.3(4)) in accordance with IPWEAQ Standard Drawing RS-081.

#### **SC6.1.7.2.25 Signs and road/street markings**

- (1) Permanent signing and road marking shall be in accordance with the current *Manual of Uniform Traffic Control Devices* and where relevant, Austroads Design Manuals, and to the satisfaction of Council's Engineer.
- (2) Temporary or construction signing and road marking provided in the Traffic Management Plan shall be in accordance with the *Manual of Uniform Traffic Control Devices* and to the satisfaction of Council's Engineer. Temporary line marking shall not be installed on the finished wearing surface of a road.
- (3) In all drawings, the relevant sign reference number from the *Manual of Uniform Traffic Control Devices* shall be shown with each sign;
- (4) All signs and pavement markings shall be adequately dimensioned to ensure accurate setting out.
- (5) All signposts set into concrete slabs shall be socketed and wedged in accordance with IPWEAQ Standard Drawings.
- (6) Vandal proof bolts and fittings shall be used on all permanent signage.
- (7) Road/street name signs shall be black legend on a white background as per IPWEAQ Standard Drawings.
- (8) Non-standard signs and Entry Statements are to be assessed by Council's Engineer as part of the Operational Work Application.
- (9) Signs and other devices which may be construed as advertising are not permitted on road reserves.
- (10) Entry Statements for developments are not permitted on road reserves.

#### **SC6.1.7.2.26 Road edge guide posts and roadside barriers**

- (1) Road edge guide posts shall be provided at all locations where concrete kerb and channel is not constructed.
- (2) Guide posts shall conform to TMR standards for manufacture and construction.
- (3) Guardrails and wire ropes shall be installed in accordance with TMR Standard Drawings.
- (4) For the warrants and locations of guardrails, refer to Austroads.
- (5) There may be circumstances where Council's Engineer will require guardrails in locations which do not meet the Austroad warrants.

#### **SC6.1.7.3 Off Street Parking and Manoeuvring Areas**

- (1) Off street car parks and internal driveways must be designed and constructed in accordance with AS2890 – "Parking Facilities".
- (2) Off street car parks and driveways shall provide for safe and functional access for pedestrians, including trolleys, prams and wheelchairs (as applicable) as well as vehicles. Pedestrian movement through the carpark is of critical importance to the overall function of the carpark, clear lines of sight and access is to be provided for all pedestrian movements.
- (3) Access for service vehicles shall be designed for the largest vehicle likely to use the site allowing sufficient

area for manoeuvres including when adjacent parking spaces are occupied and requiring a maximum of one reversing manoeuvre.

- (4) Off street carparks and loading areas etc. are to be designed to ensure all vehicles enter/exit the site in a forward direction.

#### **SC6.1.7.4 Driveway Access**

##### **SC6.1.7.4.1 Safety and functioning of the road network**

- (1) Driveways and cross-overs are to be located and designed in accordance with AS2890.1 and Council's Standard Drawings.
- (2) Design is to ensure safe vehicular access and minimal impedance to the flow of stormwater. Additionally, in urban areas the design is to take into account pedestrian safety and accessibility standards.
- (3) As a general principle, it is desirable to limit the number of property accesses to ensure minimal impact on road function, stormwater flows, safety and footpath accessibility. Generally, only a single access will be approved per allotment.
- (4) Council may approve a second access to a property in cases where the proposed additional access:
  - (a) is to an urban local or rural local road;
  - (b) does not conflict with stormwater pits or impede stormwater flows;
  - (c) does not create an unacceptable footpath profile or other pedestrian accessibility issue;
  - (d) complies with AS2890.1, Council's standard drawings and sight distance requirements;
  - (e) does not reduce available on street parking in commercial / industrial areas, alternatively additional parking provision may need to be constructed; and
  - (f) a sound reason is provided for requiring the second access.
- (5) A driveway / cross-over for one property is not to encroach on the frontage of any adjacent property.
- (6) The location of the cross-over is to meet sight distance requirements and ensure safety for all road users.
- (7) Where a property fronts more than one road, access shall be provided only to the lower order road.

**Guideline:**  
*Concrete footpath cross-overs should be constructed in accordance with the relevant Council Standard Drawing.*

##### **SC6.1.7.4.2 Levels and gradients**

- (1) Where the level of the property at the road reserve boundary is level with or lower than that of the top of the kerb, the crossing should achieve at least 100mm above the top of the kerb within 1.6 metres of the property boundary.
- (2) Driveway profiles within the road reserve shall comply with the relevant cross sections for either urban or rural as shown on Council's Standard Drawings.
- (3) For maximum gradients on driveways refer to Table SC6.4 *Standards for Driveway Grades*.

**Table SC6.4 Standards for driveway grades**

Type of Driveway	Desirable maximum grade	Absolute maximum grade
Residential	16.6% (1 in 6)	20% (1 in 5)
Rural / Rural Residential	16.6% (1 in 6)	25% (1 in 4)
Commercial / Industrial	10% (1 in 10)	16.6% (1 in 6)

Note: Justification is required to be provided for utilising absolute maximum grades.

##### **SC6.1.7.4.3 Change in gradient**

- (1) The rate of change in the driveway gradient is not to exceed 1:8 (12.5%) for crests and 1:6.7 (15%) for sags.
- (2) The driveway is to meet the road reserve at:
  - (a) the level of the existing verge in urban areas; or
  - (b) the surface level of the road reserve in rural areas.

##### **SC6.1.7.4.4 Widths and construction standards**

- (1) The width of cross-over is to be not less than the minimum stated in Council's Standard Drawings.
- (2) The cross-over is constructed to the standards in Council's Standard Drawings.

- (3) The width of driveway to a single allotment is to be not less than that stated in Council's Standard Drawings. The width of commercial driveways shall be between 5.5 and 8.0m wide unless otherwise approved.
- (4) Single user access connection strips and easements containing driveways are to be constructed to the following minimum standards:
- (a) Residential and Character Residential – minimum 3.0m wide, 125mm thick reinforced concrete for full length, in a minimum 6m wide access handle or easement.
  - (b) Tourist Accommodation, Centres, Industrial and Community Purposes – 3.5m wide, 150mm thick reinforced concrete for full length, in a minimum 6m wide access handle or easement.
  - (c) Rural Residential – 3.0m wide asphaltic, 150mm thick reinforced concrete or two coat bitumen seal for full length, in a minimum 10m wide access handle or easement.
  - (d) Rural – 3.0m wide unsealed pavement except where slopes exceed 12% or the driveway is within 60m of an existing or proposed dwelling site, in a minimum 10m wide access handle or easement. 3.0m wide two coat bitumen seal for slopes exceeding 12% or where the driveway is within 60m of an existing or proposed dwelling site. Cross drainage is to have capacity for Q2 stormwater flows. Verge drainage pipes are to be designed for the specific catchment as appropriate.
- (5) Multiple user access easement connection strips are to be constructed as follows:
- (a) Residential and Character Residential – 3.0m wide, 150mm thick reinforced concrete for full length, in a minimum 6m wide access handle or easement.
  - (b) Tourist Accommodation, Centres, Industrial and Community Purposes – 3.5m wide, 150mm thick reinforced concrete for full length, in a minimum 6m wide access handle or easement.
  - (c) Rural Residential – 3.0m wide asphaltic, 150mm thick reinforced concrete or two coat bitumen seal for full length, in a minimum 10m wide access handle or easement. Where the access strip is greater than 50m long, a passing bay shall be provided at approximately the half-way point and at the cross-over.
  - (d) Rural – 3.0m wide two coat bitumen seal for full length, in a minimum 10m wide access handle or easement. Where the access strip is greater than 50m long a passing bay shall be provided at approximately the half-way point. Cross drainage is to have capacity for Q2 Stormwater flows. Verge drainage pipes are to be designed for the specific catchment as appropriate.

**Table SC6.5 Site Access / Driveways – location and spacing**

Type of Frontage	Adjacent Feature	Minimum separation along kerb (measured tangent point to tangent point of curve at intersection or other driveway closest to proposed minor driveway)
Local Streets	Minor Intersection	10 m
	Major intersection	20 m
	Other Driveway (on same side only)	Desirable 6 m, absolute minimum 3 m, between extent of splays
	Controlled Intersection	Clear of queue areas, turn lanes and approach tapers
Major Roads (Including collector streets)	Minor Intersection	20 m
	Major Intersection	30 m
	Median break	15 m
	Other driveway	15 m
	Controlled Intersection	Clear of queue areas, turn lanes and approach tapers

Note:

1. Where available driveway connections are to be the lower order road option.
2. Duplex / Multi-residential driveway access locations are to be considered in relation to adjacent intersections and existing driveways, as well as maintaining on street parking availability. In Urban areas driveways are to be located so as to not reduce available on street parking, formal / or informal. Alternatively, additional formal parking provision will need to be constructed.

#### **SC6.1.7.4.5 Protection of and access to utilities**

- (1) Underground services beneath driveways and cross-overs are to be protected in accordance with the relevant standards.
- (2) Where the driveway or cross-over is to be located closer than 300mm from an existing utility infrastructure access cover, specific approval for altering the height of the access cover will be required from the relevant authority.
- (3) All utility service crossings of waterways and wetlands is to be via tunnel bore or directional drilling. No open trench excavation will be permitted.

#### **SC6.1.7.4.6 Sight Distances**

- (1) Property accesses shall be located to achieve the minimum sight distances given in Council's Standard Drawing R-16. The sight distance is to be measured from a point 3m back from the edge line / edge of bitumen / edge of formation for unsealed roads and 1.10m above finished surface level to a point 1.20m above pavement level in the centre of the traffic lane.
- (2) Council's Engineer shall determine the appropriate 85<sup>th</sup> percentile speed for the road and may require sight distances in excess of the above, particularly where heavy vehicles will use the access.

### **SC6.1.7.5 Earthworks**

#### **SC6.1.7.5.1 Clearing**

- (1) Clearing of vegetation on lots that are intended to be developed shall not commence prior to obtaining a Development Permit from Council.
- (2) Clearing should generally be kept to a minimum. Trees and vegetation of significance should be identified prior to design in order that damage/disturbance may be minimised through appropriate design.
- (3) Allotment clearing should be limited to the minimum areas required to safely construct services such as sewers and inter-allotment drainage and the limits of approved earthworks to allotments plus 1 metre lateral clearance.
- (4) No trees should be damaged or removed from areas to be dedicated to the control of Council without the prior written approval of Council's Engineer.
- (5) Trees on existing roads should not be damaged or removed without the approval of Council's Engineer. All trees on existing roads affected by the works should be shown and details given of what is proposed to protect or relocate the trees.
- (6) Prior to any clearing, all existing and future parkland should be delineated to ensure its protection from unauthorised clearing.
- (7) Subject to specific on-site approval from Council's Engineer, dead, dying or dangerous trees, and trees likely to be dangerous when mature should be removed from areas to be dedicated to the control of Council.
- (8) All felled trees and vegetation on the site should be removed from fill areas prior to the commencement of earthworks. Council's Engineer should be notified when this work has been completed.
- (9) Proposed methods of disposal of felled trees and vegetation should be subject to the written approval of Council's Engineer. Burning of cleared material is not an acceptable means of disposal and will not be approved.

#### ***Guideline: Disposal of cleared material***

*The following means of disposal are suggested:*

- *processing through a wood chipper;*
- *disposal for firewood;*
- *disposal for landscaping purposes;*
- *transport to alternative site for breaking down materials.*

#### **SC6.1.7.5.2 Filling**

- (1) If any land is to be filled the following conditions are to be complied with:
  - (a) "No person should be permitted to fill any land where, in the opinion of Council, such filling would detrimentally affect the area available in any natural or artificial watercourse for either present or estimated future flood flows, or would detrimentally reduce the volume within a flood plain available for the storage of flood waters."; and,
  - (b) "No person should be permitted to fill any land if such filling may detrimentally affect the existing natural drainage of any of the surrounding land."

- (2) Every allotment should be filled and drained where necessary, such that the whole of the allotment is drained and such that an area is available above the adopted flood line as determined by Council's policy.
- (3) All filling is to be carried out in accordance with *AS3798 Guidelines on Earthworks for Commercial and Residential Developments*. The inspection and frequency requirements for earthworks on allotments shall be nominated as Level 1 in accordance with Section 8 of AS3798 on the Inspection and Testing Plan. (Note that filling of dams is covered in SC6.1.5.7 *Treatment of dams*.)

**Guideline: Uncontrolled fill**

Where filling of allotments has occurred prior to the Development Approval or prior to obtaining an Approval to Commence Work, the Consulting Engineer will be required to demonstrate that the fill meets the requirements of Level 2 AS3798. Should this not be possible, it is likely that the fill will need to be removed and replaced.

**SC6.1.7.5.3 Allotment earthworks – access and crossfall**

- (1) Steep slope of the natural surface can result in difficulty in providing vehicular access to allotments fronting the road. Driveway grades should be limited for safety and amenity and meet the grades contained in Table SC6.4.
- (2) Allotments should be self-draining and have a minimum fall of 1 in 100. Refer also to SC6.1.7.7 *Inter-allotment and development drainage*.

**SC6.1.7.5.4 Batter treatments**

- (1) Roads and Streets
  - (a) Cut and fill batters on verges beside kerb and channel shall not exceed 1 on 6 slope in accordance with Council's Standard Drawing R- 09;
  - (b) In roads, fill batters to a maximum slope of 1 in 2 may be approved, subject to submission of an acceptable landscape treatment and cut batters to a maximum of 1:1.5 may be accepted subject to geotechnical report confirming structural stability, and an acceptable landscape treatment.
- (2) Allotments
  - (a) The toe of the fill or the top of the cut is to be not less than 1.5 metres from a side or rear property boundary;
  - (b) Cut and fill batters should not cross property boundaries unless approved by Council's Engineer. Approval will only be given if written permission from the affected landowner is obtained to accept the batters within their property;
  - (c) Where batters on private land steeper than 1 in 4 are unavoidable, the alternative of a retaining structure, fully contained on private land, with structural certification by an RPEQ, may be considered by Council's Engineer. Batter slopes up to 1:2 may be approved subject to submission of an acceptable landscape treatment. Acceptable landscape treatments can be discussed with Council's Engineer to determine requirements.
- (3) Parks and reserves
  - (a) Cut and fill batters should not extend into existing or proposed parkland or bushland/drainage reserves unless specifically approved by Council's Engineer. Cut and fill batters should be limited to a maximum slope of 1:4 in bushland/drainage reserves and 1:6 in park, such that stabilisation is achieved by topsoiling and grassing which can be maintained by conventional tractor slasher.

**SC6.1.7.5.5 Retaining walls**

- (1) All retaining walls that are part of new subdivisions (reconfiguring a lot), or material change of use approvals to support the associated works, are considered operational work and are subject to assessment under the *Planning Act 2016*.
- (2) Retaining walls greater than 1m high and/or any retaining walls that support a surcharge load i.e. fence, earthworks or a structure are considered operational work and are subject to assessment under the *Planning Act 2016*.
- (3) Retaining walls that are associated with the building and the associated building pad works are defined as building work in the *Planning Act 2016*. They are not operational work and must be assessed under the provisions of the *Building Act 1975*.
- (4) Designs for retaining walls including rock walls greater than 1m in height or retaining any surcharge (e.g. solid fences, earth embankments, roads, driveways or structures above the wall) are to be structurally certified by an RPEQ Consulting Engineer and submitted to Council's Engineer for approval (Form 15 Certification). The construction of retaining walls is also to be certified by a RPEQ Consulting Engineer and submitted to Council's Engineer (Form 16 Certification).
- (5) Fall height risk is to be considered for all retaining walls. Retaining walls greater than 1.0m high are to be provided with a suitable balustrade, safety fencing or other appropriate safety measures approved by Council.
- (6) Retaining walls shall be constructed with a minimum 150mm clearance from property boundaries. A lesser dimension may be approved by Council's Engineer in Principal, District and Local Centre Zones or Industry Zones.

- (7) Council will not accept retaining walls on any Council controlled land, including road reserves, unless the retaining wall is integral to the structural integrity of the roadway.
- (8) Walls which are to retain allotments above adjoining allotments, road and other reserves, must be constructed of rock, concrete or masonry. Timber retaining walls will not be accepted within two metres of property boundaries.
- (9) A risk assessment and mitigation plan, certified by the RPEQ, shall be provided with regard to pedestrian/traffic safety for retaining walls higher than 1.0m.
- (10) Flows from retaining wall sub-soil drains are to be piped and connected to existing stormwater systems where possible or directed to a legal point of discharge.

#### **SC6.1.7.5.6 Earthworks to parkland**

All earthworks proposed within proposed or existing parkland shall comply with the requirements of an acceptable and approved Landscape Design.

#### **SC6.1.7.5.7 Compaction**

Compaction of all earthworks should be undertaken in accordance with AS3798, AUS-SPEC and as set out in Council's Inspection and Testing Plan. Refer SC6.1.4.5.2.

#### **SC6.1.7.5.7 Treatment of dams**

- (1) Where a dam is to be retained within a rural or rural residential allotment, it must be wholly contained within the lot such that the ponded area and/or fill/cut batter extent is no closer than 6.0m to any property boundary. By-wash flows are to enter a natural gully prior to exiting the lot. Dam walls must be wholly located within the lot containing the ponded area with the toe of the dam wall embankment a minimum of 1.0m from the property boundary.
- (2) Dams to be filled should be dewatered and all unsuitable material removed from the site and spoiled at a location approved by Council's Engineer.
- (3) The integrity of the drainage lines to and from the dam shall be maintained.
- (4) An alternative drainage path should be included in the drainage design to replace the drainage path to the dam prior to it being filled.
- (5) The backfill is to be approved selected fill compacted to a Level 1 compaction certified as set out in AS 3798. Certificates are to be supplied from a NATA registered soil testing laboratory showing that the specified standard of compaction has been achieved throughout the filling.
- (6) Where strong evidence exists (e.g. aerial photography or ground contours) that a dam has been filled prior to the Development Approval or prior to Approval to Commence Work, and
  - (a) the dam was located under a potential building envelope or road reserve, and
  - (b) Level 1 compaction cannot be certified,
 then the fill shall be removed and replaced such that Level 1 compaction can be certified. This work will be at the proponent's cost.

#### **SC6.1.7.5.8 Haul Routes**

- (1) To manage the impact on Council roads and nuisance to residents, agreed haul routes are required for the import and/or export of earth or other materials in excess of 15,000 cubic metres.
- (2) An assessment of the haul route/s shall be made by the RPEQ consulting engineer to determine the suitability for the intended traffic use. Traffic haul routes are to consider the following: -
  - the existing condition of the road;
  - neighbouring land uses;
  - haul distance to trunk roads;
  - intersections along the proposed route;
  - underpasses and rail crossings;
  - existing pavement life expectancy;
  - reduction in pavement life expectancy; and
  - traffic control requirements.

Photographic evidence of the condition of the road, pavement life expectancy along with haul road option assessment is to be provided to Council for assessment.

On completion of haulage a degradation survey is to be provided by the RPEQ identifying any rehabilitation and repair works required as a result of the haulage. Rehabilitation and repair works will be required where haulage vehicles have damaged pavements, or substantially impacted on the normal expected design life or other infrastructure.

### **SC6.1.7.6 Stormwater Drainage**

#### **Guideline:**

*QUDM is the basis for the design of stormwater drainage in the local government area. Stormwater drainage designed in accordance with the objectives, design philosophy, methods and recommendations of QUDM, except where modified by this planning scheme policy, is likely to comply with the specific outcomes stated in the Infrastructure and Operational Work (excluding advertising device) Code.*

*The local government's information requirements in relation to drainage are contained in SC6.1.7.6. of this policy.*

#### **SC6.1.7.6.1 Design Criteria**

Stormwater drainage shall be designed and constructed in accordance with the *Queensland Urban Drainage Manual (QUDM)* to the following standards:

- (1) Design storms:
  - (a) Major drainage system – Q100 (1% AEP)
  - (b) Minor drainage system –
    - (i) for streets or roads up to and including Collector roads where the catchment area does not exceed 5 hectares – Q5 (18% AEP);
    - (ii) for any street or road where the catchment area exceeds 5 hectares, and for arterial or sub-arterial streets or roads – Q10 (10% AEP).
- (2) Flow widths:
  - (a) refer to the QUDM;
  - (b) bypass flows around kerb returns and invert crossings – maximum 30 l/s.
- (3) Overland flow paths:
  - (a) Overland flow paths are to be provided at all sag points. Calculations to support weir flow over the kerb are to be submitted by the Consulting Engineer. Particular attention is required to the verge cross fall and shape at the flow path.
  - (b) Overland flow paths shall be located on non-private land, e.g. Roads, streets, parks, reserves or shall be fully contained (including freeboard) within easements on private land. Depth times velocity (DV) factors shall satisfy QUDM requirements.
  - (c) Freeboard (to the allotment level) above a Q100 flow shall be provided. For flow depths below 300mm, 100mm freeboard is acceptable. For flow depths above 300mm, 300mm freeboard is required. Calculations showing flows, depth and velocities are to be provided.
  - (d) In cases where no overland flow path is available, culverts shall be designed to convey 4 times the Q100 flow. Overland flow paths must be provided wherever possible.
- (4) Where drainage works pass through privately owned land:
  - (a) The minor system stormwater drainage path through a lot shall be piped. For urban developments the pipe shall extend the full depth of the lot. For rural residential developments, the pipe shall extend 10m past the house construction envelope, as per SC6.1.7.4.2;
  - (b) All drainage works plus discharge area shall be contained within a stormwater drainage easement. The easement width is to be sufficient to cater for future maintenance activities. Minimum easement width is to be 4.0 metres.
- (5) Pipe Flow Velocities (flowing full) as per Table SC6.6.
- (6) Outlet velocities greater than 3.0m/sec require permanent scour protection measures to be designed and implemented.
- (7) The maximum catchment area for piped drainage systems shall be 30ha. Flow paths for catchments greater than 30ha are to be within drainage or park reserves or widened road reserves which allow for dual carriageways with a central depressed median.
- (8) Provision must be made for the future orderly development of adjacent properties with respect to stormwater drainage where some or all of the upslope properties would drain through the development. The development is to design any upslope stormwater connection for fully developed catchment flows.

**Table SC6.6 Pipe flow velocities**

<b>Desirable Velocity</b>	<b>Absolute Velocity</b>
Minimum 1.2m/sec	0.9m/sec
Maximum 3.5m/sec	5.0m/sec



#### SC6.1.7.6.2 Rural and Rural Residential Drainage and Swales

- (1) Where under-road cross road drainage is required, the design shall be in accordance with TMR design procedures for a 10 year ARI. The road formation is to be protected so that no damage occurs during a 20 year ARI event.
- (2) Table drains are to be free flowing with a minimum grade of 0.5% and to be designed so that the building footprints are not subjected to 100 year ARI flows. Property access drainage is to be designed so that table drain flows contain either a 2 year ARI event (in the case of the adjoining road ADT  $\leq$  2000) or a 10 year ARI event (where the adjoining road ADT  $>$  2000) without overtopping the road and so that there is no damage to the access or road during a 20 year ARI event.
- (3) Table Drains in erosive soils or on grades greater than 8.0% are to be protected to prevent erosion or scour.
- (4) Where cross road drainage discharges into private property in rural residential developments and where overland flows could potentially encroach onto a future building footprint, drainage conduits are to extend to 10 metres beyond the building envelope or 75% of the depth of the lot, whichever is the greater distance.

#### SC6.1.7.6.3 Kerb Inlet, field inlet pits and access chambers

- (1) All kerb inlet pits are to be grated side entry pits in accordance with Council's Standard Drawing.
- (2) Anti-ponding pits on curves are to be depressed and grated.
- (3) Where possible, kerb inlet pits are to be located to reduce the likelihood of conflict with future driveway locations.
- (4) Kerb inlet pits, access chambers and field inlet pits are to be in accordance with IPWEAQ drawings.
- (5) Gully to gully connections are permissible at the heads of lines and for pipes up to and including 900mm diameter.
- (6) Freeboard within structures is to be a minimum of 150mm above the Water Surface Elevation (WSE) for the design storm.
- (7) All metal components installed below the Highest Astronomic Tide (HAT) plus 0.5m shall be manufactured and installed to minimise corrosion; e.g. heavy hot dipped galvanised with no field welds or marine grade aluminium.
- (8) The preferred location for large conduits and manholes is in the road verge and not as stated in QUDM.

#### SC6.1.7.6.4 Pipes

- (1) Pipes used within road and drainage reserves shall be reinforced concrete or fibre reinforced concrete (FRC) type with wall thickness and class to suit the prevailing ground conditions. All pipes are to be backfilled in accordance with AUS-SPEC specifications for the class of pipe nominated by the Consulting Engineer. FRC pipes are not to be used in coastal areas. The use of polymer pipes will be considered by Council's Engineer.
- (2) Minimum pipe sizes as per Table SC6.7.

**Table SC6.7 Minimum standard for pipe sizes**

Type of pipe	Dimension
Low flow pipes	225mm diameter with pits every 30 metres
Gully connections	375mm diameter (300mm diameter accepted at head of line only for maximum length of 30 metres)
Between access chambers	375mm diameter

- (3) Pipes are to be flush joints, with joints wrapped with approved material, or Rubber Ring Joints.
- (4) Rubber Ring Jointed pipes or pipe manufacturer's proprietary external bands to be used where soil types are of a granular nature.
- (5) Minimum clear cover is to be 450mm subject to backfilling requirements.
- (6) The minimum vertical and horizontal clearance between a stormwater pipe and any other pipe or service conduit are to be 150mm.
- (7) All pipes installed below HAT plus 0.5m shall be Class 3 or greater.
- (8) All pipes 300mm or greater are to be a minimum of Class 2. Minimum clearance to all structures is to be in accordance with the Queensland Development Code (QDC), minimum 2 metres.

#### SC6.1.7.6.5 RCBCs

- (1) All RCBCs installed on Arterial and Sub-Arterial roads are to be manufactured to MRTS24. RCBCs installed on all other roads and streets and in easements and reserves may be manufactured to MRS 11.24 10/03 or MRTS24.
- (2) The minimum dimension of RCBCs is 450mm.
- (3) All RCBCs installed below HAT plus 0.5m shall have saltwater cover.

**Guideline:**

*It is strongly recommended that a stormwater management plan containing preliminary catchment plans, runoff coefficients and times of concentration be presented to Council's Engineer for approval in principle, prior to commencing detailed design. Agreement on legal point of discharge, locations and widths of easements, drainage reserves and tail water conditions should also be confirmed prior to proceeding with detailed design.*

*Council's information requirements with respect to drainage calculations and catchment plans may be found at SC6.1.9.*

**SC6.1.7.6.6 Open Channel Flows**

- (1) Open channel flows shall be designed in accordance with the QUDM with calculations provided.
- (2) Channels are to be located in drainage or road reserves or easements designed to meet a Q100 flow and to provide sufficient access for future maintenance activities.
- (3) Open channels are to be generally fully vegetated.
- (4) Freeboard above a Q100 flow shall be provided in accordance with the QUDM. For flow depths below 300mm, 100mm freeboard is acceptable.
- (5) Open channels are to be designed using natural channel design principles and to minimise ongoing maintenance costs.
- (6) Where hydraulic constraints prevent a fully vegetated channel, grass lined channels will be considered and will necessitate the inclusion of suitable native canopy trees. Grassed areas are to facilitate easy maintenance, sufficient light penetration to support grass cover.
- (7) Concrete lining of any new proposed channel is unacceptable. Rock rip rap packed with soil and planted is preferred as a channel lining to minimise scour, although the design must limit the scour velocity to reduce the need for rip rap where possible.

**SC6.1.7.6.7 Detention Basins**

- (1) It should be noted that detention basins, while acceptable, are not a preferred drainage solution and may not be used without prior written approval of Council or Council's Engineer.
- (2) Detention basins are to be designed in accordance with QUDM to criteria nominated by Council's Engineer for specific applications.
- (3) Detention basins are to be constructed within lands under the control of Council, unless otherwise approved by Council.
- (4) Sufficient detention storage must be provided to ensure peak flows and / or flood levels at any point within the downstream drainage system do not increase as a result of the development.
- (5) Stormwater detention may be required when a development is likely to increase runoff to such an extent that downstream drainage systems cannot cater for the additional flow or adverse impacts are created, there is no practical way to increase the downstream stormwater conveyance capacity and the increase of flows would cause adverse flooding impacts to adjacent or downstream properties.
- (6) On-site detention must be gravity drained.
- (7) All detention basins are provided with a vehicle access from the nearest public road into the basin to facilitate maintenance. The design vehicle for the driveway is to be a medium rigid vehicle.
- (8) All detention systems must be designed with simple, safe, cost-effective maintenance in mind.

**SC6.1.7.6.8 Simplified detention storage sizing method**

- (1) For development sites less than 2ha, for material change of use applications, in area to avoid complex hydrological modelling. In every case the sizing would require confirmation at the detailed design stage by a Registered Professional Engineer of Queensland.
- (2) Sites with greater than 60% existing sealed impervious surfaces will not require stormwater detention because there is little change in peak flow, and redevelopment will often improve and augment older roof water and stormwater drainage systems. Larger developments must confirm that this is the case.
- (3) The proposed impervious percentage must be estimated from only the areas affected by the development and must exclude park areas or drainage areas that may lie within the site catchment as

these areas must not drain to a detention system. (This may significantly bias the average imperviousness and does not reflect the intensification of land use and resulting peak flows).

- (4) Sites larger than 2ha will need to model the hydrology and estimate stormwater detention requirements and permissible site discharges as required.
- (5) The applicable Site Storage Requirements (SSR) for development are shown in Table SC6.8 and the relevant categories used for estimating the SSR are:
  - (a) Category D1 – sites where the existing impervious surfaces are less than 10% of the proposed developed area, this is generally applicable to greenfield sites;
  - (b) Category D2 – sites where existing impervious area is great than 10% but less than 40% of the proposed developed area, this is generally applicable to greenfield sites and some infill development;
  - (c) Category D3 – sites where the existing impervious area is greater than 40% but less than 60% of the proposed developed area, this is generally applicable to infill development.

**Table SC6.8 Site Storage Requirements (SSR) – Deemed to comply solution**

Proposed impervious Percentage <sup>(1)</sup>	Development Site Storage Requirement		
	Category D1 (m <sup>3</sup> /ha)	Category D2 (m <sup>3</sup> /ha)	Category D3 <sup>(2)</sup> (m <sup>3</sup> /ha)
70 or less	368	173	n/a
82	385	190	127
86	391	196	132
88	397	196	132
90	397	201	138
95 or greater	402	207	144

Notes:

1. The proposed impervious percentage shall exclude park areas, drainage reserves etc that may lie within the site catchment.
2. Existing impervious area is defined as “sealed impervious surfaces” (driveways, roofs, pavement etc) that would readily generate stormwater runoff.

#### SC6.1.7.6.9 Stormwater Quality

- (1) Designers are to incorporate soft stormwater quality treatment within developments, as required by the State Planning Policy (SPP July 2017). Examples of soft treatments are:
  - (a) retained / reinstated natural drainage paths;
  - (b) newly constructed open channels adopting natural channel design techniques;
  - (c) vegetated (not concrete or rubble lined) overland flow paths;
  - (d) vegetated swale drains in Rural Residential areas.
- (2) In commercial and industrial developments, stormwater quality improvement devices shall be on private land (i.e. not on Council land) and owned and maintained by the landowner/s. Specific at source control devices required.
- (3) Water quality objectives for stormwater quality improvement devices are given in Table SC6.9.
- (4) Passive water quality management solutions are preferred over proprietary or constructed devices.
- (5) Vegetated waterway buffers and rehabilitation.

**Table SC6.9 Construction phase discharge water quality objectives**

Test Criteria	Reduction in mean annual load from unmitigated development (%)
Total Suspended Solids (TSS)	85%
Total Phosphorus (TP)	60%
Total Nitrogen (TN)	45%
Gross pollutants >5mm	90%
Waterway Stability Management	Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI discharge.

**Note: Refer to SPP July 2017 Table B Post construction phase – stormwater design objectives.**

#### SC6.1.7.6.10 Fish and Fauna Passage

- (1) Fish passage must be provided in all crossings of waterways where required by State Government regulation.
- (2) Fauna passage, through culverts or over roads and streets should be provided in areas of ecological significance and fauna corridors (HEV & above as defined in the State Planning Policy).

### SC6.1.7.6.11 Materials

- (1) Pipe bedding and backfill:
  - (a) as specified in WBBROC Water Services Design and Construction Code – Sewer Reticulation for uPVC pipes; or
  - (b) as specified in AUS-SPEC.
- (2) Pipe materials:
  - (a) uPVC sewer pipe minimum class SN8; or
  - (b) uPVC drainage pipe PLASCOR or equivalent, of equivalent class to uPVC sewer class SN8;
  - (c) RC pipe class "1" rubber ring jointed;
  - (d) FRC pipe class "1" rubber ring jointed;
  - (e) uPVC pipes may be either rubber ring jointed or solvent weld jointed;
  - (f) polymer pipe e.g. "Rib Loc", "Ribstruct" or equivalent;
  - (g) standard manufacturers fittings – used in all cases;
  - (h) site fitted saddles are not permitted;
  - (i) inter-allotment drainage pipes 150 and 250 dia may be UPVC, 300mm dia pipes and greater are to be RC or RCP;
  - (j) all pipes within road reserves are to be RC or FRC.
- (3) Inspection access chambers and field inlets:
  - (a) inspection access chambers and field inlets may be precast or cast insitu concrete boxes, or RC pipe systems to the dimensions shown in Table SC6.10.

**Table SC6.10 Inspection Access Chambers and Field Inlets**

Maximum Depth to Invert (mm)	Boxes – Internal Dimensions (mm)	Pipe Systems
900	600 x 600	450mm diameter min.
> 900	900 x 1200	900mm diameter min.
Minimum Wall Thickness	100+	N/A

- (b) RCP systems are to be constructed by embedding the lower precast shaft section into a wet cast-insitu concrete base, cut outs for pipe penetrations are to be made using concrete saws/drills in such a manner as to minimise damage to the adjacent pipe materials;
  - (c) lids to cast-in-situ access chambers are to be light duty (generally) close fitting bolt down cast iron or galvanised steel, concrete infill type of approximately the same internal dimensions as the access chamber;
  - (d) lids to RCP access chambers are to be the manufacturer's proprietary concrete or concrete infill type;
  - (e) infill concrete is to be Class N25;
  - (f) stormwater manhole Lids must sit 25 - 50mm proud of the finished ground surface;
  - (g) stormwater manhole Lids are to be marked "stormwater" impressed into the concrete infill;
  - (h) grated lids with provision for bolting down may be required where provision is made for overland flow to enter the piped system or where the pit depth is greater than 600mm. Refer IPWEAQ Standard Drawing DS-050;
  - (i) grated inlets which may be prone to blockage or critical to the operation of the stormwater network are to be fitted with domed grated inlets. Refer IPWEAQ Standard Drawing D-069.
  - (j) all inspection access chambers are to be free draining and not pond water.
- (4) Footpath Crossings:
    - (a) Where discharge is into the kerb and channel, steel rectangular hollow sections (welded together and hot-dip galvanised) or marine grade aluminium are to be used;
    - (b) These pipes are to be placed on compacted sand bedding and where they discharge through the kerb. Kerb adaptors are to be located as per IPWEAQ Standard Drawing R-0081;
    - (c) Footpath crossings with reduced cover the conduit connecting to the kerb is to be hot dipped galvanised RHS.

### SC6.1.7.6.12 Location and alignment

- (1) Inspection access chambers are to be 0.5m from rear or side boundaries within the properties served.
- (2) Inspection access chambers are required in the following instances:
  - (a) 80 – 100 metre spacing;
  - (b) changes of grade;
  - (c) changes of direction;
  - (d) changes of pipe diameter;
  - (e) ends of lines;

- (f) 0.5 metres to 1.5 metres from property boundaries, subject to conflict with sewer access chambers.

#### **SC6.1.7.6.13 Connection Points**

Requirements for connection points:

- (1) at least one of minimum 100mm diameter located 0.5m from lowest property boundary;
- (2) connection direct to access chambers or field inlets are preferred;
- (3) connection points on line are to be in the form of a "Y" junction, bend and, inspection opening to surface as for a sewer connection. In each case the connection point shall be capped with a screw on or push on cap.

#### **SC6.1.7.6.14 Outlets**

- (1) Inter-allotment drainage system:
  - (a) should connect directly to the trunk drainage system e.g. gully pit or access chamber;
  - (b) up to 4 lots may discharge to kerb and channel via galvanised steel rectangular hollow sections, located within 0.5 metres of allotment side boundary, measured square off the back of the kerb and channel. In accordance with IPWEAQ R-0081.
- (2) Individual discharge to street (refer IPWEAQ Standard Drawing):
  - (a) where inter-allotment pipe drainage is not provided, hot dipped galvanised steel or marine grade aluminium kerb adaptors at the rate of 2 per Lot are to be installed with the adaptors located within 0.5 metres of lowest side allotment boundary, measured square off the back of kerb and channel;
  - (b) any additional adaptors are to be located at 15 metres intervals.

### **SC6.1.7.7 Inter-allotment and development drainage**

#### **SC6.1.7.7.1 General**

- (1) Inter-allotment drainage shall be provided for every allotment in urban environments that does not drain directly to its road frontage.
- (2) Inter-allotment drainage, including grated field inlets, swales and bunds for managing overland flows shall be contained within an easement and wide enough to permit future maintenance activities, 2.0m (minimum) in width. The easement shall be in favour of the upstream lots connected to the system.
- (3) Inter-allotment drainage systems are to be designed in accordance with QUDM with the following additional / clarified requirements and are to be contained with the Stormwater Management Plan submitted with a reconfiguring a lot or material change of use development application.
- (4) The effects of roof and allotment drainage system on the existing downstream drainage network are to be determined in accordance with QUDM. Stormwater detention systems may be required to manage stormwater discharge quantities.
- (5) The following are standard requirements. Council may require higher or lower levels of inter-allotment drainage in specific cases. Generally depending upon potential risks to upstream or downstream properties, buildings, infrastructure and environmental considerations.
- (6) Grated inlets on private land are to be designed to allow for 50% blockage of the clear opening area.
- (7) Where allotments will receive runoff from existing upstream lots where no inter-allotment drainage is in place, specific engineering designs, including inter-allotment drains, swales, bunds and grated field inlet pits are required to ensure protection of the newly created lots.
- (8) Where allotments drain to existing downstream lots and no inter-allotment drainage is in place:
  - (a) Inter-allotment drainage is to be provided and appropriate easements secured or;
  - (b) Specific engineering designs, limiting the quantity, duration and concentration of flows to the pre- development conditions are required.

<b>Reconfiguring a Lot (Zone)</b>	<b><u>Level</u></b>
Residential Living, Character Residential	II
Residential Choice, Low Impact Industry, Tourist Accommodation, and Local Centre Zones	III
Medium and High Impact Industry, Principal, District and Specialised Centre Zones	IV
Shopping Centres	V
Rural Residential	0

Material Change of Use

- (9) Residential Choice, Industry, Tourist Accommodation and Centre Zone developments shall have a minimum of QUDM Level IV roof and allotment drainage.

- (10) Post-developed peak Q100 stormwater discharges from these sites are to be no greater than those from the undeveloped sites, with no concentration of flows across property boundaries or detrimental effect on neighbouring properties.
- (11) Where a development drains to existing downstream land and no suitable inter-allotment drainage is in place, specific engineering designs, limiting the quantity, duration and concentration of flows to the pre-development conditions are required. The legal point of discharge is to be confirmed and the stormwater drainage system is to ensure QUDM non-worsening criteria are met.

### **SC6.1.7.8 Flooding**

- (1) All stormwater drainage must be in accordance with the Queensland Urban Design Manual (QUDM) except where outlined in this document.
- (2) All structures and materials must be in accordance with Australian Standards, manufacturers specifications and industry standards.
- (3) The design of the stormwater system must accommodate the future developed peak flows from the development site and upstream catchments based on land uses and development potential indicated in the Planning Scheme.
- (4) The design must ensure that continuity with adjoining developments is taken into consideration.
- (5) Development in flood prone areas or in overland flow paths must demonstrate no adverse impacts external to the development site.
- (6) Development must demonstrate no loss of flood storage (except where specified in the Planning Scheme Codes). Any cut earthworks to offset loss of storage must be in close proximity to the filling works.
- (7) Provision must be made for climate change in accordance with State Government Policies and/or current industry practices.

#### **SC6.1.7.8.1 Flood Studies**

- (1) Flood studies, modelling and reporting must be in accordance with QUDM as modified by this section. With any application enough supporting information is to be provided for Council to undertake an audit review of the modelling assumptions and base information relied upon for the flood study.
- (2) Hydrographs are to be produced from the 'Intensity-Frequency-Duration' (IFD) diagram using the Laurensen Method (refer to "Australian Rainfall and Runoff"). Derivation of hydrographs using the rational method must not be used.
- (3) Flood Plain Storage below the Q100 flood event is preserved. It is envisaged that in some instances compensatory earthworks will be an essential part of providing a flood solution for a development site. In such circumstances, earthworks areas proposed as compensatory will be free draining and cannot fill with water or other material and lose capacity.
- (4) Address the potential impacts of climate change in accordance with State government policies and current industry practice.
- (5) The natural and existing surface formations used in hydraulic modelling must be derived from ground survey or from Light Detection and Ranging (LIDAR) mapping and verified for accuracy.

#### **SC6.1.7.8.2 Allotments and building pads**

- (1) Flood levels for development must be in accordance with the flood level or storm tide height adopted by Council. Localised flood studies to determine a flood level for a particular development may be approved if the study provides a more accurate assessment of the flood level than the level adopted by Council.
- (2) Council may require a localised flood study to demonstrate that a proposed development does not cause adverse impacts and that freeboard and flood free access requirements have been achieved.
- (3) Where storm tide and terrestrial flooding impact on a development site, the higher fill level must be adopted.
- (4) Vehicle and pedestrian access from the road to the building pad must be available in a 1 in 100 year ARI storm event. Depth of inundation of the evacuation route must not exceed 300mm.
- (5) The minimum lot and building pad immunity and freeboard requirements are outlined in the below table:-

**Table SC6.11 Lot and building pad immunity and freeboard by use type**

Zone or Use		Designated flood event	% of lot above the designated flood event <sup>(1)</sup>	Floor level (above the major flood level)
Residential Living, Character Residential		1 in 100 year ARI	For lots < 2,000m <sup>2</sup> , 100% of lot For lots ≥ 2000m <sup>2</sup> , min 1,200m <sup>2</sup> of lot	300mm
Residential Choice		1 in 100 year ARI	100% of Lot	300mm
Rural residential	Lots < 1ha	1 in 10 year ARI	100% of Lot	300mm
		1 in 100 year ARI	Min 1,200m <sup>2</sup>	
	Lots ≥ 1ha	1 in 2 year ARI	100% of Lot	
		1 in 100 year ARI	Min 1,200m <sup>2</sup>	
Principal centre, District centre Local centre, Neighbourhood centre		1 in 100 year ARI	100% of Lot	300mm
Low impact industry, Medium impact industry, High impact industry		1 in 100 year ARI	100% of Lot	300mm
Waterfront and marine industry		1 in 100 year ARI	Area dependant on the use	300mm
Sport and recreation		1 in 10 year ARI	Fields	300mm
		1 in 50 year ARI	Courts	
		1 in 100 year ARI	Buildings and facilities	
Open space		1 in 10 year ARI	Main Use Area	300mm
		1 in 50 year ARI	Minimum 10% of Use Area	
		1 in 50 year ARI	Regional Playgrounds	
		1 in 50 year ARI	District Park Facilities	
		1 in 100 year ARI	Regional Park Facilities	
Environmental management and conservation zone		N/A	N/A	N/A
Emerging community		1 in 100 year ARI	Area dependant on the use	300mm
Limited development (constrained land)		1 in 100 year ARI	Area dependant on the use	300mm
Mixed use		1 in 100 year ARI	100% of Lot	300mm
Rural		N/A if no dwelling component	N/A if no dwelling component	
Specialised centre, shopping centre		1 in 100 year ARI	Area dependant on the use	300mm
Community uses, storage of valuable records (e.g. Galleries and Libraries)		1 in 200 year ARI	100% of Lot	300mm
Retirement facility, residential care facility , equipment and vehicle depot, food storage warehouse, childcare centre, minor public utility, hazardous chemical storage (e.g. fuel depot), regional fuel storage and distribution facility, major electricity infrastructure, sewerage treatment plants		1 in 200 year ARI	100% of Lot	300mm
Medical centre , hospital, police, ambulance, fire stations, emergency shelters, disaster management facilities, power stations, water		1 in 500 year ARI	100% of Lot	300mm

Zone or Use	Designated flood event	% of lot above the designated flood event <sup>(1)</sup>	Floor level (above the major flood level)
treatment plant and, major telecommunications infrastructure power station			

Notes:-

1. No freeboard is required for minor flood events or filling for storm tide.
2. Commercial or industrial development subject to flooding from the Mary River or storm surge may be approved below the nominated flood level depending on the use and measures to mitigate flood impacts and damage.

### **SC6.1.7.9 Pavements**

#### **SC6.1.7.9.1 General**

Either flexible rigid or segmented pavements may be used. The total required pavement thickness shall be based on:

- (1) if a flexible pavement–
  - (a) *Austrroads Guide to Pavement Technology*; or,
  - (b) *ARRB Design of new pavements for Light Traffic – 95% confidence level*.
- (2) if a rigid pavement–
  - (a) *Austrroads Guide to Pavement Technology*;
  - (b) *Cement & Concrete Association of Australia – Technical Notes for Concrete Road Pavements*.

#### **SC6.1.7.9.2 Materials testing**

- (1) All materials testing shall be carried out by a NATA registered materials testing laboratory.

#### **SC6.1.7.9.3 Design life**

A minimum design life of 20 years shall be adopted for all roads and streets.

#### **SC6.1.7.9.4 Design traffic loading**

Unless determined otherwise by Council's Engineer, the minimum number of design Equivalent Standard Axles (ESAs) for the various road categories shall be as shown in Table SC6.2 *Road Width, Grades, Pavement Design and Pavement Marking Criteria*. The designer is to calculate the design traffic, taking particular account of staged construction traffic, building traffic and fully developed traffic. The greater of the calculated design traffic and Table SC6.2 traffic is to be used.

#### **SC6.1.7.9.5 Minimum pavement thickness**

- (1) The pavement thickness shall be either the designed thickness using the above method and inputs, or the minimum pavement thickness shown in Table SC6.2, whichever is greater.
- (2) If a pavement is to be laid on fill, sufficient tests must be taken on the fill material to determine the appropriate pavement thickness. Tests taken on the original soil present, prior to fill being placed, will not be used for pavement depth determination.

#### **SC6.1.7.9.6 Material specifications**

- (1) All materials used in construction of the road pavement are to comply with the requirements of TMR Specification No. *MRTS05 – Unbound Pavements*.
- (2) All pavements constructed on Arterial, Sub-arterial and Distributor roads shall comply with the maximum degree of saturation specified in the TMR Specifications. Pavements on lower order roads are not required to be tested for degree of saturation.
- (3) Pavement Material shall comply with the minimum soaked CBR outlined in Table SC6.2 *Road Width, Grades, Pavement Design and Pavement Marking Criteria*.

#### **SC6.1.7.9.7 Subgrade evaluation**

Subgrade evaluation shall be undertaken in accordance with the procedures outlined in TMR *Pavement Design Manual*.

#### **SC6.1.7.9.8 Design CBR**

The design CBR is determined by reference to the TMR *Pavement Design Manual*. Gympie shales shall have a design CBR no higher than 5%, even if material tests indicate a higher figure.

#### **SC6.1.7.9.9 Sub-soil drainage**

- (1) Sub-soil drainage is to be provided at all locations where the bottom of the pavement is below the natural surface in all sub-grade materials other than free-draining sand.
- (2) Sub-soil drains are to be provided under all kerb types including raised medians.



- (3) Where the road centreline is approximately parallel to the contours, a side drain will be required on the high side of the road. Where the centreline is approximately at right-angles to the contours, mitre drains may be required.
- (4) Details and locations of sub-soil drainage shall be in accordance with Council's standard drawings, unless otherwise approved.
- (5) Rural road profiles to utilise table drains. Bottom of table drains to be a minimum of 200mm below subgrade level to drain pavement.

### **SC6.1.7.10 Water Supply and Sewerage Reticulation**

#### **SC6.1.7.10.1 Sewerage reticulation**

The design standards for sewerage reticulation works are stated in WBBROC Water Services Design and Construction Code.

**Guideline:**

*Under the Water Supply (Safety and Reliability) Act a local government may issue a notice to an owner of premises within its service area requiring connection to its infrastructure. Under the Plumbing and Drainage Act, a local government may issue a notice requiring an owner to install an on-site sewerage facility on premises.*

#### **SC6.1.7.10.2 Water supply reticulation**

The design standards for water reticulation works are stated in WBBROC Water Services Design and Construction Code.

#### **SC6.1.7.10.3 Sewage pumping stations and pressure mains**

The design standards for sewage pumping station works are stated in WBBROC Water Services Design and Construction Code.

### **SC6.1.7.11. Lighting and Services**

#### **SC6.1.7.11.1 Street lighting**

- (1) As a minimum, street lights are to be provided within the road reserve at intersections, traffic calming devices and at the throat of cul-de-sacs as follows:

**Guideline:**

*Street lighting should be based on the desired level of service for motorist and pedestrian safety.*

- (a) if in the Residential Living, Residential Choice and Character Residential Zones:
    - (i) CFL32D watt lanterns not more than 50 metres apart on an Urban Local Street; and
    - (ii) S 70 watt lanterns not more than 80 metres apart on an Urban Collector Street; and
    - (iii) for any other road classification designs are to be prepared in accordance with AS/NZS 1158; or
  - (b) if in the Tourist Accommodation, Industry and Centre Zones, street lighting provision complies with AS/NZS 1158.
  - (c) if in the Rural Residential Zone, 70-watt sodium vapour lanterns are required at all intersections, traffic calming devices and at the throat of cul-de-sacs only.
  - (d) For all Residential zones, intersection lighting in accordance with AS/NZS 1158 is required where determined by Council's Engineer.
  - (e) Streetlights installed in, or adjacent to, existing residential areas (or in any other location where additional light may effect existing residences) shall be fitted with aeroscreen types to minimise the impact on neighbouring properties.
- (2) Developers are to meet the cost of installing street lighting to the standards in this policy regardless of whether overhead or underground power is used.
  - (3) Street lighting is to be activated on completion, prior to acceptance On-Maintenance.

#### **SC6.1.7.11.2 Electricity and telecommunications**

- (1) Joint use of trenching of underground power and telecommunications cables is acceptable.
- (2) In Rural and Rural Residential Zones, a service corridor of generally 4.0 metres width shall be provided between the earthworks batter point and the property boundary. A 3.0 metre service corridor may be accepted in restricted locations, subject to confirmation by Council.

### SC6.1.7.11.3 Electricity and Water

Electricity and water reticulation are to be on opposite sides of the carriageway except when the number of lots on one side is less than half the number of lots on the opposite side and at the heads of cul-de-sacs.

### SC6.1.7.12 Erosion and Sediment Control

- (1) Erosion and sediment control measures are to be designed and provided in accordance with the International Erosion Control Association (Australasia) 2008s *"Best Practice Erosion and Sediment Control for Building and Construction Sites"*. Designs for erosion and sediment control shall be submitted to Council with development applications for operational work.

The site drainage, erosion and sediment control measures:-

- (a) are to be in place and fully operational at all times;
- (b) shall be inspected at least weekly, prior to and following rainfall events, to ensure they are operating efficiently; and
- (c) maintained until the site is suitably stabilised.

Refer to State Planning Policy July 2017 for construction phase stormwater management design objectives. Specifically, Appendix 2 Table A Part 1 Construction Phase – Stormwater management design objectives, Part 2 Construction phase – stormwater management design objectives for temporary drainage works and Part 3 Construction phase – stormwater management design objectives for emergency spillways on temporary sediment basins.

### SC6.1.7.13 Refuse

#### SC6.1.7.13.1 General and Recyclable Waste Generation

- (1) The waste generation identified in Table SC6.12 represent the minimum rateable requirements for the prescribed activities.
- (2) One (1) standard refuse service consists of one (1) 240L general waste container, serviced once per week and one (1) 240L recyclable waste container serviced once per fortnight.
- (3) When calculating waste requirements, round up the projected waste generation value to the nearest achievable waste service.
- (4) Table SC6.12 is to be used for guideline purposes only. Actual waste requirements may vary depending on individual circumstances and recycling practices. Council's Authorised Officers will make an assessment for the need and frequency of all services.

**Table SC6.12 Guidelines for general waste and recyclable waste generation**

Type of Development	Estimated General Waste Generation	Estimated Recyclable Waste Generation	Notes on the Use of Bin Type
<b>Residential</b>			
Single Detached Dwelling	240L/week	120L/week	
Multi Residential (including Duplex) <ul style="list-style-type: none"><li>• 1-2 bedroom</li><li>• 3 bedrooms and above</li><li>• Relocatable Home Park</li></ul>	120L/dwelling/week	60L/dwelling/week	
Shared Residential <ul style="list-style-type: none"><li>• Backpacker/Farm Stay Accommodation</li><li>• Boarding/Guest House</li><li>• Caravan Park</li></ul>	40L/bed/week 60L/room/week 60L/site/week	20L/bed/week 20L/room/week 20L/site/week	
<b>Commercial</b>			
Office Building	10-30L/100m <sup>2</sup> /day	20-40L/100m <sup>2</sup> /day	
Hotels/Motels/Clubs <ul style="list-style-type: none"><li>• Accommodation / Residential Area</li><li>• Dining Area</li><li>• Licensed Bar Area</li></ul>	5-10L/room/day 50L/100m <sup>2</sup> /day 20L/100m <sup>2</sup> /day	1L/room/day 10L/100m <sup>2</sup> /day 50L/100m <sup>2</sup> /day	Allow for: <ul style="list-style-type: none"><li>• Waste oil storage</li><li>• Bailing of paper/cardboard</li><li>• Grease trap</li></ul>

Retail Food Premises <ul style="list-style-type: none"> <li>Butcher Shop</li> <li>Delicatessen Shop</li> <li>Fish &amp; Seafood Shop</li> <li>Fruit &amp; Vegetable Shop</li> <li>Restaurant / Café / Takeaway Food Shop</li> <li>Supermarket / Convenience Shop</li> <li>Shopping Mall</li> </ul>	90L/100m <sup>2</sup> floor area/day 120L/100m <sup>2</sup> floor area/day 90L/100m <sup>2</sup> floor area/day 240L/100m <sup>2</sup> floor area/day 120L/100m <sup>2</sup> floor area/day  200L/100m <sup>2</sup> floor area/day  Combination to suite development	Variable Variable Variable 120L/100m <sup>2</sup> floor area/day Variable  100L/100m <sup>2</sup> floor area/day  Combination to suit development	
Other Retail Premises <ul style="list-style-type: none"> <li>Shop less than 100m<sup>2</sup> floor area</li> <li>Shop more than 100m<sup>2</sup> floor area</li> <li>Showroom</li> </ul>	25L/100m <sup>2</sup> floor area/day 50L/100m <sup>2</sup> floor area/day 40L/100m <sup>2</sup> floor area/day	25L/100m <sup>2</sup> floor area/day 50L/100m <sup>2</sup> floor area/day 10L/100m <sup>2</sup> floor area/day	Allow for: <ul style="list-style-type: none"> <li>Bailing of paper/cardboard</li> </ul>
Service Premises <ul style="list-style-type: none"> <li>Hairdressers/Beauty Salons</li> <li>Commercial</li> </ul>	60L/100m <sup>2</sup> floor area/day 10L/100m <sup>2</sup> floor area/day	Variable 10L/100m <sup>2</sup> floor area/day	
Industrial Premises <ul style="list-style-type: none"> <li>Warehouse</li> <li>Factories</li> </ul>	50L 60L	Variable Variable	Allow for: <ul style="list-style-type: none"> <li>Bailing of paper/cardboard</li> <li>Waste oil storage</li> <li>Waste metal storage</li> <li>Waste tyres</li> </ul>

## SC6.1.8 Statements of Compliance

### SC6.1.8.1 Statements of Compliance

#### SC6.1.8.1.1 Design

Gympie Regional Council Form ISDF-008: Statement of Compliance – Design.

#### SC6.1.8.1.2 “As-Constructed”

Gympie Regional Council Form ISDF-013: Statement of Compliance – “As Constructed”.

#### SC6.1.8.1.3 Construction Management Plan

Prior to the pre-start meeting a Construction Management Plan for the works is to be submitted to Council for approval. The plan is to cover but is not limited to the following:-

- Construction vehicle traffic / access management;
- Public traffic movements past / adjacent the site;
- Temporary traffic control requirements;
- Haul routes identification;
- Pedestrian movements past / adjacent the site;
- Environmental site management controls;
- Construction stormwater management;
- Erosion and sediment control;
- Definition of roles and responsibilities of contractor personnel including contact numbers;
- Waste management;
- Site safety management;
- Insurances of the Principal Contractor; and
- Corrective action process.

#### SC6.1.8.1.4 Water main pressure testing

Gympie Regional Council Form ES-DF-005 Pressure Testing Water Mains.

## SC6.1.9 Plan Presentation and Documentation

### SC6.1.9.1 General

#### SC6.1.9.1.1 Presentation Standards

- (1) These presentation standards apply to engineering design and "as-constructed" plans submitted for approval for development work and internal and external civil work.
- (2) Engineering Drawings and Specifications, and Inspection and Testing Plans should be submitted in accordance with SC6.1.6.2.

**Guideline:**

*Standardisation of the presentation of engineering design drawings and "as-constructed" plans submitted for approval is necessary for consistency of Council's records and desirable for expedient checking and approval.*

- (3) The Consulting Engineer shall sign Council's Statement of Compliance – Design Form. Failure to submit this form will delay approval of the proposed works.
- (4) Scaled Engineering Drawings are required for plan checking.
- (5) Detailed estimate of cost showing quantities, unit rates and dollar values.
- (6) Transmittal schedule.

**Guideline:**

*For details of landscaping plan presentation refer to SC6.1.10 Landscape Plans and Plant Species*

### SC6.1.9.2 General Requirements

#### SC6.1.9.2.1 Title Block

Each sheet of Engineering Drawings is to have a Title Block containing the following information:

- (a) Estate Name (if any).
- (b) Real Property Description.
- (c) Locality.
- (d) Developer's Name.
- (e) All Council Development Application numbers e.g. 2010-1234.
- (f) Scales including a scale bar.
- (g) Plan Number and Sheet Number.
- (h) Schedule and Date of Amendments.
- (i) Signed design certification, by an experienced designer.
- (j) Signed checking certification, by a qualified Civil Engineer.
- (k) Signed approved by an RPEQ.

#### SC6.1.9.2.2 Size and overall dimensions

- (1) A0 1189mm x 841mm - Useable only with approval of Council's Engineer.
- (2) A1 841mm x 594mm - Required where A3 plans are illegible.
- (3) A3 420mm x 297mm - Preferred size.

#### SC6.1.9.2.3 Scales

- (1) Scales used for all plans should preferably be those recommended by the Standards Association and Austroads namely, 1:1, 1:2 and 1:5 and multiples of 10 of these scales.
- (2) Although not preferred, the scales 1:25 will be accepted; and 1:125 and multiples and sub-multiples of 10 of these scales.
- (3) No other scales are acceptable. Reduced plots are not acceptable.
- (4) Typical Scales

The following scales are for particular uses but may be varied as appropriate to the works concerned:

- (a) Plans: 1:1000 or 1:500
- (b) Longitudinal Sections: 10 :1 Distortion i.e.
  - (i) Horizontal: 1:1000, 1:500 and;
  - (ii) Vertical: 1:100, 1:50unless clearer presentation is achieved by use of other distortions
- (c) Intersection Details: 1:200, 1:100, or 1:250
- (d) Cross-Sections: 1:100.
- (e) Engineering Details: 1:20 or 1:10.

- (f) Sewer and Stormwater Plans 1:500
  - (g) Water Supply and Earthworks 1:500
- (5) Correct street names and lot numbers are to be shown on all relevant drawings.

#### **SC6.1.9.2.4 Dimensioning on Plans**

- (1) Linear dimensions on all roadworks plans will be in metres, with the exception of some detail plans of small structures (e.g. access chambers) and some standard plans (e.g. kerb and channel), which may be in millimetres.

#### **SC6.1.9.2.5 Standard Cross-section Intervals**

Cross-sections should be provided to roads at 20.0m intervals, with further subdivision of 10.0m to 5.0m intervals where necessary due to horizontal or vertical curvature.

#### **SC6.1.9.2.6 Chainages**

Chainage on plans should be expressed to 0.01m and tied into Council's asset chainages.

#### **SC6.1.9.2.7 Levels**

- (1) All levels should be reduced to Australian Height Datum.
- (2) Reduced levels of:
  - (a) bench Marks and Reference Pegs including Permanent Survey Marks should be expressed to three decimal places i.e. 0.001m;
  - (b) roadworks and stormwater drainage shall be expressed to two decimal places i.e. 0.01m; and
  - (c) sewerage reticulation shall be expressed to two decimal places i.e. 0.01m.

#### **SC6.1.9.2.8 Grades**

- (1) Road grades should be shown to two decimal places.
- (2) Pipe grades should be shown to two decimal places.

### **SC6.1.9.3 Design Drawings**

#### **SC6.1.9.3.1 Drawings Required**

Engineering drawings should include or show each of the following:

- (1) locality plan;
- (2) subdivision layout/staging plan;
- (3) earthworks plan and/or construction table;
- (4) roadworks and drainage plan;
- (5) line-marking and signage plan;
- (6) longitudinal section of each road;
- (7) standard cross-sections;
- (8) cross-sections of each road;
- (9) detail plan of each intersection and cul-de-sac;
- (10) longitudinal section of each drainline;
- (11) sewerage reticulation plan;
- (12) longitudinal section of each sewer line;
- (13) water reticulation plan;
- (14) inter-allotment drainage plan;
- (15) landscape plan;
- (16) drainage calculations, and catchment plan;
- (17) water quality control plan;
- (18) electrical reticulation/conduit plan;
- (19) street lighting.

#### **SC6.1.9.3.2 Drawing requirements**

- (1) The minimum requirements for each drawing are to be generally as follows unless the RPEQ submitting the drawings is able to detail the design in a simplified format acceptable to Council's Engineer. In such instances the RPEQ is required to discuss such a proposed format with Council's Engineer prior to preparing plans in such a manner.
  - (a) Locality Plan:
    - (i) locate the subdivision in relation to adjacent towns, main roads, major streets, etc.;
    - (ii) north point;
    - (iii) may be included on Layout/Staging Plan for large jobs or Roadworks and Drainage Plan for smaller jobs;
    - (iv) drawing index list;

- (b) Layout/Staging Plan:
  - (i) for large subdivisions, the layout plan should show the relationship of all new roads to each other, and the existing roads adjoining the subdivision;
  - (ii) where development is to be carried out by Stages, the boundaries of proposed Stages should be shown on this plan, and the stages identified by numbering;
  - (iii) for small subdivisions, where all new roads can be shown on one detailed plan, the layout plan may be omitted;
  - (iv) North point;
  - (v) lot dimensions;
  - (vi) building envelopes;
  - (vii) easements;
  - (viii) road reserves.
- (c) Earthworks Plan:
  - (i) legend;
  - (ii) existing site contours and finished surface contours;
  - (iii) limits and levels of major allotment cut and fill - distinguished by hatching;
  - (iv) location of cut and fill batters relative to allotment boundaries;
  - (v) location and levels of retaining walls (if required);
  - (vi) batter slopes;
  - (vii) Q100 / 1% AEP defined flood level (if appropriate);
  - (viii) flood fill level and minimum floor level (if appropriate);
  - (ix) north point;
  - (x) for smaller subdivisions, the earthwork details may be included on the Roadworks and Drainage Plan;
  - (xi) location(s) and level(s) of permanent survey mark(s), reference stations etc., used as datum for the works;
  - (xii) earthworks cut and fill volumes (m<sup>3</sup>);
  - (xiii) disturbed areas (m<sup>2</sup>).
- (d) Roadworks and Drainage Plan for each road and any joins to existing roads:
  - (i) legend;
  - (ii) road and drainage reserve boundaries;
  - (iii) allotment numbers and boundaries, both existing and proposed;
  - (iv) centreline, or other construction control line;
  - (v) chainages, on centreline or construction control line;
  - (vi) bearings of the centreline or construction control line (or set out details);
  - (vii) tangent point chainages of each curve (or set out details);
  - (viii) radius, arc length, tangent length and secant distance of each curve (or set out details);
  - (ix) chainage and the intersection point of road centrelines or construction control lines;
  - (x) kerb lines, kerb radii, and chainage of all tangent points of the kerb line;
  - (xi) edge of pavement, where no kerb is to be constructed;
  - (xii) dimensioned road reserve, footpath and pavement widths, where these differ from the standard cross-section;
  - (xiii) existing and finished surface contours, highlighting cut and fill areas;
  - (xiv) drainage catchment boundaries with areas (Ha) and identification reference;

**Guideline:**

*Drainage catchment boundaries may be shown on a separate catchment plan.*

- (xv) drainage easements location and dimensions
- (xvi) drainline locations, diameters;
- (xvii) access chamber locations, and inlet and outlet invert levels;
- (xviii) gully locations;
- (xix) location of existing utilities or other existing works within the site;
- (xx) location and levels of bench marks and reference pegs;
- (xxi) north point;
- (xxii) linemarking, and signage;
- (xxiii) intersection treatments;
- (xxiv) pavement cut-back details;
- (xxv) scour protection.

**Guideline:**

*Linemarking and signing may be shown on separate plan(s).*

- (e) The Longitudinal Section of each road should include:
- (i) chainages;
  - (ii) existing surface or peg levels;
  - (iii) design road centreline and kerb lip levels;
  - (iv) cut or fill depths;
  - (v) earthworks quantities;
  - (vi) design grades as a percentage;
  - (vii) chainages and levels or grade intersection points;
  - (viii) chainages and levels of crest and sag locations;
  - (ix) lengths and radii of vertical curves;
  - (x) sections on control lines on superelevated curves (i.e. pavement edges, kerb or lane edges), and superelevation tabulation, incorporating transitions and pavement crossfall;
  - (xi) sight distance diagram, for each direction of travel, where warranted;
  - (xii) horizontal alignment including superelevation transition details;
  - (xiii) design speed.
- (f) A Standard Type Cross-section should be shown for each road, including:
- (i) road reserve width;
  - (ii) pavement widths;
  - (iii) seal widths;
  - (iv) footpath widths;
  - (v) crossfalls of pavement and footpaths;
  - (vi) pavement depth, design and standards - minimum or nominal;
  - (vii) type of kerb and channel;
  - (viii) type of pavement surfacing;
  - (ix) sub-soil drainage;
  - (x) the standard type cross-section may be included in the detailed cross-sections provided for each road.
- (g) A Cross-section should be shown for each pegged chainage on each road and show:
- (i) road reserve boundaries;
  - (ii) pavement centreline and/or other construction line;
  - (iii) natural surface;
  - (iv) design cross-section;
  - (v) crossfall of pavement and footpath, pavement and footpath widths and pavement depths wherever these differ from the standard cross-section.
  - (vi) service utilities with offset and RL's to road construction points.
- (h) Detail Plans of intersections should include all the relevant information required for Roadworks and Drainage Plans, as listed above, together with additional details such as setting out and levels on all kerb returns, pavement contours, channelisation works, line marking and signing.
- (i) Longitudinal Sections for each Drainline should be shown, including:
- (i) chainages;
  - (ii) existing surface levels;
  - (iii) design finished surface and invert levels;
  - (iv) access chamber chainages and offsets and inlet and outlet invert levels;
  - (v) distances between access chambers;
  - (vi) grade of each pipe;
  - (vii) class of each pipe length including any special backfill requirement;
  - (viii) hydraulic grade line, water surface elevation and design storm frequency;
  - (ix) access chamber diameters and/or reference to separate detail drawing;
  - (x) location of other services;
  - (xi) Where cross road drainage occurs, separate cross sections are to be provided for each structure in lieu of longitudinal sections as per standard TMR format.
- (j) The Sewerage Reticulation Plan should include:
- (i) legend;
  - (ii) all allotments and allotment numbers;
  - (iii) boundary of the subdivision;
  - (iv) north point;
  - (v) location and size of existing sewers;

- (vi) location and size of new sewers including line number and length of line;<sup>2</sup>
  - (vii) location of other services which cross sewer lines;
  - (viii) location of access chambers with their numbers;
  - (ix) identification of allotments which are currently sewered;
  - (x) existing and finished surface contours sufficient to enable verification of house connection design;
  - (xi) location of inter-allotment drainage systems;
  - (xii) details of permanent survey marks including AHD from which levels are to be transferred;
  - (xiii) details of pumping stations including location, inlet/outlet, cutoff levels, electrical and water supply, size of pumping plant, control and alarm system;
  - (xiv) diameter, class and route of pressure main(s);
  - (xv) clear identification of any alterations/connections to existing sewers to be completed by Council at developer's cost;
  - (xvi) locations and dimensions of proposed easements if located on private lands;
  - (xvii) locations of sewer house connections.
- (k) The Longitudinal Section of each Sewer Line should include:
- (i) upstream and downstream invert levels;
  - (ii) existing and finished surface levels;
  - (iii) depths to invert;
  - (iv) grade (1:x);
  - (v) diameter, type and class of pipe;
  - (vi) chainages;
  - (vii) distance between access chambers;
  - (viii) access chamber type, cover type and drop type;
  - (ix) concrete bulkheads (where required);
  - (x) location, diameter invert level of all underground services at point of intersection with sewers;
  - (xi) the design location of each house connection branch indicated with an X and the type and invert level of the branch.<sup>3</sup>
- (l) Longitudinal Sections of Pressure Mains should include:
- (i) existing and finished surface levels;
  - (ii) invert levels at critical points;
  - (iii) depth to invert;
  - (iv) locations and types of bends/fittings;
  - (v) pipe diameter, type and class;
  - (vi) chainages;
  - (vii) thrust block details;
  - (viii) location, diameter and invert level of all underground services at point of intersection with the pressure main;
  - (ix) locations, signs and details of air vents;
- (m) The Water Reticulation Plan should include:
- (i) legend;
  - (ii) all allotments and allotment numbers;
  - (iii) boundary of subdivision;
  - (iv) north point;
  - (v) location and size of existing mains;
  - (vi) location of other services which cross the mains;
  - (vii) the location and angle of each bend;
  - (viii) the location of valves, hydrants, scours and caps, t's, reducers, etc.;
  - (ix) identify with a z the location of each service point for each allotment;
  - (x) road crossing conduit locations, size and class;
  - (xi) Location of underground electrical reticulation main.
- (n) The Inter-allotment Drainage Plan should include:
- (i) legend;
  - (ii) all allotments and allotment numbers;
  - (iii) boundary of subdivision;
  - (iv) north point;
  - (v) location and size of inter-allotment drainage lines;
  - (vi) invert and surface levels at pits;
  - (vii) location and size of stormwater drainage to which system is connected;

<sup>2</sup> Line numbers are available from Council.

<sup>3</sup> House connections to be shown as extending to boundary of property being serviced.



- (viii) location and size of pits;
  - (ix) location and size of house connections;
  - (x) pipe material details;
  - (xi) details of connections to kerb and channel (if appropriate) including design finished surface level and location invert level of kerb outlet;
  - (xii) lengths and grades to all inter-allotment drainlines;
  - (xiii) label inter-allotment pits and receiving stormwater structures;
  - (xiv) existing and finished surface contours;
  - (xv) locations and dimensions of proposed easements if located on private lands;
  - (xvi) details of lots over which covenants are to be placed.
- (o) Stormwater Drainage Calculations and Catchment Plan:
- (i) a Catchment Plan should be submitted, including:
    - (a) north point;
    - (b) a plan of the development showing the road and allotment boundaries;
    - (c) where changes may affect adjacent properties, existing and finished surface contours (in different line types) at an interval close enough to define the terrain and allow definition of the subcatchments;
    - (d) contours should extend beyond the limits of the development site to fully define the limits of external catchment;
    - (e) subcatchment boundaries, labels and area;
    - (f) line diagram of drainline, access chamber, gully and outlet locations;
    - (g) labelling of stormwater structures; and
  - (ii) stormwater calculations shall be submitted for the major and minor design storms on an A3 spreadsheet as per QUDM;
  - (iii) stormwater calculations for cross road culverts shall be submitted for the design culvert as per TMR format to show culvert size and flows.
  - (iv) stormwater calculations for all overland and weir flow situations are to be submitted.
- (p) An Erosion and Sediment Control plan is to be submitted including:
- (i) the site's existing topography;
  - (ii) construction phase sequence
  - (iii) construction timeframe;
  - (iv) site erosion hazard assessment;
  - (v) the erosion and sediment control measures that are proposed to be used;
  - (vi) release water quality monitoring regime;
  - (vii) the catchment boundaries and the direction of flow for the different works areas;
  - (viii) sediment basin sizing calculations; and
  - (ix) site stabilisation staging plans.

The Erosion and Sediment Control Plan is to be certified by Certified Professional in Erosion and Sediment Control (CPESC) or a Registered engineer (RPEQ) with substantial erosion and sediment management and design experience.

- (q) A Stormwater Quality Management Plan is to be submitted including:

**Guideline:**  
*The water quality plan may be incorporated on another suitable drawing.*

- (i) the site's existing topography;
- (ii) how and when it will be altered;
- (iii) the erosion and sediment control measures that are proposed to be used;
- (iv) the catchment boundaries and the direction of flow for the different drainage area before and after development; and
- (v) the stormwater quality and quantity management system proposed.

The Stormwater Quality Management Plan is to be certified by a suitably qualified and experienced registered professional engineer (RPEQ).

### SC6.1.9.3.3 Miscellaneous Details

Detail drawings are required for the following:

- (1) stormwater outlet structure, other than standard headwalls;
- (2) access chamber details where pipe alignments are critical for clearance or flow considerations;
- (3) silt traps;

- (4) surcharge in structures;
- (5) overland drainage paths and stormwater diversion channels;
- (6) sewage pump stations showing all relevant levels for pumps, etc.

All original applications and responses to information requests shall:

- (1) be accompanied by a document transmittal amendment record,
- (2) highlight any amendments to drawings by 'clouding' the amendment and be accompanied by a written description of the change.

#### **SC6.1.9.4 “As-Constructed” Drawings and Documentation**

##### **SC6.1.9.4.1 General**

- (1) The “as-constructed” drawings and documentation serves two distinct functions:
  - (a) Review: to provide a means to check the constructed works against the approved design to ensure the design principles and criteria have been achieved; and
  - (b) Recording: to provide an accurate record of the ‘as-constructed’ services and their locations.

The “as-constructed” information must be presented in a form that allows for the ready comparison between the design and “as-constructed” data by experienced staff, allows for an efficient means to include the “as-constructed” information in Council’s mapping and Asset Management systems, and allows for the unambiguous interpretation and understanding by a wide range of users including the general public.

- (2) Infrastructure works cannot be accepted On-Maintenance until all “as-constructed” information has been received, reviewed, and approved by Council’s Engineer.
- (3) Drawings and documents may be rejected after the infrastructure works have been accepted on-maintenance should Council’s Engineer find that they;
  - (a) are unsuitable in any way with respect to this guideline; or
  - (b) contain any errors
- (4) Any drawings or documents rejected by Gympie Regional Council are to be duly revised, re-certified and re-submitted to the Gympie Regional Council promptly.

##### **SC6.1.9.4.2 Statement of Compliance and Non-Compliance Report**

It is recognised that in spite of the most diligent efforts some non-conforming works may occur. The Statement of Compliance – As Constructed is intended to expedite the checking and approval process by placing the responsibility of identifying and reporting any non-conforming works with the Consulting Engineer.

Non-conforming works are any works constructed out of tolerance in relation to the relevant standard specified or in any way compromises the design intent.

All non-conforming works are to be listed on the non-compliance report, along with the proposed action and timeframe to rectify (if necessary) the works. Departures from design may be accepted by Council’s Engineer where the Consulting Engineer can demonstrate and certify that the design intent has not been compromised.

##### **SC6.1.9.4.3 Inspection and Test Plans**

Legible copies of the completed, signed and certified (by the Consulting Engineer) Inspection and Test Plans for all work activities are to be submitted as evidence of conformance to construction processes.

##### **SC6.1.9.4.4 “As-Constructed” Drawings**

- (1) General
  - (a) “As-Constructed” drawings are to be submitted in hardcopy and electronic formats.
    - (i) All drawings are to be signed by the Consulting Engineer with the following certification.
 

“This drawing is an accurate representation of the works as-constructed. All the locations and levels shown on this plan have been provided by a Surveyor as defined in the Surveyors Act 2003. I hereby accept responsibility for the as-constructed information shown on this plan.

Certified      By: .....(Name) .....(Signature).....  
 .....(RPEQ No).....(Date).....”
    - (ii) Electronic: to be supplied on CD or DVD.
  - (b) As-constructed drawings become public property through their lodgement with Council, copyright on these drawings is to be removed.
  - (c) All information is to be retained within the borders of the page.
  - (d) North point to be shown on all layout plans.
  - (e) All layout plans to be on a background showing: Lot boundaries, lot numbers, easements, kerb lines or edge of road (if no kerb), and other significant features.

- (f) Lot numbers and road names to be in accordance with the survey plan.
  - (g) Existing services to be shown and differentiated from new services.
  - (h) The extents of any existing services that have been removed or abandoned must be clearly shown.
  - (i) Any complex arrangements or unusual fittings are to be detailed on the plans.
  - (j) The linework representing the constructed works to be predominant and at least one thickness greater than background information (i.e. lot boundaries).
  - (k) Text is to be of a size and font that is easily legible, typically 2.0mm minimum.
  - (l) Property boundary linework shall not be broken when crossed by text. All text is to be located clear of linework, other text and any other drawing elements to ensure readability
  - (m) The location of all services shall be shown with the use of dimensions or tabular description from property boundaries. There should be sufficient information to define the location of the service without ambiguity. Pipelines must be located sufficiently to show their alignment in relation to property boundaries. Location information to be in meters and shown to at least one decimal place (0.1m).
  - (n) Plans are to contain no irrelevant information and be generally in accordance with the format and quality of the Sample Plans listed at *ADAC Sample Plans*.
- (2) Topographical details  
Changes to the surface of the land as a result of the engineering works must be surveyed with sufficient measurements to ensure an accurate representation of the new topography.  
Finished surface levels must, as a minimum, be collected at:
- (a) all cadastral corners,
  - (b) Invert of kerb or edge of bitumen, and crown of the road,
  - (c) Top and bottom banks including along open drains,
  - (d) Top and bottom of retaining walls,
  - (e) Along overland flow paths in roadways, pathways and parks,
  - (f) Detention Basin crest levels, and spillway levels,
  - (g) Ground levels,
  - (h) Levels must be taken at intervals of not more than 20 metres.
  - (i) The information is to be shown using contours with a suitable interval (typically 0.25 metre) and spot heights at each point collected. Refer to the sample plans for the requirements of each drawing.
- On large lot developments some of these requirements may be relaxed over the areas of the development that have not been disturbed by the work.
- (3) Electronic Drawings Submission
- (a) Council is participating in the Asset Design As-Constructed data routines (ADAC) initiative for the standardisation of the submission of As-Constructed drawings in digital format. Electronic submission will only be accepted in ADAC format. Refer to Council's "Specifications for As-Constructed Drawings" document (ESDI008) for supplying all mandatory information required. No other formats will be accepted.
  - (b) For smaller projects e.g. 2-3 lot subdivisions, this can be assessed at the 'Operational Work' stage, to be reviewed and confirmed if ADAC submission will be required. Drawings will require additional items to meet all of Council's specific requirements.
  - (c) A PDF copy of the drawings at a resolution suitable to reprint at full size (typically 150dpi) is to be supplied. This file will be stored in Council's record management system.

Refer to Council's "Specifications for As-Constructed Drawings" document for minimum ADAC version and supplying all mandatory information required therein.

*ADAC Sample Plans*

D-02 – Method of Recording "As Constructed" Stormwater Data - ADAC

R-22 – Method of Recording "As Constructed" Road Data - ADAC

S-02 – Method of Recording "As Constructed" Sewerage Data - ADAC

W-02 – Method of Recording "As Constructed" Water Reticulation Data - ADAC

- (4) Survey Requirements
- (a) The level and location information required for the As Constructed drawings must be collected by a Surveyor or a suitably experienced and qualified person supervised by a Surveyor.
  - (b) Coordinate Datum  
All coordinates should be based on either:
    - (i) The Geocentric Datum of Australia 1994 (GDA 94) and be projected to the Map Grid of Australia 1994 (MGA 94) Zone 56. Or where this is not practical;
    - (ii) An arbitrary plane coordinate grid.

- (c) Meridian Datum  
It is desirable for the meridian to be on the azimuth of the Map Grid of Australia 1994 Zone 56. Where this is not practical, another meridian may be used, but the origin of the meridian must be noted on the face of the plan.
  - (d) Height Datum  
All level data shall be reduced to the Australian Height Datum (AHD).
  - (e) Control  
As staged subdivisions encroach into areas with limited survey control, there is potential for positional accuracy of the Council's Digital Cadastre Database (DCDB) to be degraded. In order to maintain the accuracy and integrity of the DCDB it is imperative that sufficient survey control is established over new subdivisions as they are developed.  
Permanent Survey Marks (PSMs) should be placed within the subdivision as per the 'Cadastral Survey Requirements 2005, Clause 3.26.1 Connection to Permanent Survey Marks' such that are well spaced and provide a good coverage over the extent of the survey. These marks are to have MGA94 Zone 56 coordinates and AHD levels to at least 4th Order horizontal and vertical standard as defined in ICSM Standards and Practices for Control Surveys (SP1). They are also to have a cadastral connection on the plan of survey. This will enable the survey to be accurately positioned into the spatial representation of the existing cadastre (i.e. DCDB).  
The coordinate and level information, where they do not already exist, are to be forwarded to DERM on the appropriate form for inclusion in the Survey Control Database with a copy forwarded to Council with the 'as-constructed' information.
  - (f) Accuracy  
The location and level information shown on the 'as-constructed' plans are to conform to the following accuracy limits.
    - (i) Level:  $\pm 0.01$  metre (Earthworks  $\pm 0.05$  metre)
    - (ii) Horizontal:  $\pm 0.05$  metre
- (5) Drawing Scales
- |  |       |
|--|-------|
| (a) Roadworks                          | 1:500 |
| (b) Sewer Reticulation                 | 1:500 |
| (c) Water Reticulation                 | 1:500 |
| (d) Stormwater Drainage and Earthworks | 1:500 |
- (6) Each sheet of 'As-constructed' Drawings is to have a Title Block containing the following information:
- (a) Project description / Estate Name.
  - (b) Real Property Description
  - (c) Consulting Engineer's name.
  - (d) Surveyor's name.
  - (e) Developer's Name.
  - (f) All Council's Development Application numbers including approvals prior to the operational work approval e.g. 2010-1234.
  - (g) Scales including a scale bar.
  - (h) Plan Number and Sheet Number.
  - (i) Schedule and Date of Amendments.
  - (j) Approved by – Name, RPEQ Number, and Signature.
- (7) Hard Copy Plans
- (a) Three copies of all plans at the designated scale are required (A3 size preferred).
  - (b) They are to be black ink drawings, colour is to be avoided.

#### **SC6.1.9.4.5 Stormwater Drainage Engineering Calculations**

Where the drainage systems have been constructed out of tolerance and may be extended by future development either upstream or downstream; or in exceptional circumstances such as incorrect pipe sizes and major out of tolerance construction, the design calculation sheets shall be amended to reflect the 'As-Constructed' performance of the systems and submitted to Council as part of the As-Constructed submission.

#### **SC6.1.9.4.6 Test Results**

The following tests are to be submitted with the "As-Constructed" documentation prior to site inspection:

- (1) Quality testing on specified materials; for example:
  - (a) Select fill (e.g. CBR, plasticity index, etc., as specified).
  - (b) Subgrade (CBR).
  - (c) Sub-base course material (CBR).
  - (d) Base course material (CBR).
  - (e) Asphalt.
  - (f) Pipe bedding / haunch / side zone materials (grading).
  - (g) Subsoil drain filter material (grading).

- (h) Concrete strength (test cylinders).
- (2) Compaction testing of placed materials where specified; for example:
  - (a) Allotment fill.
  - (b) Fill under roads.
  - (c) Sub-Base course.
  - (d) Base course.
  - (e) Asphalt.
  - (f) Trench backfill.
  - (g) Pipe bedding / haunch zone.
- (3) Pipeline testing where specified; for example:
  - (a) Sewer line pressure tests.
  - (b) Sewer access chamber leak tests.
  - (c) Water main pressure tests.
  - (d) Water main water quality tests.
  - (e) CCTV Inspection tests.
  - (f) Water meter number and installation date.
- (4) All test results are to be submitted, including tests that fail to meet the specified standard. In the case of failed tests, the Consulting Engineer shall include details of the retesting / rectification work carried out.
- (5) Where the construction includes sprayed bitumen seal work, copies of the spray sheets are to be included with the 'as-constructed' documentation.

#### SC6.1.9.4.7 Operations and Maintenance Manuals

For each asset or structure (i.e. pump stations, reservoirs, gross pollutant traps) which requires specific maintenance procedures, Operations and Maintenance Manuals are to be provided. The manuals shall include spare parts lists, electrical diagrams, maintenance schedules, and all other relevant information which may assist with the running of the asset over its entire life.

**Table SC6.13 Unsealed Gravel Specification**

Particle size distribution sieve (mm)	% passing by wt	
	lower limit	upper limit
53	100	100
37.5	100	100
26.5		
19	80	100
9.5	55	90
4.75	40	70
2.36	30	55
0.425	12	30
0.075	5	20
Fines properties	lower limit	upper limit
LL		35
PI	4	15
LS	4	10
CBR	lower limit	upper limit
CBR soaked	11	
Calculated properties	lower limit	upper limit
PI x %pass 0.425	100	400
PI x %pass 0.075		100
%<.075/>%<2.36	0.3	0.6
%>2.36	20	60
%<26.5	100	
LSx%<.425 (max 240)	100	365
(%<26.5- %<2.36)x%<4.75/100	16	34

**Table SC6.14 Gympie Regional Council Standard Drawings**

R-01	Kerb and Channel, Profiles and Dimensions, including edge restraints, median and invert
R-02	Driveways, Residential Driveways

R-03	Invert Cross over, Driveway Slab, Dwelling House Type
R-04	Invert Cross over, Driveway Tracks, Pavers or Bridge, Dwelling House Type
R-05	Invert Cross over, Concrete Driveway, Commercial Type
R-06	Drainage Pits, Kerb Inlet – Lip in Line, Installation Details
R-07	Rural Road, Type Cross Section
R-08	Footpath Allocation, Typical Service Corridors and Alignments
R-09 - Sheet 1	Urban Street, Type Cross Section, Roadway Section and Concrete Footpath Details
R-09 - Sheet 2	Urban Street, Concrete Pathway, Construction Details
R-10	Urban Street, Concrete Pathway, Full Width
R-11	Type BAL Layout, Rural Site, Side Road AADT < 100
R-14	Buried Flexible Pipelines, Under Roads
R-15	Table Drain Crossing, with Vehicular Access
R-16	Table Drain Crossing, with Vehicular Access, Sight Distance Requirements
R-17	Concrete Floodway, Details and Dimensions, Typical Section

Note: Council's standard drawings are located on Council's website [www.gympie.qld.gov.au/planningscheme](http://www.gympie.qld.gov.au/planningscheme)  
All other referenced standard drawings can be obtained from the relevant organisation.

Table SC6.15 Inspection and Testing Plan

Elements of Works	Testing Requirements				Consulting Engineer's Responsibility	Council's Responsibility
	Test	AS / Spec	Min. Req.	Frequency		
<b>Pre-Start Meeting</b>					Outline procedures and objectives to be met. Highlight critical aspects of the design. Provide all relevant Contractor and construction details.	Record contact details. Inform Consulting Engineer of information, various hold points & inspections required. Outline performance and standard of work required.
<b>ROADWORKS AND STORMWATER DRAINAGE</b>						
<b>Allotment Filling :</b>						
Quality of Material	Visual			All lots with fill more than 200mm in depth	Engineer to make sufficient job visits to ensure quality of material and operations. Engineer to examine, endorse and submit all testing results Level 1 Certification required.	Visit site for random audit inspection if considered warranted.
Compaction	AS1289.5.1.1	AS3798 AusSpec C213.36	95% Std	1 test per fill layer (200mm) per 500m <sup>2</sup>		
Alignment	As-Con Dwgs		Finish SL survey of Lot boundaries etc			
<b>Earthworks :</b>						
Cut / Fill ( general ) >300mm below sub-grade	AS1289.5.1.1	AusSpec C213.36	95% Std	1 test per fill layer (200mm) per 100m	Engineer to make routine visits and attend during proof rolling, and to examine, endorse and submit all test results and any cross section geometry.	Visit site for random audit inspection if considered warranted.
Cut / Fill ( select ) 0 - 300mm below sub-grade	AS1289.5.1.1	AusSpec C213.36	100% Std	1 test per fill layer (200mm) per 100m		
Batters - Urban	Survey	GRC Std Dwg R-09	as per Dwg	20m intervals		
- Rural	Survey	GRC Std Dwg R-07	as per Dwg	20m intervals		
<b>Sub-Grade :</b>						
Compaction	AS1289.5.1.1	AusSpec C213.36	100% Std	1 test per 100m	Engineer to make routine visits and attend during proof rolling, and to examine, endorse and submit all test results and cross section geometry.	Joint inspection with consulting engineer including proof roll, profiles, clearing, and any issues in general.
	Proof Roll	Fully laden, single rear axle water cart.	NO visible flexing or movement	Length and width of prepared area.		
Horiz. & Vert. Alignments	Survey			IP, TP, CL every 20m		
Profiles	Stringline	DMR Spec MRS11.05.9	+ / - 15mm	IP, TP, CL every 20m		
<b>Sub-Base :</b>						
Material Quality	Q103A,104,105,106	DMR Spec MRTS11.05.7	Table 10 (Type 2)	1 test per 500m <sup>3</sup> OR	Quarry lot testing (preferred)	Visit site for random audit inspection if considered warranted.
Compaction	AS1289.5.1.1	DMR Spec MRTS11.05.9	100% Std	1 test per 100m		
	Proof Roll	Fully laden, single rear axle water cart.	NO visible flexing or movement	Length and width of prepared area.	Engineer to make sufficient job visits to ensure compliance with specific requirements.	
Profile and Depth	Stringline	DMR Spec MRTS11.05.9	+ / - 15mm	CL every 20m		

**Table SC6.15 Inspection and Testing Plan Cont'd**

Elements of Works	Testing Requirements				Consulting Engineer's Responsibility	Council's Responsibility
	Test	AS / Spec	Min. Req.	Frequency		
<b>ROADWORKS AND STORMWATER DRAINAGE</b>						
<b>Base (Pre-seal) :</b>						
Material Quality	Q103A,104,105,106	DMR Spec MRTS11.05.7	Table 7 (Type 1) Table 10 (Type 2)	1 test per 500m <sup>3</sup> OR	Quarry lot testing (preferred)	Joint inspection with consulting engineer including proof roll, profiles and any issues in general.
Compaction	AS1289.5.1.1	DMR Spec MRTS11.05.9	102% Std (Type 1) 100% Std (Type 2)	1 test per 100m	Engineer to make routine visits and attend during proof rolling, and to examine, endorse and submit all test results and cross section geometry.	
	Proof Roll	Fully laden, single rear axle water cart.	NO visible flexing or movement	Length and width of prepared area. IP, TP, CL every 20m		
Profiles	Stringline	DMR Spec MRTS11.05.9	+ / - 15mm			
<b>Prime for AC :</b>					Engineer to submit seal design and spray rates to Council prior to seal. Spray sheets to be submitted to Council after sealing	Visit site for random audit inspection if considered warranted.
AMC0 or AMC00		DMR Spec MRTS11.20				
<b>AC Surfacing (DG10) :</b>					Engineer to be present during surfacing operations and to endorse all test and level results.	
Particle Size distribution	Q103B	DMR Spec MRTS11.30	Table 7	1 test per 500 tonne		
Compaction	AS1141.17	DMR Spec MRTS11.30	90% Std	1 test per 500 tonne		
Horiz. & Vert. Alignments	Visual and RL's					
Profiles	Stringline	DMR Spec MRTS11.30	+ / - 5mm	20m intervals		
<b>2 Coat Bitumen Seal :</b>					Engineer to submit seal design and spray rates to Council prior to seal. Spray sheets to be submitted to Council after sealing	Visit site for random audit inspection if considered warranted.
C170 or C320 cutback bit.		DMR Spec MRTS11.17				
Aggregate for 2 Coat Seal :					Aggregate size to be nominated as part of the seal design submitted to Council prior to sealing.	Visit site for random audit inspection if considered warranted.
Material Quality	Q103B	DMR Spec MRTS11.22	Table 6	1 test per 500m <sup>2</sup>	Aggregate size confirmed on spray sheets submitted to Council after sealing.	
<b>Concrete Base at Intersection Thresholds :</b>					Engineer to attend during pour to verify depth and re-inforcing placement, endorse test results, examine surface finish, ensure proper curing and protection of the work.	Visit site for random pre-pour and post-pour inspections if considered warranted.
Material Quality	AS1012.9	AusSpec C248.10, C248.35, C248.36. Prop.	32MPa	1 test per batch		
Profiles	Stringline	AusSpec C248.33	+ / - 5mm	Each threshold		



<b>Concrete Footpaths</b>	Consistency / Comp Strength	AS1012		1 test per 50m	Lodge test with Council	Visit site random inspections
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**Table SC6.15 Inspection and Testing Plan Cont'd**

Elements of Works	Testing Requirements				Consulting Engineer's Responsibility	Council's Responsibility
	Test	AS / Spec	Min. Req.	Frequency		
<b>ROADWORKS AND STORMWATER DRAINAGE</b>						
<b>Sub-Soil Drains :</b>						
Pipe	AS2439.1	AusSpec C230.10		1 test per batch	Engineer to approve pipe filter material, confirm bedding and surround, and general grade of sub-soil drains.	Visit site for random audit inspection if considered warranted.
Filter Material	AS1141.11	AusSpec C230.12, C230.13	Table C230.1	1 test per 500m <sup>2</sup>		
Placement		AusSpec C231.05				
		GRC Std Dwg R-09				
Cleaning Joints & Markers	Visual			Each		
Trench Backfill for Conduits	AS1289.5.4.1	AusSpec C231.05	100% Std	1 test per trench	Engineer to make sufficient job visits to ensure compliance with specs and to view & endorse all test results.	Visit site for random audit inspection if considered warranted.
		AusSpec C306.12				
<b>Kerb Channel :</b>						
Material Quality	AS1012.9	AS2876			Engineer to make sufficient job visits to ensure compliance with specs, verify correct depths and profiles, endorse test results, examine surface finish, and ensure proper curing and protection of the work.	Visit site for random audit inspection if considered warranted.
		AusSpec C271.29	32MPa	1 test per batch		
Placement		AusSpec C271.23				
		AusSpec C271.25				
Profiles		AusSpec C224.12				
		GRC Std Dwg R-01				
Horiz. & Vert. Alignments	Visual &	AS2876	+ / - 10mm (align)	20m intervals		
	stringline	AusSpec C224.12	0 to 5mm (ponding)			
<b>Road Crossing Conduits :</b>						
Location	Visual	GRC Std Dwg R-14, Planning Scheme Policy 1.	As per GRC Std Dwg	Each conduit	Engineer to make sufficient job visits to ensure all conduits are in correct locations and to specified depths.	Visit site for random audit inspection if considered warranted.
Installation	Visual	AusSpec C303, C305, C306.			Engineer to ensure all markers are correctly placed.	
Markers	Visual					
<b>Topsoil and Grassing</b>	Visual	AusSpec C273.04	100mm topsoil	Each Sub-division	Engineer to ensure all affected areas are topsoiled, seeded, turfed	Visit site for random audit inspection if considered warranted.
		Planning Scheme Policy 1				

		80% grass cover, 2 strips turf at kerb minimum 600mm wide	&/or grassed, and watered as per spec.
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**Table SC6.15 Inspection and Testing Plan Cont'd**

Elements of Works	Testing Requirements				Consulting Engineer's Responsibility	Council's Responsibility
	Test	AS / Spec	Min. Req.	Frequency		
<b>ROADWORKS AND STORMWATER DRAINAGE</b>						
<b>Stormwater Drainage :</b>						
Location, SL & IL's of	Survey	QUDM		Each	Engineer to make sufficient visits to ensure compliance with specs and to view and endorse all test results including survey.	Visit site for random audit inspection if considered warranted.
Drainage structures		AusSpec C221.26	+/- 10mm			
Catchpits	Visual	GRC Std Dwg R-06		Each		
Manholes	Visual	IPWEAQ Std Dwg D-0010		Each		
Excavation	Visual	AusSpec C221.05				
Bedding	AS3725	AusSpec C221.06	Table C221.1	Each		
	AS1141.11					
Installation		AusSpec C221.07		Each		
Backfill	AS1289.5.4.1	AusSpec C221.08	100% Std	Each		
Headwalls, Wings, & Aprons	Survey	AusSpec C223.04, C223.05, C223.08	+/- 10mm	Each		
Lined Open Drains	Survey	AusSpec C224.07, C224.08	+/- 10mm	Each	Lining specification and velocity check	
Concreting	AS1012.9	AusSpec C271.23, C271.25, C271.28, C271.29	25MPa Catchpits 32MPa Head & Wing	1 test per batch		
<b>Roof water / Inter-allotment</b>	Visual	AS2032, AusSpec C221.19, C221.20, C221.21, C221.22		Each	Engineer to make sufficient visits to confirm that all structures and pipes are constructed to specification.	Joint inspection with consulting Engineer at On-Maintenance.
<b>Drainage</b>	Survey					
All works prior to On-Maintenance.	Visual					
	Survey	Planning Scheme Policy 1 SC6.1.4.4 Inspections	Pass	1 inspection	Engineer to make sure all works comply with design intent and all test results, and As-Const. Information & certification of the works submitted to GRC prior to inspection.	Joint ON-Maintenance inspection with Consulting engineer and notify requirements if any.

**Table SC6.15 Inspection and Testing Plan Cont'd**

Elements of Works	Testing Requirements				Consulting Engineer's Responsibility	Council's Responsibility
	Test	AS / Spec	Min. Req.	Frequency		
<b>SEWERAGE RETICULATION</b>						
Location & levels of Manholes & Y-junctions and Excavation	Survey & RL's	Planning Scheme Policy 1		Each	Engineer to make sufficient job visits to confirm generally that all structures and pipelines are located and constructed to specifications and standards.	Visit site for random inspections if considered warranted. Joint On-Maint inspection with Consulting Engineer and notify requirements, if any.
	Visual	WSAA Sew code 02-2002 -Part 3.15				
Bedding Materials	Grading	WSAA Sew code 02-2002 - Part 3.16		1 test per 200m <sup>2</sup>	Engineer to endorse all test results including pressure testing. Engineer to witness and approve all water tightness tests at manholes. CCTV required with full video & full pipeline grades printed.	
Manholes, Pipelines and	Visual	WSAA Std Dwgs - Sew1201 to 1205 AusSpec C271.23, C271.25, C271.28, C271.29		Each		
Concrete Bases	AS1012.9	WSAA Sew code 02-2002 -Part 3.17 & 18 WSAA Std Dwgs-Sew1103 to 1105, Sew1109, Sew1201, Sew1300 to 1306, Sew1309 to 1312, Sew1314 & 1316	32MPa	Each		
Backfilling	AS1289.5.4.1	AusSpec C231.05 WSAA Sew code 02-2002 - Part 3.20 & 21 WSAA Std Dwgs -Sew1201 to 1208, Sew1314 to 1317, Sew1400 to 1402	100% Std	1 test per 100m or every 20m of road crossing.	Engineer to ensure sand surround and backfilling carried out to pipe manufacturer's requirements, as well as specifications.	GRC engineer will order test if doubt exists as to satisfactory backfilling procedures followed.
Pressure Test on Pipes	ASTM C1214M	WSAA Sew code 02-2002	< or = 7kPa loss	Each Pipe		
Vacuum Test on Manholes	ASTM C1214M	-Part 3.22	Table 22.6	Table 22.5	Engineer to endorse all test results including pressure testing.	Visit site for random inspections if considered warranted.
Water Test on Manholes	Visual		No loss	1 test per 3 Manholes		
Ovality of non-rigid pipes		WSAA Sew code 02-2002 - Part 3 App G			Engineer to endorse all test results.	Visit site for random inspections if considered warranted.
PVC	Proving Ring	AS/NZS1260	Pass	Each		
GRP	Proving Ring	AS/NZS3571	Pass	Each		

**Table SC6.15 Inspection and Testing Plan Cont'd**

Elements of Works	Testing Requirements				Consulting Engineer's Responsibility	Council's Responsibility
	Test	AS / Spec	Min. Req.	Frequency		
<b>WATER RETICULATION</b>						
Locations and Depths		Planning Scheme Policy 1		Each	Engineer to make sufficient job visits to confirm generally that construction is in accordance with requirements and that location of all fittings are to specification and meet all relevant standards.	Visit site for random inspections if considered warranted. Joint On-Maintenance inspection with Consulting Engineer and notify requirements, if any.
Mains to boundaries				Each		
Valves, Hydrants, Scours & Bends		GRC Std Dwg R-08	As per GRC Std Dwg	Each		
Excavation		WSAA Wat code 03-2002 -Part 3.13		Each		
Bedding Materials		Planning Scheme Policy 1 WSAA Wat code 03-2002 -Part 3.14 WSAA Std Dwgs -Wat1201 to 1204		Each		
Pipelines		Planning Scheme Policy 1 WSAA Wat code 03-2002 -Part 3.15 WSAA Std Dwgs -Wat1101 to 1109 -Wat1201 -Wat1205 to 1214 -Wat1301 to 1313 -Wat1400 to 1404 -Wat1406 to 1409	The mains, including valves, shall be pressure tested to 1200 kPa. Once the test pressure is reached, it shall stand without make-up for 15 minutes. The test will be considered to have passed if no makeup water is required to maintain the pressure. The pressure test must be certified by the Consulting Engineer or by a tester approved by GRC. The certification is to be supplied with the As-Constructed information.	Each	All testing results to be examined and endorsed before forwarding to GRC. Pressure testing of all pipelines to be witnessed. Arrange chlorination of lines if necessary.	

**Table SC6.15 Inspection and Testing Plan Cont'd**

<b>MAINTENANCE PERIOD</b>			
<b>Prior to Acceptance</b>	Must pass all prior hold points.		
<b>"On-Maintenance"</b>	Refer section SC6.1.4.5.4 Major Inspections of Planning Scheme Policy 1 : Development Standards	Preparation of As-Constructed Information to Council's satisfaction. Certify that responsibilities have been carried out in accordance with the Inspection and Testing Plan and make additions or amendments agreed at Pre-Start meeting or subsequently.	Council to accept and check the As-Constructed Drawings within twenty (20) days and advise the consulting engineer of any further requirements. When complete advise in writing of acceptance "On-Maintenance".
	As-Constructed Information to be prepared and submitted to Council. Refer section SC6.1.9.4 As-Constructed Drawings and Documentation of Planning Scheme		
	Policy 1 : Development Standards		
<b>During Maintenance Period</b>	Any defects are to be repaired within a reasonable time period. Works to be maintained per specification.	Consulting Engineer to ensure all minor omissions and defects receive suitable attention and to examine and approve site prior to requesting an "Off-Maintenance" inspection.	Council to advise Consulting Engineer if any complaints are received or if any defects are identified.
<b>"Off-Maintenance"</b>	Confirmation that no defects are evident.		
	Works to be donated to Council in safe and good working order. Refer section SC6.1.4.5.4 <i>Major Inspections</i> of Planning Scheme Policy 1 : Development Standards	Consulting Engineer to accompany Council Inspection team and to note any requirements.	Council Inspection team to accompany Consulting Engineer and Contractor and to advise of any requirements. When complete advise in writing of acceptance "Off-Maintenance".

*PRIVACY STATEMENT: Gympie Regional Council collects personal information where it is directly related to a function or activity of Council and where the collection of such information may be reasonably considered as necessary for that purpose. It will only use personal information for that purpose, and will not disclose it, except as permitted under the Information Privacy Act 2009.*

## SC6.1.10 Landscape Plans and Plant Species

### SC6.1.10.1 Purpose

- (1) The purpose and effect of this policy is to:
- outline the circumstance when Council is likely to request a landscape plan in association with other development;
  - describe the standard of information required in a landscape plan for various types of development;
  - describe the type of information and design requirements to be included in a landscape plan; and,
  - provide information on appropriate species selection for landscaping works associated with new developments in the region.

### SC6.1.10.1.2 When Council may request Landscape Plans

- (1) Without limiting its discretion under SPA section 276<sup>4</sup>, Council may request landscape plans in any circumstances Council determines.

### SC6.1.10.1.3 Definitions

**“landscape plan”** means a plan containing the information detailed in SC6.1.11.1.4 and SC6.1.11.1.5 below.

**“landscaping”** means the treatment of premises for the purposes of enhancing or protecting the amenity of a site and the surrounding locality by:

- Screening by fences, walls or other means;
- Planting of trees, hedges, shrubs and grass;
- Formation of banks, terraces or other alterations to the land form;
- Laying out of gardens or courts;
- Installation of other amenity features, including hardscape elements of seats, rubbish bins, bollards, shade structures, lighting and playgrounds.

The term excludes any form of paving for vehicle driveways, parking areas, access lanes and the like.

**Groundcovers** (0-1 metre): compact low herbaceous plants and shrubs that cover the surface of the ground helping to prevent erosion and weed invasion (includes grasses, clumping vines, strappy leaved plants, rushes and small shrubs).

**Shrub** (1-5 metres): multi-stemmed, woody plants of relatively low height, vegetation can be to the ground, plants able to be pruned without adversely affecting health.

**Tree** (5 plus metres): commonly a single trunked woody plant of significant size when fully grown.

### SC6.1.10.1.4 Standard of Landscape Plans and information required

- (1) Without limiting its discretion under SPA section 276<sup>5</sup>, Council may request the standards of landscape plans and specific information identified in Table SC6.18 Landscape Plan Standards for the following types of applications:
- preliminary approval - Conceptual Landscape Plan;
  - development permit for subdivision of land - Limited Landscape Plan;
  - development permit for material change of use - Full Landscape Plan.

**Table SC6.16 Landscape plan standards**

Specific Information Required	Standard of Plan		
	Conceptual	Limited	Full
Landscape areas defined	✓	✓	✓
Existing vegetation identified	✓	✓	✓
Growth form and purpose of vegetation identified	✓	✓	✓
Surface treatments, fencing and other hardscape elements identified	✓	✓	✓

Specific Information Required	Standard of Plan		
	Conceptual	Limited	Full
Locations and species to be planted – plotted to scale		✓	✓
Additional details shown in SC6.1.13.1.5 Additional Information for Full Landscape Plans			✓

### SC6.1.10.1.5 Additional Information for Full Landscape Plans

- (1) General information:
  - (a) date of preparation;
  - (b) scale (1:100 preferred);
  - (c) project description and location;
  - (d) client's name, address and contact number;
  - (e) designer's name, address and contact number.
- (2) Site and design information:
  - (a) clear definition of extent of landscape areas;
  - (b) clear definition between existing and proposed buildings and landscaping (where applicable);
  - (c) clear definition of property boundaries, adjacent allotments, roads and street names;
  - (d) location of drainage, sewerage and other underground services and overhead power lines;
  - (e) locations and dimensions of proposed easements;
  - (f) location and name of all existing trees, clearly nominating those trees which are to be removed;
  - (g) soil type (e.g. sand, clay, loam) and condition (e.g. well drained, low lying);
  - (h) locality plan, showing site boundaries in relation to adjacent properties and streets.
- (3) Landscape area calculation:
  - (a) calculation of the square metre area of landscaping required by Council;
  - (b) calculation of the square metre area of landscaping actually provided broken down into turfed and planted areas.
- (4) Detailed design information:
  - (a) surface treatment e.g. paving, mulch, turf, roadway and resultant slope gradients;
  - (b) edge treatments, particularly garden edges;
  - (c) plant schedule including botanical name, quantity and staking;
  - (d) location and species of proposed and existing (to remain) plants;
  - (e) planting bed preparation;
  - (f) root barrier designs where necessary;
  - (g) subgrade treatment of planting beds in areas of compaction, particularly involving vehicle parking areas;
  - (h) details and soil depths of planter boxes and podiums;
  - (i) mounding, contouring, levelling or shaping of the surface levels, particularly around areas of changes of levels;
  - (j) surface and subsurface drainage and collection points;
  - (k) method of erosion control on slopes steeper than 1:4;
  - (l) position of external elements e.g. seats, bollards, bins, lights, walls and fences;
  - (m) fence height, material and finish;
  - (n) irrigation systems;
  - (o) paving type if area includes public footpaths;
  - (p) the arrangements proposed to be made for the future maintenance of the landscaping including measures undertaken to reduce management burden e.g. mowing difficulty.

**Table SC6.17 Minimum planting sizes**

Plant	Pot Size
Advanced feature tree	45 litre
Trees other than advanced feature trees	300mm
Large Shrubs	200mm
Groundcovers	150mm

**Table SC6.18 Minimum planting densities**

Plant	Minimum Density for Boundary and Frontage Landscape Planting	Minimum Density for Other Landscape Planting
Trees	At 2.0 metre centres	At 5.0 metre centres
Shrubs	At 1.0 metre centres	At 1.0 metre centres

Plant	Minimum Density for Boundary and Frontage Landscape Planting	Minimum Density for Other Landscape Planting
Groundcovers	At 0.5 – 1.0 metre centres	At 0.5 – 1.0 metre centres

### SC6.1.10.1.6 Plant Species Lists

#### GYMPIE REGION (OTHER THAN COOLOOLA COAST) – local native species

**Table SC6.19 Ground covers**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Artanema fimbriatum</i>	Koala Bells	0.6	0	
<i>Austromyrtus dulcis</i>	Midyim	1	1	
<i>Baumea articulata</i>	Jointed Twig-rush	2	1	
<i>Carex appressa</i>	Tussock Sedge	1.5	1	
<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0	Ground cover
<i>Chrysocephalum apiculatum</i>	Yellow Buttons	0.5	0	
<i>Crinum pedunculatum</i>	Swamp Lilly	1	0.5	
<i>Dianella brevipedunculata</i>		0.6	0.5	
<i>Dianella caerulea</i>	Blue Flax Lily	1-2	0.5	
<i>Dianella longifolia</i>		1	0.5	
<i>Ficinia nodosa</i>	Knobby Club Rush	0.9	1	
<i>Gahnia aspera</i>	Saw Sedge	0.8	1	
<i>Gahnia sieberiana</i>	Red-fruited Saw Sedge	1-3	3	
<i>Goodenia rotunda difolia</i>		-	0	Ground cover
<i>Hardenbergia violacea</i>	False Sarsaparilla, Native Sarsaparilla	-	0.5	Vine, ground cover
<i>Hibbertia scandens</i>	Twining Guinea Flower	-	2	Vine, ground cover
<i>Juncus kraussii</i>	Sea Rush	1	1	
<i>Juncus usitatus</i>	Common Rush	1.2	1	
<i>Lepironia articulata</i>	Grey Rush	2.5	2	
<i>Lomandra filiformis</i>	Tufted Mat Rush	<1	2	
<i>Lomandra hystrix</i>	Mat Rush	2	2	
<i>Lomandra longifolia</i>	Mat Rush	1-1.5	2	
<i>Lomandra multiflora</i>	Many-flowered Mat Rush	0.9	2	
<i>Melaleuca thymifolia</i>	Thyme Honey Myrtle	1	2	
<i>Themeda triandra</i>	Kangaroo Grass	0.5-1	1	
<i>Viola banksii</i>	Ivy-leaf Violet	0.1	0	Ground cover, low light requirements
<i>Viola betonicifolia</i>	Arrow-leaved Violet	0.1	0	
<i>Xanthorrhoea fulva</i>	Wallum Grass Tree	0.5	2	
<i>Xerochrysum bracteatum</i>	Everlasting Daisy	0.8	0	

**Table SC6.20 Shrubs**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acacia amblygona</i>		1-2	1	Prickly leaves
<i>Acacia complanata</i>	Flat-stemmed Wattle	3-4	2	
<i>Acacia conferta</i>	Crowed-leaved Wattle	2	2	
<i>Alpinia caerulea</i>	Native Ginger	2	2	
<i>Archidendron lovelliae</i>	Bacon Wood	5	4	Vulnerable tree
<i>Backhousia myrtifolia</i>	Grey Myrtle, Cinnamon Myrtle	3-8	4	
<i>Banksia robur</i>	Swamp Banksia	1-2	2	
<i>Banksia oblongifolia</i>	Dwarf Banksia	1-2	1	
<i>Banksia spinulosa</i>	Golden Candlesticks, Hairpin Banksia	1-2	2	
<i>Breynia oblongifolia</i>	Coffee bush	3	2	
<i>Callicarpa pedunculata</i>	Velvet Leaf	4	3	
<i>Citrus australasica</i>	Finger Lime	3	3	



<i>Citrus australis</i>	Native Lime	3	3	
<i>Clerodendrum floribundum</i>	Lolly Bush	2-4	4	
<i>Clerodendrum tomentosum</i>	Hairy-leaved Lolly Bush	2-4	4	
<i>Cordylina petiolaris</i>	Broad-leaved Palm Lily	4	1	
<i>Cordylina rubra</i>	Red-fruited Palm Lily	<2	1	
<i>Cryptocarya laevigata</i>	Glossy Laurel	4-6	3	
<i>Dillwynia glaberrima</i>	Smooth Parrot Pea	1	1	
<i>Hovea acutifolia</i>	Purple Pea Bush	1-3	2	
<i>Jacksonia scoparia</i>	Dogwood	2-4	2	
<i>Leptospermum petersonii</i>	Lemon-scented Tea-tree	4	3	
<i>Leptospermum polygalifolium</i>	Wild May	2-3	2	
<i>Linospadix monostachya</i>	Walking Stick Palm	2-3	3	
<i>Mallotus claoxyloides</i>	Green Kamala	4	4	
<i>Melaleuca pachyphylla</i>	Wallum Bottlebrush	1-2	2	
<i>Melastoma malabathricum</i> subsp. <i>malabathricum</i>	Native Lasiandra, Blue Tongue	2	2	
<i>Persoonia virgata</i>	Wallum Geebung	2	2	
<i>Phebalium woombye</i>	Phebalium	3	3	
<i>Piidiostigma rhytispermum</i>	Small-leaved Plum Myrtle	2-3	2	
<i>Pittosporum multiflorum</i>	Orange Thorn	3	2	
<i>Podolobium ilicifolium</i>	Holly-leaved Pea	1	1	
<i>Pultenaea villosa</i>	Kerosene Bush, Hairy Pea Bush	1.5	2	
<i>Sannantha similis</i> syn. <i>Baeckea virgata</i>	Twiggy Myrtle	2-3	3	
<i>Wikstroemia indica</i>	Tie Bush	2	2	
<i>Xanthorrhoea glauca</i>	Blue-leaved Grass Tree	5	2	
<i>Xanthorrhoea johnsonii</i>	Forest Grass Tree	2-7	2	

**Table SC6.21 Trees**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acacia disparrima</i> subsp. <i>disparrima</i>	Hickory Wattle	6-25	10	
<i>Acmena smithii</i>	Lilly Pilly	6-25	12	
<i>Acronychia laevis</i>	Glossy Acronychia	10	8	
<i>Agathis robusta</i>	Kauri Pine	15-20	10	
<i>Allocasuarina littoralis</i>	Black She-oak	5-7	5	
<i>Allocasuarina torulosa</i>	Forest Oak	8-20	10	
<i>Alphitonia excelsa</i>	Soap Tree, Red Ash	6-15	8	
<i>Alphitonia petriei</i>	White Ash	6-25	4	
<i>Araucaria cunninghamii</i>	Hoop Pine	50	15	Large sites
<i>Archirhodomyrtus beckleri</i>	Rose Myrtle	6-15	3	
<i>Archontophoenix cunninghamiana</i>	Piccabeen Palm	8-15	4	
<i>Argyrodendron trifoliolatum</i>	Rusty Booyong	8-30	6	
<i>Aurantiarca rhombifolium</i>	Diamond-leaved Pittosporum	8-15	5	
<i>Backhousia citriodora</i>	Lemon Myrtle, Lemon Ironwood	6-15	8	
<i>Banksia aemula</i>	Wallum Banksia	5-8	3	
<i>Banksia integrifolia</i> subsp. <i>integrifolia</i>	Coastal Banksia	5-10	8	
<i>Barklya syringifolia</i>	Crown of Gold	8-15	5	
<i>Brachychiton acerifolius</i>	Flame Tree	8-20	10	
<i>Brachychiton australis</i>	Large-leaved Bottle Tree	8-12	10	
<i>Brachychiton discolor</i>	Lace Bark Tree	8-20	10	
<i>Callitris columellaris</i>	Coastal Cypress Pine	7-20	10	
<i>Castanospermum australe</i>	Black Bean	8-20	10	Large sites
<i>Castanospora alphanthii</i>	Brown Tamarind	6-10	10	
<i>Cassia brewsteri</i>	Leichardt Bean	7-12	5	
<i>Casuarina cunninghamiana</i>	River She-oak	30	20	
<i>Casuarina glauca</i>	Swamp Oak	6-15	15-20	
<i>Cinnamomum oliveri</i>	Oliver's Sassafras	8-30	8	
<i>Commersonia bartramia</i>	Brown Kurrajong	8-12	8	
<i>Corymbia citriodora</i> subsp. <i>variegata</i>	Spotted Gum	35	15	Large sites

<i>Corymbia intermedia</i>	Pink Bloodwood	15-20	10	
<i>Cryptocarya triplinervis</i>	Three-veined Cryptocarya	6-25	8	Large sites
<i>Cupaniopsis anacardioides</i>	Tuckeroo	5-15	6	
<i>Cupaniopsis parvifolia</i>	Small-leaved Tuckeroo	5-12	6	
<i>Cyathea cooperi</i>	Scaly Treefern	12	6	
<i>Diploglottis australis</i>	Native Tamarind	12	5	
<i>Ehretia acuminata</i>	Koda	8-15	8	
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	10	8	
<i>Elaeocarpus grandis</i>	Blue Quandong	35	15	Large sites, buttress roots
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3-7	4	
<i>Ficus coronata</i>	Creek Sandpaper Fig	15	15	
<i>Ficus fraseri</i>	Sandpaper Fig	15	15	
<i>Ficus macrophylla</i>	Moreton Bay Fig	10-30	15	Large sites, buttress roots
<i>Ficus opposita</i>	Sandpaper Fig	15	15	
<i>Ficus racemosa</i>	Cluster Fig	15	15	
<i>Flindersia australis</i>	Crows Ash, Teak	10-30	15	Large sites
<i>Flindersia collina</i>	Leopard Ash	40	15	
<i>Flindersia schottiana</i>	Bumpy Ash, Cudgerie	10-30	15	Large sites
<i>Flindersia xanthoxyla</i>	Yellow Wood	25	15	
<i>Glochidion ferdinandi</i>	Cheese Tree	10	7	
<i>Glochidion sumatranum</i>	Button Wood, Large-leaved Cheese Tree	12	7	
<i>Gmelina leichhardtii</i>	White Beech	30	8	Large sites
<i>Gossia bidwillii</i>	Python Tree	6	3	
<i>Gossia hillii</i>	Scaly Myrtle	5	3	
<i>Grevillea hilliana</i>	White Yiel-Yiel	8-20	8	
<i>Grevillea robusta</i>	Silky Oak	40	15	Large sites
<i>Harpullia hillii</i>	Blunt-leaved Tulip	8-20	10	
<i>Harpullia pendula</i>	Tulipwood	10-20	10	
<i>Hibiscus tiliaceus</i>	Cottonwood	5-10	12	
<i>Homalanthus nutans</i>	Native Bleeding Heart	12	10	
<i>Hymenosporum flavum</i>	Native Frangipani	6-15	8	
<i>Jagera pseudorhus</i> var. <i>pseudorhus</i>	Foambark	7-20	5	
<i>Livistona australis</i>	Cabbage Tree Palm	6-20	8	
<i>Livistona decora</i>	Weeping Cabbage Palm	6-20	8	
<i>Lophostemon confertus</i>	Brush Box	10-35	15	Large sites
<i>Lophostemon suaveolens</i>	Swamp Box	8-25	15	
<i>Macaranga tanarius</i>	Macaranga	5-7	8	
<i>Mallotus discolor</i>	Yellow Kamala	6-20	6	
<i>Mallotus philippensis</i>	Red Kamala	7-20	6	
<i>Melaleuca bracteata</i>	Black Tea-tree	8-15	12	
<i>Melaleuca decora</i>	Decorative Paperbark	6	8	
<i>Melaleuca linariifolia</i>	Snow in Summer	5-25	12-15	
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	6-20	15	
<i>Melaleuca salicina</i>	Willow Bottlebrush	7-10	6	
<i>Melaleuca styphelioides</i>	Prickly Paperbark	6	6	
<i>Melaleuca viminalis</i>	Weeping Bottlebrush	6	6	
<i>Melia azedarach</i>	White Cedar	6-15	8	
<i>Melicope elleryana</i>	Pink Euodia	6-12	8	
<i>Melicope micrococca</i>	White Euodia	4-10	5	
<i>Mischarytera lautereriana</i>	Corduroy Tamarind	8-15	12	
<i>Neolitsea dealbata</i>	White Bolly Gum	5-7	3	
<i>Pararchidendron pruinsum</i>	Snow Wood	15	4	
<i>Petalostigma pubescens</i>	Quinine Bush	4-8	5	
<i>Petalostigma triloculare</i>	Quinine Bush	4-8	5	
<i>Pittosporum revolutum</i>	Forest Pittosporum	1-3	3	
<i>Pittosporum undulatum</i>	Sweet Pittosporum	5-10	7	
<i>Polyscias elegans</i>	Celery Wood	6-20	8	
<i>Polyscias murrayi</i>	Pencil Cedar	20	8	
<i>Podocarpus elatus</i>	Brown Pine	10-35	8	Large sites
<i>Rhodosphaera rhodanthema</i>	Deep Yellowwood	8-20	8	
<i>Stenocarpus salignus</i>	Scrub Beefwood	6-20	6	
<i>Stenocarpus sinuatus</i>	Wheel of Fire	6-20	4	
<i>Sterculia quadrifida</i>	Peanut Tree	7-15	8	

<i>Synoum glandulosum</i> subsp. <i>glandulosum</i>	Scentless Rosewood	10	3	
<i>Syzygium australe</i>	Brush Cherry	5-18	8	
<i>Syzygium floribundum</i>	Weeping Lilly Pilly	8-30	15	Large sites
<i>Syzygium francisii</i>	Giant Water Gum	10-20	15	
<i>Syzygium luehmannii</i>	Riberry, Small-leaved Lilly	8-25	12	Large sites
<i>Syzygium oleosum</i>	Blue Lilly Pilly	6-15	6	
<i>Tristaniopsis laurina</i>	Water Gum	15	12	

**Table SC6.22 Vines**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Callerya megasperma</i>	Native Wisteria	-	4	
<i>Cissus antarctica</i>	Kangaroo Vine	-	4	Vine – large sites, vigorous
<i>Cissus hypoglauca</i>	Giant Water Vine	-	4	Vine – large sites, vigorous
<i>Elaeagnus triflora</i> var. <i>triflora</i>	Millaa Vine	-	4	
<i>Eustrephus latifolius</i>	Wombat Berry	-	0.5	
<i>Geitonoplesium cymosum</i>	Scrambling Lily	-	0.5	
<i>Hoya australis</i> subsp. <i>australis</i>	Wax Flower Vine	-	3	
<i>Jasminum didymium</i> subsp. <i>racemosum</i>	Slender Jasmine	-	4	
<i>Jasminum singuliflorum</i>	Soft Jasmine	-	4	
<i>Jasminum volubile</i>	Native Jasmine	-	4	
<i>Kennedia rubicunda</i>	Red Kennedy Pea	-	4	
<i>Morinda jasminoides</i>	Morinda	-	4	
<i>Pandorea jasminoides</i>	Bower of Beauty	-	4	
<i>Pandorea pandorana</i>	Wonga Vine	-	4	
<i>Pararistolochia praevenosa</i>	Birdwing Butterfly Vine	-	4	Near threatened vine
<i>Parsonia straminea</i>	Monkey Rope Vine	-	4	Vine – large sites, vigorous
<i>Piper hederaceum</i> var. <i>hederaceum</i>	Pepper Vine	-	4	
<i>Tetrastigma nitens</i>	Native Grape	-	4	

**GYMPIE REGION (OTHER THAN COOLOOLA COAST) – Improved native varieties****Table SC6.23 Ground covers**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Anigozanthos</i> sp.	Kangaroo Paw	0.5-1	0.5	All varieties
<i>Banksia</i> sp.	Banksia	0.5-1	1	All varieties
<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0	All varieties
<i>Callistemon</i> sp.	Bottle Brush	0.5-1	1	All varieties
<i>Casuarina</i> sp.	She-oak	0.5-1	1	All varieties
<i>Dianella</i> sp.	Flax Lilly	0.5-1	0.5	All varieties
<i>Grevillea</i> sp.	Grevillea	0.5-1	1	All varieties
<i>Goodenia rotundifolia</i>		-	0	All varieties
<i>Hardenbergia violacea</i>	False Sarsaparilla, Native Sarsaparilla	-	0.5	Vine, ground cover All varieties
<i>Imperata cylindrica</i>	Blady Grass	0.5-1	0.5	All varieties
<i>Lomandra</i> sp.	Mat Rush	0.5-1	2	All varieties
<i>Melaleuca</i> sp.		0.5-1	1	All varieties
<i>Myoporum parvifolium</i>	Boobiella	0.5-1	1	All varieties
<i>Poa labillardieri</i>	Tussock Grass	0.5-1	0.5	All varieties
<i>Poa poiformis</i>	Tussock Grass	0.5-1	0.5	All varieties
<i>Scaevola</i> sp.	Fan Flower	0.5-1	0	All varieties
<i>Themeda triandra</i>	Kangaroo Grass	0.5-1	1	All varieties
<i>Leptospermum</i> sp.	Tea Tree	0.5-1	1	All varieties

**Table SC6.24 Shrubs**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acacia fimbriata</i>	Dwarf Brisbane Wattle	1-5	5	All varieties
<i>Acmena</i> sp.	Lilly Pilly	1-5	5	All varieties
<i>Austromyrtus</i> sp.	Midyim	1-5	5	All varieties
<i>Breynia oblongifolia</i>	Coffee bush	3	2	All varieties
<i>Banksia</i> sp.	Banksia	1-5	5	All varieties

<i>Callistemon</i> sp.	Bottle Brush	1-5	5	All varieties
<i>Grevillea</i> sp.	Grevillea	1-5	5	All varieties
<i>Gossia inophloia</i>	Thread-barked Myrtle	1-2	2	All varieties
<i>Leptospermum</i> sp.	Tea Tree	1-5	5	All varieties
<i>Melaleuca</i> sp.		1-5	5	All varieties
<i>Sannantha similis</i> syn. <i>Baeckea virgata</i>	Twiggy Myrtle	1-5	3	All varieties
<i>Syzygium</i> sp.	Lilly Pilly	1-5	5	All varieties
<i>Waterhousia</i> sp.		1-5	5	All varieties
<i>Westringia</i> sp.		1-5	5	All varieties
<i>Xanthostemon chrysanthus</i>	Golden Penda	1-5	5	All varieties

**Table SC6.25 Trees**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acmena</i> sp.	Lilly Pilly	5+	10	All varieties
<i>Banksia</i> sp.	Banksia	5+	10	All varieties
<i>Brachychiton</i> sp.	Bottle Tree	5+	10	All varieties
<i>Callistemon</i> sp.	Bottle Brush	5+	10	All varieties
<i>Callitris</i> sp.	Cypress Pine	5+	15	All varieties
<i>Corymbia</i> sp.	Bloodwood	5+	15	All varieties
<i>Elaeocarpus</i> sp.	Quandong	5+	15	All varieties
<i>Eucalyptus</i> sp.		10+	15	All varieties
<i>Ficus</i> sp.	Fig	10+	15	All varieties
<i>Grevillea</i> sp.	Grevillea	5+	10	All varieties
<i>Leptospermum</i> sp.	Tea Tree	5+	8	All varieties
<i>Melaleuca</i> sp.		5+	10	All varieties
<i>Syzygium</i> sp.	Lilly Pilly	5+	15	All varieties
<i>Waterhousia</i> sp.		10+	15	All varieties
<i>Xanthostemon chrysanthus</i>	Golden Penda	20	15	All varieties
<i>Tristaniopsis</i> sp.	Water Gum	15	12	All varieties

**Table SC6.26 Vines**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Pandorea jasminoides</i>	Bower of Beauty	-	4	All varieties
<i>Pandorea pandorana</i>	Wonga Vine	-	4	All varieties
<i>Tecomanthe hillii</i>	Fraser Island Creeper	-	3	All varieties

## GYMPIE REGION (OTHER THAN COOLOOLA COAST) – Australian natives and suitable exotic species

**Table SC6.27 Ground covers**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Dietes bicolour</i>	Dietes	1	0.5	
<i>Dietes grandiflora</i>	Dietes	1	0.5	
<i>Gardenia</i> sp.	Gardenia	1	1	All varieties
<i>Grevillea curviloba</i>	White Carpet	1	1	All varieties
<i>Hibiscus rosa-sinensis</i>	Hibiscus	1	1	
<i>Hymenocallis littoralis</i>	Spider Lily	1	0.5	
<i>Juniperus communis</i>	Juniper	-	1	All varieties
<i>Lavandula</i> sp.	Lavender	1	0.5	All varieties
<i>Liriope muscari</i>	Liriope	1	0.5	All varieties
<i>Ophiopogon intermedians alba variegata</i>	Stripey White	1	0.5	
<i>Ophiopogon japonicus</i>	Mondo Grass	-	0.5	All varieties
<i>Rosmarinus officinalis</i>	Rosemary	1	0.5	All varieties
<i>Tibouchina</i> sp.	Glory Bush	1	1	All varieties

<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	-	1	Vine
<i>Tulbaghia violacea</i>	Society garlic	0.3	0	
<i>Zoysia tenuifolia</i>	No Mow Grass	-	0	Clumping grass

**Table SC6.28 Shrubs**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acacia podalyriifolia</i>	Qld Silver Wattle	6-8	4	
<i>Alyogyne huegelii</i>	Lilac Hibiscus	2.5	1	
<i>Banksia ericifolia</i>	Heath-leaved Banksia	4	3	
<i>Callistemon citrinus</i>	Crimson Bottlebrush	5	3	
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	5	5	
<i>Cordylone stricta</i>	Narrow-leaved Palm Lily	3	1	
<i>Chamelaucium uncinatum</i>	Geraldton Wax	2	2	
<i>Cycas</i> sp.	Cycad	1-5	3	All varieties
<i>Doryanthes excelsa</i>	Gynea Lily	2	2	
<i>Doryanthes palmeri</i>	Spear Lily	2	2	
<i>Gardenia</i> sp.	Gardenia	1-5	5	All varieties
<i>Graptophyllum excelsum</i>	Scarlet Fuchsia	4	2	
<i>Grevillea pteridifolia</i>	Golden Parrot Tree	5	5	
<i>Hakea purpurea</i>	Scarlet Hakea	2	2	
<i>Hibiscus rosa-sinensis</i>	Hibiscus	3+	3	All varieties
<i>Ixora</i> sp.	Ixora	1-2	2	All varieties
<i>Lagerstroemia</i> sp.	Crepe Myrtle	1-4	4	All varieties
<i>Leptospermum laevigatum</i>	Coastal Tea-tree	5	2	
<i>Leptospermum scoparium</i>	White Manuka	3	3	
<i>Magnolia</i> sp.	Magnolia	5	5	All varieties
<i>Melaleuca lateritia</i>	Robin Red Breast	1.5	1	Native to WA
<i>Melaleuca phoenicea</i>	Fiery Bottlebrush	2	2	
<i>Metrosideros thomasi</i>	New Zealand Christmas Bush	5	5	All varieties
<i>Michelia figo</i>	Port Wine Magnolia	3	3	
<i>Westringia fruticosa</i>	Coastal Rosemary	1-2	1	All varieties
<i>Tibouchina</i> sp.	Glory Bush	4	4	All varieties

**Table SC6.29 Trees**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acronychia acidula</i>	Lemon Aspen	6-10	3	
<i>Alloxylon flammeum</i>	Tree Waratah	10	8	
<i>Atractocarpus fitzalanii</i>	Orange Randia; Yellow Mangosteen; Brown Gardenia	6	6	
<i>Araucaria heterophylla</i>	Norfolk Island Pine	40+	15	
<i>Archontophoenix alexandrae</i>	Alexandra Palm	8-12	4	
<i>Backhousia anisata</i>	Aniseed Myrtle	10	8	
<i>Buckinghamia celsissima</i>	Ivory Curl Flower	6-10	5	
<i>Corymbia ptychocarpa</i> subsp. <i>aptycha</i>	Swamp Bloodwood	10	10	
<i>Colvillea racemosa</i>	Colville's Glory	10+	8	
<i>Cupaniopsis serrata</i>	Smooth Tuckeroo	6-12	8	
<i>Davidsonia pruriens</i>	Davidson's Plum	15	3	
<i>Delonix regia</i>	Poinciana	10+	10	
<i>Delonix regia</i> var. <i>flavida</i>	Real Yellow Poinciana	10+	10	
<i>Grevillea baileyana</i>	White Oak	25	4	
<i>Flindersia brayleyana</i>	Queensland Maple	10+	15	
<i>Jacaranda mimosifolia</i>	Jacaranda	10+	10	
<i>Lagerstroemia</i> sp.	Crepe Myrtle	6	4	All non-suckering varieties
<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	10	10	
<i>Magnolia grandiflora</i>	Teddy Bear, Little Gem	10+	8	All varieties
<i>Magnolia</i> sp.	Magnolia	10+	10	All varieties
<i>Mangifera indica</i>	Mango	10+	10	All varieties
<i>Melaleuca alternifolia</i>	Narrow-leaved Paperbark	7	4	
<i>Melaleuca leucadendra</i>	Weeping Paperbark	20	15	
<i>Melaleuca viridiflora</i>	Broad-leaved Paper Bark	10	5	

<i>Melicope rubra</i>	Little Euodia	6	3	
<i>Michelia figo</i>	Port Wine Magnolia	6	6	All varieties
<i>Peltophorum pterocarpum</i>	Yellow Jacaranda	8-15	10	
<i>Pleiogygium timorense</i>	Burdekin Plum	8-20	10	
<i>Plumeria rubra</i>	Frangipani	5+	8	
<i>Plumeria obtusa</i>	Evergreen Frangipani	5+	8	
<i>Syzygium wilsonii</i> subsp. <i>wilsonii</i>	Powderpuff Lilly Pilly	2-6	4	
<i>Xanthostemon chrysanthus</i>	Golden Penda	20	15	

## GYMPIE REGION (OTHER THAN COOLOOLA COAST) – Verge Planting

### Plants for verges greater than 5 m in width

The selected species will be subject to Council approval.

**Table SC6.30 Ground covers**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Anigozanthos</i> sp.	Kangaroo Paw	0.5-1	0.5	All varieties
<i>Artanema fimbriatum</i>	Koala Bells	0.6	0	
<i>Austromyrtus dulcis</i>	Midyim	1	1	
<i>Banksia</i> sp.	Banksia	0.5-1	1	All varieties
<i>Baumea articulata</i>	Jointed Twig-rush	2	1	
<i>Carex appressa</i>	Tussock Sedge	1.5	1	
<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0	All varieties
<i>Callistemon</i> sp.	Bottle Brush	0.5-1	1	All varieties
<i>Casuarina</i> sp.	She-oak	0.5-1	1	All varieties
<i>Dianella</i> sp.	Flax Lilly	0.5-1	0.5	All varieties
<i>Grevillea</i> sp.	Grevillea	0.5-1	1	All varieties
<i>Ficinia nodosa</i>	Knobby Club Rush	0.9	1	
<i>Goodenia rotundifolia</i>		-	0	All varieties
<i>Hardenbergia violacea</i>	False Sarsaparilla, Native Sarsaparilla	-	0.5	Vine, ground cover All varieties
<i>Hibbertia scandens</i>	Twining Guinea Flower	-	2	Vine, ground cover
<i>Juncus kraussii</i>	Sea Rush	1	1	
<i>Leptospermum</i> sp.	Tea Tree	0.5-1	1	All varieties
<i>Lepironia articulata</i>	Grey Rush	2.5	1	
<i>Lomandra</i> sp.	Mat Rush	0.5-1	2	All varieties
<i>Melaleuca</i> sp.		0.5-1	1	All varieties
<i>Myoporum parvifolium</i>	Boobialla	0.5-1	1	All varieties
<i>Poa labillardieri</i>	Tussock Grass	0.5-1	1	All varieties
<i>Poa poiiformis</i>	Tussock Grass	0.5-1	1	All varieties
<i>Scaevola</i> sp.	Fan Flower	0.5-1	0.5	All varieties
<i>Themeda triandra</i>	Kangaroo Grass	0.5-1	1	All varieties
<i>Viola banksii</i>	Ivy-leaf Violet	0.1	0	Ground cover, low light requirements
<i>Viola betonicifolia</i>	Arrow-leaved Violet	0.1	0	
<i>Xanthorrhoea fulva</i>	Wallum Grass Tree	0.5	2	
<i>Xerochrysum bracteatum</i>	Everlasting Daisy	0.8	0	

**Table SC6.31 Shrubs**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Banksia spinulosa</i>	Golden Candlesticks, Hairpin Banksia	1-2	2	
<i>Banksia ericifolia</i>	Heath-leaved Banksia	2-3	3	Grows on the central coast of New South Wales
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	5	3	
<i>Callistemon citrinus</i>	Crimson Bottlebrush	5	3	
<i>Cordylone stricta</i>	Narrow-leaved Palm Lily	3	1	
<i>Chamelaucium uncinatum</i>	Geraldton Wax	2	2	Native to WA
<i>Gardenia</i> sp.	Gardenia	1-5	5	All varieties
<i>Hibiscus rosa-sinensis</i>	Hibiscus	3+	3	All varieties

<i>Ixora</i> sp.	Ixora	1-2	2	All varieties
<i>Lagerstroemia</i> sp.	Crepe Myrtle	1-4	4	All varieties
<i>Leptospermum laevigatum</i>	Coastal Tea-tree	5	2	
<i>Leptospermum scoparium</i>	White Manuka	3	3	
<i>Magnolia</i> sp.	Magnolia	5	5	All varieties
<i>Melaleuca lateritia</i>	Robin Red-breast Bush	1.5	1	Native to WA
<i>Metrosideros thomasi</i>	New Zealand Christmas Bush	5	5	
<i>Pittosporum revolutum</i>	Forest Pittosporum	1-3	3	
<i>Westringia fruticosa</i>	Coastal Rosemary	1-2	1	All varieties
<i>Tibouchina</i> sp.	Glory Bush	4	4	All varieties

**Table SC6.32 Trees**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Archirhodomyrtus beckleri</i>	Rose Myrtle	6-15	3	
<i>Alectryon coriaceus</i>	Beach Alectryon	4-6	6	
<i>Buckinghamia celsissima</i>	Ivory Curl Flower	6-10	5	Preferred Street Tree
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	10	8	Preferred Street Tree
<i>Elaeocarpus grandis</i>	Blue Quandong	35	15	Large sites, buttress roots
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3-7	4	Preferred Street Tree
<i>Eucalyptus</i> sp.		6	6	Grafted, dwarf varieties only
<i>Harpullia pendula</i>	Tulipwood	10-20	10	Preferred Street Tree
<i>Lophostemon confertus</i>	Brush Box	10-35	15	Preferred Street Tree
<i>Rhodospaera rhodanthema</i>	Deep Yellowwood	8-20	8	Preferred Street Tree
<i>Tristaniopsis laurina</i>	Water Gum	15	12	Preferred Street Tree
<i>Xanthostemon chrysanthus</i>	Golden	20	15	Preferred Street Tree

**Plants for verges greater than 5 m in width**

The selected species will be subject to Council approval.

**Table SC6.33 Ground covers**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Anigozanthos</i> sp.	Kangaroo Paw	0.5-1	0.5	All varieties
<i>Artanema fimbriatum</i>	Koala Bells	0.6	0	
<i>Austromyrtus dulcis</i>	Midyim	1	1	
<i>Banksia</i> sp.	Banksia	0.5-1	1	All varieties
<i>Baumea articulata</i>	Jointed Twig-rush	2	1	
<i>Carex appressa</i>	Tussock Sedge	1.5	1	
<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0	All varieties
<i>Callistemon</i> sp.	Bottle Brush	0.5-1	1	All varieties
<i>Casuarina</i> sp.	She-oak	0.5-1	1	All varieties
<i>Dianella</i> sp.	Flax Lilly	0.5-1	0.5	All varieties
<i>Grevillea</i> sp.	Grevillea	0.5-1	1	All varieties
<i>Ficinia nodosa</i>	Knobby Club Rush	0.9	1	
<i>Goodenia rotundifolia</i>		-	0	All varieties
<i>Hardenbergia violacea</i>	False Sarsaparilla, Native Sarsaparilla	-	0.5	Vine, ground cover All varieties
<i>Hibbertia scandens</i>	Twining Guinea Flower	-	2	Vine, ground cover
<i>Juncus kraussii</i>	Sea Rush	1	1	
<i>Leptospermum</i> sp.	Tea Tree	0.5-1	1	All varieties
<i>Lepironia articulata</i>	Grey Rush	2.5	1	
<i>Lomandra</i> sp.	Mat Rush	0.5-1	2	All varieties
<i>Melaleuca</i> sp.		0.5-1	1	All varieties
<i>Myoporum parvifolium</i>	Boobiella	0.5-1	1	All varieties
<i>Poa labillardieri</i>	Tussock Grass	0.5-1	1	All varieties
<i>Poa poiformis</i>	Tussock Grass	0.5-1	1	All varieties
<i>Scaevola</i> sp.	Fan Flower	0.5-1	0.5	All varieties
<i>Themeda triandra</i>	Kangaroo Grass	0.5-1	1	All varieties
<i>Viola banksii</i>	Ivy-leaf Violet	0.1	0	Ground cover, low light requirements
<i>Viola betonicifolia</i>	Arrow-leaved Violet	0.1	0	



<i>Xanthorrhoea fulva</i>	Wallum Grass Tree	0.5	2	
<i>Xerochrysum bracteatum</i>	Everlasting Daisy	0.8	0	

**Table SC6.34 Shrubs**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Banksia spinulosa</i>	Golden Candlesticks, Hairpin Banksia	1-2	2	
<i>Banksia ericifolia</i>	Heath-leaved Banksia	2-3	3	Grows on the central coast of New South Wales
<i>Breynia oblongifolia</i>	Coffee bush	3	2	
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	5	5	
<i>Callistemon citrinus</i>	Crimson Bottlebrush	5	3	
<i>Cordyline stricta</i>	Narrow-leaved Palm Lily	3	1	
<i>Chamelaucium uncinatum</i>	Geraldton Wax	2	2	Native to WA
<i>Gardenia sp.</i>	Gardenia	1-5	5	All varieties
<i>Hibiscus rosa-sinensis</i>	Hibiscus	3+	3	All varieties
<i>Ixora sp.</i>	Ixora	1-2	2	All varieties
<i>Lagerstroemia sp.</i>	Crepe Myrtle	1-4	4	All varieties
<i>Leptospermum laevigatum</i>	Coastal Tea-tree	5	2	
<i>Leptospermum scoparium</i>	White Manuka	3	3	
<i>Magnolia sp.</i>	Magnolia	5	5	All varieties
<i>Melaleuca lateritia</i>	Robin Red-breast Bush	1.5	1	Native to WA
<i>Metrosideros thomasi</i>	New Zealand Christmas Bush	5	5	
<i>Pittosporum revolutum</i>	Forest Pittosporum	1-3	3	
<i>Westringia fruticosa</i>	Coastal Rosemary	1-2	1	All varieties
<i>Tibouchina sp.</i>	Glory Bush	4	4	All varieties
<i>Pultenaea villosa</i>	Kerosene Bush, Hairy Pea Bush	1.5	2	

**Table SC6.35 Trees**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acronychia acidula</i>	Lemon Aspen	6-10	3	Grows naturally in north Qld
<i>Acronychia laevis</i>	Glossy Acronychia	10	8	
<i>Agathis robusta</i>	Kauri Pine	15-20	10	
<i>Allocasuarina littoralis</i>	Black She-oak	5-7	5	
<i>Alloxylon flammeum</i>	Tree Waratah	10	8	
<i>Argyrodendron trifoliolatum</i>	Rusty Booyong	8-30	6	
<i>Atractocarpus benthamianus</i>	Native Gardenia	6-8	5	
<i>Atractocarpus fitzalanii</i>	Orange Randia; Yellow Mangosteen; Brown Gardenia	6	6	
<i>Banksia integrifolia</i> subsp. <i>integrifolia</i>	Coastal Banksia	5-10	8	
<i>Backhousia anisata</i>	Aniseed Myrtle	10	8	
<i>Backhousia citriodora</i>	Lemon Myrtle, Lemon Ironwood	6-15	8	Preferred Street Tree
<i>Backhousia myrtifolia</i>	Grey Myrtle, Cinnamon Myrtle	3-8	4	
<i>Barklya syringifolia</i>	Crown of Gold	8-15	5	
<i>Brachychiton discolor</i>	Lace Bark	8-20	10	
<i>Brachychiton acerifolius</i>	Flame Tree	8-20	10	Preferred Street Tree
<i>Cassia brewsteri</i>	Leichardt Bean	7-12	5	
<i>Castanospora alphanthii</i>	Brown Tamarind	6-10	10	
<i>Cinnamomum oliveri</i>	Oliver's Sassafras	8-30	8	
<i>Cryptocarya laevigata</i>	Glossy Laurel	4-6	3	
<i>Cupaniopsis anacardioides</i>	Tuckeroo	5-15	6	Preferred Street Tree
<i>Cupaniopsis serrata</i>	Smooth Tuckeroo	6-12	8	
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	10	8	Preferred Street Tree
<i>Flindersia collina</i>	Leopard Ash	40	15	
<i>Flindersia schottiana</i>	Bumpy Ash, Cudgerie	10-30	15	
<i>Harpullia pendula</i>	Tulipwood	10-20	10	Preferred Street Tree
<i>Hymenosporum flavum</i>	Native Frangipani	6-15	8	

<i>Grevillea robusta</i>	Silky Oak	40	15	
<i>Lophostemon confertus</i>	Brush Box	10-35	15	
<i>Lophostemon suaveolens</i>	Swamp Box	8-25	15	
<i>Melaleuca viridiflora</i>	Broad-leaved Paper Bark	10	5	
<i>Melicope elleryana</i>	Pink Euodia	6-12	8	
<i>Melicope micrococca</i>	White Euodia	4-10	5	
<i>Neolitsea dealbata</i>	White Bolly Gum	5-7	3	
<i>Rhodospaera rhodanthema</i>	Deep Yellowwood	8-20	8	Preferred Street Tree
<i>Sterculia quadrifida</i>	Peanut Tree	7-15	8	
<i>Syzygium australe</i>	Brush Cherry	5-18	8	
<i>Syzygium floribundum</i>	Weeping Lilly Pilly	8-30	15	
<i>Syzygium luehmannii</i>	Riberry, Small-leaved Lilly	8-25	12	
<i>Syzygium oleosum</i>	Blue Lilly Pilly	6-15	6	
<i>Tristaniopsis laurina</i>	Water Gum	15	12	Preferred Street Tree
<i>Xanthostemon chrysanthus</i>	Golden Penda	20	15	Preferred Street Tree

## COOLOOLA COAST (Tin Can Bay, Cooloola Cove and Rainbow Beach) – local native species

Table SC6.36 Ground covers

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Artanema fimbriatum</i>	Koala Bells	0.6	0	
<i>Baloskion tetraphyllum</i>	Swamp Foxtails	1-1.5	0.5	
<i>Baumea juncea</i>	Bare Twigrush	0.3-0.9	0.5	
<i>Boronia falcifolia</i>	Wallum Boronia	0.6	0.5	
<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0	Non-invasive/sterile improved varieties
<i>Chrysocephalum apiculatum</i>	Yellow Buttons	0.5	0	
<i>Conospermum taxifolium</i>	Devil's Rice	1.2	0.5	
<i>Crinum pedunculatum</i>	Swamp Lilly	1	0.5	Non-invasive/sterile improved varieties
<i>Dianella caerulea</i>	Blue Flax Lilly	1-2	0.5	Non-invasive/sterile improved varieties
<i>Epacris pulchella</i>	Wallum Heath	0.5	0.5	
<i>Gompholobium virgatum</i>	Small Wedge Pea	1	0.5	
<i>Goodenia rotundifolia</i>		-	0	Non-invasive/sterile improved varieties
<i>Hardenbergia violacea</i>	False Sarsaparilla, Native Sarsaparilla	-	0.5	Vine, ground cover Non-invasive/sterile improved varieties
<i>Hibbertia scandens</i>	Twining Guinea Flower	-	2	Non-invasive/sterile improved varieties
<i>Hibbertia vestita</i>	A Guinea Flower	0.5	0.5	
<i>Juncus kraussii</i>	Sea Rush	1	1	
<i>Lomandra multiflora</i>	Many-flowered Mat Rush	0.9	2	
<i>Philotheca queenslandica</i>	Queensland Wax Flower	0.5-1	1	
<i>Scaevola calendulacea</i>	Fan Flower	-	0.5	Ground cover Non-invasive/sterile improved varieties
<i>Sowerbaea juncea</i>	Vanilla Lilly	0.6	0	
<i>Viola banksii</i>	Ivy-leaf Violet	0.1	0	
<i>Viola betonicifolia</i>	Arrow-leaved Violet	0.1	0	
<i>Xanthorrhoea fulva</i>	Wallum Grass Tree	0.5	2	
<i>Xanthorrhoea macronema</i>	Bottle Brush Grass Tree	0.5	2	
<i>Xerochrysum bracteatum</i>	Everlasting Daisy	0.8	0	
<i>Themeda triandra</i>	Kangaroo Grass	0.5-1	1	Non-invasive/sterile improved varieties

Table SC6.37 Shrubs

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acacia complanata</i>	Flat-stemmed Wattle	3-4	2	
<i>Acacia hubbardiana</i>	Yellow Prickly Moses	0.5-2	3	Prickly leaves
<i>Acacia suaveolens</i>	Sweet Wattle	1.5	2	

<i>Acacia sophorae</i>	Coastal Wattle	2-3	3	
<i>Aotus ericoides</i>	Heath Aotus	1.5	0	
<i>Aotus lanigera</i>	Woolly Aotus	1.5	0	
<i>Austromyrtus dulcis</i>	Midyim	1	1	Non-invasive/sterile improved varieties
<i>Baeckea frutescens</i>	Weeping Baeckea	2-3	2	
<i>Banksia robur</i>	Swamp Banksia	1-2	2	Non-invasive/sterile improved varieties
<i>Backhousia myrtifolia</i>	Grey Myrtle, Cinnamon Myrtle	3-8	4	
<i>Banksia oblongifolia</i>	Dwarf Banksia	1-2	1	Non-invasive/sterile improved varieties
<i>Banksia spinulosa</i>	Golden Candlesticks, Hairpin Banksia	1-2	2	Non-invasive/sterile improved varieties
<i>Breynia oblongifolia</i>	Coffee bush	3	2	
<i>Cyclophyllum coprosmoides</i>	Coastal Canthium	1-3	2	
<i>Hakea florulenta</i>		1.5	1	
<i>Hakea plurinervia</i>		2	1	
<i>Hovea acutifolia</i>	Purple Pea Bush	1-3	2	Non-invasive/sterile improved varieties
<i>Gahnia sieberiana</i>	Red-fruited Saw Sedge	1-3	3	
<i>Grevillea leiophylla</i>		1	1	
<i>Grevillea reptans</i>		1	1	
<i>Jacksonia scoparia</i>	Dogwood	2-4	2	
<i>Lepironia articulata</i>	Grey Rush	2.5	1	
<i>Leptospermum juniperinum</i>		1.5-3	2	
<i>Leptospermum liversidgei</i>	Swamp May	1.5-3	2	
<i>Leptospermum polygalifolium</i>	Wild May	2-3	2	
<i>Leptospermum semibaccatum</i>	Wallum Tea Tree	2-3	2	
<i>Leucopogon pimeleoides</i>		3-5	2	
<i>Linospadix monostachya</i>	Walking Stick Palm	2-3	3	
<i>Lomandra longifolia</i>	Mat Rush	1-1.5	2	Non-invasive/sterile improved varieties
<i>Lomatia silaifolia</i>	Crinkle Bush	1-2	1	
<i>Melaleuca pachyphylla</i>	Wallum Bottlebrush	1-2	2	
<i>Melaleuca thymifolia</i>	Thyme Honey Myrtle	1	2	
<i>Melastoma malabathricum</i> subsp. <i>malabathricum</i>	Native Lasiandra, Blue Tongue	2	2	
<i>Oxylobium robustum</i>	Oxylobium Pea	2	2	
<i>Persoonia virgata</i>	Wallum Geebung	2	2	
<i>Petrophile shirleyae</i>	Conesticks	1	1	
<i>Phebalium woombye</i>	Phebalium	3	3	
<i>Phyllota phyllicoides</i>	Beaked Parrot Pea	1	1	
<i>Pimelea linifolia</i>	Rice Flower	1	1	
<i>Pittosporum revolutum</i>	Forest Pittosporum	1-3	3	
<i>Pultenea paleacea</i>	Chaffy Swamp Pea	1	2	
<i>Pultenea villosa</i>	Hairy Pea Bush	1.5	2	
<i>Ricinocarpos pinifolius</i>	Wedding Bush	2-4	3	
<i>Sannantha similis</i> syn. <i>Baeckea virgata</i>	Twiggy Myrtle	2-3	3	
<i>Westringia tenuicaulis</i>		1	0.5	
<i>Wikstroemia indica</i>	Tie Bush	2	2	
<i>Xanthorrhoea johnsonii</i>	Forest Grass Tree	2-7	2	
<i>Zieria smithii</i>	Sandfly Bush	3	2	

**Table SC6.38 Trees**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acacia cincinnata</i>	Coil-pod Wattle	6	4	
<i>Acronychia imperforata</i>	Beach Acronychia	10	8	
<i>Acmena smithii</i>	Lilly Pilly	6-25	12	Non-invasive/sterile improved varieties
<i>Agathis robusta</i>	Queensland Kauri Pine	15-20	10	Large fruit
<i>Alectryon coriaceus</i>	Beach Alectryon	4-6	6	
<i>Allocasuarina littoralis</i>	Black She-oak	5-7	5	
<i>Alphitonia excelsa</i>	Soap Tree, Red Ash	5-15	8	
<i>Angophora leiocarpa</i>	Smooth-barked Apple	8-25	8	

<i>Archontophoenix cunninghamiana</i>	Piccabeen Palm	8-15	4	
<i>Banksia aemula</i>	Wallum Banksia	5-8	3	Non-invasive/sterile improved varieties
<i>Banksia serrata</i>	Red Honeysuckle	5-10	3	Non-invasive/sterile improved varieties
<i>Banksia integrifolia</i> subsp. <i>integrifolia</i>	Coastal Banksia	5-10	3	Non-invasive/sterile improved varieties
<i>Callitris columellaris</i>	Coastal Cypress Pine	7-20	10	Non-invasive/sterile improved varieties
<i>Casuarina equisetifolia</i>	Coastal She-oak, Horsetail Oak	5-10	5	
<i>Casuarina glauca</i>	Swamp Oak	6-15	15-20	
<i>Commersonia bartramia</i>	Brown Kurrajong	8-12	8	
<i>Corymbia intermedia</i>	Pink Bloodwood	15-20	10	
<i>Corymbia tessellaris</i>	Moreton Bay Ash	10-20	10	
<i>Cupaniopsis anacardioides</i>	Tuckeroo	5-15	6	
<i>Cyathea cooperi</i>	Scaly Treefern	12	6	
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3-7	4	Non-invasive/sterile improved varieties
<i>Endiandra sieberi</i>	Corkwood, Till	8-12	5	
<i>Eucalyptus pilularis</i>	Blackbutt	40	15	
<i>Eucalyptus racemosa</i>	Scribbly Gum	12-30	15	
<i>Eucalyptus resinifera</i>	Red Mahogany	35	15	
<i>Eucalyptus robusta</i>	Swamp Mahogany	30	15	
<i>Eucalyptus tereticornis</i>	Blue Gum, Forest Red Gum	35	15	
<i>Ficus macrophylla</i>	Moreton Bay Fig	10-30	15	Large sites, buttress roots Non-invasive/sterile improved varieties
<i>Ficus obliqua</i>	Small-leaved Fig	8-30	15	Large sites, buttress roots Non-invasive/sterile improved varieties
<i>Ficus watkinsiana</i>	Strangler Fig	10-30	15	Larges sites, buttress roots Non-invasive/sterile improved varieties
<i>Glochidion sumatranum</i>	Button Wood, Large-leaved Cheese Tree	12	7	
<i>Harpullia pendula</i>	Tulipwood	10-20	10	
<i>Hibiscus tiliaceus</i>	Cottonwood	5-10	12	
<i>Livistona australis</i>	Cabbage Tree Palm	6-20	8	
<i>Livistona decora</i>	Weeping Cabbage Palm	6-20	8	
<i>Lophostemon confertus</i>	Brush Box	10-35	15	
<i>Macaranga tanarius</i>	Macaranga	5-7	8	
<i>Melaleuca linariifolia</i>	Snow in Summer	5-25	12-15	
<i>Melaleuca nodosa</i>	Prickly-leaved Paperbark	3-8	8	
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	6-20	15	
<i>Melaleuca salicina</i>	Willow Bottlebrush	7-10	6	
<i>Melicope elleryana</i>	Pink Euodia	6-12	8	
<i>Pandanus tectorius</i>	Screw Pine, Pandanus	4-6	4	
<i>Petalostigma pubescens</i>	Quinine Bush	4-8	5	
<i>Petalostigma trilobulare</i>	Quinine Bush	4-8	5	
<i>Syzygium johnsonii</i>	Rose Satinash	12-20	8	Non-invasive/sterile improved varieties
<i>Syzygium luehmannii</i>	Riberry, Small-leaved Lilly	8-25	12	Non-invasive/sterile improved varieties
<i>Syzygium oleosum</i>	Blue Lilly Pilly	6-15	6	Non-invasive/sterile improved varieties
<i>Syzygium hemilamprum</i>	Broad-leaved Lilly Pilly	12-30	8-10	Non-invasive/sterile improved varieties
<i>Xylomelum benthamii</i>	Woody Pear	4-6	3	

**Table SC6.39 Vines**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
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<i>Callerya megasperma</i>	Native Wisteria	-	4	Non-invasive/sterile improved varieties
<i>Hardenbergia violacea</i>	False Sarsaparilla, Native Sarsaparilla	-	0.5	Vine, ground cover Non-invasive/sterile improved varieties
<i>Hibbertia scandens</i>	Twining Guinea Flower	-	2	Vine, ground cover Non-invasive/sterile improved varieties
<i>Kennedia rubicunda</i>	Red Kennedy Pea	-	4	
<i>Pandorea jasminoides</i>	Bower of Beauty	-	4	Non-invasive/sterile improved varieties
<i>Pandorea pandorana</i>	Wonga Vine	-	4	Non-invasive/sterile improved varieties
<i>Tecomanthe hillii</i>	Fraser Island Creeper	-	3	Near threatened species. Non-invasive/sterile improved varieties

## COOLOOLA COAST (Tin Can Bay, Cooloola Cove and Rainbow Beach) – Verge Planting

### Plants for verges less than 5 m in width

The selected species will be subject to Council approval.

**Table SC6.40 Ground covers**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Anigozanthos</i> sp.	Kangaroo Paw	0.5-1	0.5	Non-invasive/sterile improved varieties
<i>Artanema fimbriatum</i>	Koala Bells	0.6	0	
<i>Austromyrtus dulcis</i>	Midyim	1	1	
<i>Banksia</i> sp.	Banksia	0.5-1	1	Non-invasive/sterile improved varieties
<i>Baumea articulata</i>	Jointed Twig-rush	2	1	
<i>Carex appressa</i>	Tussock Sedge	1.5	1	
<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0	Non-invasive/sterile improved varieties
<i>Callistemon</i> sp.	Bottle Brush	0.5-1	1	Non-invasive/sterile improved varieties
<i>Casuarina</i> sp.	She-oak	0.5-1	1	Non-invasive/sterile improved varieties
<i>Dianella</i> sp.	Flax Lilly	0.5-1	0.5	Non-invasive/sterile improved varieties
<i>Grevillea</i> sp.	Grevillea	0.5-1	1	Non-invasive/sterile improved varieties
<i>Ficinia nodosa</i>	Knobby Club Rush	0.9	1	
<i>Goodenia rotundifolia</i>		-	0	Non-invasive/sterile improved varieties
<i>Hardenbergia violacea</i>	False Sarsaparilla, Native Sarsaparilla	-	0.5	Vine, ground cover Non-invasive/sterile improved varieties
<i>Hibbertia scandens</i>	Twining Guinea Flower	-	2	Vine, ground cover
<i>Juncus kraussii</i>	Sea Rush	1	1	
<i>Leptospermum</i> sp.	Tea Tree	0.5-1	1	Non-invasive/sterile improved varieties
<i>Lepironia articulata</i>	Grey Rush	2.5	1	
<i>Lomandra</i> sp.	Mat Rush	0.5-1	2	Non-invasive/sterile improved varieties
<i>Melaleuca</i> sp.		0.5-1	1	Non-invasive/sterile improved varieties
<i>Myoporum parvifolium</i>	Boobiella	0.5-1	1	Non-invasive/sterile improved varieties
<i>Scaevola</i> sp.	Fan Flower	0.5-1	0.5	Non-invasive/sterile improved varieties
<i>Themeda triandra</i>	Kangaroo Grass	0.5-1	1	Non-invasive/sterile improved varieties

<i>Viola banksii</i>	Ivy-leaf Violet	0.1	0	Ground cover, low light requirements
<i>Viola betonicifolia</i>	Arrow-leaved Violet	0.1	0	
<i>Xanthorrhoea fulva</i>	Wallum Grass Tree	0.5	1	
<i>Xerochrysum bracteatum</i>	Everlasting Daisy	0.8	0	

**Table SC6.41 Shrubs**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acacia sophorae</i>	Coastal Wattle	2-3	3	
<i>Austromyrtus dulcis</i>	Midyim	1	1	
<i>Baeckea frutescens</i>	Weeping Baeckea	2-3	2	
<i>Banksia oblongifolia</i>	Dwarf Banksia	1-2	1	
<i>Banksia robur</i>	Swamp Banksia	1-2	2	
<i>Banksia spinulosa</i>	Golden Candlesticks, Hairpin Banksia	1-2	2	
<i>Hovea acutifolia</i>	Purple Pea Bush	1-3	2	
<i>Magnolia</i> sp.	Magnolia	5	5	Non-invasive/sterile improved varieties
<i>Melaleuca pachyphylla</i>	Wallum Bottlebrush	1-2	2	
<i>Metrosideros thomasi</i>	New Zealand Christmas Bush	5	5	
<i>Pittosporum revolutum</i>	Forest Pittosporum	1-3	3	
<i>Ricinocarpos pinifolius</i>	Wedding Bush	2-4	3	
<i>Westringia fruticosa</i>	Coastal Rosemary	1-2	1	Non-invasive/sterile improved varieties

**Table SC6.42 Trees**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Alectryon coriaceus</i>	Beach Alectryon	4-6	6	
<i>Backhousia citriodora</i>	Lemon Myrtle, Lemon Ironwood	6-15	8	Preferred Street Tree
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	10	8	Preferred Street Tree
<i>Harpullia pendula</i>	Tulipwood	10-20	10	Preferred Street Tree
<i>Leptospermum laevigatum</i>	Coastal Tea-tree	5	2	
<i>Melaleuca nodosa</i>	Prickly-leaved Paperbark	3-8	8	
<i>Melaleuca viminalis</i>	Weeping Bottlebrush	6	6	
<i>Pandanus tectorius</i>	Screw Pine, Pandanus	4-6	4	
<i>Ricinocarpos pinifolius</i>	Wedding Bush	2-4	3	
<i>Tristanopsis laurina</i>	Water Gum	15	12	Preferred Street Tree

**Plants for verges greater than 5 m in width**

The selected species will be subject to Council approval.

**Table SC6.43 Ground covers**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Anigozanthos</i> sp.	Kangaroo Paw	0.5-1	0.5	Non-invasive/sterile improved varieties
<i>Artanema fimbriatum</i>	Koala Bells	0.6	0	
<i>Austromyrtus dulcis</i>	Midyim	1	1	
<i>Banksia</i> sp.	Banksia	0.5-1	1	Non-invasive/sterile improved varieties
<i>Baumea articulata</i>	Jointed Twig-rush	2	1	
<i>Carex appressa</i>	Tussock Sedge	1.5	1	
<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0	Non-invasive/sterile improved varieties
<i>Callistemon</i> sp.	Bottle Brush	0.5-1	1	Non-invasive/sterile improved varieties
<i>Casuarina</i> sp.	She-oak	0.5-1	1	Non-invasive/sterile improved varieties

<i>Dianella</i> sp.	Flax Lilly	0.5-1	0.5	Non-invasive/sterile improved varieties
<i>Grevillea</i> sp.	Grevillea	0.5-1	1	Non-invasive/sterile improved varieties
<i>Ficinia nodosa</i>	Knobby Club Rush	0.9	1	
<i>Goodenia rotundifolia</i>		-	0	Non-invasive/sterile improved varieties
<i>Hardenbergia violacea</i>	False Sarsaparilla, Native Sarsaparilla	-	0.5	Vine, ground cover Non-invasive/sterile improved varieties
<i>Hibbertia scandens</i>	Twining Guinea Flower	-	2	Vine, ground cover
<i>Juncus kraussii</i>	Sea Rush	1	1	
<i>Leptospermum</i> sp.	Tea Tree	0.5-1	1	Non-invasive/sterile improved varieties
<i>Lepironia articulata</i>	Grey Rush	2.5	1	
<i>Lomandra</i> sp.	Mat Rush	0.5-1	2	Non-invasive/sterile improved varieties
<i>Melaleuca</i> sp.		0.5-1	1	Non-invasive/sterile improved varieties
<i>Myoporum parvifolium</i>	Boobiella	0.5-1	1	Non-invasive/sterile improved varieties
<i>Scaevola</i> sp.	Fan Flower	0.5-1	0.5	Non-invasive/sterile improved varieties
<i>Themeda triandra</i>	Kangaroo Grass	0.5-1	1	Non-invasive/sterile improved varieties
<i>Viola banksii</i>	Ivy-leaf Violet	0.1	0	Ground cover, low light requirements
<i>Viola betonicifolia</i>	Arrow-leaved Violet	0.1	0	
<i>Xanthorrhoea fulva</i>	Wallum Grass Tree	0.5	2	
<i>Xerochrysum bracteatum</i>	Everlasting Daisy	0.8	0	

**Table SC6.44 Shrubs**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Acacia sophorae</i>	Coastal Wattle	2-3	3	
<i>Austromyrtus dulcis</i>	Midyim	1	1	
<i>Baeckea frutescens</i>	Weeping Baeckea	2-3	3	
<i>Banksia oblongifolia</i>	Dwarf Banksia	1-2	1	
<i>Banksia robur</i>	Swamp Banksia	1-2	2	
<i>Banksia spinulosa</i>	Golden Candlesticks, Hairpin Banksia	1-2	2	
<i>Hovea acutifolia</i>	Purple Pea Bush	1-3	2	
<i>Magnolia</i> sp.	Magnolia	5	5	Non-invasive/sterile improved varieties
<i>Melaleuca pachyphylla</i>	Wallum Bottlebrush	1-2	2	
<i>Metrosideros thomasi</i>	New Zealand Christmas Bush	5	5	
<i>Pittosporum revolutum</i>	Forest Pittosporum	1-3	3	
<i>Ricinocarpus pinifolius</i>	Wedding Bush	2-4	3	
<i>Westringia fruticosa</i>	Coastal Rosemary	1-2	1	Non-invasive/sterile improved varieties

**Table SC6.45 Trees**

Scientific name	Common name	Approx. height (m)	Clearance (m)	Comments
<i>Agathis robusta</i>	Kauri Pine	15-20	10	
<i>Acronychia imperforata</i>	Beach Acronychia	10	8	
<i>Allocasuarina littoralis</i>	Black She-oak	5-7	5	
<i>Alphitonia excelsa</i>	Soap Tree, Red Ash	5-15	8	
<i>Backhousia citriodora</i>	Lemon Myrtle, Lemon Ironwood	6-15	8	Preferred Street Tree
<i>Banksia integrifolia</i> subsp. <i>integrifolia</i>	Coastal Banksia	5-10	3	
<i>Cassia brewsteri</i>	Leichardt Bean	7-12	5	
<i>Cupaniopsis anacardioides</i>	Tuckeroo	5-15	6	
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	10		Preferred Street Tree

<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3-7	4	
<i>Glochidion sumatranum</i>	Button Wood, Large-leaved Cheese Tree	12	7	
<i>Harpullia pendula</i>	Tulipwood	10-20	10	Preferred Street Tree
<i>Melaleuca salicina</i>	Willow Bottlebrush	7-10	6	
<i>Melicope elleryana</i>	Pink Euodia	6-12	8	
<i>Lophostemon confertus</i>	Brush Box	10-35	15	
<i>Lophostemon suaveolens</i>	Swamp Box	8-25	15	
<i>Syzygium australe</i>	Brush Cherry	5-18	8	
<i>Syzygium floribundum</i>	Weeping Lilly Pilly	8-30	15	
<i>Syzygium luehmannii</i>	Riberry, Small-leaved Lilly	8-25	12	
<i>Syzygium oleosum</i>	Blue Lilly Pilly	6-15	6	
<i>Tristaniopsis laurina</i>	Water Gum	15	12	Preferred Street Tree

## RECOMMENDED TREE SPECIES FOR PROTECTION AND PLANTING OF KOALA HABITAT

Table SC6.46 Planting of Koala Habitat

Species	Common name	Usual habitat
<b>Primary</b>		
<i>Eucalyptus bancroftii</i>	Tumbledown Gum	Sandy soils in coastal areas (dry heath)
<i>Eucalyptus major</i>	Grey Gum	Low ridges
<i>Eucalyptus microcorys</i>	Tallowwood	Fertile, well drained slopes and gullies
<i>Eucalyptus propinqua</i>	Small-fruited Grey Gum	Mid-lower slopes and valleys
<i>Eucalyptus robusta</i>	Swamp Mahogany	Swampy areas on coastal lowlands
<i>Eucalyptus tereticornis</i> ssp. <i>tereticornis</i>	Blue Gum, Forest Red Gum	Alluvial flats – also on some fertile slopes
<b>Secondary</b>		
<i>Corymbia citriodora</i> subsp. <i>variegata</i>	Spotted Gum	Ridges
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Hilly terrain at lower altitudes
<i>Eucalyptus grandis</i>	Flooded Gum, Rose Gum	Fertile soils along creeks, gullies and rainforest margins
<i>Eucalyptus longirostrata</i>	Grey Gum	Hilly loam to clay soils
<i>Eucalyptus moluccana</i>	Gum-topped Box	Alluvial soils (not close to waterways)
<i>Eucalyptus racemosa</i>	Scribbly Gum	Deep sandy soils on coastal lowlands – can occur in hinterland
<i>Eucalyptus resinifera</i>	Red Mahogany, Messmate	Sandy or well drained acidic soils (good soil moisture)
<i>Corymbia intermedia</i> *	Pink Bloodwood	A wide range of soils and moisture condition
<i>Eucalyptus acmenoides</i> *	Yellow Stringybark	Slopes and ridges with sandy or stony soils
<i>Lophostemon confertus</i> *	Brush Box	Variety of habitats – well drained soils
<b>Supplementary</b>		
<i>Corymbia tessellaris</i>	Morten Bay Ash	Sandy soil or well drained slopes
<i>Eucalyptus biturbinata</i>	Grey Gum	Fertile soils at higher altitude
<i>Eucalyptus carnea</i>	Broad-leaf White Mahogany	Hills and ridges on shallow soil
<i>Eucalyptus fibrosa</i>	Broad-leaf Ironbark	Sandy or stony soils
<i>Eucalyptus latisinensis</i>	Broad-leaf White Mahogany	Poorly drained sandy or loamy soils
<i>Eucalyptus pilularis</i>	Blackbutt	Sandy, well drained soils in coastal areas
<i>Eucalyptus siderophloia</i>	Grey Ironbark	Stoney slopes and ridges
<i>Lophostemon suaveolens</i>	Swamp Box	Swamps, alluvial flats and poorly drained sites
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Swamps in coastal or sub-coastal areas
<b>Other potentially useful species found uncommonly in the region</b>		
<i>Eucalyptus dura</i>	Smooth Branched Ironbark	Dry ridges



<i>Eucalyptus eugenioides</i>	Thin-leaf Stringybark	Mountainous areas with basalt soils
<i>Eucalyptus exserta</i>	Queensland Peppermint	Rocky sites with skeletal soils
<i>Eucalyptus melanoleuca</i>	Yarraman Ironbark	
<i>Eucalyptus melanophloia</i>	Silver-leaved Ironbark	Undulating ridges and slopes (drier inland areas)
<b>Other potentially useful species found uncommonly in the region continued</b>		
<i>Eucalyptus melliodora</i>	Yellow Box	High altitude fertile soils (e.g. basalt)
<i>Eucalyptus montivaga</i>		High elevations
<i>Eucalyptus salignus</i>	Sydney Blue Gum	One site only (Munro logging area)
<i>Eucalyptus sideroxylon</i>	Red Ironbark	Poor shallow soils in western areas
<i>Eucalyptus tindaliae</i>	Queensland White Mahogany	Sandy, acidic soils at low altitudes
<i>Eucalyptus populnea</i> *	Poplar Box	
<i>Eucalyptus cloeziana</i>	Gympie Messmate	

Based on recommendations from the Koala Mapping for the Gympie Region report, prepared by O2 Ecology, October 2015.

\* Upgraded from supplementary to secondary post field surveys

\*\* Included as supplementary post field surveys

### UNDESIRABLE PLANT SPECIES

These species are to be avoided in landscaping and include:

- species declared by the Queensland Government as class 1, 2 or 3 under the *Land Protection (Pest and Stock Route Management) Act 2002* and the *Land Protection (Pest and Stock Route Management) Regulation 2003*
- species listed or declared by Council in the Gympie Regional Council Pest Management Plan 2011-2015 that may have a detrimental effect on Gympie communities.

**Table SC6.47 Aquatic and semi-aquatic**

Species	Common name	Declared species rating—class 1, 2 or 3
<i>Cabomba</i> sp.	Cabomba, Fanwort	1 and 2
<i>Eichhornia azurea</i>	Anchored Water Hyacinth	1
<i>Eichhornia crassipes</i>	Water Hyacinth	2
<i>Equisetum</i> sp.	Horsetails	1
<i>Hygrophila costata</i>	Hygrophila	1
<i>Lagarosiphon major</i>	Lagarosiphon	1
<i>Limnocharis flava</i>	Limnocharis, Yellow Burrhead	1
<i>Ludwigia peruviana</i>	Peruvian Primrose Bush	1
<i>Myriophyllum aquaticum</i>	Parrot's Feather	
<i>Myriophyllum spicatum</i>	Eurasian Water Milfoil	1
<i>Neptunia oleracea</i> and <i>N. plena</i>	Water Mimosa	1
<i>Nymphaea caerulea</i> subsp. <i>zanzibarensis</i>	Blue Water Lily	
<i>Nymphaea mexicana</i>	Yellow Water Lily	
<i>Pennisetum alopecuroides</i>	Swamp Foxtail	
<i>Pistia stratiotes</i>	Water Lettuce	2
<i>Rorippa nasturtium-aquaticum</i>	Water Cress	
<i>Ruppia maritima</i>	Sea Tassel	
<i>Salvinia molesta</i>	Salvinia	2
<i>Salvinia</i> sp. (other than <i>S. molesta</i> )	Salvinia	1
<i>Trapa</i> sp.	Floating Water Chestnuts	1

**Table SC6.48 Creepers, vines and ferns**

Species	Common name	Declared species rating—class 1, 2 or 3
<i>Anredera cordifolia</i>	Madeira Vine, Lamb's Tail Vine, Potato Vine	3
<i>Araujia horotum</i>	White Moth Vine	
<i>Aristolochia</i> sp. other than native species	Aristolochia, Dutchman's Pipe	3
<i>Asparagus asparagoides</i>	Bridal Creeper	1
<i>Asparagus africanus</i>	Asparagus fern	3
<i>Asparagus aethiopicus</i> 'Sprengeri'	Asparagus fern	3
<i>Asparagus plumosus</i>	Feathered Asparagus Fern	3
<i>Cardiospermum grandiflorum</i>	Balloon Vine	3
<i>Commelina benghalensis</i>	Hairy Wandering Jew	
<i>Cryptostegia madagascariensis</i>	Ornamental Rubber Vine	3
<i>Cryptostegia grandiflora</i>	Rubber Vine	2
<i>Desmodium intortum</i>	Green-leaved Desmodium	
<i>Desmodium uncinatum</i>	Silver-leaved Desmodium	
<i>Harungana madagascariensis</i>	Harungana	3
<i>Ipomoea cairica</i>	Mile a Minute	
<i>Ipomoea indica</i>	Morning Glory	
<i>Lonicera japonica</i>	Japanese Honeysuckle	
<i>Dolichandra unuis-cati</i>	Cats Claw Creeper	3
<i>Macroptilium atropurpureum</i>	Siratro	
<i>Mikania</i> sp.	Mikania Vine	1
<i>Nephrolepis cordifolia</i>	Fishbone Fern	
<i>Passiflora edulis</i>	Passionfruit	
<i>Passiflora foetida</i>	Stinking Passion Flower	
<i>Passiflora suberosa</i>	Corky Passion Flower	
<i>Passiflora subpeltata</i>	White Passion Flower	
<i>Pyrostegia venusta</i>	Flame Vine	
<i>Ruellia tweediana</i> syn. <i>malacosperma</i>		
<i>Sphagneticola trilobata</i> syn. <i>Wedelia trilobata</i>	Singapore Daisy	3
<i>Thunbergia grandiflora</i>	Thunbergia or Blue Thunbergia	2
<i>Thunbergia annua</i> , <i>T. fragrans</i> , <i>T. laurifolia</i>	Annual Thunbergia, Fragrant Thunbergia, Laurel Clockvine	1

**Table SC6.49 Grasses**

Species	Common name	Declared species rating—class 1, 2 or 3
<i>Andropogon gayanus</i>	Gamba Grass	2
<i>Arunda donax</i>	Giant Reed	
<i>Brachiaria decumbens</i>	Signal Grass	
<i>Brachiaria multica</i>	Para Grass	
<i>Cenchrus caliculatis</i>		
<i>Cenchrus echinatus</i>	Mossman River Grass	
<i>Chloris gayana</i>	Rhodes Grass	
<i>Cynodon dactylon</i>	Bahama Grass / Green Couch	
<i>Cyperus brevifolius</i>	Mullumbimy Couch	
<i>Cyperus involucratus</i>	African Sedge	
<i>Cyperus rotundus</i>	Nut Grass	
<i>Digitaria eriantha</i>	Pangola Grass	
<i>Eleusine indica</i>	Crowsfoot Grass	
<i>Eragrostis curvula</i>	African Lovegrass	
<i>Juncus articulatus</i>	Jointed Rush	

<i>Melinis minutiflora</i>	Molasses Grass	
<i>Melinis repens</i>	Red Natal Grass	
<i>Nassella neesiana</i>	Chilean Needle Grass	1
<i>Nassella trichotoma</i>	Serrated Tussock	1
<i>Nassella tenuissima</i>	Mexican Feather Grass	1
<i>Panicum maximum</i>	Green Panic / Guinea Grass	
<i>Paspalum conjugatum</i>	Paspalum	
<i>Paspalum dilatatum</i>	Paspalum	
<i>Paspalum mandiocanum</i>		
<i>Paspalum notatum</i>	Bahia Grass	
<i>Pennisetum clandestinum</i>	Kikuyu	
<i>Pennisetum purpureum</i>	Elephant Grass	
<i>Pennisetum setaceum</i>	African Fountain Grass	3
<i>Phyla canescens</i>	Lippia	
<i>Phyllostachys aurea</i>	Fishpole Bamboo	
<i>Setaria sphacelata</i>	South African Pigeon Grass	
<i>Sida rhombifolia</i>	Paddy's Lucerna	
<i>Sporobolus africanus</i>	Paramatta Grass	2
<i>Sporobolus fertilis</i>	Giant Parramatta Grass	2
<i>Sporobolus jacquemontii</i>	American Rat's Tail Grass	2
<i>Sporobolus pyramidalis and S. natalensis</i>	Giant Rat's Tail Grass	2
<i>Themada quadrivalvis</i>	Thatch Grass	

**Table SC6.50 Ground covers**

Species	Common name	Declared species rating—class 1, 2 or 3
<i>Acetosa sagittata</i>	Rambling Dock	
<i>Ageratina adenophora</i>	Crofton Weed	
<i>Ageratina riparia</i>	Mistflower	
<i>Ageratum houstonianum</i>	Blue Billygoat Weed	
<i>Alternanthera philoxeroides</i>	Alligator Weed	1
<i>Ambrosia artemisiifolia</i>	Annual Ragweed	2
<i>Bidens pilosa</i>	Cobbler's Pegs	
<i>Catharanthus roseus</i>	Pink Periwinkle	
<i>Chromolaena</i> sp.	Siam Weed	1
<i>Heterotheca grandiflora</i>	Telegraph Weed	2
<i>Hypoestes phyllostachya</i>	Polka-dot Plant	
<i>Impatiens walleriana</i>	Balsam	
<i>Macrotyloma axillare</i>	Perrenia Horse Gram	
<i>Mimosa diplotricha</i> var. <i>diplotricha</i>	Giant Sensitive Plant	2
<i>Mimosa pudica</i>	Common Sensitive Plant	
<i>Oxalis corniculata</i>	Creeping Oxalis, Yellow Wood Sorrell	
<i>Pueraria montana</i> var. <i>lobata</i> syn. <i>P. lobata</i> , <i>P. triloba</i> other than in the Torres Strait Islands	Kudzu	2
<i>Salvia coccinea</i>	Red Salvia	
<i>Sesbania punicea</i>	Red Sesbania	1
<i>Solidago canadensis</i> var. <i>scabra</i>	Canadian Goldenrod	
<i>Stratiotes aloides</i>	Water Soldiers	1
<i>Tagetes minuta</i>	Stinking Roger	
<i>Thunbergia alata</i>	Black-eyed Susan	
<i>Tithonia diversifolia</i>	Japanese Sunflower	
<i>Tradescantia albiflora</i>	Wandering Jew	
<i>Tradescantia zebrina</i>	Zebrina	
<i>Verbesina encelooides</i>	Crownbeard	
<i>Xanthium spinosum</i>	Bathurst Burr	

**Table SC6.51 Shrubs**

Species	Common name	Declared species rating—class 1, 2 or 3
<i>Acacia farnesiana</i>	Mimosa Bush	1
<i>Acalypha sinensis</i>	Chinese Acalypha	
<i>Ardisia crispa</i>	Coral Berry	
<i>Ardisia crenata</i>	Ardisia	
<i>Ardisia humilis</i>	Spice Berry	
<i>Asclepias curassavica</i>	Red Cotton Bush	
<i>Baccharis halimifolia</i>	Groundsel Bush	2
<i>Caesilpinia decapetala</i>	Thorny Poinciana	
<i>Canna</i> sp.	Canna Lilly	
<i>Cascabela thevitia</i> syn. <i>Thevitia peruviana</i>	Yellow Oleander	
<i>Cassia coluteoides</i>	Easter Cassia	
<i>Cestrum parqui</i>	Cestrum	
<i>Chrysanthemoides monilifera</i> subsp. <i>rotundata</i>	Bitou Bush	1
<i>Clidemia hirta</i>	Koster's Curse	1
<i>Conyza bonariensis</i>	Flax-leaf Fleabane	
<i>Conyza canadensis</i>	Canadian Fleabane	
<i>Conyza sumantrensis</i>	Tall Fleabane	
<i>Duranta erecta</i> , <i>Duranta</i> sp.	Duranta	
<i>Elephantopus mollis</i>	Tobacco Weed	2
<i>Eugenia uniflora</i>	Brazilian Cherry	
<i>Euphorbia cyathophora</i>	Painted Spurge	
<i>Euphorbia heterophylla</i>	Milkweed	
<i>Furcraea foetida</i>	Mauritius Hemp	
<i>Furcraea selloa</i>	Variegated False Agave	
<i>Gloriosa superba</i>	Glory Lilly	
<i>Gmelina elliptica</i>	Badhara Bush	1
<i>Gomphocarpus physocarpus</i>	Balloon Cotton Bush	
<i>Gymnocoronis spilanthoides</i>	Senegal Tea	1
<i>Hymenachne amplexicaulis</i>	Hymenachne, Olive Hymenachne	2
<i>Hedychium coronarium</i>	White Ginger	3
<i>Hedychium flavescens</i>	Yellow Ginger	1
<i>Hedychium gardnerianum</i>	Kahili Ginger	3
<i>Jatropha gossypifolia</i>	Belly-ache Bush	2
<i>Bassia scoparia</i> syn. <i>Kochia scoparia</i>	Kochia	1
<i>Lantana camara</i> var. <i>camara</i>	Lantana	3
<i>Lantana montevidensis</i>	Creeping Lantana	3
<i>Leucaena leucocephala</i>	Leucaena	
<i>Ligustrum lucidum</i>	Broad-leaf Privet	3
<i>Ligustrum sinense</i>	Small-leaf Privet, Chinese Privet	3
<i>Lilium formosanum</i>	Formosan Lily	
<i>Ludwigia ochoualis</i>		
<i>Lycium ferocissimum</i>	African Boxthorn	2
<i>Miconia</i> sp.	Miconia	1
<i>Murraya paniculata</i> and species (except <i>M. koenigii</i> )	Murraya, Mock Orange	
<i>Myrica faya</i>	Candleberry Myrth	1
<i>Neonotonia wightii</i>	Glycine	
<i>Ochna serrulata</i>	Ochna, Mickey Mouse Bush	
<i>Oenothera drummondii</i> subsp. <i>drummondii</i>	Beach Evening-primrose	

<i>Olea europaea</i> subsp. <i>cuspidata</i> syn. <i>Olea africana</i>	African Olive	
<i>Olea europaea</i> subsp. <i>europaea</i>	Common Olive	
<i>Parkinsonia aculeata</i>	Parkinsonia	2
<i>Parthenium hysterophorus</i>	Parthenium	2
<i>Paulownia</i> sp.	Paulownia	
<i>Phytolacca octandra</i>	Inkweed	
<i>Pithecellobium dulce</i>	Madras Thorn	1
<i>Prosopis</i> sp.	Algaroba, Mesquites	1 and 2
<i>Prunus munsoniana</i>	Wild Goose Plum	
<i>Psidium guajava</i>	Guava	
<i>Rhaphiolepis indica</i>	Indian Hawthorn	
<i>Ricinus communis</i>	Castor Oil Bush	
<i>Rivina humilis</i>	Coral Berry	
<i>Rubus anglocandicans</i>	Blackberry	3
<i>Rubus bellobatus</i>	Kittatinny Blackberry	
<i>Rubus discolor</i> ( <i>R. fruticosus</i> complex)	Himalayan Blackberry	
<i>Rubus ellipticus</i>	Yellow Raspberry	
<i>Rubus fruticosus</i> aggregate	Blackberry	3
<i>Scheffera actinophylla</i>	Umbrella Tree	
<i>Schinus molle</i> var. <i>areira</i>	Pepper Tree	
<i>Schinus terebinthifolius</i>	Broad-leaved Pepper Tree	3
<i>Senecio madagascariensis</i>	Fireweed	2
<i>Senecio tamoides</i>	Canary Creeper	
<i>Senna obtusifolia</i> , <i>S. hirsuta</i> , <i>S. tora</i>	Sicklepod	2
<i>Senna pendula</i> var. <i>glabrata</i>	Easter Cassia	
<i>Senna septemtrionalis</i>	Smooth Senna	
<i>Solanum erianthum</i>	Tobacco Bush	
<i>Solanum mauritianum</i>	Wild Tobacco Tree	
<i>Solanum seaforthianum</i>	Brazilian Nightshade	
<i>Solanum torvum</i>	Devil's Fig	
<i>Striga</i> sp. (other than native species)	Witch Weeds	1
<i>Stylosanthes scabra</i>	Shrubby Stylo	
<i>Tecoma stans</i>	Yellow Bells	3
<i>Cascabela thevetia</i> syn. <i>Thevetia peruviana</i>	Captain Cook Tree, Yellow Oleander	3
<i>Triumfetta rhomboidea</i>	Chinese Burr	
<i>Ziziphus mauritiana</i>	Chinese Apple	2
<i>Ziziphus spina-christi</i>	Christ's Thorn	1

**Table SC6.52 Succulents**

Species	Common name	Declared species rating—class 1, 2 or 3
<i>Agave americana</i>	Century Plant	
<i>Agave sisalana</i>	Sisal	
<i>Agave angustifolia</i> syn. <i>Agave vivipara</i> var. <i>vivipara</i>	Caribbean Agave	
<i>Bryophyllum delagoense</i> syn. <i>B. tubiflorum</i> , <i>Kalanchoe delagoensis</i>	Mother of Millions	2
<i>Bryophyllum</i> x <i>houghtonii</i> syn. <i>B. daigremontianum</i> x <i>B. delagoense</i> , <i>Kalanchoe</i> x <i>houghtonii</i>	Mother of Millions hybrid	2
<i>Callisia fragrans</i>	Purple Succulent	
<i>Cylindropuntia</i> sp. and hybrids, other than <i>C. spinosior</i> , <i>C. fulgida</i> and <i>C. imbricata</i>	Cholla Cactus	1

<i>Cylindropuntia fulgida</i>	Coral Cactus	2
<i>Cylindropuntia imbricata</i>	Devil's Rope Pear	2
<i>Cylindropuntia spinosior</i>	Snake Cactus	2
<i>Harrisia</i> sp. syn. <i>Eriocereus</i> sp. other than <i>H. martinii</i> , <i>H. tortuosa</i> and <i>H. pomanensis</i> syn. <i>Cereus pomanensis</i>	Harrisia Cactus	1
<i>Harrisia martinii</i> syn. <i>Eriocereus martinii</i> , <i>H. tortuosa</i> and <i>H. pomanensis</i> syn. <i>Cereus pomanensis</i>	Harrisia Cactus	2
<i>Opuntia</i> sp.	Prickly Pear	1
<i>Opuntia stricta</i> , <i>O. ficus-indica</i> , <i>O. aurantiaca</i> , <i>O. monacantha</i> , <i>O. tomentosa</i> and <i>O. streptacantha</i>	Prickly Pear	2
<i>Sansevieria trifasciata</i>	Mother-in-laws Tongue	

**Table SC6.53 Trees**

Species	Common name	Declared species rating—class 1, 2 or 3
<i>Acaciella</i> sp., <i>Mariosousa</i> sp., <i>Senegalia</i> sp. (other than <i>Senegalia albizoides</i> ) and <i>Acacia</i> sp. syn. <i>Vachellia</i> sp. other than <i>Acacia nilotica</i> and <i>Acacia farnesiana</i>	Acacias non-indigenous to Australia	1
<i>Acacia nilotica</i>	Prickly Acacia	2
<i>Annona glabra</i>	Pond Apple	2
<i>Arecastrum romanzoffianum</i> syn. <i>A. syagrus</i>	Cocos Palm	
All <i>Cecropia</i> sp.	Mexican Bean Tree	1
<i>Celtis sinensis</i>	Chinese Celtis	3
<i>Cinnamomum camphora</i>	Camphor Laurel	3
<i>Corymbia torelliana</i>	Cadagi	
<i>Erythrina crista-galli</i>	Cockspur Coral Tree	
<i>Gleditsia</i> sp. including cultivars and varieties	Honey Locust	1
<i>Koelreuteria elegans</i> subsp. <i>formosana</i>	Golden Rain Tree	
<i>Mimosa pigra</i>	Mimosa Pigra	1
<i>Pinus caribaea</i>	Caribbean Pine	
<i>Pinus elliottii</i>	Slash Pine	
<i>Piper aduncum</i>	Spiked Pepper	1
<i>Salix</i> sp. other than <i>S. babylonica</i> , <i>S. humboldtiana</i> syn. <i>S. chilensis</i> , <i>S. matsudana</i> , <i>S. x calodendron</i> and <i>S. xreichardtii</i>	Willow	1
<i>Salix babylonica</i>	Weeping Willow	
<i>Salix humboldtiana</i> syn. <i>S. chilensis</i>	Pencil Willow	3
<i>Solanum chrysotrichum</i> syn. <i>hispidum</i>	Giant Devil's Fig	
<i>Spathodea campanulata</i>	African Tulip Tree	3
<i>Tamarix aphylla</i>	Athel Pine	3
<i>Ulex europaeus</i>	Gorse	1

## SC6.1.11 Dictionary

The Dictionary explains terms used throughout Planning Scheme Policy 1: Development Standards.

**Table SC6.54 Planning Scheme Policy Dictionary**

<b>Term</b>	<b>Meaning</b>	<b>Includes</b>
<i>Applicant</i>	has the same meaning as in the <i>SPA</i>	
<i>AUS-SPEC</i>	unless the context requires otherwise, the latest revision of the Queensland AUS-SPEC # 1 Development Specification Series–Construction	
<i>Consulting Engineer</i>	the RPEQ responsible for the design and construction of infrastructure works on behalf of the applicant. The RPEQ responsible for construction must be independent of the project manager and construction contractor. The RPEQ must be Superintendent in a formal contract between the applicant and the construction contractor or be allocated the powers of such a Superintendent by the applicant through a formal letter of appointment	
<i>Council</i>	Gympie Regional Council	
<i>Developer</i>	the applicant	
<i>DFE</i>	Defined Flood Event (nominally Q100 in affected areas)	
<i>Engineer</i>	the Council Engineer responsible for the acceptance of infrastructure works constructed by the applicant	
<i>Guidelines</i>	notes, indicated in boxed text, prepared to assist applicants, consultants, Council and the public in using this policy	
<i>IPWEAQ</i>	Institute of Public Works Engineering Australia Queensland Division Inc.	
<i>Infrastructure and Operational Work (excluding advertising device) Code</i>	the Infrastructure and Operational Work (excluding advertising device) Code contained in the Gympie Regional Council Planning Scheme	
<i>SPA</i>	the <i>Sustainable Planning Act 2009</i>	
<i>TMR</i>	Department of Transport and Main Roads (Qld)	previous departments with the same responsibilities e.g. QT, MRD
<i>QUDM</i>	the latest revision of the Queensland Urban Drainage Manual	
<i>RPEQ</i>	Registered Professional Engineer of Queensland	
<i>Suitably Qualified Person</i>	Is a person well experienced in the area of works that the individual is responsible for and providing certification of.	
<i>site plan</i>	a plan of a site which is prepared to scale and shows: (1) the boundaries of the site, (2) the location of adjacent roads, watercourses and lakes, (3) existing and proposed buildings, (4) all access driveways and parking areas.	
<i>Surveyor</i>	has the same meaning as in the <i>Surveyors Act 2003</i>	
<i>total installed cost</i>	the estimated cost of provision and installation accepted by Council	

Term	Meaning	Includes
<i>WBBROC Water Services Design and Construction Code.</i>	Wide Bay Burnett Regional Organisation of Councils Water Services Design and Construction Code – Addenda to SEQ Water Supply and Sewerage Design and Construction Code (SEQ WS&S D&C Code)	.

## 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 and date of commencement	Planning scheme version number	Amendment type	Summary of amendments
26 February 2016	1.1	<p>Minor and administrative</p> <p>Major amendment to Planning Scheme Policy 1: Development Standards</p>	<p><u>Amendment Package 1</u></p> <ul style="list-style-type: none"> <li>• Updating the use and administrative definitions, with the exception of 'Temporary Use', 'Advertising Device', 'Environment Facility' and 'Dwelling House', to align with the Queensland Planning Provisions version 3.1;</li> <li>• Amend cross-references between sections of the Planning Scheme as required;</li> <li>• Remove reference to redundant terminology;</li> <li>• Amend spelling and grammatical errors;</li> <li>• Addition of sections 1.3.1 to 1.3.4, and revision of section 1.6 to align with QPP v3.1;</li> <li>• Removal of 112 Yabba Road, Imbil from Schedule 4 – Local Heritage Places and associated overlay mapping;</li> <li>• Reverting the zoning of 193 Queen Elizabeth Drive, and 4, 6, 8 and 10 Waratah Drive, Cooloola Cove, from Low Impact Industry Zone to Rural Residential Zone;</li> <li>• Changing the zoning of Lot 1 on RP199360 from Medium Impact Industry to Rural Zone; and</li> <li>• Major amendments to the Planning Scheme Policy 1: Development Standards to clarify Council's position with respect to requirements for infrastructure and other works.</li> </ul>
1 August 2016	1.2	<p>Administrative amendment</p> <p>Minor amendment to Planning Scheme Policy 1: Development Standards</p>	<p>The amendments correct the format, inconsistent numbering and cross-references in the planning scheme.</p> <p>Amendment to Table SC6.2 to include the new street/road types that are identified in the Road Hierarchy.</p>
3 July 2017	1.3	Alignment Amendment	<p>The alignment amendments include:</p> <ul style="list-style-type: none"> <li>• Replacing terminology and language from repealed legislation with terminology consistent with the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>;</li> <li>• Reformatting to improve clarity of the Planning Scheme;</li> <li>• Improving and clarifying assessment benchmarks, notably codes, to ensure they are sufficiently robust to permit assessment as required by the decision rules for code assessment under the <i>Planning Act 2016</i>.</li> </ul>

<p>Adopted 1 November 2017 and commenced 23 November 2017</p>	<p>2</p>	<p>Local Government Infrastructure Plan Amendment</p> <p>Administrative Amendment to the Planning Scheme</p> <p>Administrative Amendment to Planning Scheme Policy 1: Development Standards</p>	<p>Commencing a new Local Government Infrastructure Plan.</p> <p>The administrative amendment to the Planning Scheme and Planning Scheme Policy 1: Development Standards corrects the format, inconsistent numbering and cross-references in the planning scheme.</p>
<p>Adopted 24 February 2021 and commenced 15 March 2021</p>	<p>3.0</p>	<p>Administrative, Minor and Major Amendment to the Planning Scheme</p> <p>Administrative, Minor and Major Amendment to Planning Scheme Policy 1: Development Standards</p> <p>Interim Amendment to the Local Government Infrastructure Plan</p>	<ul style="list-style-type: none"> <li>• Updating various Planning Scheme map sets to incorporate new State government data;</li> <li>• Zoning amendments;</li> <li>• Amendments to the Infrastructure and Operational Works Code;</li> <li>• Amendments to the Reconfiguring a Lot Code;</li> <li>• Amendments to Planning Scheme Policy 1: Development Standards;</li> <li>• New operational works triggers in the Tables of Assessment;</li> <li>• The introduction of two new codes: <ul style="list-style-type: none"> <li>- Home-Based Business Code</li> <li>- Advertising Devices Code</li> </ul> </li> <li>• Relocation of certain sections and provisions in zone codes that are now detailed in consolidated codes (to avoid duplication);</li> <li>• Refinement of provisions for private open space and communal space for Dual Occupancies;</li> <li>• Amendments to car parking rates to address anomalies for particular uses;</li> <li>• General improvements focusing on improving clarity of Council's policy intent (e.g. redrafting provisions with clearer language and intent);</li> <li>• Removal of sections in Planning Scheme Policy 1: Development standards and in the Local Government Infrastructure Plan that refer to water and sewer requirements and replace them with references to the WBBROC Design and Construct Codes (where relevant).</li> </ul>
<p>Adopted 28 August 2024 and commenced 1 October 2024</p>	<p>4.0</p>	<p>Administrative and Major Amendment to the Planning Scheme</p> <p>Administrative amendment to Planning Scheme Policy</p>	<ul style="list-style-type: none"> <li>• Zoning amendments;</li> <li>• Amendments to the Strategic Framework relating to recreational vehicle use in the region;</li> <li>• Amendment to the Reconfiguring a Lot Code;</li> <li>• Amendments to the Sport and Recreation, Open Space, Community Purpose, Rural and Township zone codes to insert POs and</li> </ul>

		<p>1: Development Standards</p>	<p>AOs relating to self contained recreational vehicles;</p> <ul style="list-style-type: none"> <li>• New material change of use triggers in the Table of Assessments for Tourist park relating to self contained recreational vehicles;</li> <li>• Introduction of two (2) new administrative definitions;</li> <li>• Administrative corrections relating to numbering, font and grammar.</li> </ul>
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