



Headlands Coastal Community

PLAN OF DEVELOPMENT FOR A PRELIMINARY APPROVAL
AFFECTING THE PLANNING SCHEME—SECTION 242 OF THE
SUSTAINABLE PLANNING ACT 2009 — 25 JULY 2017

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Headlands
COASTAL COMMUNITY

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Part 1 Preliminary

1.1 Planning scheme and Plan of Development

- (1) For the purposes of this document the Bundaberg Regional Council Planning Scheme 2015 is referred to as the 'planning scheme';
- (2) For the purposes of this document the Plan of Development is referred to as the 'POD'.

1.2 Land to which the POD applies

- (1) This POD applies to land described as Lot 1 on SP182595 and Lot 3 on RP7301, referred to in the POD as the 'plan area'.
- (2) The extent of the plan area is outlined in Figure 1 below.



Figure 1 - Extent of plan area

1.3 Purpose

- (1) This plan of development has been prepared for Multilow Pty Ltd under the provisions of section 242 of the *Sustainable Planning Act 2009* (SPA)—Preliminary approval which may vary the effect a local planning instrument.
- (2) The POD is intended to advance the purpose of the SPA in seeking to achieve ecological sustainability.



- (3) In seeking to achieve this purpose, the POD provides a logical, orderly and coherent local planning framework for future development in the master plan area for the relevant period.

1.4 Varying the effect of local planning instruments

- (1) This preliminary approval varies the effect of the planning scheme to the extent stated in this plan of development and subject to any conditions of the approval¹.
- (2) The POD varies the effect of the planning scheme in respect of the following—
 - (a) Part 5—Tables of assessment²;
 - (b) Part 6—Zones;
 - (c) Part 9—Development codes.
- (3) To remove any doubt, the Strategic Framework contained in Part 3 of the planning scheme continues to have effect.

1.5 Development regulated in this POD

This preliminary approval applies to—

- (1) making a material change of use;
- (2) reconfiguring a lot;
- (3) carrying out building work³; and
- (4) carrying out operational work.

1.6 Preliminary approval

- (1) This POD varies the effect of the local planning instrument such that the assessment tables contained in this POD replace the applicable assessment tables in the planning scheme.
- (2) The codes and additional assessment criteria identified in the POD are the applicable codes and assessment criteria for the plan area.
- (3) To remove any doubt, if this POD conflicts with any provisions of the planning scheme or planning scheme policies, the POD prevails to the extent of any inconsistency.

1.7 Commencement and relevant period

The relevant period⁴ of this approval is 15 years from the date the approval takes effect. In accordance with Section 242(7) of the SPA, once each part of development has been completed, the provisions of the POD no longer apply.

¹ In cases where Council adopts a new planning scheme provision or policy after approval of this POD that has different requirements to this POD, the POD prevails within the relevant period of the approval.

² Of particular relevance is the overriding of Table 5.5.1.5—Emerging community zone.

³ Section 78A of the SPA states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*. Refer to the planning scheme Section 1.6—Building work regulated under the planning scheme.

⁴ See the SPA, section 343—When approval lapses if development not started.



1.8 Conditions of approval

All development within the plan area is to comply with this POD and the conditions of the development approval.



Part 2 Interpretation

2.1 Defined terms in the SPA

All terms that are defined in the SPA and form part of the POD have the same meaning as in the SPA.

2.2 Definitions

Section 1.3.1 Definitions of the planning scheme continues to have effect, except for the following definition—

Domestic outbuilding: 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 purposes of a shed, garage and carport.

2.3 Codes

All codes identified in the POD—Tables of assessment and not contained in the POD are taken to be planning scheme codes.

2.4 Roads, watercourses and reclaimed land

To remove any doubt, this POD does not vary the effect of section 1.3.4—*Zones for roads, closed roads, waterways and reclaimed land* of the planning scheme.



Part 3 Tables of assessment

3.1 Introduction

This part and tables in *Appendix A—Part 5—Headlands Tables of assessment* identify the levels of assessment and assessment criteria for development within the plan area.

3.2 Explanation of tables of assessment

- (1) The development assessment tables identify—
 - (a) the assessment category applicable to development stated in the table; and
 - (b) the applicable assessment criteria for self-assessable development, code assessable development and exempt development.
- (2) The POD is to be read in conjunction with the Bundaberg Regional Council planning scheme Parts 5.1—5.4.

Note: please refer to Section 1.6 (2) of this POD.

3.3 Tables of assessment—Material change of use

The 'Tables of assessment' for making a material change of use in the plan area identify the levels of assessment and assessment criteria for the following precincts:-

- (1) Headlands low density residential precinct;
- (2) Headlands medium density residential precinct;
- (3) Headlands small lot residential precinct; and
- (4) Headlands neighbourhood centre precinct .

3.4 Table of assessment—Reconfiguring a lot

The 'Table of assessment' for reconfiguring a lot identifies the levels of assessment and assessment criteria for the plan area.

3.5 Table of assessment—Building work

- (1) The 'Table of assessment' for building work associated with a material change of use identifies the levels of assessment and assessment criteria in the Headlands low density residential precinct, Headlands medium density residential precinct, and Headlands small lot residential precinct.
- (2) The 'Table of assessment' for building work not associated with a material change of use identifies the levels of assessment and assessment criteria for all zones in the plan area.

3.6 Table of assessment—Operational work

The planning scheme 'Table of assessment' for operational work—Table 5.8.1 applies to operational work in the plan area.

3.7 Table of assessment—Overlays

The planning scheme 'Table of assessment' for overlays—Table 5.10 applies to development in the plan area⁵.

⁵ The POD does not change the effect of the planning scheme overlays.



Part 4 Codes for the plan area

- (1) The POD includes codes for development within the plan area.
- (2) *Part 6 Headlands Precincts* contains precinct codes that vary, to the extent stated, the effect of the zone codes in Part 6 of the planning scheme.
- (3) *Part 9 Headlands Development codes* contain development codes that vary, to the extent stated, the effect of development codes in Part 9 of the planning scheme.



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Part 5 Headlands Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the plan area.

5.2 Levels of assessment – Material change of use

The following tables identify the levels of assessment for development in a precinct for making a material change of use.

Table 5.2.1 Headlands low density residential precinct

| Use | Level of assessment | Assessment criteria | | | | | Applicable use code |
|-------------------------------|---|--|---|--|---|--|---|
| | | Low density residential zone code of Bundaberg Regional Council Planning Scheme 2015 | Landscaping code of Bundaberg Regional Council Planning Scheme 2015 | Nuisance code of Bundaberg Regional Council Planning Scheme 2015 | Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | Works, services and infrastructure code of Bundaberg Regional Council Planning | |
| Residential activities | | | | | | | |
| Dual occupancy | Self assessment | | | | | | Dual occupancy code of Bundaberg Regional Council Planning Scheme 2015 |
| Dwelling house | Exempt | Not applicable | | | | | |
| Dwelling unit | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Home based business | Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> . | Not applicable | | | | | |
| | Self assessment if not exempt. | | | | | | Home based business code of Bundaberg Regional Council Planning Scheme 2015 |
| Residential care facility | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | Residential care facility and retirement facility code of Bundaberg Regional Council Planning Scheme 2015 |
| Retirement facility | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | Residential care facility and retirement facility code of Bundaberg Regional Council Planning Scheme 2015 |
| Business activities | | | | | | | |
| Sales office | Self assessment | | | | | | Sales office code of Bundaberg Regional Council Planning Scheme 2015 |
| Community activities | | | | | | | |
| Community use | Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council. | Not applicable | | | | | |
| Recreation activities | | | | | | | |
| Environment facility | Exempt | Not applicable | | | | | |
| Park | Exempt | Not applicable | | | | | |
| Other activities | | | | | | | |
| Utility installation | Exempt if a local utility. | Not applicable | | | | | |

| Use | Level of assessment | Assessment criteria |
|--|--------------------------|---|
| | | Low density residential zone code of Bundaberg Regional Council Planning Scheme 2015 Landscaping code of Bundaberg Regional Council Planning Scheme 2015 Nuisance code of Bundaberg Regional Council Planning Scheme 2015 Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015 Applicable use code |
| Not specified | | |
| Uses not specified and uses that do not meet the description in the level of assessment column | Impact assessment | The Bundaberg Regional Council Planning Scheme 2015 |

Table 5.2.2 Headlands medium density residential precinct

| Use | Level of assessment | Assessment criteria | | | | | Applicable use code |
|-------------------------------|---|---|---|--|---|--|---|
| | | Headlands medium density residential precinct code | Landscaping code of Bundaberg Regional Council Planning Scheme 2015 | Nuisance code of Bundaberg Regional Council Planning Scheme 2015 | Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015 | |
| Residential activities | | | | | | | |
| Caretaker's accommodation | Code assessment | | | | | | Caretaker's accommodation code of Bundaberg Regional Council Planning Scheme 2015 |
| Dual occupancy | Self assessment | | | | | | Dual occupancy code of Bundaberg Regional Council Planning Scheme 2015 |
| Dwelling house | Exempt | Not applicable | | | | | |
| Dwelling unit | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Home based business | Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> . | Not applicable | | | | | |
| | Self assessment if not exempt. | | | | | | Home based business code of Bundaberg Regional Council Planning Scheme 2015 |
| Multiple dwelling | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Residential care facility | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | Residential care facility and retirement facility code of Bundaberg Regional Council Planning Scheme 2015 |
| Resort complex | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | Headlands resort complex code |
| Retirement facility | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | Residential care facility and retirement facility code of Bundaberg Regional Council Planning Scheme 2015 |
| Rooming accommodation | Self assessment if:- (a) within an existing dwelling house; (b) providing accommodation for not more than 5 residents; and (c) not involving any assessable building work against the Building Act | AO1.3 and AO1.5 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | | | | | |

| Use | Level of assessment | Assessment criteria | | | | | Applicable use code |
|--|--|---|---|--|---|--|---|
| | | Headlands medium density residential precinct code | Landscaping code of Bundaberg Regional Council Planning Scheme 2015 | Nuisance code of Bundaberg Regional Council Planning Scheme 2015 | Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015 | |
| | other than a change of classification. | | | | | | |
| | Code assessment if not otherwise specified. | ✓ | ✓ | ✓ | ✓ | ✓ | Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Short-term accommodation | Code assessment if involving a motel, backpackers, serviced apartments, accommodation hotel. | ✓ | ✓ | ✓ | ✓ | ✓ | Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Business activities | | | | | | | |
| Sales office | Self assessment | | | | | | Sales office code of Bundaberg Regional Council Planning Scheme 2015 |
| Recreation activities | | | | | | | |
| Environment facility | Exempt | Not applicable | | | | | |
| Park | Exempt | Not applicable | | | | | |
| Other activities | | | | | | | |
| Utility installation | Exempt if a local utility. | Not applicable | | | | | |
| Not specified | | | | | | | |
| Uses not specified and uses that do not meet the description in the level of assessment column | Impact assessment | The Bundaberg Regional Council Planning Scheme 2015 | | | | | |

Table 5.2.3 Headlands small lot residential precinct

| Use | Level of assessment | Assessment criteria | | | | | | Applicable use code |
|--|---|---|---|--|---|--|--|---|
| | | Headlands small lot residential precinct code | Landscaping code of Bundaberg Regional Council Planning Scheme 2015 | Nuisance code of Bundaberg Regional Council Planning Scheme 2015 | Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015 | | |
| Residential activities | | | | | | | | |
| Dual occupancy | Self assessment | | | | | | | Dual occupancy code of Bundaberg Regional Council Planning Scheme 2015 |
| Dwelling house | Exempt | Not applicable | | | | | | |
| Home based business | Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> . | Not applicable | | | | | | |
| | Self assessment if not exempt. | | | | | | | Home based business code of Bundaberg Regional Council Planning Scheme 2015 |
| Business activities | | | | | | | | |
| Sales office | Self assessment | | | | | | | Sales office code of Bundaberg Regional Council Planning Scheme 2015 |
| Recreation activities | | | | | | | | |
| Environment facility | Exempt | Not applicable | | | | | | |
| Park | Exempt | Not applicable | | | | | | |
| Other activities | | | | | | | | |
| Utility installation | Exempt if a local utility. | Not applicable | | | | | | |
| Not specified | | | | | | | | |
| Uses not specified and uses that do not meet the description in the level of assessment column | Impact assessment | The Bundaberg Regional Council Planning Scheme 2015 | | | | | | |

Table 5.2.4 Headlands neighbourhood centre precinct

| Use | Level of assessment | Assessment criteria | | | | | Applicable use code |
|-------------------------------|--|---|---|--|---|--|---|
| | | Headlands neighbourhood centre precinct code | Landscaping code of Bundaberg Regional Council Planning Scheme 2015 | Nuisance code of Bundaberg Regional Council Planning Scheme 2015 | Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015 | |
| Residential activities | | | | | | | |
| Caretaker's accommodation | Code assessment | | | | | | Caretaker's accommodation code of Bundaberg Regional Council Planning Scheme 2015 |
| Dual occupancy | Code assessment if forming part of a mixed use building. | ✓ | ✓ | ✓ | ✓ | ✓ | Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Dwelling unit | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Home based business | Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> . | Not applicable | | | | | |
| | Self assessment if not exempt. | | | | | | Home based business code of Bundaberg Regional Council Planning Scheme 2015 |
| Multiple dwelling | Code assessment if forming part of a mixed use building. | ✓ | ✓ | ✓ | ✓ | ✓ | Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Short-term accommodation | Code assessment if forming part of a mixed use building located. | ✓ | ✓ | ✓ | ✓ | ✓ | Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Business activities | | | | | | | |
| Bar | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | Business uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Food and drink outlet | Self assessment if- (a) within an existing commercial building; (b) the existing development footprint is not altered; and | AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | | | | | |

| Use | Level of assessment | Assessment criteria | | | | | | Applicable use code |
|------------------------|--|---|---|--|---|--|---|---------------------|
| | | Headlands neighbourhood centre precinct code | Landscaping code of Bundaberg Regional Council Planning Scheme 2015 | Nuisance code of Bundaberg Regional Council Planning Scheme 2015 | Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015 | | |
| | (c) not incorporating a drive through facility. | | | | | | | |
| | Code assessment if not incorporating a drive through facility and not self assessment. | ✓ | ✓ | ✓ | ✓ | ✓ | Business uses code of Bundaberg Regional Council Planning Scheme 2015 | |
| Office | Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m ² . | AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | | | | | | |
| | Code assessment if having a GLA not exceeding 400m ² and not self assessment. | ✓ | ✓ | ✓ | ✓ | ✓ | Business uses code of Bundaberg Regional Council Planning Scheme 2015 | |
| Sales office | Self assessment | | | | | | Sales office code of Bundaberg Regional Council Planning Scheme 2015 | |
| Shop | Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m ² . | AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | | | | | | |
| | Code assessment if having a GLA not exceeding 400m ² and not self assessment. | ✓ | ✓ | ✓ | ✓ | ✓ | Business uses code of Bundaberg Regional Council Planning Scheme 2015 | |
| Shopping centre | Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 2,500m ² for all shop tenancies and 400m ² for any single shop tenancy. | AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | | | | | | |
| | Code assessment if having a GLA not exceeding 2,500m ² for all shop tenancies and 400m ² for any single | ✓ | ✓ | ✓ | ✓ | ✓ | Business uses code of Bundaberg Regional Council Planning Scheme 2015 | |

Part 5 – Headlands Tables of Assessment

| Use | Level of assessment | Assessment criteria | | | | | | Applicable use code |
|----------------------------------|--|---|---|--|---|--|--|--|
| | | Headlands neighbourhood centre precinct code | Landscaping code of Bundaberg Regional Council Planning Scheme 2015 | Nuisance code of Bundaberg Regional Council Planning Scheme 2015 | Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015 | | |
| | shop tenancy and not self assessment. | | | | | | | |
| Entertainment activities | | | | | | | | |
| Function facility | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | | Business uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Industry activities | | | | | | | | |
| Service industry | Self assessment if within an existing commercial building and the existing development footprint is not altered. | AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | | | | | | |
| | Code assessment if not self assessment. | ✓ | ✓ | ✓ | ✓ | ✓ | | Business uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Community activities | | | | | | | | |
| Child care centre | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | | Child care centre code of Bundaberg Regional Council Planning Scheme 2015 |
| Community care centre | Code assessment | ✓ | ✓ | ✓ | ✓ | ✓ | | Community activities code of Bundaberg Regional Council Planning Scheme 2015 |
| Community use | Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council. | Not applicable | | | | | | |
| | Code assessment if not exempt. | ✓ | ✓ | ✓ | ✓ | ✓ | | Community activities code of Bundaberg Regional Council Planning Scheme 2015 |
| Educational establishment | Self assessment if within an existing commercial building and the existing development footprint is not altered. | AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | | | | | | |
| | Code assessment if not self assessment. | ✓ | ✓ | ✓ | ✓ | ✓ | | Business uses code of Bundaberg Regional Council Planning Scheme 2015 |
| Emergency services | Self assessment if within an existing | AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | | | | | | |

| Use | Level of assessment | Assessment criteria | | | | | | Applicable use code |
|--|--|---|---|--|---|--|---|---------------------|
| | | Headlands neighbourhood centre precinct code | Landscaping code of Bundaberg Regional Council Planning Scheme 2015 | Nuisance code of Bundaberg Regional Council Planning Scheme 2015 | Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015 | | |
| | commercial building and the existing development footprint is not altered. | | | | | | | |
| | Code assessment if not self assessment. | ✓ | ✓ | ✓ | ✓ | ✓ | Business uses code of Bundaberg Regional Council Planning Scheme 2015 | |
| Health care services | Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m ² . | AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 | | | | | | |
| | Code assessment if having a GLA not exceeding 400m ² and not self assessment. | ✓ | ✓ | ✓ | ✓ | ✓ | Business uses code of Bundaberg Regional Council Planning Scheme 2015 | |
| Recreation activities | | | | | | | | |
| Environment facility | Exempt | Not applicable | | | | | | |
| Park | Exempt | Not applicable | | | | | | |
| Other activities | | | | | | | | |
| Utility installation | Exempt if a local utility. | Not applicable | | | | | | |
| | Code assessment if not exempt. | ✓ | ✓ | ✓ | ✓ | ✓ | Utility code of Bundaberg Regional Council Planning Scheme 2015 | |
| Not specified | | | | | | | | |
| Uses not specified and uses that do not meet the description in the level of assessment column | Impact assessment | The Bundaberg Regional Council Planning Scheme 2015 | | | | | | |

5.3 Levels of assessment – Reconfiguring a lot ^{1 2}

The following table identifies the levels of assessment for reconfiguring a lot.

Table 5.3.1 Reconfiguring a lot

| Precinct | Level of assessment | Assessment criteria |
|--|---------------------|---|
| All precincts within the Headlands Coastal Community | Code assessment | <ul style="list-style-type: none"> • Applicable Headlands zone code (or Low Density Residential Zone Code of Bundaberg Regional Council Planning Scheme 2015 where applicable) • Applicable Headlands precinct code • Headlands reconfiguring a lot code • Landscaping code of Bundaberg Regional Council Planning Scheme 2015 • Nuisance code of Bundaberg Regional Council Planning Scheme 2015 • Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 • Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015 |

¹ Editor's note—under Schedule 4 of the Regulation, certain reconfiguring a lot is exempt development and cannot be declared to be self-assessable development, development requiring compliance assessment, assessable development or prohibited development by a planning scheme (examples—amalgamating two or more lots or a building format plan of subdivision that does not subdivide land).

² Editor's note—despite the levels of assessment identified in this section for reconfiguring a lot, in the circumstances identified in planning scheme **Section 5.4 (Prescribed levels of assessment)**, subdivision of one lot into two lots is development requiring compliance assessment, in accordance with Schedule 18 of the Regulation.

5.4 Levels of assessment – Building work

The following table identifies the levels of assessment for building work regulated under the POD.

Table 5.4.1 Building work

Editor's note—Council may adopt an amenity and aesthetics policy for particular Class 1a and Class 10a buildings and structures. The requirements contained within any amenity and aesthetics policy are in addition to the assessment criteria identified within the POD.

| Precinct | Level of assessment | Assessment criteria |
|--|--|---|
| <i>Building work associated with a material change of use</i> | | |
| Headlands low density residential precinct | Self assessment if for a dwelling house. | Dwelling house code of Bundaberg Regional Council Planning Scheme 2015 |
| Headlands medium density residential precinct | Self assessment if for a dwelling house. | Dwelling house code of Bundaberg Regional Council Planning Scheme 2015 |
| Headlands small lot residential precinct | Self assessment if for a dwelling house. | Headlands dwelling house (small lot) code and Dwelling house code of Bundaberg Regional Council Planning Scheme 2015 |
| <i>Building work not associated with a material change of use</i> | | |
| All precincts within the Headlands Coastal Community | Self assessment if for Caretaker's accommodation, Dual Occupancy, Dwelling house, Home based business, Sales office, Industry activities (for Service Industry). | <ul style="list-style-type: none"> • The use code applicable to the use for which the building work is to be undertaken • Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 |
| | Exempt if not self assessment | Not applicable |

5.5 Levels of assessment – Operational work³

The *Bundaberg Regional Council Planning Scheme 2015*—Table of Assessment for Operational Work (Table 5.8.1) applies to operational work.

³ Editor's note—despite the levels of assessment identified in this section for operational work, in the circumstances identified in planning scheme **Section 5.4 (Prescribed levels of assessment)**, operational work associated with a subdivision of one lot into two lots is development requiring compliance assessment, in accordance with Schedule 18 of the Regulation.

5.6 Levels of assessment – Overlays

The *Bundaberg Regional Council Planning Scheme 2015*—Table of Assessment for Overlays (Table 5.10.1) applies to the plan area.

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Part 6 Headlands Precincts

6.1 Preliminary

- (1) Precincts organise the plan of development area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Precincts are mapped and included in **Headlands Coastal Community Masterplan A1000 Issue D**.
- (3) The levels of assessment for development in a precinct are in **Part 5 Headlands Tables of assessment**.
- (4) Assessment criteria for precincts are contained in a precinct code.
- (5) Each precinct 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; and
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code.
- (6) The following are the precinct codes for the plan of development area:-

Residential precincts category

 - (a) Headlands medium density residential precinct code;
 - (b) Headlands small lot residential precinct code;

Centre precincts category

 - (a) Headlands neighbourhood centre precinct code.

6.2 Precinct codes

6.2.1 Headlands medium density residential precinct code

6.2.1.1 Application

This code applies to development:-

- (a) within the Headlands medium density residential precinct as identified on the precinct map contained in the **Headlands Coastal Community Masterplan**; and
- (b) identified as requiring assessment against the Medium density residential precinct code by the tables of assessment in **Part 5 Headlands Tables of assessment**.

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Headlands medium density residential precinct code is to provide for medium density multiple dwellings.
- (2) The purpose of the Headlands medium density residential precinct code will be achieved through the following overall outcomes:-
 - (a) development provides for a range and mix of low and medium density residential dwelling choices and forms, predominantly for permanent living;
 - (b) other medium density residential uses such as hostels, resort complexes, residential care facilities, retirement facilities and short-term accommodation may also be established in the precinct;
 - (c) limited non-residential activities may also be established in the precinct, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
 - (d) the scale, density and layout of development facilitates an efficient land use pattern that supports compact, safe and walkable neighbourhoods that are connected to employment nodes, activity centres, open space and recreational areas, community services and facilities, educational opportunities and transport options;
 - (e) development encourages and facilitates the efficient provision and use of physical and social infrastructure; and
 - (f) development is designed and located in a manner which makes a positive contribution to the streetscape, is sympathetic to the existing and intended scale and character of the surrounding area and maintains a high level of residential amenity.

6.2.1.3 Criteria for assessment

Table 6.2.1.3.1 Criteria for assessable development

| Performance outcomes | Acceptable outcomes |
|---|--|
| Residential uses | |
| PO1 Development provides for a compatible mix of predominantly low and medium density residential activities. | AO1.1 Development provides for one or more of the following residential activities to occur in the Headlands medium density residential precinct:- <ul style="list-style-type: none"> (a) Caretaker's accommodation; (b) Dual occupancy; (c) Dwelling house; (d) Multiple dwelling; (e) Residential care facility; (f) Retirement facility; (g) Rooming accommodation; and (h) Short-term accommodation; |

| Performance outcomes | Acceptable outcomes |
|---|--|
| Non-residential uses | |
| <p>PO2</p> <p>A limited range of non-residential activities may be established in the Headlands medium density residential precinct, provided that these activities:-</p> <ul style="list-style-type: none"> (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the prevailing residential character and amenity of the local area. <p>Note—such non-residential activities include sales offices, shops and utility installations (limited to local utilities).</p> | <p>AO2</p> <p>No acceptable outcome provided.</p> |
| Building height and built form | |
| <p>PO3</p> <p>Development has a low-rise built form that is compatible with the existing and intended scale and character of the surrounding area.</p> | <p>AO3.1</p> <p>Residential development has a maximum building height of 3 storeys and 12.5m overall.</p> <p>AO3.2</p> <p>Non-residential development has a maximum building height of one (1) storey.</p> |
| <p>PO4</p> <p>Development has a built form and scale that is compatible with the existing and intended residential character of the precinct, positively contributes to the streetscape and maintains or provides a high level of residential amenity.</p> <p>Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-</p> <ul style="list-style-type: none"> (a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts; (b) privacy and overlooking impacts; and (c) building mass and scale as seen from neighbouring premises, and from the street. | <p>AO4</p> <p>No acceptable outcome provided.</p> |
| <p>PO5</p> <p>Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to its local setting by complementing:-</p> <ul style="list-style-type: none"> (a) the Queensland 'coastal beach' vernacular where located in a coastal town or village. <p>Editor's note – the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i>, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region.</p> | <p>AO5</p> <p>No acceptable outcome provided.</p> |
| Residential density | |
| <p>PO6</p> <p>Development facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity.</p> | <p>AO6</p> <p>Development provides for a net residential density of 30 to 50 equivalent dwellings per hectare.</p> |
| Amenity | |
| <p>PO7</p> <p>Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p> | <p>AO7</p> <p>No acceptable outcome provided.</p> |

| Performance outcomes | Acceptable outcomes |
|---|--|
| Infrastructure and services | |
| <p>PO8 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p> | <p>A08 No acceptable outcome provided</p> |
| <p>PO9 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p> | <p>A09 No acceptable outcome provided</p> |

6.2.2 Headlands small lot residential precinct code

6.2.2.1 Application

This code applies to development:-

- (a) within the Headlands small lot residential precinct as identified in the **Headlands Coastal Community Masterplan A1000 Issue D**; and
- (b) identified as requiring assessment against the Small lot residential precinct code by the tables of assessment in **Part 5 Headlands Tables of assessment**.

6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Headlands small lot precinct code is to provide for predominantly dwelling houses with reduced setbacks and a high level of amenity.
- (2) The purpose of the Headlands small lot residential precinct code will be achieved through the following overall outcomes:-
 - (a) development including a domestic outbuilding, incorporates high quality design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space;
 - (b) development incorporates high quality design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants;
 - (c) development incorporates high quality design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses;
 - (d) development provides sufficient and safe vehicle access and parking without impacting adjoining and nearby dwelling houses and public infrastructure;
 - (e) development including a domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land;
 - (f) development ensures that the siting does not negatively impact on the privacy and amenity of adjoining residents including existing built to boundary walls; and
 - (g) development provides appropriate streetscape outcomes.

6.2.2.3 Criteria for assessment

Table 6.2.2.3.1 Criteria for assessable development

| Performance outcomes | Acceptable outcomes |
|---|---|
| Residential uses | |
| PO1 Development provides for predominantly low density residential activities in the form of dwelling houses on lots less than 450m ² . | AO1.1 No acceptable outcome |
| Non-residential uses | |
| PO2 A limited range of non-residential activities may be established in the Headlands small lot precinct, provided that these uses:- <ol style="list-style-type: none"> (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the prevailing residential character and amenity of the local area. Note—such non-residential activities include sales offices and utility installations (limited to local utilities). | AO2 No acceptable outcome provided. |

| Performance outcomes | Acceptable outcomes |
|--|--|
| Building height and built form | |
| <p>PO3 Development has a low-rise built form to maintain the low density residential character and amenity of the precinct.</p> | <p>AO3 Development has a maximum building height of 2 storeys and 9.5m overall.</p> |
| <p>PO4 Development has a built form and scale that is sympathetic to the low density residential character of the precinct, positively contributes to the streetscape and maintains or provides a high level of residential amenity.</p> <p>Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-</p> <p>(a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts;</p> <p>(b) privacy and overlooking impacts; and</p> <p>(c) building mass and scale as seen from neighbouring premises, and from the street.</p> | <p>AO4 No acceptable outcome provided.</p> |
| <p>PO5 Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to its local setting by complementing:-</p> <p>(a) the Queensland 'coastal beach' vernacular.</p> <p>Editor's note – the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i>, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region.</p> | <p>AO5 No acceptable outcome provided.</p> |
| Residential density | |
| <p>PO6 Development provides for an attractive, open and relatively low density form of urban residential settlement that maintains a high level of residential amenity that would be expected for dwelling houses.</p> | <p>AO6 Development provides for a net residential density of 15 to 25 equivalent dwellings per hectare.</p> |
| Amenity | |
| <p>PO7 Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p> | <p>AO7 No acceptable outcome provided.</p> |
| Infrastructure and services | |
| <p>PO8 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p> | <p>AO8 No acceptable outcome provided</p> |
| <p>PO9 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p> | <p>AO9 No acceptable outcome provided</p> |

6.2.3 Headlands neighbourhood centre precinct code

6.2.3.1 Application

This code applies to development:-

- (a) within the Headlands neighbourhood centre precinct as identified on the precinct maps contained in **Headlands Coastal Community Masterplan A1000 Issue D**; and
- (b) identified as requiring assessment against the Headlands neighbourhood centre precinct code by the tables of assessment in **Part 5 Headlands Tables of assessment**

6.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Headlands neighbourhood centre precinct code is to provide for a small range of land uses and activities to support the basic convenience needs of the local neighbourhood.

The precinct accommodates small-scale convenience shopping, offices, community activities and other uses which directly support the basic convenience needs of the immediate community.

The precinct also accommodates existing standalone business or entertainment activities, such as general stores, function facilities and hotels, which do not form part of a higher order activity centre.

Neighbourhood centres complement and do not undermine the role and function of higher order activity centres.

- (2) The purpose of the Headlands neighbourhood centre precinct code will be achieved through the following overall outcomes:-
 - (a) development provides for a small range of business activities that service the day-to-day needs of localised catchments and are compatible with the intended role and function of the Neighbourhood centre precinct;
 - (b) development provides for a limited range of complementary uses in appropriate locations to support community wellbeing and local employment opportunities;
 - (c) development provides for a compatible range of residential activities that are ancillary to and support the predominant business functions of the precinct;
 - (d) development has a low-rise built form and incorporates a high standard of architecture, urban design and landscaping that is compatible with and sympathetic to its setting and context;
 - (e) development does not unreasonably impact on the amenity of surrounding premises; and
 - (f) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.3.3 Criteria for assessment

Table 6.2.3.3.1 Criteria for assessable development

| Performance outcomes | Acceptable outcomes |
|--|---|
| Land use composition and activity centre network | |
| PO1 Development provides for the day-to-day retail and commercial needs of the residents within the locality or for the needs of tourists and visitors, with uses including shops, food and drink outlets, health care services and offices. | AO1 No acceptable outcome provided. |
| PO2 Business activities are of a small-scale and do not compete with higher order activity centres as the preferred location for retail and business activities in the Bundaberg region. | AO2 No acceptable outcome provided. |

| Performance outcomes | Acceptable outcomes |
|---|---|
| <p>PO3 Service industry, utility installations, community uses and emergency services uses may also be established in the precinct where they are compatible with the amenity of surrounding residential development.</p> | <p>AO3 No acceptable outcome provided.</p> |
| Building height, built form and urban design | |
| <p>PO4 Development has a low-rise built form that is compatible with the existing and intended scale and character of the streetscape and surrounding area,</p> | <p>AO4 Development has a maximum building height of 3 storeys and 12.5m overall.</p> |
| <p>PO5 The built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places.</p> | <p>AO5 No acceptable outcome provided.</p> |
| Amenity | |
| <p>PO6 Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.</p> | <p>AO6 No acceptable outcome provided.</p> |
| Infrastructure and services | |
| <p>PO7 Development is provided with urban services to support the needs of the community, including access to parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p> | <p>AO7 No acceptable outcome provided.</p> |
| <p>PO8 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p> | <p>AO8 No acceptable outcome provided.</p> |

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Part 9 Headlands Development codes

9.1 Preliminary

- (1) This part is to be read in conjunction with **Section 9.2 Statewide codes** contained in the planning scheme **Part 9—Development codes**, which continue to apply in the planning area.
- (2) Development codes are codes for assessment where identified as an applicable code in the POD **Part 5 Headlands Tables of assessment**.
- (3) Development codes referred to in the POD **Part 5 Headlands Tables of Assessment** apply to the planning scheme **Part 9—Development Codes** where applicable.
- (4) Statewide codes are included in all Queensland planning schemes.
- (5) The following are the Statewide codes for the POD:-
 - (a) Community residence code; and
 - (b) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.
- (6) The following are the use codes for the plan area:-
 - (a) Headlands dwelling house (small lot) code;
 - (b) Resort complex code;
- (7) The following are the other development codes for the plan area:-
 - (a) Headlands reconfiguring a lot code.

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Part 9 Headlands Development codes

9.1 Preliminary

- (1) This part is to be read in conjunction with **Section 9.2 Statewide codes** contained in the planning scheme **Part 9—Development codes**, which continue to apply in the planning area.
- (2) Development codes are codes for assessment where identified as an applicable code in the POD **Part 5 Headlands Tables of assessment**.
- (3) Development codes referred to in the POD **Part 5 Headlands Tables of Assessment** apply to the planning scheme **Part 9—Development Codes** where applicable.
- (4) Statewide codes are included in all Queensland planning schemes.
- (5) The following are the Statewide codes for the POD:-
 - (a) Community residence code; and
 - (b) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.
- (6) The following are the use codes for the plan area:-
 - (a) Headlands dwelling house (small lot) code;
 - (b) Resort complex code;
- (7) The following are the other development codes for the plan area:-
 - (a) Headlands reconfiguring a lot code.

9.2 Use codes

9.2.1 Headlands dwelling house (small lot) code

9.2.1.1 Application

This code applies to development identified as requiring assessment against the Headlands dwelling house (small lot) code by the tables of assessment in **Part 5 Headlands Tables of assessment**.

9.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Headlands dwelling house (small lot) code is to assess the suitability of development to which this code applies to ensure that the design and siting of detached houses protects residential amenity and maintains streetscape character and that associated secondary dwellings are of an appropriate scale and intensity.
- (2) The purpose of the Headlands dwelling House (small lot) code will be achieved through the following overall outcomes:-
 - (a) development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space;
 - (b) development for a dwelling house incorporates design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants;
 - (c) development for a dwelling house incorporates design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses;
 - (d) development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
 - (e) development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land;
 - (f) development ensures that the siting of a dwelling house and any built to boundary walls does not negatively impact on the privacy and amenity of adjoining residents; and
 - (g) development ensures that the design & siting of the house provides appropriate streetscape outcomes.

9.2.1.3 Assessment criteria

Table 9.2.1.3.1 Criteria for self-assessable and assessable development

Editor's notes—

- (a) Building work for a dwelling house identified as self-assessable in **Table 5.4.1 Building work of Part 5 Headlands Tables of assessment** that does not comply with the acceptable outcomes identified as alternative provisions in **Table 9.2.1.3.1** of this code is decided under Schedule 7 of the Regulation.
- (b) Acceptable outcomes not identified as alternative provisions in **Table 9.2.1.3.1** of this code are planning provisions. Therefore, building work for a dwelling house identified as self-assessable in **Table 5.4.1 Building work of Part 5 Headlands Tables of assessment** that does not comply with one or more of these acceptable outcomes will become code assessable development in accordance with planning scheme **section 5.3.3(1)(a) (Determining the assessment criteria)**.

| Performance outcomes | Acceptable outcomes |
|--|--|
| Secondary dwelling | |
| <p>PO1 Development ensures that a building other than a dwelling house on a site:</p> <p>(a) is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site.</p> | <p>AO1.1 A secondary dwelling is to be:-</p> <p>(a) smaller in size and scale than the dwelling house;</p> <p>(b) a maximum GFA of 80m²; and</p> <p>(c) have the appearance of a building ancillary to the dwelling house.</p> |
| Building height and setbacks | |
| <p>PO2 Development is of a bulk and scale that:</p> <p>(a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;</p> <p>(b) does not create overbearing development for adjoining dwelling houses and their private open space;</p> <p>(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p> <p>(d) does not result in the loss of significant views or outlook of adjoining residents;</p> <p>(e) provides for natural light, sunlight and breezes.</p> | <p>AO2.1 Development is in accordance with the approved Building envelope plan for the development site.</p> |
| Site coverage | |
| <p>PO3 Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.</p> | <p>AO3 Development is in accordance with the approved Building envelope plan for the development site.</p> |
| <p>PO5 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.</p> | <p>AO5.1 Development incorporates screening devices that are:</p> <p>(a) solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable;</p> <p>(b) offset a minimum of 0.3m from the face of the wall around any window.</p> |

| Performance outcomes | Acceptable outcomes |
|--|---|
| Casual surveillance | |
| PO6 Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest. | AO6 Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street. |
| On-site car parking | |
| PO8 Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street. | AO8.1 Development provides covered car accommodation that: <ul style="list-style-type: none"> (a) has a maximum width to the street frontage of 60% of the lot width at the front alignment of the car accommodation; and (b) is set back behind the building line of the primary building façade except where adjacent to the Headlands Village Green. <p>Note: Primary building façade is considered to be the most prominent building element of the development, and may be an open structure such as a balcony or portico.</p> |

9.2.2 Headlands resort complex code

9.2.2.1 Application

This code applies to development identified as requiring assessment against the Headlands resort complex code by the tables of assessment in **Part 5 Headlands Tables of assessment**.

9.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Headlands resort complex code is to ensure resort complexes are appropriately located and are designed in a manner which meets the needs of residents and visitors and protects the amenity of surrounding premises.
- (2) The purpose of the Headlands resort complex code will be achieved through the following overall outcomes:-
 - (a) a resort complex provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
 - (b) a resort complex is of a scale and intensity that is compatible with the preferred character of this part of the plan area as a medium-rise scale locality dominated by contemporary coastal Queensland sub-tropical vernacular architecture;
 - (c) a resort complex does not adversely impact on the amenity of the plan area; and
 - (d) a resort complex is provided with appropriate utilities and services.

9.2.2.3 Assessment criteria

Table 9.2.2.3.1 Criteria for assessable development

| Performance outcomes | Acceptable outcomes |
|--|---|
| <i>Design and layout</i> | |
| PO1 The design and layout of the resort complex ensures that residents and guests are provided with a high quality living environment. | AO1 No acceptable outcome provided. |
| <i>Location and site suitability</i> | |
| PO2 The resort complex is located so that residents and guests have convenient access to recreational areas. | AO2 No acceptable outcome provided. |
| PO3 The resort complex is located on a site of an appropriate size and has suitable levels of accessibility. | AO3.1 No acceptable outcome |
| <i>Residential amenity and landscaping</i> | |
| PO4 The resort complex does not impact on the amenity of adjoining or nearby residential areas. | AO4.1 A 1.8m high solid screen fence is provided for the full length of any property boundary adjoining an existing residential use or land included in a residential precinct. AO4.2 A 3m wide landscaping strip is provided to the front, side and rear property boundaries of the site. AO4.3 High noise generating uses within the complex, such as outdoor recreation spaces are not sited within close proximity to residential uses on adjoining lots. |
| <i>Residential density</i> | |
| PO5 | AO5.1 |

| Performance outcomes | Acceptable outcomes |
|--|--|
| The resort complex has a residential density that is compatible with the preferred character of the plan area. | Development provides for a net residential density of 30 to 50 equivalent dwellings per hectare. |
| Recreational open space | |
| <p>PO6</p> <p>The resort complex provides recreational open space that:-</p> <p>(a) meets the needs of all residents and visitors; and</p> <p>(b) promotes safety through casual surveillance.</p> | <p>AO6.1</p> <p>A minimum of 10% of the total site area, exclusive of landscaping strips, is provided as recreational open space.</p> <p>AO6.2</p> <p>50% of the required recreational open space is provided in one area.</p> <p>AO6.3</p> <p>Recreational open space:-</p> <p>(a) has a minimum dimension of 15m;</p> <p>(b) contains one area at least 150m² in size;</p> <p>(c) is independent of landscaping strips and clothes drying areas; and</p> <p>(d) includes a fenced children's playground.</p> <p>AO6.4</p> <p>A communal recreation area is provided for the use of residents.</p> |
| Site access and parking | |
| <p>PO7</p> <p>The design and management of access and entry parking arrangements:-</p> <p>(a) facilitates the safe and convenient use of the resort complex by residents and visitors; and</p> <p>(b) minimises the demand upon external roads and other public spaces for car parking associated with the use.</p> | <p>AO7.1</p> <p>Excluding any required emergency access points, vehicle access is limited to one (1) major entry/exit point on one (1) road frontage.</p> <p>AO7.2</p> <p>Visitor parking is located with direct access to the entry driveway and is located and sign-posted to encourage visitor use.</p> |
| Internal access and circulation | |
| <p>PO8</p> <p>The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the site facilitates the safe and convenient use of the resort complex.</p> | <p>AO8.1</p> <p>Vehicular access is via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians.</p> <p>AO8.2</p> <p>Accessways are designed to discourage vehicle speeds in excess of 15km/hr.</p> <p>AO8.3</p> <p>The accessway and footpath system together provide adequate access for service and emergency vehicles and connect with external roads.</p> <p>AO8.4</p> <p>Internal accessways:-</p> <p>(i) have a carriageway width not less than 6m for two way traffic and not less than 4m for one way traffic;</p> <p>(ii) have verge width on both sides of not less than 1.5m;</p> <p>(iii) provide a looped circulation system and avoid or minimise culs-de-sac;</p> <p>(iv) if culs-de-sac are provided, turning bays are incorporated capable of allowing conventional service trucks to reverse direction with a maximum of two movements; and,</p> <p>(v) are sealed to the carriageway widths stated above.</p> |

| Performance outcomes | Acceptable outcomes |
|---|--|
| | AO8.5 Internal footpaths are not less than 1.2m wide. |
| <i>Amenities and refuse management</i> | |
| PO9 The resort complex is provided with adequate access to amenities for day-to-day living. | AO9.1 Laundry and clothes drying facilities are provided for guests. |

9.3 Other development codes

9.3.1 Headlands reconfiguring a lot code

9.3.1.1 Application

This code applies to development identified as requiring assessment against the Headlands reconfiguring a lot code by the tables of assessment in **Part 5 Headlands Tables of assessment**.

9.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Headlands reconfiguring a lot code is to ensure that new lots are configured in a manner which:-
 - (a) is appropriate for their intended use;
 - (b) is responsive to local character and site constraints;
 - (c) provides appropriate access (including access for services); and
 - (d) supports high quality urban design outcomes.

- (2) The purpose of the Headlands reconfiguring a lot code will be achieved through the following overall outcomes:-
 - (a) development provides for lots that are of a size and dimension that:-
 - (i) are appropriate for their intended use;
 - (ii) promote a range of housing types in the case of residential development;
 - (iii) are compatible with the prevailing character and density of development within the local area; and
 - (iv) sensitively respond to site constraints;

 - (b) development provides for lots that have a suitable and safe means of access to a public road; and

 - (c) development provides for subdivisions that result in the creation of safe, healthy and prosperous communities by:-
 - (i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
 - (ii) incorporating a road and transport network with a grid or modified grid street pattern that is responsive to the natural topography of the site, integrated with existing or planned adjoining development and supportive of the circulation of public transport;
 - (iii) avoiding adverse impacts on economic or natural resource areas;
 - (iv) avoiding, as far as practicable, adverse impacts on native vegetation, watercourses, wetlands and other areas of environmental significance present on, or adjoining the site;
 - (v) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;
 - (vi) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and
 - (vii) providing timely, efficient and appropriate infrastructure including reticulated water supply and sewerage, sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

9.3.1.3 Assessment criteria

Table 9.3.1.3.1 Criteria for assessable development

| Performance outcomes | Acceptable outcomes |
|--|--|
| Lot layout and site responsive design | |
| <p>PO1 Development provides for a lot layout and configuration of roads and other transport corridors that is responsive to:-</p> <ul style="list-style-type: none"> (a) the setting of the site within an urban or non-urban context; (b) any natural environmental values or hazards present on, or adjoining the site; (c) character areas present on, or adjoining the site; (d) any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from the site; and (e) sub-tropical and sustainable design principles including the orientation of lots, the provision of water cycle infrastructure and the incorporation of landscaping within the subdivision. | <p>AO1 No acceptable outcome provided.</p> |
| Lot layout and neighbourhood/estate design | |
| <p>PO2 Development provides for a lot layout, land use and infrastructure configuration that:-</p> <ul style="list-style-type: none"> (a) provides for an efficient land use pattern; (b) effectively connects and integrates the site with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles; (d) creates legible and interconnected movement and open space networks; (e) provides defined edges to public open space; (f) provides for the creation of a diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as appropriate to the precinct; (g) promotes a sense of community identity and belonging; (h) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; (i) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; and (j) avoids the sporadic or out-of-sequence creation of lots. | <p>AO2.1 No acceptable outcome provided.</p> |
| Size and dimensions of lots | |
| <p>PO3 Development provides for the size, dimensions and orientation of lots to:-</p> <ul style="list-style-type: none"> (a) be appropriate for their intended use; (b) be compatible with the preferred character of the local area; (c) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access; (d) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space; (e) take account of and respond sensitively to site constraints. | <p>AO3.1 Unless otherwise specified in this code, all reconfigured lots comply with the minimum lot size specified in Table 9.3.1.3.2 (Minimum lot size and dimensions).</p> <p>AO3.2 All reconfigured lots (except rear (hatchet) lots) have a minimum frontage and a maximum depth to frontage ratio that complies with Table 9.3.1.3.2 (Minimum lot size and dimensions).</p> <p>AO3.5 Lot boundaries are aligned to avoid traversing areas of environmental significance.</p> |

| Performance outcomes | Acceptable outcomes |
|--|--|
| Small residential lots¹ | |
| <p>PO4 Development may provide for small residential lots to be created where:-</p> <ul style="list-style-type: none"> (a) the development will be consistent with the preferred character for the precinct in which the land is located; (b) the land is fit for purpose and not subject to significant topographic constraints; and (c) the lots have adequate dimensions and proportions to accommodate future housing construction. | <p>AO4.1 Despite acceptable outcome AO3.1 above, small residential lots may be created on land in one of the following precincts:-</p> <ul style="list-style-type: none"> (a) Headlands low density residential precinct, where the parent lot has a minimum area of 2,000m². <p>AO4.2 The land does not have a slope of greater than 10%.</p> <p>AO4.3 Small residential lots have the following dimensions and proportions:-</p> <ul style="list-style-type: none"> (a) a minimum frontage of 12m; and (b) a maximum depth to frontage ratio of 2.5:1. |
| <p>PO5 Small residential lots are of adequate size and dimension to provide for the development of a diverse range of housing products.</p> | <p>AO5 No acceptable outcome provided.</p> |
| <p>PO6 Small residential lots demonstrate that:-</p> <ul style="list-style-type: none"> (a) the majority of lots are provided with a north-south orientation to optimise opportunities for passive solar design; (b) the development is efficiently configured and optimises the use of public streets by pedestrians and minimises pedestrians/vehicle conflict points; (c) an appropriate building envelope can be accommodated; and (d) any building contained within the building envelope is unlikely to impact adversely upon the amenity of adjoining premises as a result of overshadowing, privacy and access to sunlight. | <p>AO6 No acceptable outcome provided.</p> |
| Rear (hatchet) lots | |
| <p>PO7 Development provides for rear lots to be created only where:-</p> <ul style="list-style-type: none"> (a) located in a cul de sac head; (b) the lots are not likely to prejudice the subsequent development of adjoining land; and (c) the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area; | <p>AO7 Rear lots are designed such that:-</p> <ul style="list-style-type: none"> (a) the minimum area of the lot, exclusive of any access strip, complies with the minimum lot size specified in Table 9.3.1.3.2 (Minimum lot size and dimensions); (b) the gradient of the access strip does not exceed 10%; (c) no more than 10% of lots within a subdivision are accessed from an access handle; (d) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided; (e) no more than two rear lots and/or rear lot access strips directly adjoin each other (excluding lots that directly adjoin each other at a single point e.g. a corner); (f) rear lot access strips are located on only one side of a full frontage lot; and (g) rear lot access strips and driveways comply with the requirements of Table 9.3.1.3.3 (Access strip requirements for rear lots) and the standards specified in the Planning scheme policy for development works. |

¹ Note—for the purposes of this code, a small residential lot is a residential lot with an area less than 600m² that does not form part of the Headlands small lot residential precinct.

| Performance outcomes | Acceptable outcomes |
|--|--|
| Irregular shaped lots | |
| <p>PO8 Development provides for irregular shaped lots to be created only where:-</p> <ul style="list-style-type: none"> (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe access and visual exposure to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is demonstrably suitable for its intended purpose. | <p>AO8 Irregular shaped lots are designed so that they:-</p> <ul style="list-style-type: none"> (a) satisfy the requirements for maximum depth to frontage ratio specified in Table 9.3.1.3.2 (Minimum lot size and dimensions); and (b) comply with requirements of Table 9.3.1.3.4 (Minimum width for irregular shaped lots). |
| Rearrangement of lot boundaries | |
| <p>PO9 Development provides that the rearrangement of lot boundaries is an improvement to the existing situation; or Development provides that the rearrangement supports the precinct in which it is situated.</p> | <p>AO9 The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply with Table 9.3.1.3.2 (Minimum lot size and dimensions).</p> |
| Volumetric subdivision | |
| <p>PO10 Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the precinct and local plan area in which the site is located, or is consistent with a development approval that has not lapsed.</p> | <p>AO10 No acceptable outcome provided.</p> |
| Buffers to sensitive land, incompatible uses and infrastructure | |
| <p>PO11 Development provides for lots to be created in locations that:-</p> <ul style="list-style-type: none"> (a) separate the lots from incompatible uses and infrastructure. | <p>AO11.1 Any part of any lot included in a residential precinct:-</p> <ul style="list-style-type: none"> (a) achieves the minimum lot size specified in Table 9.3.1.3.2 (Minimum lot size and dimensions) clear of any electricity transmission line easement; (b) is not located within 500m of an existing or planned high voltage transmission grid substation site; (c) is not located within 100m of an existing bulk supply transformer; and (d) is not located within 60m of an existing precinct transformer. |
| Public parks and open space infrastructure | |
| <p>PO12 Development provides for public parks and open space infrastructure that:-</p> <ul style="list-style-type: none"> (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; (b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses; (e) incorporates appropriate measures for stormwater and flood management; (f) facilitates the retention of native vegetation, watercourses, wetlands and other areas of environmental significance and natural and cultural features; (g) is cost effective to maintain; and (h) is dedicated as public land in the early stages of the subdivision. | <p>AO12 No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.2 (Landscaping code) includes requirements for the design and construction of landscape elements in public parks and open space infrastructure.</p> |

Table 9.3.1.3.2 Minimum lot size and dimensions

| Column 1 Precinct | Column 2 Minimum lot size (excluding access strips in rear (hatchet) lots) | Column 3 Minimum frontage (metres) | Column 4 Maximum depth to frontage ratio |
|---|---|---------------------------------------|---|
| Residential precincts category | | | |
| Headlands low density residential precinct | 600m ² | 15 | 3:1 |
| Headlands medium density residential precinct | 800m ² | 15 | 3:1 |
| Headlands small lot residential precinct | 350m ² | 12 | 2.5:1 |
| Centre precincts category | | | |
| Headlands neighbourhood centre precinct | 400m ² | Not specified | 4:1 |

Table 9.3.1.3.3 Access strip requirements for rear lots

| Column 1 Precinct | Column 2 Minimum width of single access strip (metres) | Column 3 Minimum width of combined access strips with reciprocal easement (metres) | Column 4 Minimum driveway width (metres) | Column 5 Maximum driveway length (metres) |
|-----------------------|---|---|---|--|
| Residential precincts | 5 | 6 (2x3) | 3.5 | 40 |

Table 9.3.1.3.4 Minimum width for irregular shaped lots

| Column 1 Precinct | Column 2 Minimum width measured at site frontage (metres) | Column 3 Minimum width measured 6m from site frontage (metres) |
|---|--|---|
| Headlands low density residential precinct Headlands medium density residential precinct | 6 | 10 |
| Headlands small lot residential precinct | 5 | 6 |
| Headlands neighbourhood centre precinct | 6 | 10 |