

BUNDABERG  
REGIONAL COUNCIL

**Bundaberg Regional Council**

# PLANNING SCHEME

**2015**

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## Citation and commencement

This planning scheme may be cited as the Bundaberg Regional Council Planning Scheme 2015.

A notice was published in the Government Gazette No. 33 on 16 October 2015 for the planning scheme for the Bundaberg Regional Council.

The commencement date for the planning scheme was 19 October 2015.

Amendments to the planning scheme are included in **Appendix 2 (Table of amendments)**.

This is to certify that this is a true and correct copy of the Bundaberg Regional Council Planning Scheme (version 5.1) as adopted by Council on 24 November 2020 and having effect on and from 4 December 2020.

  
Stephen Johnston  
Chief Executive Officer

Dated: .....  
1.12.2020

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# Part 1 About the planning scheme

## 1.1 Introduction

- (1) The Bundaberg Regional Council Planning Scheme 2015 (the planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (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 16 May 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Bundaberg Regional Council's intention for the future development in the planning scheme area, over the next sixteen years to 2031.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a sixteen 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.
- (6) The planning scheme applies to the planning scheme area of Bundaberg Regional Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated on **Map BRC1 (Local government planning scheme area and context)**.

Editor's note—the boundaries of the local government area are described by the maps referred to within the *Local Government (Operations) Regulation 2010*.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land under the *Transport Infrastructure Act 1994* and priority development areas.

Editor's note—the planning scheme does not apply to Commonwealth Land, e.g. Department of Defence bases, training areas and ranges which are regulated under the *Defence Act 1901* (Commonwealth).



- LEGEND**
- Bundaberg Local Government Area**
- Bundaberg Local Government Area
  - Townships
- Other Elements**
- Highway / Arterial Road
  - Railway
  - Ocean, Waterways and Waterbodies
  - Bundaberg Regional Council Boundary



## Map BRC1 Local Government Planning Scheme Area and Context

## 1.2 Planning scheme components

(1) The planning scheme comprises the following components:-

- (a) about the planning scheme;
- (b) State planning provisions;
- (c) the strategic framework;
- (d) the local government infrastructure plan;
- (e) tables of assessment;
- (f) the zones and, where applicable, zone precincts specified in **Table 1.2.1 (Zones and zone precincts)** below;

**Table 1.2.1 Zones and zone precincts**

<b>Zones and zone precincts</b>	
<b>Residential zones category</b>	
(a)	Low density residential zone
(b)	Medium density residential zone, including:-
(i)	Precinct MDRZ1 (Bundaberg West medical/health hub)
(ii)	Precinct MDRZ2 (Barolin Street office precinct)
(c)	High density residential zone
<b>Centre zones category</b>	
(d)	Principal centre zone, including:-
(i)	Precinct PCZ1 (City centre core)
(ii)	Precinct PCZ2 (City centre riverfront)
(iii)	Precinct PCZ3 (City centre frame)
(e)	Major centre zone
(f)	District centre zone
(g)	Local centre zone
(h)	Neighbourhood centre zone
<b>Industry zones category</b>	
(i)	Industry zone
(j)	High impact industry zone
<b>Recreation zones category</b>	
(k)	Sport and recreation zone
(l)	Open space zone
<b>Environmental zones category</b>	
(m)	Environmental management and conservation zone
<b>Other zones category</b>	
(n)	Community facilities zone
(o)	Emerging community zone
(p)	Limited development zone, including:-
(i)	Precinct LDZ1 (Limited residential)
(q)	Rural zone
(r)	Rural residential zone, including:-
(i)	Precinct RRZ1 (2,000m <sup>2</sup> minimum lot size area)
(ii)	Precinct RRZ2 (4,000m <sup>2</sup> minimum lot size area)
(iii)	Precinct RRZ3 (4ha minimum lot size area)
(s)	Special purpose zone
(t)	Specialised centre zone

(g) the local plans specified in **Table 1.2.2 (Local plans)** below;

**Table 1.2.2 Local plans**

<b>Local plans</b>	
(a)	Central coastal urban growth area local plan
(b)	Kalkie-Ashfield local development area local plan

(h) the overlays specified in **Table 1.2.3 (Overlays)** below;

**Table 1.2.3 Overlays**

<b>Overlays</b>	
(a)	Acid sulfate soils overlay
(b)	Agricultural land overlay
(c)	Airport and aviation facilities overlay
(d)	Biodiversity areas overlay

Overlays	
(e)	Bushfire hazard overlay
(f)	Coastal protection overlay
(g)	Extractive resources overlay
(h)	Flood hazard overlay
(i)	Heritage and neighbourhood character overlay
(j)	Infrastructure overlay
(k)	Sea turtle sensitive area overlay
(l)	Steep land (slopes >15%) overlay
(m)	Water resource catchments overlay

- (i) the development codes specified in **Table 1.2.4 (Development codes)** below;

**Table 1.2.4 Development codes**

Development codes	
<b>Use codes</b>	
(a)	Business uses code
(b)	Caretaker's accommodation code
(c)	Child care centre code
(d)	Community activities code
(e)	Dual occupancy code
(f)	Dwelling house code
(g)	Extractive industry code
(h)	Home based business code
(i)	Industry uses code
(j)	Market code
(k)	Multi-unit residential uses code
(l)	Nature and rural based tourism code
(m)	Relocatable home park and tourist park code
(n)	Residential care facility and retirement facility code
(o)	Rural uses code
(p)	Sales office code
(q)	Service station code
(r)	Telecommunications facility code
(s)	Utility installation code
<b>Other development codes</b>	
(t)	Advertising devices code
(u)	Landscaping code
(v)	Nuisance code
(w)	Reconfiguring a lot code
(x)	Transport and parking code
(y)	Vegetation management code
(z)	Works, services and infrastructure code

- (j) schedules and appendices.

- (2) The following planning scheme policies specified in **Table 1.2.5 (Planning scheme policies)** below support the planning scheme:-

**Table 1.2.5 Planning scheme policies**

Planning scheme policies	
<b>Planning scheme policies relating to Part 8 (Overlay codes)</b>	
(a)	Planning scheme policy for the heritage and neighbourhood character overlay code
<b>Planning scheme policies relating to Part 9 (Other codes)</b>	
(b)	Planning scheme policy for development works
(c)	Planning scheme policy for waste management
(d)	Planning scheme policy for agricultural buffers
<b>Other planning scheme policies</b>	
(e)	Planning scheme policy for information Council may request, and preparing well made applications and technical reports

## 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:-
- the *Planning Act 2016* (the Act);
  - the Planning Regulation 2017 (the Regulation), other than the regulated requirements;
  - the definitions in **Schedule 1 (Definitions)** of the planning scheme;
  - the *Acts Interpretation Act 1954*;
  - the ordinary meaning where that term is not defined in the Act, the Regulation, **Schedule 1 (Definitions)** of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 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, 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 16(3) of the Act, the regulated requirements apply to this planning scheme to the extent of any inconsistency with the definitions in the planning scheme.

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

- Standard drawings contained in codes or schedules are part of the planning scheme.
- Maps provide information to support the outcomes and are part of the planning scheme.
- Notes are identified by the title "note" and are part of the planning scheme.
- 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.

Note—this is an example of a note.

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

- A word followed by “;” or “, and” is considered to be “and”.
- A word followed by “; or” means either or both options can apply.

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

The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:-

- 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; or
- 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; or

<sup>1</sup> Footnote—this is an example of a footnote

- (3) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire road, waterway or reclaimed land is in the same zone as the adjoining land; or
- (4) 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;

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.

Editor's note—in this planning scheme, some development is categorised as accepted, subject to meeting certain requirements. These requirements are identified in the tables of assessment and in the relevant codes.

- (b) assessable development; and
  - (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.

- (c) 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 (Tables of assessment)**.

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

Where there is inconsistency between provisions within the planning scheme, the following rules apply:-

- (1) relevant assessment benchmarks or requirements for accepted development specified in the Planning Regulation prevail over the planning scheme to the extent of any inconsistency;
- (2) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
- (3) overlays prevail over all other components (other than the matters mentioned in (1) and (2)) to the extent of the inconsistency;
- (4) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
- (5) zone codes prevail over use codes and other development codes to the extent of the inconsistency.

## 1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions stated in 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 any requirements (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through **Part 5 (Tables of assessment)**, 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:-

- (a) 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, MP1.2 and MP1.3 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;
- (b) 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*;
- (c) 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 type of assessment and any referrals applying to the building work.

- (4) The building assessment provisions contained in the planning scheme and the relevant section where these provisions are located is specified in **Table 1.6.1 (Building assessment provisions)** below:-

**Table 1.6.1 Building assessment provisions**

<b>Building assessment provision</b>	<b>Relevant section of the planning scheme</b>
<b>Dwelling house</b>	
Alternative provisions—that part of the planning scheme identifying alternative provisions to those in the QDC MP1.1 and MP1.2 as permitted by the <i>Building Act 1975</i> .	<b>Section 8.2.6 (Coastal protection overlay code)</b> <b>Section 8.2.8 (Flood hazard overlay code)</b> <b>Section 9.3.6 (Dwelling house code)</b>
<b>Flood hazard</b>	
Identification of the level to which floor levels of habitable rooms in a building must be built.	<b>Section 8.2.8 (Flood hazard overlay code)</b>
<b>Bushfire hazard</b>	
Designation of part of the planning scheme area as a designated bushfire prone area for the BCA and the QDC.	Bushfire hazard areas identified in the SPP interactive mapping system (plan making) as referenced in <b>Section 8.2.5 (Bushfire hazard overlay code)</b> .
<b>Transport noise corridors</b>	
The transport chief executive has designated transport noise corridors within the Bundaberg Regional Council local government area. Land identified within the transport noise corridors and the detail about the levels of noise within the corridors can be accessed via the SPP interactive mapping system (plan making).	Nil

Note—interested persons may obtain details about the transport noise corridors and the levels of noise from Council.

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—generally, only one development permit is necessary for building work assessed against the building assessment provisions under the *Building Act 1975*. An application may be made to a private certifier for the development permit, and any provisions included in the planning scheme under sections 32 and 33 of the *Building Act 1975* may be assessed, either by the certifier, or under some circumstances, by the local government through a referral.

However, nothing stops a person seeking a preliminary approval for the building work from the local government. The decision on that development application can, under section 54 of the Act, be taken to be a referral agency's response in relation to the matters included in the planning scheme under section 32 or 33 of the *Building Act 1975*.

A separate development permit for the building work from the local government is only required if the building work requires assessment under the planning scheme against matters other than:

- the building assessment provisions, or
- another matter under the planning scheme that can be assessed through a referral from a private certifier.

In the same way, as for a preliminary approval, the decision about the development permit can, under section 54 of the Act, be taken to be a referral agency's response in relation to the matters included in the planning scheme under sections 32 or 33 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 is to 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.

## 1.7 Local government administrative matters

### 1.7.1 Zones for Commonwealth land

- (1) Where Commonwealth land in the planning scheme area is not covered by a zone, the following applies:-
  - (a) for Lot 5 on RP148360 and Lots 403 and 404 on B15819, the land is deemed to be included in the Principal centre zone and Precinct PCZ3 (City centre frame); and
  - (b) for elsewhere within the planning scheme area, the land is deemed to be included in the Community facilities zone.

### 1.7.2 Temporary uses not assessable under this planning scheme

- (1) Council may determine that a temporary use that is unlikely to create a significant detrimental impact on the amenity of nearby land is not a material change of use of premises and is therefore not development as defined under the Act. Such activities include, but are not necessarily limited to, the following:-
  - (a) school fetes;
  - (b) travelling circuses;
  - (c) temporary accommodation (within caravans, motorhomes tents or similar) where associated with an event or other temporary use; and
  - (d) promotional activities.

Editor's note—while not assessable under the planning scheme a temporary use may need to address or adhere to local laws or subordinate local laws.

### 1.7.3 Mining tenements

- (1) Mining tenements have been granted or renewed within the Bundaberg Regional Council local government area. Mining tenements are identified on the Infrastructure overlay maps in **Schedule 2 (Mapping)** for information purposes.
- (2) The Planning Act does not apply to development in mining tenements authorised under the *Mineral Resources Act 1989*, other than for administering development assessment for the Heritage Act, in relation to a Queensland heritage place.
- (3) Details of the mining tenements may be obtained from the chief executive of the department in which the *Mineral Resources Act 1989* is administered.

### 1.7.4 Other documents incorporated in the planning scheme

- (1) **Table 1.7.4.1 (Overlay mapping in the SPP interactive mapping system)** identifies overlays or overlay elements depicted in the State Planning Policy (SPP) interactive mapping system that are referenced and incorporated in the planning scheme.

**Table 1.7.4.1 Overlay mapping in the SPP interactive mapping system**

Overlay	SPP interactive mapping system reference
Agricultural land overlay	Agricultural Land Classification (ALC) Class A and Class B land (mapped under the 'Economic Growth' theme, subsection 'Agriculture').
Airport and aviation facilities overlay	The following 'Strategic airports and aviation facilities' elements (mapped under the 'Infrastructure' theme):- <ol style="list-style-type: none"> <li>(a) obstacle limitation surfaces (OLS);</li> <li>(b) Australian noise exposure forecast (ANEF) contours;</li> <li>(c) airport public safety areas;</li> <li>(d) lighting area buffer and wildlife hazard buffer zones; and</li> <li>(e) aviation facilities and associated building restricted areas.</li> </ol>

Overlay	SPP interactive mapping system reference
Biodiversity areas overlay	Matters of State Environmental Significance (MSES) (mapped under the 'Environment and heritage' theme, subsection 'Biodiversity')
Bushfire hazard overlay	Bushfire prone areas mapped as medium, high and very high potential bushfire intensity areas (mapped under the 'Safety and resilience to hazards' theme, subsection 'Natural hazards risk and resilience')
Coastal protection overlay	(a) Coastal management district (mapped under the 'Environment and heritage' theme, subsection 'Coastal environment'); and (b) Erosion prone areas (mapped under the 'Safety and resilience to hazards' theme, subsection 'Natural hazards risk and resilience').
Extractive resources overlay	The following 'Mining and extractive resources' elements (mapped under the 'Economic growth' theme):- (a) resource/ processing areas; (b) resource separation areas; and (c) transport route separation areas.
Heritage and neighbourhood character overlay	Queensland heritage places and national heritage places (mapped under the 'Environment and heritage' theme, subsection 'Cultural heritage') <sup>2</sup> .
Infrastructure overlay	(a) major electricity infrastructure and electricity substations (mapped under the 'Infrastructure' theme, subsection 'Energy and water supply – major electricity infrastructure'); (b) State controlled road and railway corridors (mapped under the 'Infrastructure' theme, subsection 'Transport infrastructure'); and (c) stock routes (mapped under the 'Economic growth' theme, subsection 'Agriculture').

- (2) **Table 1.7.4.2 (Other overlay mapping)** identifies other overlays or overlay elements that are referenced and incorporated in the planning scheme, but are not included in the Overlay maps at **Schedule 2 (Mapping)**.

**Table 1.7.4.2 Other overlay mapping**

Overlay	Mapping reference
Flood hazard overlay	Flood hazard area designated by Council under the Building Regulation 2006, section 13.

<sup>2</sup> Note—Queensland Heritage Places are identified in the Queensland Heritage Register. Places of national heritage significance are identified in the Australian Heritage Database.

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## Part 2 State planning provisions

### 2.1 State planning policy

The Minister has identified that the state planning policy (July 2014) is integrated in the planning scheme in the following ways:-

#### Aspects of the state planning policy appropriately integrated

- Liveable communities and housing
  - Liveable communities
  - Housing supply and diversity
- Economic growth
  - Agriculture
  - Development and construction
  - Mining and extractive resources
  - Tourism
- Environment and heritage
  - Biodiversity
  - Coastal environment
  - Cultural heritage
  - Water quality
- Safety and resilience to hazards
  - Emissions and hazardous activities
  - Natural hazards, risk and resilience
- Infrastructure
  - Energy and water supply
  - State transport infrastructure
  - Strategic airports and aviation facilities
  - Strategic ports

#### Aspects of the state planning policy not integrated

Nil

#### Aspects of the state planning policy not relevant to Bundaberg Regional Council

Nil

Editor's note—In accordance with section 8(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency. Where the planning scheme does not reflect the latest version of the SPP, additional assessment benchmarks may apply and the latest version may need to be considered to the extent of the inconsistency.

### 2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Wide Bay Burnett Regional Plan 2011, as it applies in the planning scheme area.

### 2.3 Referral agency delegations

There are no referral agency delegations applicable to Bundaberg Regional Council.

### 2.4 Regulated requirements

The regulated requirements prescribed in the Planning Regulation 2017 dated 13 December 2019 are appropriately reflected in the planning scheme. In accordance with section 6(3) and (4) of the Regulation, the planning scheme includes changed purpose statements for zones as specified in **Table 2.4.1 (Changed purpose statements for zones)** below:-

**Table 2.4.1 Changed purpose statements for zones**

Zones with changed purpose statements	
Effective 3 July 2017	
(a)	High density residential zone
(b)	Principal centre zone
(c)	Major centre zone

<b>Zones with changed purpose statements</b>	
(d)	District centre zone
(e)	Local centre zone
(f)	Neighbourhood centre zone
(g)	Limited development zone
(h)	Specialised centre zone
<b>Effective 10 February 2020</b>	
(i)	Special purpose zone

Editor's note—Section 16(3) of the Act states that the contents prescribed by regulation apply instead of a local planning instrument, to the extent of any inconsistency.

## Part 3 Strategic framework

### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme area 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 **Part 3 (Strategic framework)**.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:-
  - (a) the strategic intent;
  - (b) the following eight (8) themes that collectively represent the policy intent of the scheme:-
    - (i) settlement pattern;
    - (ii) economic development;
    - (iii) access and mobility;
    - (iv) infrastructure and services;
    - (v) natural environment and landscape character;
    - (vi) community identity, culture and sport and recreation;
    - (vii) natural resources; and
    - (viii) natural hazards;
  - (c) the strategic outcome(s) sought for development in the planning scheme area for each theme;
  - (d) the element(s) that refine and further describe the strategic outcome(s);
  - (e) the specific outcomes sought for each, or a number of, elements; and
  - (f) the inclusion of the following strategic framework maps:-
    - (i) Strategic framework map SFM-001 (Settlement pattern elements);
    - (ii) Strategic framework map SFM-002 (Economic development elements);
    - (iii) Strategic framework map SFM-003 (Transport and infrastructure elements);
    - (iv) Strategic framework map SFM-004 (Natural environment and landscape character elements); and
    - (v) Strategic framework map SFM-005 (Natural resource elements).
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

## Background and context

Note—this background and context is extrinsic material pursuant to section 15 of the *Statutory Instruments Act 1992*.

### Location and population

The Bundaberg Region is situated on the Queensland coast approximately 350 kilometres north of Brisbane. It covers an area of approximately 6,451 square kilometres and in June 2016 had an estimated resident population of 94,640 people<sup>1</sup>.

The Bundaberg Regional Council is currently the 13th largest local government area in Queensland (based on the 2016 estimated resident population).

### Landscape setting and environment

The Bundaberg region is characterised by its rich rural and natural landscape and its extensive coastline. Sugar cane fields and other horticultural pursuits, together with areas of remnant vegetation, provide a green setting and backdrop for a region that is located at the southern gateway to the Great Barrier Reef and the coral cays of Lady Elliot Island and Lady Musgrave Island.

The region takes in a number of significant river systems including the Burrum River, Isis River, Gregory River, Elliott River, Burnett River, Kolan River and Baffle Creek. It has more than 70 kilometres of undeveloped coastline and a similar length of sandy beach. Much of the coast is protected by nearby Fraser Island which provides a natural barrier against extreme coastal events.

The region incorporates large areas of conservation estate including the Bingera National Park, Burrum Coast National Park, Burrubra Island Conservation Park, Cordalba National Park, Good Night Scrub National Park, Littabella National Park, Mon Repos Conservation Park and Mouth of Kolan River Conservation Park.

Large parts of the region are also given over to State forest. Almost 90% of the Bundaberg Region is in a natural state, is public open space or forms part of the rural landscape under the Wide Bay-Burnett Regional Plan 2011 (the regional plan).

### Settlement pattern and population distribution

The settlement pattern of the region is focussed on the regional city of Bundaberg which is the principal service centre for the region and the location where all major retail, health, commercial, financial and government agencies are located.

The region also includes the coastal settlements of Buxton and Woodgate Beach in the south, Moore Park in the north and Elliott Heads, Innes Park, Bargara and Burnett Heads which form a central coastal urban area directly to the east of Bundaberg.

The area also includes a large rural hinterland including the major rural towns of Childers and Gin Gin. There are also a number of other small towns and villages in both coastal and rural settings as well as some discrete rural residential areas.

In 2011 there were 10 major population centres (with approximately 1,000 or more people) in the Bundaberg Region accommodating most of the urban population. These are, in order of population size:-

- (a) Bundaberg (52,371);
- (b) Bargara (6,814);
- (c) Burnett Heads (2,739);
- (d) Innes Park (2,093);
- (e) Moore Park Beach (1,910);
- (f) Childers (1,559);
- (g) Gin Gin (1,191);
- (h) Coral Cove (1,097);
- (i) Elliott Heads (998); and
- (j) Woodgate (941).

This summary highlights the concentration of population and settlement in Bundaberg and the relatively dispersed pattern of settlement and population in areas outside of Bundaberg.

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<sup>1</sup> Editor's note—Queensland Treasury and Trade, Queensland Government Statistician's Office, 2017.



## Regional economy and major infrastructure

The regional economy is largely dependent on agricultural production (sugar cane, fruit, vegetables and beef cattle in particular) and the processing of agricultural output. In this regard, the region has a large rum distillery, beverage manufacturing facility and sugar mills, which rely heavily on the production of sugar cane. There is also a substantial number of packing and processing facilities for small crops and tree crops. Tourism and other service industries are increasing in prominence, leading to a more diversified and resilient regional economic base.

Bundaberg Airport and the Port of Bundaberg are key elements of the regional transport infrastructure network. The Bruce Highway and the Isis Highway are the major roads traversing the Region. The North Coast Rail Line is a major freight and passenger transport connection linking Bundaberg to other major regional centres to the north and south.

The region's major medical facilities are the Bundaberg Base Hospital, the Mater Misericordiae Hospital Bundaberg and the Friendly Society Private Hospital, all located in Bundaberg West near the Bundaberg CBD. Smaller hospitals are also located at Gin Gin and Childers.

Tertiary and further education facilities comprise the Bundaberg campuses of Central Queensland University (CQUniversity) and the Bundaberg TAFE.

Fred Haigh Dam (Lake Monduran) and Paradise Dam are major water storages located within or partly within the region. Lake Monduran is Queensland's third largest water storage and has the largest southern-most fishing impoundment for barramundi.

## Critical planning challenges

The critical planning challenges currently facing the Bundaberg Region may be summarised as follows:-

- (a) accommodating projected population growth, recognising that the population is anticipated to grow from 94,640 people in 2016 to somewhere between 110,000 and 140,000 in 2036;
- (b) providing the conditions to support employment of existing and future residents by strengthening existing economic sectors and promoting the establishment of an even more diverse and resilient regional economy with multiple strengths;
- (c) further developing the Bundaberg CBD as a principal activity centre for the region, focussed on the Burnett River and offering a city-based culture and lifestyle;
- (d) managing growth and development in the central coastal urban area as the settlements in this area become more popular and urban expansion takes place, including ensuring that the unique identity and sense of place attributable to these discrete settlements is maintained;
- (e) addressing the mismatch that exists between housing needs and available housing types and responding to the needs of an ageing population by providing a greater diversity of housing types and housing that is capable of being adapted to meet the mobility and other needs of older occupants;
- (f) providing infrastructure that supports and is well matched to growth patterns and is delivered in a timely and efficient manner; and
- (g) designing a settlement pattern that is responsive to all of the issues above whilst simultaneously protecting the natural environment, maintaining a productive rural landscape and addressing a range of natural hazard issues such as flooding and the predicted impacts of climate change.

## 3.2 Strategic intent

### 3.2.1 Overview

Council and the community's vision is for the Bundaberg Region to be “**vibrant, progressive, connected and sustainable**”.

To achieve this vision, Council is working to strengthen the economy, support local communities, protect and sustainably manage the natural environment and provide targeted investments in infrastructure.

One of the key tools to assist Council and the community to achieve its vision is the Bundaberg Regional Council Planning Scheme. The planning scheme provides a framework for sustainable growth management with a time horizon of 2031.

The planning scheme defines the physical extent of development and seeks to create strong relationships between the pattern of settlement and the provision of employment, infrastructure and services so as to improve the quality of life and overall level of sustainability of the region.

The strategic intent provides a narrative-based description of the planning aspirations for the Bundaberg Region to 2031, and provides the overall policy direction that informs the other components of the planning scheme. By describing where the region wants to be in the future, the strategic intent provides a locally relevant planning vision which is reflected in the other parts of the planning scheme in increasing levels of detail.

The strategic intent has been derived principally from the Bundaberg Regional Council Corporate Plan 2009-2014 and from the principles and structural elements described in the Bundaberg Region 2031 Community Plan. It also has regard to and reflects the sub-regional narrative and strategies of the Wide Bay Regional Plan.

### 3.2.2 Still Queensland's lifestyle capital

In 2031, the Bundaberg Region is Queensland's lifestyle capital. Residents and visitors alike recognise that the region offers an affordable and high quality lifestyle, with access to all the big city services and conveniences without the big city costs and congestion.

This quality of life in the Bundaberg Region is defined by:-

- (a) an extensive, intact, productive and diverse rural and natural landscape;
- (b) affordable living with residents accommodated in city, coastal, hinterland and rural settings;
- (c) a strong and diverse regional economy and successful activity centres that support local employment and enterprise;
- (d) the wide range and high quality of regional infrastructure and community facilities;
- (e) ease of accessibility to jobs, services and the coast;
- (f) the individual character and identity of places like the river city of Bundaberg, the coastal settlements from Moore Park Beach to Woodgate Beach, the rural towns of Childers and Gin Gin and other towns and villages;
- (g) a generally more relaxed lifestyle;
- (h) access to a range of arts and cultural experiences;
- (i) the resources and values of each local community which contribute to rich cultural experiences and a strong community spirit.

### 3.2.3 Shaping growth

In 2031, the Bundaberg Region is well planned.

Well informed and proactive planning processes have resulted in the preservation of our built and natural heritage whilst still facilitating regional growth and development.

The region comprises an orderly and recognisable network of cities, towns and villages that provide affordable, attractive and diverse living opportunities in close proximity to integrated transport, employment, community, education, health, cultural, sport and recreation services.

The pattern of settlement supports and reinforces Bundaberg as the principal activity centre for the region, whilst simultaneously improving the delivery of infrastructure to a central coastal urban area by targeted increases in the catchment population.

Bundaberg has developed into a modern regional city. The new residential neighbourhoods of Kalkie-Ashfield accommodate a wide range of household types and families that enjoy contemporary suburban living.

Mixed use and infill development has further enhanced the CBD as a bustling and vibrant city centre accommodating a variety of living options amongst the retail shops, restaurants, tourist facilities, commercial services, public spaces, cultural venues and community facilities. Bundaberg embraces and celebrates the river front.

Bargara, Innes Park, Coral Cove and Elliott Heads have grown from small coastal villages into sophisticated coastal urban settlements supported by some additional services and employment opportunities to cater for this growth. Their proximity to Bundaberg has made them attractive to residents and visitors who enjoy the lifestyle opportunities offered by living on or near the coast whilst having high levels of access to the regional city of Bundaberg.

The rural towns of Childers and Gin Gin are important rural service centres in the southern and central parts of the region, respectively. Retaining their historical character, hospitality and country town feel, they continue to develop to meet the needs of their local communities.

The smaller towns and villages of the region have been maintained generally in their current form, preserving the distinctive character that reflects their connection with the landscape and the history of the region, while continuing to develop in ways that service their locality and contribute to their long-term sustainability.

To ensure the safety of the population, protection of property and the sustainability of urban areas, the pattern of settlement has been carefully planned to avoid or effectively mitigate the impacts of natural hazards such as flooding, storm tide, bushfire and landslide, and the predicted impacts of climate change on the frequency and intensity of these hazards has also been taken into account.

The rich and productive rural lands of the region remain intact. Large open spaces are maintained between individual communities to preserve the rural and natural landscape and create a separate identity and sense of place.

### 3.2.4 Strengthening the regional economy, feeding a nation

In 2031, the Bundaberg Region supports business, enterprise and innovation.

Agriculture, aquaculture, tourism, manufacturing and construction remain key components of a diverse regional economy that is able to sustain changes in any one area of economic activity. The diversity of the economic base provides a stable platform that supports ongoing population growth and positions the region to take advantage of opportunities in emerging industries.

The Bundaberg Region remains one of the largest and most diverse agricultural production areas in the country. Primary production and industries that add value to primary production continue to grow and prosper. Local food and beverage products have a reputation locally and globally for safety and quality, and provide the economic impetus that contributes to the re-localisation of food production and the food security of the region and the nation.

The natural economic resources of the Bundaberg Region, including agricultural land, extractive resources, forests, fisheries and water supply catchments, are protected and well managed as the foundation for agricultural production and many other economic sectors.

The natural resources sector has diversified to include a sustainable energy production industry with a network of solar, wind and co-generation facilities as well as carbon sink plantations that occur on surplus rural land that is not otherwise required or suitable for agricultural production.

These natural resources have also encouraged the exploration of other value-adding opportunities from local crops and produce, including the local development of alternative fuels like ethanol.

High quality regional infrastructure and facilities such as the Bundaberg Airport, the Port of Bundaberg, the three major public and private hospitals in Bundaberg and the campuses of Central Queensland University and the Bundaberg TAFE are hubs for new economic activity.

These education facilities lead an expansion of skills development and trade-based learning opportunities throughout the region and the development of on-campus accommodation and local industry sector-specific courses.

Complementary institutions and businesses have been attracted to these areas, creating successful aviation, health and education enterprise precincts and accommodating new education providers and industry that focus on technology and creative industries, research and development, and the food industry.

All of these developments enhance the region's reputation for providing a quality lifestyle and as an innovative health and community care, food, technology and research services hub. Enhanced health care facilities, services, programs and initiatives, including local high care places for local aged people, further reinforce the reputation of Bundaberg as a centre for health care excellence.

A number of well-located industry and enterprise areas, and the creation of a major regional freight and logistics hub (building on our location and local resources with links to national and global supply chains) have provided expanded opportunities for the establishment of manufacturing and distribution-based industries. Opportunities to service the large scale mining and resource operations of the Surat Basin have also provided an impetus for new industries in the Bundaberg Region.

Australian and international visitors have found the Bundaberg Region provides a pleasant alternative to the heavily populated south-east of the State and the hot and humid north; with safe beaches free of marine stingers, a striking Queensland landscape of cane fields and hoop pine forests and attractive towns combining traditional charm with modern amenities.

The region values its role as a gateway to the natural wonders of the Great Barrier Reef, including Lady Elliot and Lady Musgrave Islands and the sea turtle hatchery of Mon Repos, as well as the boating, fishing and diving activities that enhance enjoyment of these assets. Away from the coast, the Hinkler Hall of Aviation, the ginger and sugar cane-based beverage producers and related attractions in East Bundaberg, the fishing at Lake Monduran and the other natural and cultural attractions of the hinterland continue to support an increasingly diverse range of visitor and tourist experiences.

The river city of Bundaberg is a sophisticated regional city. It has a vibrant main street and CBD that offers the range of business services and civic facilities comparable with a small world city. The city centre has further evolved so that it incorporates and celebrates the riverfront, making the city an attractive and recognisable place from which to conduct local, national and international business operations.

Bundaberg City continues to attract investment and provide regional employment opportunities including in retail, business, health, education, community, civic and cultural activities, with enhanced government services attracted to relocate to the region.

The region has vibrant commercial centres created by major anchor corporate tenants, good parking and accessibility, and diversity of retail service and inter-modal accessibility. The principal activity centre of Bundaberg City is supported by a major activity centre (Sugarland Shopping Centre and environs) and district activity centres at Bargara, Ashfield (forming part of the Kalkie-Ashfield local development area), Childers and Gin Gin.

The planned network of activity centres allows for centres to perform different roles and functions and to be developed at different scales. Bargara predominantly caters to the expanding tourism market, with a range of accommodation, retail and recreation services that provide local employment opportunities for residents.

Childers and Gin Gin maintain their rural service focus, with their access to the Bruce Highway supporting the expansion of export opportunities for local foodstuffs and manufactured products and their capacity to attract and service tourists and business travellers.

The network of activity centres and industry and enterprise areas are serviced by high quality and modern infrastructure networks, and are well connected by road, public transport and freight services to take advantage of the region's proximity to larger regional and national markets.

The region enjoys enhanced road, rail, air and seaport linkages connecting to other regions, including South East Queensland and beyond. Enhanced intra-regional road networks, including dual carriageways and improved corridors, link our major population centres.

Regional traffic distributor routes provide seamless connectivity between our coast, hinterland and the city. Ongoing major water, sewerage and public infrastructure projects cater for projected population increases in our major population centres, particularly the Kalkie-Ashfield local development area and the settlements in the central coastal urban area.

### **3.2.5 Many communities – city, coastal and country**

In 2031, the Bundaberg Region maintains a diverse mix of city, coastal and rural communities. Each community is different, and the different needs and aspirations of individual communities are respected and celebrated.

The communities of the region are affordable places to live in, and are planned and designed to recognise that affordability does not only mean reasonably priced housing but also includes a diversity of housing choices and types, reasonable access to public transport and provision of essential services and community facilities.

Communities within the Bundaberg Region remain distinct and display their individual character, identity, culture and strong associations with the past. The region's communities are friendly places where people share the values of tolerance, respect and readiness to offer a helping hand through adversity.

The communities of the Bundaberg Region are supported by a range of open space, sport, recreation, cultural and other facilities that contribute to a healthy and active lifestyle and engaged communities. An expansion of community support facilities and services, including child care and public transport, provides flexibility for the local workforce. Flexible business, education and lifestyle arrangements are further enhanced by affordable quality telecommunication and data services to all or most of the region's residents.

The centralisation of Council administrative functions, consolidating back-office support and general local government functions is accompanied by the migration of Council service centre locations into multi-purpose community access points, providing community outreach and Council service options. These service centres are complemented by dedicated space and resources to encourage local people to record and re-tell our unique local history, and enhanced opportunities to access a wide range of library services, with increased variety, depth and quality of learning materials.

Bundaberg City has reconnected with the Burnett River through the establishment of a highly desirable public realm that links the urban fabric of the City with the River through a network of riverside parks, recreation spaces and cultural activities. Residents are proud of their City, and take advantage of the safe and convenient access to public spaces and entertainment facilities that encourage community interaction and vitality.

The character of the coastal settlements of Moore Park Beach, Burnett Heads, Bargara, Innes Park, Coral Cove, Elliott Heads and Woodgate Beach reflects their history as relaxed, coastal settlements, with public foreshore parks providing large public open space and recreation facilities, and a setting for community gatherings.

The rural towns of Childers and Gin Gin nestle into the regional landscape and underpin a strong sense of place and identity that evokes the region's rural and agricultural history. In smaller rural villages, local sporting fields and community halls retain their historical connection as the focal point of community life in the outlying parts of the region.

### **3.2.6 Green space for generations**

In 2031, the natural environment has a larger geographic extent and is in a better condition. It remains a cornerstone of the quality of life enjoyed by residents and visitors alike. The same natural experiences that were available in 2012 remain available for this new generation. However, there is a wider variety of sporting, recreational and cultural facilities, including facilities that make better use of our existing coast, river and dam waters, and the development of purpose-built community facilities as signature recreational landmarks.

The natural and landscape values of the coast and hinterland, including the impoundments and catchments of Fred Haigh Dam (Lake Monduran) and Paradise Dam, are protected and enhanced, and are valued by the community for the environmental, scenic amenity and recreational opportunities that they provide. The Mon Repos sea turtle hatchery continues to be a symbol of how the region values and protects its natural environment.

The region supports an interconnected habitat network that contains a variety of ecosystems and species with large areas of land included in National Park or conservation reserve. In the city and other urban areas, ecologically important areas are protected by incorporating them into the urban fabric and ensuring urban growth is contained to within defined areas. A system of habitat regeneration and revegetation areas is established to ensure that ecological impacts are minimised in circumstances where habitat loss cannot practically be avoided.

Containing a number of major watercourses and recognising their impact on the health of the Great Barrier Reef, the ecological values of the Burrum River, Isis River, Gregory River, Elliott River, Burnett River, Kolan River and Baffle Creek and their tributaries are maintained to a high standard. Land managers in the upper reaches of these watercourses recognise and understand their role in ensuring the off-farm transport of sediment and pesticides is minimised, and urban stormwater networks maintain natural flow paths where possible to maintain water quality through biofiltration and other natural processes.

### 3.2.7 Creating great places

In 2031, Bundaberg City and the district centres of Bargara, Childers and Gin Gin are active, vibrant urban places at the heart of their communities.

#### Bundaberg City

Centred on the CBD and the Burnett River, Bundaberg City is further reinforced as the heart of the region providing business, community and employment opportunities and accommodating purpose-built regional performing arts, civic and convention facilities. The CBD (the region's principal activity centre) is supported by a major activity centre comprising Sugarland Shopping Centre and environs and a district activity centre at Ashfield.

Bundaberg celebrates its riverside setting and has a character and atmosphere which is enriched by a mix of contemporary and historical buildings and spaces.

A CBD bypass linking North Bundaberg with East Bundaberg allows heavy traffic to be moved away from Quay Street. Opportunities to better engage with the riverfront have been optimised through the sensitive redevelopment of riverfront sites to the north of Quay Street and by establishing a continuous public pedestrian and cycle way along the river's edge. Quay Street has been beautified.

A safe and secure environment has been created for young people and they take great pride in where they live. Young people have been proactively involved in the future planning of Bundaberg and there are regular events, entertainment and facilities within the CBD specifically directed towards fostering youth involvement.

In 2031, the Bundaberg CBD has rediscovered its waterfront and is an even more successful and attractive regional city which caters to the needs of a wide range of residents and visitors to the region.

#### Bargara

Bargara has further developed as the main service centre for the central coastal urban area between Burnett Heads and Elliott Heads. It accommodates a range of business and employment options that assist in the self-containment of the central coastal urban area and meet the needs of an expanding resident and visitor population.

The character of Bargara reflects its sea-side setting with coastal themes and sub-tropical architecture and landscaping heavily influencing the form of buildings and spaces within the centre.

The Bargara local centre and central Esplanade area has been further developed as a niche shopping and dining area offering boutique shops, restaurants and eateries with views overlooking the oceanfront and foreshore parkland.

### Childers and Gin Gin

Childers is the dominant rural centre in the southern hinterland part of the region, and provides a range of business, retail and employment services set amongst the historic streetscape.

Gin Gin remains as the northern gateway to the region, and provides business, employment and community services to the surrounding rural communities.

Both towns attract tourists and visitors to experience their traditional country town character and attractions based on locally grown and produced food, home wares, art, craft and entertainment and high quality meals and accommodation.

### All places

Public precincts, green spaces and community gardens have been created in all major population centres.

Safe and attractive activity centres reflect their physical setting and provide opportunities for community interaction and participation through the activation of community spaces for arts, culture and the showcasing of our history and heritage through a broad range of unique activities and events.

Through the provision of distinctive streetscape treatments, extensive landscaping, outdoor performance and meeting spaces and public art, activity centres enhance the public domain and add economic and social vitality to these key urban places.

Taking advantage of the mild weather in the region, new urban neighbourhoods at Bundaberg City and the coastal towns are designed to increase community participation in walking and cycling thereby reducing dependency on private motor vehicle use, achieving greater levels of local self-containment and promoting healthy and active lifestyles.

Quality public transport options and multi-purpose pedestrian and cycle ways link major population centres and multi-purpose community hubs on the coast and in the hinterland. New mixed density neighbourhoods offer a range of lot sizes and housing types in subdivisions that respond to local environmental features, and incorporate legible and connected local transport systems.

Development is energy and water efficient, and is designed to sensitively respond to the sub-tropical climate, incorporating passive design measures, appropriate orientation and having an emphasis on indoor – outdoor living.

In rural areas, particularly in Childers and Gin Gin, new buildings take advantage of modern construction materials and methods but retain the traditional look and feel of the town or village with wide awning covered footpaths and wrap-around verandahs reflecting the architectural history of the region.

All new development is provided with associated infrastructure in a timely, coordinated and efficient manner. Local development areas have been developed in accordance with infrastructure instruments which ensure equitable access to social infrastructure and water supply, sewerage, roads, open space, telecommunications and electricity networks in an efficient and cost effective manner that reflects the true cost of provision and maintenance.

Through all the changes that have been made over the past 20 years, the urban areas and smaller towns and villages which make up the region have retained their local, unique identities and still foster a strong sense of ownership and community spirit.

### Port of Bundaberg and Bundaberg State Development Area

In 2031, the Port of Bundaberg and associated industry and support infrastructure has expanded to the northern side of the Burnett River to cater for additional demand from the resource sector, agriculture and other import and export commodities. The Bundaberg State Development Area is being developed and supports port activities, potentially including a multi-modal freight node, storage and logistics and industrial activities. The industrial activities support port operations by producing or manufacturing items that require quick transport or process imported goods for redistribution. Rural activity and productive agricultural uses are prominent on the landscape, supporting regional growth and prosperity. Development continues to manage and protect environmental values and is suitable to prevalent flood characteristics in this area. Uses that are incompatible with the impacts of a working port or industrial activities are not located in proximity to the Port or the Bundaberg State Development Area or the impacts have been addressed to ensure the ongoing operation of the Port and related industry and employment activities. Transport access to the Port and the Bundaberg State Development Area is improved, potentially via a rail link.

### **3.2.8 Implementing the strategic intent 2012 - 2031**

The following sections of the strategic framework support the strategic intent and set out in further detail the policy outcomes that will guide development of the Bundaberg Region as it consolidates its position as Queensland's lifestyle capital.

The strategic framework acknowledges the challenges of managing population growth, promoting economic development and securing the region's financial future while protecting lifestyle, the unique character and identity of discrete communities and the natural environment.

The strategic framework recognises the need to search for innovative solutions as the region tackles complex issues.

The strategic framework also reflects a commitment to maintain the unique character and identity of the region's river city and other settlements by respecting their history and the views of local residents.

The strategic framework defines how the Council will work in partnership with the community, other levels of government, the development industry and business to effectively manage growth, support jobs and deliver critical infrastructure.

The strategic framework sets the bar high and deliberately so to deliver the best possible outcomes for the Bundaberg Region for both existing and future generations.



### 3.3 Settlement pattern theme

Key concepts	
(a)	Urban development is contained to within identified areas to protect the Bundaberg Region's character, lifestyle, rural production capacity and environmental attributes.
(b)	New and consolidated urban areas focussed around regional and district activity centres have a compact and efficient urban form that maximises walkability and access to services and facilities.
(c)	Rural residential development does not constrain the operations of surrounding agricultural uses and does not fragment important agricultural areas and agricultural land classification (ALC) Class A and Class B land.
(d)	Identified greenfield areas in Bundaberg City, including the major urban expansion areas of Kalkie-Ashfield and Branyan and the coastal settlements between Burnett Heads and Elliott Heads are the focus for accommodating regionally significant levels of growth. Growth in these areas is to be in accordance with local area structure planning undertaken by the Council.
(e)	Childers and Gin Gin accommodate locally significant growth in a country town setting as an alternative to regional city or coastal living.
(f)	The activity centre network establishes a hierarchy of urban activity centres that are the focus for economic, employment, commercial and community activity at a range of scales that reflects their individual service catchment.
(g)	Identified rural and coastal villages provide opportunities for additional services, facilities and residential development subject to demonstrated need and appropriate address of physical and environmental constraints
(h)	Regionally significant infrastructure such as Bundaberg Airport, Port of Bundaberg and the Bundaberg West medical/health precinct is protected to ensure its continued function in supporting regional economic development.
(i)	Affordable living opportunities are embedded within new growth areas with convenient access to employment, transport networks, and social and community infrastructure and facilities.
(j)	Potentially incompatible land uses are separated or buffered to maximise, preserve, and protect the landscape, agricultural production capacity and amenity values of the region.

#### 3.3.1 Strategic outcomes

The strategic outcomes for the settlement pattern theme are the following:-

- (a) The Bundaberg Region is characterised by a diverse range of coastal, urban and rural landscapes. The settlement pattern reinforces the connection of Bundaberg City and other urban settlements with their natural and landscape features to create a region of distinctive communities whose sense of identity and place is shaped by their relationship to the mountain ranges in the west, the rich agricultural plains of the central area or the pristine coastline to the east.
- (b) The pattern of settlement for the region provides for:-
  - (i) Bundaberg City to be maintained as the primary urban area for the region that will accommodate the majority of new urban growth. This recognises and takes advantage of the opportunities for urban growth and consolidation in close proximity to existing employment nodes, community services and facilities, and urban infrastructure;
  - (ii) Bargara, Burnett Heads, Coral Cove, Innes Park and Elliott Heads to also accept moderate to significant levels of urban growth within a central coastal urban area that supports and complements the role of Bundaberg City and takes advantage of significant investment in a coastal sewerage scheme;
  - (iii) Childers and Gin Gin to remain important rural towns servicing rural communities, tourists, travellers and the rural economy of the region; and
  - (iv) other coastal and rural towns and villages to be maintained as small scale towns and villages.

- (c) Urban development is contained within identified urban areas so as to sustainably manage growth.
- (d) Urban and rural residential development is located in areas that will maximise the efficient provision of infrastructure and services, minimise the exposure of communities to coastal and other natural hazards and preserve important agricultural areas, agricultural land classification (ALC) Class A and Class B land, significant habitat and scenic values.
- (e) Buffers and other separation areas are provided between incompatible land uses so as to minimise impacts at the edges of urban and rural residential areas as well as within the urban fabric.
- (f) Sensitive uses are avoided in designated industrial areas and within the Bundaberg State Development Area to enhance their ongoing efficient function and operation, avoiding conflicting land uses, safety risks and amenity impacts.
- (g) The pattern of settlement supports the achievement of a compact, efficient and functional urban form. Activity centres provide the focus for the establishment of vibrant, compact and walkable places that support the creation of healthy, safe and affordable neighbourhoods within urban areas.
- (h) The scale and sequencing of development within urban areas:-
  - (i) maintains and reinforces the role and function of Bundaberg City as the primary urban area and principal activity centre for the region;
  - (ii) is consistent with Council's plans for infrastructure investment and, in particular, the provision of reticulated sewerage to the central coastal urban area and the eastern part of Bundaberg City;
  - (iii) avoids the fragmentation of major greenfield areas until such time as appropriate planning and infrastructure arrangements are in place; and
  - (iv) supports the cost-effective provision of infrastructure.
- (i) The pattern of settlement is integrated with the activity centre network and the transport network and consolidates urban development in those areas that are proximate to activity centres or identified public transport routes.
- (j) In identified coastal and rural villages, subject to demonstrated need and site suitability considerations, development may provide for:-
  - (i) modest residential expansion and growth of these villages over time in a logical and orderly manner; and
  - (ii) expanded and improved supporting services and facilities within these villages.
- (k) The pattern of settlement supports the further development of Bundaberg Airport and surrounds, Port of Bundaberg, CQUniversity and the medical/health precinct around the major hospitals in Bundaberg West as hubs for innovative and sustainable business enterprise and critical elements of regional economic infrastructure.

### 3.3.2 Element 1 – Defined urban areas

#### 3.3.2.1 Specific outcomes

- (a) Urban development is contained to within urban areas and the major urban expansion areas identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)**.
- (b) The physical extent of urban development is contained within defined areas so as to:-
  - (i) avoid biophysical constraints, coastal hazards and other natural hazards, including an allowance for the predicted impacts of climate change that may worsen the influence of such hazards;
  - (ii) protect important agricultural areas, agricultural land classification (ALC) Class A and Class B land and other rural land;

- (iii) maximise the area of land available for rural, landscape and environmental protection purposes into the future;
- (iv) protect the individual identity of communities, including the maintenance and preservation of inter-urban breaks; and
- (v) maximise opportunities for the efficient provision of infrastructure and services in conjunction with development.

### 3.3.3 Element 2 – Compact, efficient and functional urban form

#### 3.3.3.1 Specific outcomes

- (a) The urban form and structure of the region's towns and cities achieves the following:-
  - (i) a compact urban form;
  - (ii) appropriate levels of community safety and wellbeing;
  - (iii) an efficient and effective transport network;
  - (iv) walkable communities;
  - (v) a diversity of residential lot types and housing configurations;
  - (vi) the efficient and timely provision of infrastructure; and
  - (vii) appropriate sequencing of development and infrastructure.
- (b) Within urban areas, infill development is focussed:-
  - (i) in nominated areas predominantly within or adjoining activity centres, and in particular in inner suburban areas of Bundaberg including Bundaberg West and at Bargara around the local activity centre; and
  - (ii) in other nominated areas that have good access to public transport, employment, community facilities, public open space and active transport facilities.
- (c) Where infill development occurs it is compatible with the desired and prevailing character and amenity of the individual activity centre or infill area.
- (d) Urban growth in greenfield areas is focussed:-
  - (i) in Bundaberg, within the existing committed greenfield urban areas and, subject to local structure planning undertaken by the Council, in the major urban expansion areas of Kalkie-Ashfield and Branyan; and
  - (ii) in the central coastal urban area, within the existing committed greenfield urban areas between Burnett Heads and Elliott Heads, subject to local structure planning undertaken by the Council.
- (e) Development occurs in an efficient and orderly manner that provides for the logical extension of infrastructure to service the development in accordance with Council's Local Government Infrastructure Plan and any other applicable infrastructure charging instrument.

### 3.3.4 Element 3 – Rural residential development

#### 3.3.4.1 Specific outcomes

- (a) Rural residential development provides residents with an acreage lifestyle choice and a high level of residential amenity and are characterised by very low density housing.
- (b) In the first instance, priority is given to rural residential development occurring in those rural residential areas identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)** that have been allocated in the Rural residential zone.

- (c) Rural residential development may occur in areas that have not been included in a rural residential area identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)** or included in the Rural residential zone, only under the following circumstances:-
- (i) there is a demonstrated and justified demand for additional rural residential development to occur in the area, having regard to the needs of the community and the suitability and capacity of the existing vacant land supply already allocated in the Rural residential zone or approved for rural residential development in the area;
  - (ii) the rural residential area is located close to, and can readily access, an existing village or settlement which can provide services and community facilities, or the area can otherwise be efficiently, economically and sustainably serviced to meet the needs of residents. Such services and facilities include but are not limited to health, education, emergency services, shopping facilities, community, sporting and recreational facilities, public transport and school bus services, and other necessary social infrastructure;
  - (iii) the development will not fragment Agricultural Land Classification (ALC) Class A and Class B land, and will not constrain or conflict with the existing or future potential use of surrounding rural lands and economic resource areas for productive purposes;
  - (iv) the proposed development will not give rise to unacceptable levels of land degradation including erosion, scour and soil salinity;
  - (v) the physical suitability of the land to accommodate rural residential development, including appropriate address of physical and environmental constraints, natural hazards and scenic amenity/landscape character values;
  - (vi) appropriate evacuation routes and emergency access is available to maintain community safety and avoid residents being isolated by a natural hazard event;
  - (vii) the availability of necessary infrastructure to efficiently and effectively service the development and the capability of the land to accept the on-site treatment and disposal of effluent;
  - (viii) such development can be provided with adequate access without compromising the safety or efficiency of the surrounding road network;
  - (ix) the development is not located on land that is required or likely to be required for future urban expansion of an existing settlement (including beyond the life of this planning scheme).
- (d) Rural residential areas have a limited provision of infrastructure and services compared to that available within urban areas.
- (e) Only limited and small scale shopping facilities or horticultural/rural services that service the daily needs of residents are provided in rural residential areas.

### **3.3.5 Element 4 – Local development areas and other major greenfield areas**

#### **3.3.5.1 Specific outcomes**

- (a) Development in the Kalkie-Ashfield local development area, central coastal urban growth area (Burnett Heads to Elliott Heads) and other major greenfield areas creates well-planned and integrated urban communities that reflect traditional neighbourhood planning and design principles.
- (b) Development in the Kalkie-Ashfield local development area and the central coastal urban growth area occurs in accordance with local structure planning undertaken by the Council and provides for urban development to occur only on land identified as being suitable for urban development.
- (c) The form and structure of urban development in the Kalkie-Ashfield local development area, central coastal urban growth area and other major greenfield areas supports an increase in walking and cycling thereby reducing dependency on private motor vehicle use, contributing to higher levels of local self-containment and promoting a healthy and active lifestyle.

- (d) Appropriate levels and types of infrastructure are provided in conjunction with the delivery of urban development in the Kalkie-Ashfield local development area, central coastal urban growth area and other major greenfield areas to meet the needs of the community being created and provide for the logical and orderly sequencing of development.
- (e) Infrastructure is provided in the Kalkie-Ashfield local development area and central coastal urban growth area in accordance with any applicable infrastructure funding instrument or the relevant planning strategies described in the applicable local plan.

### 3.3.6 Element 5 – Identified growth areas

#### 3.3.6.1 Specific outcomes

- (a) The Branyan identified growth area (residential) as described in the regional plan and identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)** as a Major urban expansion area is not developed for urban purposes until such time as further investigations into the suitability of the land for urban development, and local structure planning has been undertaken by the Council.
- (b) In the interim, the Major urban expansion area at Branyan is protected from land fragmentation and encroachment or establishment of inappropriate land use activities that may compromise its intended use for urban purposes.
- (c) The Bundaberg State Development Area identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)** is protected from land fragmentation and encroachment or establishment of inappropriate land use activities that may compromise its potential longer-term use.
- (d) The consideration and delivery of development in the Bundaberg State Development Area is assessed or occurs in accordance with the relevant planning legislation, including the Bundaberg State Development Area Development Scheme.

### 3.3.7 Element 6 – Activity centre network

#### 3.3.7.1 Specific outcomes

- (a) The pattern of settlement supports and is consistent with the Bundaberg Region activity centre network identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)** and described in further detail in the economic development theme of the strategic framework.
- (b) Activity centres are the focal points for community life and accommodate a range of retail, business, education, entertainment, sport and recreation, health and education, community and civic facilities that reflects their location, scale and service catchment.
- (c) Large scale retail, commercial, entertainment, sport and recreation or health and education facilities are not provided in out-of-centre locations that would undermine or weaken the role and function of an identified activity centre.
- (d) Medium and high density residential development is located within and around the Bundaberg CBD principal activity centre to add vitality to the centre, capitalise on the high level of accessibility to shopping, entertainment, commercial and public services and facilities in the centre, and to support a renewed focus on the Burnett River for recreation, leisure, education and community events.
- (e) Medium and high density residential development where serving the tourist market, is located within and around the Bargara local centre to add vitality to the centre and capitalise on the high level of accessibility to the beachfront and related public recreation infrastructure.
- (f) Medium density development is focussed within and around other new and existing district and local centres to add vitality to the centres, promote walkable urban environments and improve accessibility to basic shopping and commercial services.

### 3.3.8 Element 7 – Villages

#### 3.3.8.1 Specific outcomes

- (a) Development supports the logical, orderly and sustainable growth of the rural and coastal villages of Winfield, Yandaran, Avondale, Sharon, South Kolan, Bullyard, Tirroan, Wallaville, Cordalba, Apple Tree Creek and Buxton as identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)**.
- (b) Residential expansion and development may occur in areas contiguous to an existing urban zone within an identified village, subject to appropriate address of the following matters:-
  - (i) demonstration of adequate need for additional residential development, having regard to the needs of the community and the suitability and capacity of the existing vacant land already allocated in a residential zone or approved for residential development within the village;
  - (ii) demonstration that the area is physically suitable for development having regard to the nature and extent of any environmental or physical constraints;
  - (iii) avoidance of areas subject to unacceptable risks from natural hazards, including the predicted impacts of climate change;
  - (iv) avoidance of important agricultural areas and agricultural land classification (ALC) Class A and Class B land;
  - (v) the potential for land use conflicts with the existing or future potential use of surrounding rural lands and economic resource areas for productive purposes;
  - (vi) the protection of important landscape, scenic amenity and cultural heritage values and the maintenance of the discrete character and identity of the village;
  - (vii) the intensity and scale of development being sympathetic to the character and form of residential development within the village;
  - (viii) the ability to achieve high levels of safety and amenity for prospective residents;
  - (ix) the ability to efficiently and effectively service the development with available infrastructure and services;
  - (x) provision of adequate access and connectivity between the development and the village and avoidance of adverse traffic impacts.
- (c) Provided that there is demonstrated need, development within an identified village provides for a mix of complementary services and facilities including residential, business, entertainment, industry, community and recreation activities that appropriately support and service the needs of:-
  - (i) residents of the village;
  - (ii) residents in the immediately surrounding rural and rural residential areas; and
  - (iii) tourists, visitors and the travelling public staying in or passing through the village.
- (d) Where such activities are proposed within an identified village they:-
  - (i) are located, designed and operated to avoid land use conflicts with surrounding land use and development;
  - (ii) do not adversely impact on the amenity of sensitive land uses; and
  - (iii) are sympathetic to the character, scale and intensity of existing development in the village.

### 3.3.9 Element 8 – Regional infrastructure and facilities

#### 3.3.9.1 Specific outcomes

- (a) Development does not interfere with the continued operation and development of regional infrastructure and facilities, including Bundaberg Airport, Port of Bundaberg, the Bundaberg campus of CQUniversity and the public health infrastructure in the Bundaberg West medical/health precinct (identified as specialised activity centres), in a manner that is compatible with their primary purpose.
- (b) Development does not introduce incompatible land uses in the vicinity of regional infrastructure facilities and supports the economic opportunities they provide.
- (c) Development of and associated with regional infrastructure facilities provides a high standard of supporting infrastructure including road, pedestrian and bicycle connections, public transport stops and adequate vehicle parking, reflecting the needs and preferences of a broad range of end users.

### 3.3.10 Element 9 – Affordable living and sustainable neighbourhood design

#### 3.3.10.1 Specific outcomes

- (a) A wide choice and mix of housing types is provided in nominated existing developed urban areas and in greenfield urban areas.
- (b) A diverse range of housing choice and sizes in a variety of locations supports the community's housing needs at all price points, stage of life or lifestyle aspiration.
- (c) Housing is designed to be adaptable and responds to demographic changes in the Bundaberg Region, such as the prevalence of single person households and an ageing population.
- (d) Development reflects sub-tropical design and incorporates a sense of openness, permeability and connection with an indoor-outdoor lifestyle.
- (e) The built form of the region is responsive to local climatic and environmental conditions, is energy and water efficient and utilises sustainable building materials.
- (f) The urban form provides safe and secure living environments and promotes community health and wellbeing by incorporating crime prevention through environmental design (CPTED), health oriented design (HOD) and healthy spaces and places principles.
- (g) The settlement pattern promotes inclusive communities, appropriately locates affordable housing throughout the region's urban areas and avoids creating areas of concentrated disadvantage by, for example, concentrating low cost housing in locations that have low levels of accessibility or are in dispersed locations remote from services and facilities.

### 3.3.11 Element 10 – Managing land use conflicts

#### 3.3.11.1 Specific outcomes

- (a) The interface between land uses is effectively managed to protect sensitive land uses from intrusion by noxious or offensive odour, noise, lighting or particulate emissions.
- (b) The settlement pattern protects rural and industrial land uses, community facilities and infrastructure (including infrastructure elements identified on **Strategic Framework Map SFM-003 (Transport and infrastructure elements)**) from encroachment by residential development or other sensitive uses that could impact on their long term viability.
- (c) Development ensures that new land uses which are incompatible or potentially incompatible with existing sensitive uses are located and managed to protect the health, wellbeing, amenity and safety of the existing use in terms of potential impacts of air, noise and odour emissions and hazardous materials.
- (d) Adequate separation and buffers are provided between urban and rural residential development and important agricultural areas and agricultural land classification (ALC) Class A and Class B land.

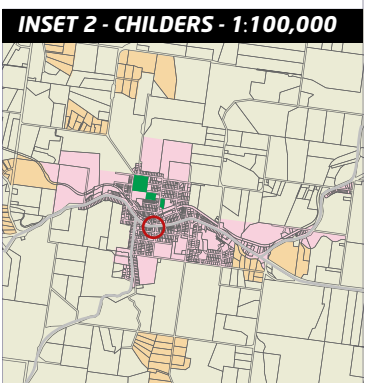
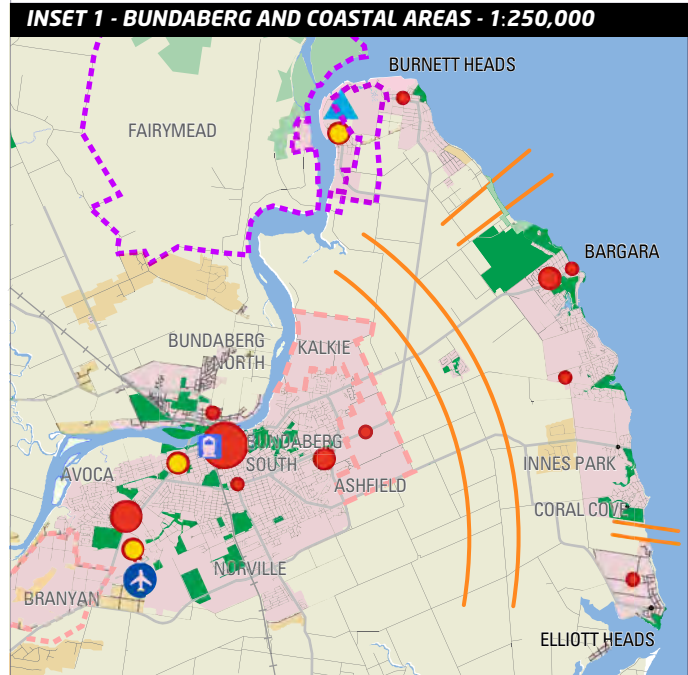
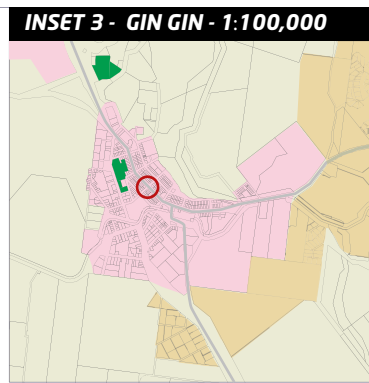
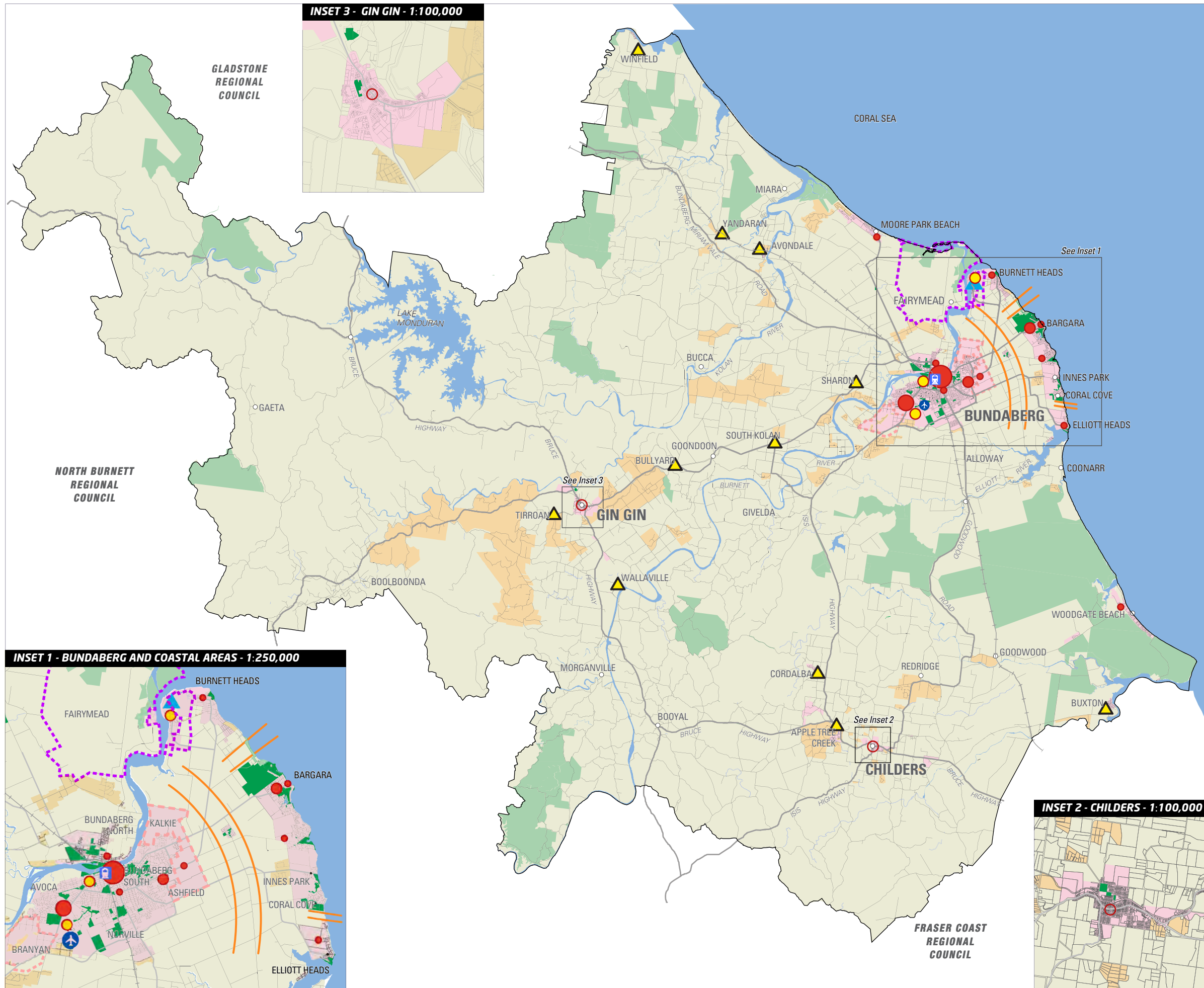
- (e) Wherever possible, good planning and design is used to integrate development with its surroundings and provide appropriate interfaces between potentially conflicting uses, before other measures such as physical barriers and separation by distance are adopted.
- (f) Sensitive land uses are protected from the impacts of former mining and extractive resource activities and related hazards.

### 3.3.12 Relevant strategic framework maps

**Strategic Framework Map SFM-001 (Settlement pattern elements)** conceptually identifies elements of the strategic framework as relevant to the settlement pattern theme and in particular identifies the following:-

- (a) land use categories being urban areas, major urban expansion area, future urban areas, rural residential areas, rural areas, major sport and recreation open space and major conservation areas;
- (b) the Bundaberg Region activity centre network;
- (c) villages;
- (d) major transport elements; and
- (e) major landscape elements (including inter-urban breaks).





**LEGEND**

**Land Use Categories**

- Urban Area <sup>(1)</sup>
- Major Urban Expansion Area <sup>(2)</sup>
- Future Urban Area (Employment) for Port Related & Industry Uses <sup>(3)</sup>
- Rural Residential Area <sup>(4)</sup>
- Rural Area
- Major Sport And Recreation Open Space
- Major Conservation Area <sup>(5)</sup>

**Activity Centre Network**

- Principal Activity Centre
- Major Activity Centre
- District Activity Centre - Urban
- District Activity Centre - Rural
- Local Activity Centre
- Specialised Activity Centre

**Major Transport Elements**

- Highway / Arterial Road
- Road Network
- Railway
- Rail Station
- Airport
- Port of Bundaberg

**Major Landscape Elements**

- Inter-urban Break

**Other Elements**

- Village
- Ocean, Waterways and Waterbodies
- Bundaberg Regional Council Boundary

**NOTES**

**Note 1:** Inclusion in the Urban Area does not imply that all land in this land use category can be developed for urban purposes as it may be constrained or otherwise unsuitable for development.

**Note 2:** The Major Urban Expansion Area identifies land in a greenfield setting where urban development is intended to occur within the planning horizon of the planning scheme having regard to local structure planning undertaken by the Council. Inclusion in the Major Urban Expansion Area does not imply that all land can be developed as it may be constrained or otherwise unsuitable for development.

**Note 3:** The Future Urban Area (Employment) identifies land that is potentially suitable for urban development for port related and industry uses. This designation does not confer any actual or implied land use rights and will be subject to further investigations to determine its suitability for development.

**Note 4:** Inclusion in the Rural Residential Area does not imply that all land in this land use category can be developed for rural residential purposes as it may be constrained or otherwise unsuitable for development.

**Note 5:** Major Conservation Area includes: (a) Conservation Parks, National Parks and Forest Reserves and (b) land owned or controlled by the Council and used or intended to be used for conservation purposes.



**Strategic Framework Map**  
**SFM-001**  
**(Settlement pattern elements)**

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### 3.4 Economic development theme

Key concepts	
(a)	A diversified regional economy.
(b)	A network of well-designed, connected and accessible activity centres with complementary scales, roles and functions contributing to greater levels of employment and economic self-sufficiency for the Bundaberg Region.
(c)	A variety of well-designed industry and enterprise areas that:- <ul style="list-style-type: none"> <li>(i) support regionally significant economic attractors and accommodate a range of general industry, science and technology, health, education and training activities; and</li> <li>(ii) encourage the co-location and clustering of innovative and emerging industry sectors such as mining support services, aviation and food processing.</li> </ul>
(d)	Tourism which takes advantage of the region's diverse landscapes and location at the gateway to the southern Great Barrier Reef and provides opportunities for a wide range of experiences, attractions and facilities to cater to diverse holiday and recreational needs.
(e)	Intact rural lands that maintain and support ongoing rural production and value adding enterprises.
(f)	Home based businesses that support localised small scale entrepreneurship.
(g)	High quality infrastructure and transport networks that support economic development.

#### 3.4.1 Strategic outcomes

The strategic outcomes for the economic development theme are the following:-

- (a) The Bundaberg Region's economy is built upon the rich agricultural lands, the prevalence of its natural resources, the capability of its people and the pristine environment and landscapes that supports a vibrant and diverse regional economy.
- (b) While a variety of rural production activities have been the traditional mainstay of the regional economy, the region's vast array of natural attributes and access to transport networks provides opportunities for a range of tourism, logistics, manufacturing and value adding and high technology industries to emerge as key economic drivers in the region.
- (c) For the Bundaberg Region, its position as the gateway to the southern Great Barrier Reef provides opportunities for the expansion of the tourism and lifestyle industries as a key platform to maximise the sustainable utilisation of the region's natural attractions and attributes.
- (d) Adequate industrial land is provided to support the projected population growth of the region and ensure that emerging industries have the opportunity to build upon existing employment and enterprise nodes.
- (e) Rural production is maintained as a major contributor to the region's economic output, with opportunities for alternative land uses arising from the transition to a low carbon economy providing an emerging substitute for traditional agricultural activities.
- (f) The economic development of the region is maximised through the identification of a well-defined activity centre network. This network identifies the primary locations for employment and enterprise areas in the region, provides for the co-location and clustering of business and industries to generate synergies and economies of scale, and maximises the utilisation of existing and planned infrastructure and transport networks to provide opportunities for growth in industry, commercial, tourism and rural activities.
- (g) The Bundaberg Region has an activity centre network that establishes a hierarchy of complementary centres and supports the long term viability of these centres. The activity centre network supports and reinforces the role and function of the city, towns and villages in the region, with:-

- (i) Bundaberg's CBD being the principal activity centre and accommodating the largest range and mix of retail, business, education, health, recreational and cultural services within a modern and vibrant regional metropolitan setting, complemented and supported by a major activity centre (incorporating Sugarland Shopping Centre and environs) and a district activity centre at Ashfield;
  - (ii) Bargara being a district activity centre for the central coastal urban area, providing employment and services that assist in achieving the self-containment of the coastal urban area between Burnett Heads and Elliott Heads; and
  - (iii) Childers and Gin Gin remaining as traditional district level rural service centres that provide a range of commercial and community services and facilities to service the hinterland.
- (h) The Bundaberg Region has a range of industry and enterprise areas predominantly focussed around rural service industries and manufacturing services. The clustering, co-location and consolidation of industrial development in discrete areas minimises land use conflicts and maximises utilisation of development infrastructure. The industry and enterprise areas provide diverse and rewarding employment opportunities in safe, convenient and accessible locations throughout the region and contribute to regional job self-containment.
- (i) The expansion of key industry and enterprise sectors takes advantage of the Bundaberg Region's strategic location between the Surat Basin and the industrial hub of Gladstone to provide support to the logistics and supply chains servicing mining activities and leverage localised employment growth and diversification from the expanding minerals and energy sector.
- (j) Bundaberg Airport and associated aviation precinct expands as complementary businesses with links to avionics, airframe and air engine technology clustering together to establish a high technology research and manufacturing industry servicing the aviation sector.
- (k) The Port of Bundaberg through land designated as Strategic Port Land, and land located within the Bundaberg State Development Area Development Scheme, facilitates industrial and port related development and provides an alternative point of entry and departure for goods and commodities associated with the minerals and energy sector in the Wide Bay Burnett, Central Queensland and the Surat Basin.
- (l) The hospitals in the Bundaberg West medical/health precinct and the tertiary and further education facilities provided by the Bundaberg campuses of CQUniversity and the Bundaberg TAFE support the expanded development of health care, medical and other professional services, information technology and knowledge-based enterprises located in the region.
- (m) Bundaberg City reconnects with the Burnett River through multi-faceted riverfront recreation, leisure and tourism precincts. This high quality public space provides an interface with the River and provides a platform for permanent and temporary water-based learning and leisure activities that reinforce Bundaberg's local ecology and connection with the River.
- (n) Nature-based tourism opportunities associated with the sea turtle hatchery at Mon Repos and whale watching provide an 'up close and personal' nature experience for visitors that reinforces a respect for the local ecology and the need for protection of wildlife and their habitats.
- (o) The hinterland is an accessible tourism region that provides safe and comfortable opportunities for camping and freshwater fishing that are sustainable and environmentally responsible. The region's rich agricultural history is celebrated through farmers markets, farm stays and the ability to sample the best of fresh food and produce from the farm gate.
- (p) The Bundaberg Region is recognised nationally and internationally as a source of high quality and sustainable food products including sugar cane, a range of tree crops including citrus fruits, stone fruit, avocado and macadamia nuts, beef cattle and aquaculture products. The diversity of the rural landscape provides opportunities to locate renewable energy generating projects (such as wind or solar farms) in areas that protect the high scenic, landscape and primary production values of the region. Primary production activities are complemented by on site value adding activities that process and pack raw food products, generating wealth and employment through containing and localising value adding and downstream processing activities.
- (q) The traditional rural production activities of the region continue as viable and valuable contributors to the regional economy, and provide opportunities for downstream value adding.

- (r) A range of tourism infrastructure and enterprises are located throughout the Bundaberg Region to build upon the diverse natural attributes of the area and provide a distinct and memorable visitor experience.
- (s) The range and scale of business and employment opportunities is enhanced through the establishment of a diverse range of low-scale home based businesses.
- (t) High quality infrastructure networks and transport networks encourage and support business growth and economic development.

### 3.4.2 Element 1 – Activity centres network

#### 3.4.2.1 Specific outcomes

- (a) To reflect and support the preferred pattern of settlement, development is consistent with the Bundaberg Region activity centre network identified conceptually on **Strategic Framework Map SFM-001 (Settlement pattern elements)** and **Strategic Framework Map SFM-002 (Economic development elements)** and described in further detail below:-

Activity centre	Description
Principal activity centre:- (a) Bundaberg Central Business District	The principal activity centre is the highest order centre in the network and contains the largest and most diverse concentration of urban activities. It is the key regional focus of employment, government administration, retail, commercial and specialised personal and professional services. It accommodates significant cultural, entertainment, health, education and public and active transport facilities. It meets the need for the foregoing facilities and services for a catchment comprising the Bundaberg Regional Council area and adjacent rural areas. It also has the highest population densities and the greatest concentration of mixed use development in the region. Population density and building height is generally highest within the core and riverfront precincts, however building height and design on individual sites is to retain views to the Burnett River and be sympathetic to and protect key heritage buildings and the existing heritage streetscape character within the city centre. Any future full-line department store will be located in the principal activity centre. Opportunities are taken through public infrastructure programs and private development projects to improve public access to and along the Burnett River and its banks.
Major activity centre:- (a) Sugarland Shopping Centre and environs	The major activity centre accommodates a wide mix of uses and activities including a concentration of higher order retail, commercial, and entertainment facilities that service a sub-regional population. It also includes land expansive activities that are not appropriate to locate within the principal activity centre with these activities having a catchment comprising the Bundaberg Regional Council area and adjacent rural areas. A department store may be established within the major activity centre only once such a store is established in the principal activity centre.
District activity centre (urban):- (a) Bargara central (b) Kepnock	District activity centres (urban) serve catchments of district or sub-regional significance within the Bundaberg Region, accommodating concentrations of retail, commercial, offices, administrative and health services, community, small scale entertainment and recreational facilities, and catering to day-to-day and weekly shopping and service needs. They may have a residential component including visitor accommodation.
District activity centre (rural):- (a) Childers town centre (b) Gin Gin town centre	District activity centres (rural) are the activity centres within rural towns that have strong character and links with the rural production and regional landscape values identified in the regional plan. They contain a concentration of shopping and business uses that primarily serve local residents, tourism or primary industries. They may also contain some limited government services, entertainment and community activities.
Local activity centre:- (a) North Bundaberg (b) South Bundaberg	Local activity centres provide for local shopping needs, function as local employment nodes and comprise a mix of commercial, cafes/dining, entertainment and community services for a surrounding residential neighbourhood. They may have a small residential component including visitor accommodation.

Activity centre	Description
(c) Ashfield (forming part of the Kalkie-Ashfield local development area) (d) Moore Park Beach (e) Burnett Heads (f) Bargara town centre (g) Bargara South (h) Elliott Heads (i) Woodgate Beach	
Neighbourhood activity centre	<p>Smaller than local activity centres, numerous neighbourhood activity centres are located across the Bundaberg Region in both urban and rural settings.</p> <p>Neighbourhood activity centres typically service residential neighbourhoods or small towns and villages with small-scale convenience shopping that caters for day-to-day and top-up needs, locally servicing professional offices, community services and other activities of a local servicing nature. Neighbourhood activity centres may also comprise existing standalone business or entertainment activities (such as service stations and hotels) that may otherwise typically form part of a higher order centre</p> <p>Neighbourhood activity centres located in urban settings commonly have a walking distance catchment. In a village setting, neighbourhood activity centres may have a larger catchment by also servicing immediately surrounding rural and rural residential areas. These latter centres may also cater to the needs of tourists, visitors and the travelling public staying in or passing through the village.</p>
Specialised activity centre:-  (a) Bundaberg Airport (b) Port of Bundaberg (c) Bundaberg West medical/health precinct (d) Takalvan Street (e) Princess Street/ Bargara Road	<p>Specialised activity centres recognise the importance of local employment servicing activities and their economic contribution to the Bundaberg Region.</p> <p>The Bundaberg Airport specialised activity centre accommodates a range of aviation, aerospace and air transport and freight related industrial and commercial activities.</p> <p>Strategic Port Land and the material change of use of land regulated by the Bundaberg State Development Area Development Scheme, is not regulated by the planning scheme. However, the Port of Bundaberg is a major element of the Bundaberg Region's economy and land adjacent to the port may be developed for support services including marine maintenance and complementary commercial and industrial purposes.</p> <p>The Bundaberg West medical/health precinct contains the Bundaberg Base Hospital, the Mater Misericordiae Hospital Bundaberg and the Friendly Society Private Hospital. Further higher order medical facilities are located in this specialised activity centre to maximise accessibility and convenience for patients and create potential industry cluster benefits for medical and health care businesses and workers.</p> <p>The Takalvan Street and Princess Street/Bargara Road specialised activity centres have prominent locations along feeder roads into the Bundaberg CBD and accommodate businesses seeking high levels of exposure and visibility. Significant additional traditional retail is not envisaged in these areas, although some bulky goods may be supported together with other service/highway service activities. Additional floor space in these centres would be accommodated through infill and redevelopment of existing land.</p> <p>Editor's note—the concept of specialised activity centres as described above does not equate to the Specialised centre zone. In particular, these specialised activity centres are allocated in various zones in the planning scheme to reflect the differing role and function of the respective centres.</p>

- (b) Major land uses contributing to employment, education and services in the Bundaberg Region are located in an activity centre commensurate with the role and function of the activity centre as defined by the activity centre network.

- (c) Development does not undermine or compromise the activity centre network either by proposing centre activities outside of an activity centre or by proposing a higher order or larger scale of uses than intended for a particular activity centre.
- (d) New regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are predominantly located within Bundaberg City, either within the Bundaberg CBD as the principal activity centre or in other appropriate locations in the city where supported by other specific outcomes of this strategic framework.
- (e) Development in activity centres supports and contributes to a quality urban environment serving as a community focal point and suited to its scale and community setting.
- (f) Activity centres incorporate layouts and high quality building design that focuses on and gives priority to people, public main streets, squares, parks, community facilities and public transport, rather than cars.
- (g) Development in activity centres is designed to maximise opportunities for public transport usage, walking and cycling.
- (h) 'Corner stores' are established in appropriate locations to service the basic convenience needs of local residents provided that such facilities do not conflict with or undermine the viability of the activity centre network.
- (i) High quality infrastructure and transport networks encourage and support business growth and development within and between the identified activity centres.

### 3.4.3 Element 2 – Industry and enterprise areas

#### 3.4.3.1 Specific outcomes

- (a) An adequate supply of physically suitable, well-located and serviceable industrial land is identified and protected to support employment opportunities and economic development of the Bundaberg Region.
- (b) The industry and enterprise areas identified conceptually on **Strategic Framework Map SFM-002 (Economic development elements)** and described below are maintained and their potential for renewal, infill or expansion protected:-

Industry and enterprise area <sup>2</sup>	Description
<b>Bundaberg City</b>	
1. Norville/Svensson Heights/Kensington	Established industry land in the Bunda Industrial Estate (Enterprise Street) and extending west along Commercial Street to Production Street and Brickworks Circuit is maintained. The Bundaberg Airport accommodates a range of aviation, aerospace and air-related industry. The Kensington commercial industry area focussed on Johanna Boulevard and Commercial Street (between the airport and Production Street/ Brickworks Circuit), accommodates a range of medium impact industries, aviation, aerospace, air-related industry and associated commercial and business uses. Older established pockets of low-medium impact industry on the Isis Highway near the Bundaberg Airport, and adjacent to the North Coast Rail Line at Ritchie Street, Lester Street and Thabeban Street, are also maintained.
2. Thabeban	The Bundaberg Industrial Estate (Kay McDuff Drive/Charlie Triggs Crescent and Wyllie Street/Verdant Siding Road) expands, and is supported by industrial activity on both the northern and southern sides of the Ring Road through to the North Coast Rail Line and Goodwood Road to the east. Industry in this location benefits from high levels of accessibility from the Ring Road and the broader State and local road network, while ensuring that the operational efficiency of the Ring Road is not adversely impacted. This industry area provides opportunities for a rail freight terminal near the convergence of the Bundaberg Ring Road and the North Coast Rail Line.

<sup>2</sup> Note—the specialised activity centres of Bundaberg Airport and the Port of Bundaberg addressed at section 3.4.2.1 are also industry and enterprise areas.

<b>Industry and enterprise area<sup>2</sup></b>	<b>Description</b>
3. Bundaberg East	Industrial activity in the eastern part of Bundaberg is underpinned by the Millaquin Sugar Mill, the Bundaberg Rum Distillery and Bundaberg Brewed Drinks. Surrounding industrial areas are maintained, including marine-based industry along the Burnett River and low-medium impact industry areas in Steptoe Street and Sheridan Street and adjacent to sections of Princess Street and Bargara Road.
4. Bundaberg North	The Bundaberg Walkers/ Foundary and the Bundaberg Technology Park located on the northern bank of the Burnett River maintain and build on a history of manufacturing, research and technology industry in North Bundaberg. Industry along parts of Hanbury Street and on Bundaberg-Gin Gin Road at the northern entrance to the city, collectively contribute to an economic hub ideally positioned to service areas to the north as well as the broader region.
<b>Coastal</b>	
5. Burnett Heads	Industry at the Port of Bundaberg and Bundaberg State Development Area includes the consolidation and expansion of port-related activities, including marine maintenance, servicing, repair and associated industries and services.
6. Moore Park Beach	Low-medium impact industries within established industrial areas at Murdochs Road provide local employment and services to support Moore Park Beach and the surrounding rural hinterland.
7. Woodgate Beach	Industry land at Woodgate Road just outside of Woodgate Beach provides for low-medium impact industry to service local needs.
<b>Rural and hinterland</b>	
8. Isis Central	The Isis Central Sugar Mill and nearby industrial areas along Kevin Livingston Drive provide opportunity for land expansive and/or medium-heavy impact industry. Having high levels of road transport accessibility via the Bruce Highway and Isis Highway, the area is ideally positioned to service markets both within and external to the region.
9. Childers	Low-medium impact industries located within the established and expanding industrial precinct, in the vicinity of Blacksmith Court and Browns Road, provide local employment and service Childers and the surrounding district. The highway location also provides opportunities for industry servicing catchments outside of the region. A proposed high impact industry area to the east of Childers on the Bruce Highway (opposite the Childers aerodrome) provides opportunities for highly accessible medium-high impact industry development that is well separated from sensitive land uses.
10. Gin Gin	Low-medium impact industries located within existing and proposed industry land within the township provide local employment and service Gin Gin and the surrounding district.
11. Gin Gin (north) 12. Gin Gin (south)	Defined areas close to Gin Gin, both to the north and south of the township, provide opportunity for a range of industrial activities including transport/logistics related industry, rural industry, industry servicing the mining sector, and other land expansive and/or medium-heavy impact industry. Having high levels of road transport accessibility via the Bruce Highway and/or Gin Gin-Mount Perry Road, these areas are well-located to service markets both within and external to the region.
13. Bingera	The Bingera Sugar Mill continues to service the surrounding agricultural district and sugar cane industry.
<b>Bundaberg State Development Area</b>	
14. State Development Area – Burnett Heads and Fairymead	The Bundaberg State Development Area at Burnett Heads and Fairymead is protected for regionally significant business and industry development, with possible port facilities associated with Strategic Port Land and Bundaberg State Development Area extending to the northern side of the Burnett River. The Bundaberg State Development Area has the potential to:– (a) cater for additional demand from the resource sector, productive agriculture and rural uses and other import and export commodities; (b) support port activities including a multi-modal freight node, storage and logistics; (c) provide for industrial activities that support port operations, including producing or manufacturing items that require quick transport or process imported goods for redistribution; (d) be used for hard-to-locate industry where no other suitable site is available and where impacts can be appropriately managed; and (e) support the protection of environmental values and management of flood characteristics and constraints.



Industry and enterprise area <sup>2</sup>	Description
<b>Industry Investigation Area</b>	
15. Bargara	Low impact and service industry is established within a highly accessible location to provide local employment and to service future growth along the central coastal area.

- (c) Land expansive industrial uses are primarily directed to industrial land at Thabeban, Port of Bundaberg and near Isis Central Mill and Gin Gin, to capitalise on the port infrastructure and connection to major land freight routes. High impact industrial uses are also directed to these areas due to the greater capacity for uses in these areas to be separated or buffered from residential and other sensitive land uses.
- (d) The potential for industry and enterprise areas to be further developed at the following locations is maintained by ensuring that they are protected from land fragmentation and encroachment or establishment of inappropriate land use activities that may compromise their intended longer-term use:-
- (i) Kensington and Thabeban, with potential for a rail freight terminal near the convergence of the Bundaberg Ring Road and the North Coast Rail Line;
  - (ii) the Bundaberg State Development Area.
- (e) Marine-related industry is established adjacent to Port of Bundaberg, so as to consolidate and expand marine maintenance, servicing, repair and associated industries and services within the Bundaberg Region.
- (f) In rural and coastal towns and villages, small scale industrial development which provides for local employment and a range of services is accommodated in suitable locations where residential amenity is not compromised.
- (g) Industry and enterprise areas are well designed and serviced and provide a range of lot sizes and adaptable building configurations that cater for a variety of industry needs, to ensure economic diversity and greater variety of employment opportunities, as well as meeting the changing economic needs of the community over time.
- (h) Opportunities for employment generation are maximised in industrial areas by ensuring that development makes the most efficient use of available industrial land.
- (i) Development in industry and enterprise areas is limited to predominantly industrial uses and other uses that are compatible with and provide a desirable support activity to industrial uses and the industrial workforce.
- (j) To avoid or minimise land use conflicts, development for residential or other sensitive land uses is appropriately buffered and separated from industry and enterprise areas.
- (k) Industry and enterprise areas have access to high quality transport infrastructure networks that link local industry with regional, national and international markets.
- (l) Industry and enterprise areas provide high quality telecommunications networks to support the development of information technology, knowledge-based and creative industries.
- (m) Industry and enterprise areas are located in close proximity to transport networks to maximise accessibility and connectivity to residential areas.

### 3.4.4 Element 3 – Tourism and tourism focus areas

#### 3.4.4.1 Specific outcomes

- (a) A range of tourism infrastructure and enterprises are located throughout the Bundaberg Region to build upon the diverse natural attributes of the area and provide a distinct and memorable visitor experience.
- (b) The region provides for a range of visitor accommodation and tourist services that are compatible with, and a complement to, existing tourism products.

- (c) Visitor accommodation and tourist attractions and facilities are located in areas that contribute to the wide range of tourism experiences on offer throughout the region including urban, coastal and hinterland locations.
- (d) Nature-based and eco-based tourist activities are sensitively located and carried out to ensure the natural values that underpin the regional tourism product are sustained.
- (e) Rural and agri-tourism experiences build upon the 'clean and green' identity of the region and do not prejudice the ongoing use of rural lands for rural production activities.

### **3.4.5 Element 4 – Rural enterprise and industry**

#### **3.4.5.1 Specific outcomes**

- (a) Traditional agricultural and farming activities that underpin the character and identity of the region continue as viable and sustainable businesses that are recognised for their stewardship of the land for future generations.
- (b) The traditional rural production activities of the region continue as viable and valuable contributors to the regional economy and are complemented by on-farm rural workers' accommodation, rural businesses, rural service industries and tourist uses including farm stays, where such uses:-
  - (i) value-add to rural produce and resources and contribute to the diversification of the rural economy of the Bundaberg Region; and
  - (ii) are compatible with landscape character, scenic amenity, biodiversity and cultural heritage values and do not alienate important agricultural areas and agricultural land classification (ALC) Class A and Class B land.
- (c) Rural enterprises are based on a sustainable use of the resource that protects and capitalises upon the region's natural advantages.
- (d) The diversity of the rural landscape provides opportunities to locate green energy generating projects (such as wind or solar farms) in areas that protect the high scenic, landscape and primary production values of the region.

### **3.4.6 Element 5 – Home based business**

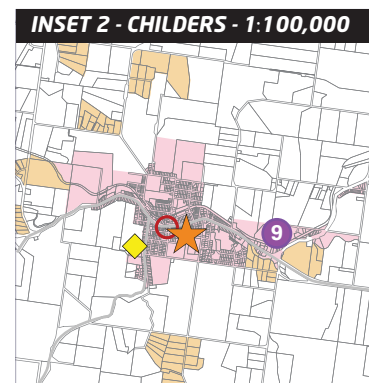
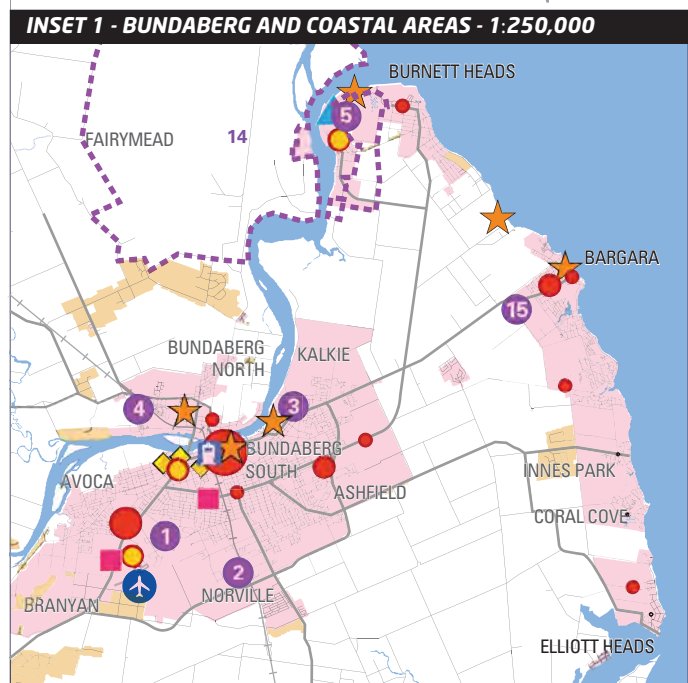
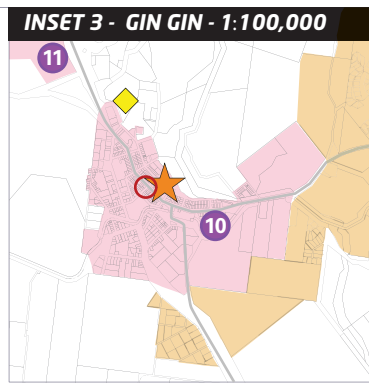
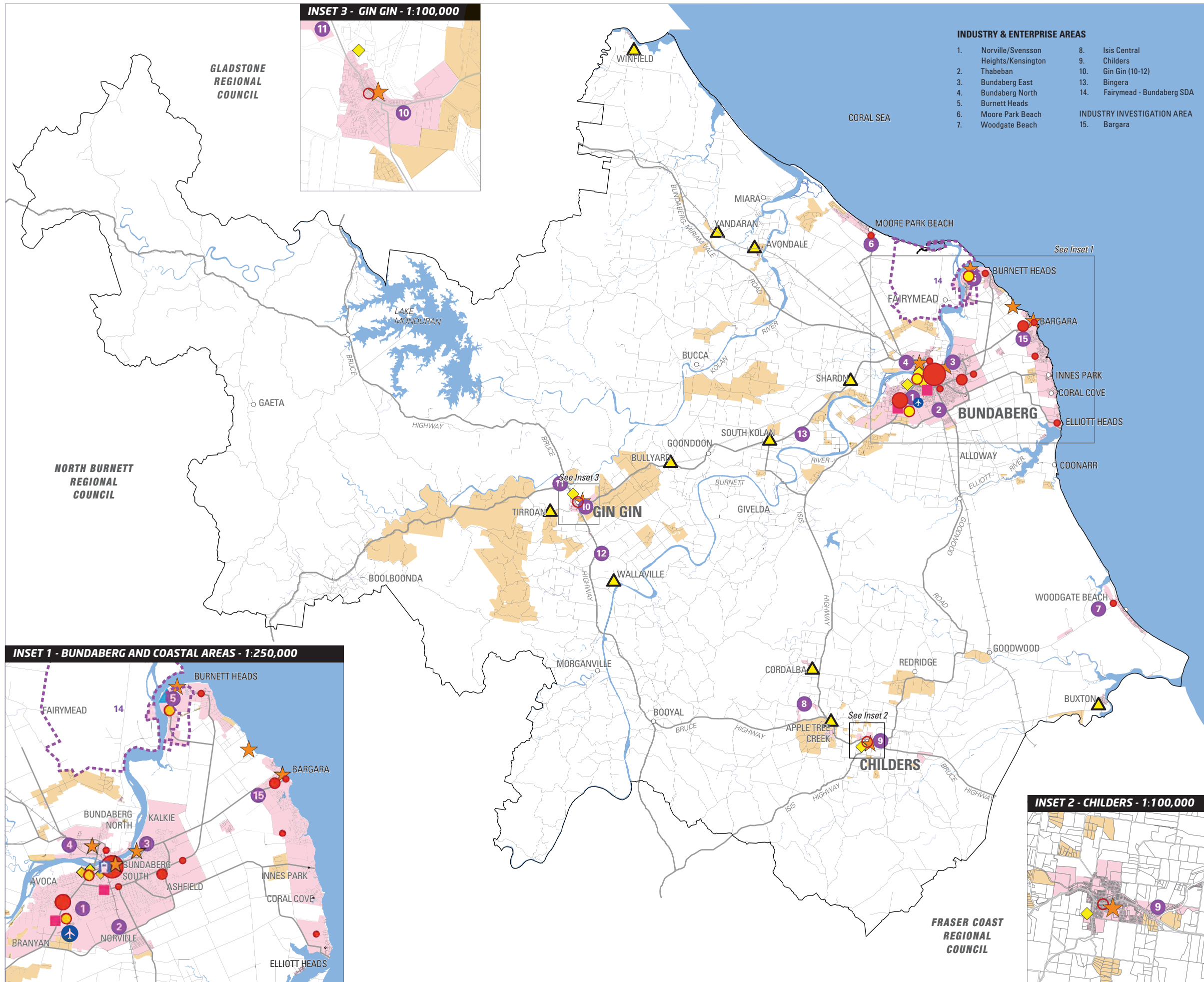
#### **3.4.6.1 Specific outcomes**

- (a) The range and scale of business opportunities in the region is enhanced through the establishment of a diverse range of home based businesses.
- (b) Home based businesses provide small businesses and single operators the opportunity to operate in residential, rural residential and rural areas and support a diversity of employment streams.
- (c) Home based businesses are of a scale and type that is appropriate for their setting and do not adversely impact upon the character or amenity of the neighbourhood or locality in which they are established.

### **3.4.7 Relevant strategic framework maps**

**Strategic Framework Map SFM-002 (Economic development elements)** conceptually identifies elements of the strategic framework as relevant to the economic development theme and in particular identifies the following:-

- (a) the Bundaberg Region activity centre network;
- (b) existing and future industry and enterprise areas;
- (c) specialised activity centres;
- (d) tourism focus areas;
- (e) major health facilities; and
- (f) major tertiary education and training facilities.



- INDUSTRY & ENTERPRISE AREAS**
- |   |                               |
|---|-------------------------------|
| 1. Norville/Svensson Heights/Kensington | 8. Isis Central Childers      |
| 2. Thabeban                             | 9. Gin Gin (10-12)            |
| 3. Bundaberg East                       | 10. Bingera                   |
| 4. Bundaberg North                      | 13. Fairymead - Bundaberg SDA |
| 5. Burnett Heads                        | 14. Barga                     |
| 6. Moore Park Beach                     | 15. Barga                     |
| 7. Woodgate Beach                       |                               |
- INDUSTRY INVESTIGATION AREA**

**LEGEND**

**Land Use Categories**

- Urban Area
- Rural Residential Area
- Industry and Enterprise Area <sup>(1)</sup>
- Future Urban Area (Employment) for Port Related & Industry Uses <sup>(2)</sup>

**Activity Centre Network**

- Principal Activity Centre
- Major Activity Centre
- District Activity Centre - Urban
- District Activity Centre - Rural
- Local Activity Centre
- Specialised Activity Centre

**Industry, Employment Areas**

- Tourism Focus Area
- Major Tertiary Education & Training Facility
- Major Health Facility (Hospital)

**Major Transport Elements**

- Highway / Arterial Road
- Road Network
- Railway
- Rail Station
- Airport
- Port of Bundaberg

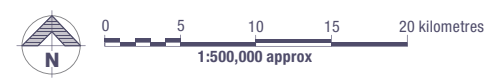
**Other Elements**

- Village
- Ocean, Waterways and Waterbodies
- Bundaberg Regional Council Boundary

**NOTES**

Note 1: A number of other (minor) industrial areas are located across the Bundaberg Region in areas zoned for industrial purposes.

Note 2: The Future Urban Area (Employment) identifies land that is potentially suitable for urban development for port related industry uses. This designation does not confer any actual or implied land use rights and will be subject to further investigations to determine its suitability for development.



**Strategic Framework Map**  
**SFM-002**  
 (Economic development elements)

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## 3.5 Access and mobility theme

### Key concepts

- (a) An integrated transport network is established that prioritises active modes of transport within a compact urban form and integrates land use with transport to minimise dependency on private motor vehicle use and take advantage of the region's climate and topography.
- (b) A range of sustainable travel choices links communities with activity centres and supports high levels of local and regional accessibility to services, employment nodes and community facilities.
- (c) Safe and efficient major transport corridors provide the basis for the movement of goods and people through and within the region and support economic development.
- (d) Transport corridors and networks respond sensitively to the environmental and landscape values of the region.
- (e) Bundaberg Airport and the Port of Bundaberg are enhanced and protected as significant transport gateways to the region for both goods and people and support a range of aviation, maritime and related industries and services.
- (f) The sugar cane rail network is protected as essential transport infrastructure supporting the rural economy.

### 3.5.1 Strategic outcomes

The strategic outcomes for the access and mobility theme are the following:-

- (a) The Bundaberg Region is effectively linked by an integrated transport network that safely and efficiently allows residents and visitors to move through and within the region.
- (b) Urban areas in the Bundaberg Region have a compact urban form that integrates land use and transport elements to improve the viability and efficiency of infrastructure and services, contributes to regional self-containment and maximise opportunities for affordable living.
- (c) Transport corridors and networks are coordinated to align with the settlement pattern of the Bundaberg Region in a way that protects regional landscape values, maintains nearby residents' quality of life, and provides efficient and safe access to necessary services and facilities.
- (d) Major transport corridors such as the Bruce Highway, the Isis Highway and the North Coast Rail Line are protected from encroachment by sensitive land uses and are maintained as safe and efficient high speed corridors for long distance passenger and freight transport.
- (e) Within and between Bundaberg City and the central coastal urban area, residents have access to reliable, comfortable and efficient public transport services that link residential areas with employment, entertainment, educational and medical services and minimise reliance on private motor vehicle transport.
- (f) The public transport network is supplemented and supported by active transport modes such as walking and cycling. Integrated into the urban fabric, a network of pedestrian and bicycle pathways creates attractive and walkable neighbourhoods that provide residents and visitors with a range of transport options to access local shopping, employment, service and transport hubs, as well as links to the public transport network to meet broader travel needs.
- (g) Major transport facilities such as Bundaberg Airport and the Port of Bundaberg are enhanced as integrated transport hubs, with development protecting the safety and efficiency of these major facilities. The airport receives daily flights from interstate cities, provides a fast and convenient gateway to the region for travellers and is an efficient supporter of regional business services. The Port of Bundaberg and Burnett Heads marinas are home to a varied commercial and leisure maritime fleet, acting as a bulk port to export the State and the region's bulk commodities as well as a base for tourist and leisure craft to conveniently access the southern Great Barrier Reef and islands.
- (h) The sugar cane rail network is protected as essential transport infrastructure supporting the regional economy by efficiently connecting sugar cane farms to the sugar mills and separating sugar industry traffic from road users.

### 3.5.2 Element 1 – Integrated transport network

#### 3.5.2.1 Specific outcomes

- (a) New urban areas and communities are located to support and reinforce the sustainability and efficiency of the regional transport network identified in **Strategic Framework Map SFM-003 (Transport and infrastructure elements)**.
- (b) The urban form and settlement pattern of the region develops in close sequence with the roll out of the transport network, to maximise the use of existing infrastructure and align new communities with the delivery of new infrastructure and services.
- (c) Urban development in the Kalkie-Ashfield local development area, central coastal urban growth area and other major greenfield areas is linked to existing urban areas through a multi-modal transport network that provides a range of safe and convenient transport options.
- (d) Infill development is clustered around existing or future transport hubs and corridors, and increased densities in and around the Bundaberg CBD and other major centres, support increased use of active and public transport modes as viable alternatives to private motor vehicle travel.
- (e) New development integrates the transport network within the urban fabric by:-
  - (i) incorporating local street networks that are designed to allow access by public transport vehicles;
  - (ii) creating permeable and legible neighbourhoods that include safe and navigable walking and cycle networks that provide access to a variety of neighbourhood destinations;
  - (iii) minimising the direct interface of residential areas with major transport corridors to ensure neighbourhoods are attractive and safe places to live and move about in; and
  - (iv) prioritising active and public transport modes through establishment of a low speed street environment.

### 3.5.3 Element 2 – Sustainability and accessibility

#### 3.5.3.1 Specific outcomes

- (a) The public transport network is a simple, safe, convenient and reliable network of services that connects significant trip generators, employment nodes, health and welfare services, education services and shopping precincts. The network is simple to understand and use and encourages the take up of public transport options as a viable transport choice whether for commuting or leisure travel purposes.
- (b) Active transport networks incorporate a network of connected pedestrian pathways and cycle ways. These networks are safe, convenient and legible and interface with the public transport network at safe and accessible interchanges to provide a seamless transition between travel modes.
- (c) In the smaller towns and villages where public transport options are limited, community-based transport services provide access to local level services.
- (d) Community-based transport services are provided for the elderly, the disabled or other persons who cannot access private transport modes to provide equitable access to services and facilities and promote social interaction.
- (e) Workplaces, educational and community facilities and mixed use centres encourage active transport modes through the provision of end-of-trip facilities for users of active and public transport modes.

### 3.5.4 Element 3 – Active transport

#### 3.5.4.1 Specific outcomes

- (a) Development supports and contributes to the provision of a safe, convenient, connected and legible walk and cycle network, including on-road and off-road routes, in all urban areas and activity centres, and between activity centres where appropriate.
- (b) The walk and cycle network is effectively integrated with other travel modes, particularly public transport, to enhance linkages with activity centres, employment areas and community facilities.
- (c) To maximise opportunities for walking and cycling:-
  - (i) urban areas and residential neighbourhoods are designed to incorporate permeable and legible street networks with appropriate lighting and casual surveillance to facilitate safe and convenient use by pedestrians and cyclists;
  - (ii) safe, convenient and accessible pedestrian and cycle links are provided between residential areas and activity centres;
  - (iii) employment areas and areas accommodating social services and community facilities are effectively connected to walking and cycling networks;
  - (iv) development supports and contributes to pedestrian, cycling and recreation trails to link public park infrastructure internally within urban areas and externally to the wider open space network of the Bundaberg Region;
  - (v) high quality end-of-trip facilities are provided for the comfort and convenience of active transport users in those developments that are likely to attract or generate a significant volume of trips by pedestrians and cyclists; and
  - (vi) other facilities to enhance comfort and convenience to active transport users are provided, including weather protection and shelter along active frontages in activity centres.

### 3.5.5 Element 4 – Public transport

#### 3.5.5.1 Specific outcomes

- (a) Development and the pattern of settlement supports the provision of connected, legible, safe and convenient public transport networks that provide for the efficient movement of passengers.
- (b) Development provides for and protects the viability of existing and planned public transport corridors within the Bundaberg Region.
- (c) New development provides legible local road connections and supporting collector streets that are sufficiently wide for buses to connect local areas by public transport, and which accommodate safe bus stopping situations.
- (d) Development supports and contributes to a high level of integration with existing and planned public transport networks including providing for transit-oriented communities principles, particularly in broad hectare development areas and infill development areas in Bundaberg City and Bargara.
- (e) Appropriately located and designed higher density residential development is established in Bundaberg City and Bargara to promote and support the provision of a frequent and high quality public transport system within these areas.
- (f) Employment areas and community infrastructure are effectively connected to existing public transport networks or have the ability to be connected to future planned public transport networks.
- (g) Development ensures that public transport facilities and infrastructure is designed to meet the needs of the community, including accessibility for elderly and less mobile users and the incorporation of crime prevention through environmental design (CPTED) principles.
- (h) Public transport facilities and infrastructure are provided in suitable locations and integrated with larger-scale development where appropriate.

### 3.5.6 Element 5 – Road transport

#### 3.5.6.1 Specific outcomes

- (a) The provision, operational safety and efficiency of existing and future road transport corridors is protected, including but not limited to the following corridors identified conceptually on **Strategic Framework Map SFM-003 (Transport and infrastructure elements)**:-
- (i) Bruce Highway;
  - (ii) Isis Highway;
  - (iii) Bundaberg – Gin Gin Road;
  - (iv) Bundaberg Ring Road – Burnett Heads Road – Bundaberg Port Road;
  - (v) Goodwood Road;
  - (vi) Bundaberg – Miriam Vale Road (Rosedale Road); and
  - (vii) proposed Childers bypass (future State-controlled road).
- (b) Roads are designed and constructed to also serve as active transport and priority public transport corridors.
- (c) Road corridors incorporate road safety measures to provide for safe, efficient and equitable movement.
- (d) Road corridors are designed and constructed to contribute to the built and urban environment by providing:-
- (i) attractive streetscapes;
  - (ii) entry statements to Bundaberg City and the towns and villages of the region; and
  - (iii) attractive and safe corridors between urban areas.

### 3.5.7 Element 6 – Freight movement

#### 3.5.7.1 Specific outcomes

- (a) Development provides for the efficient provision and operation of existing and future road, rail, air and marine freight movement networks so as to support the economic development of the Bundaberg Region.
- (b) Development in the vicinity of the major freight movement routes identified conceptually on **Strategic Framework Map SFM-003 (Transport and infrastructure elements)** protects the ongoing operational safety and efficiency of these routes and reverse amenity impacts are mitigated.
- (c) The Bundaberg Port Rail Link (preliminary investigation) corridor identified conceptually on **Strategic Framework Map SFM-003 (Transport and infrastructure elements)** is subject to further investigation as part of the planning process for the Bundaberg State Development Area, recognising that there is no funding to secure or develop this corridor at this stage.
- (d) Transportation planning ensures that increased intrastate freight movement on the North Coast Rail Line and the road network does not create a barrier to east-to-west movement and accessibility across Bundaberg City and manages other potential impacts on the amenity of existing urban areas.



### 3.5.8 Element 7 – Airports and ports

#### 3.5.8.1 Specific outcomes

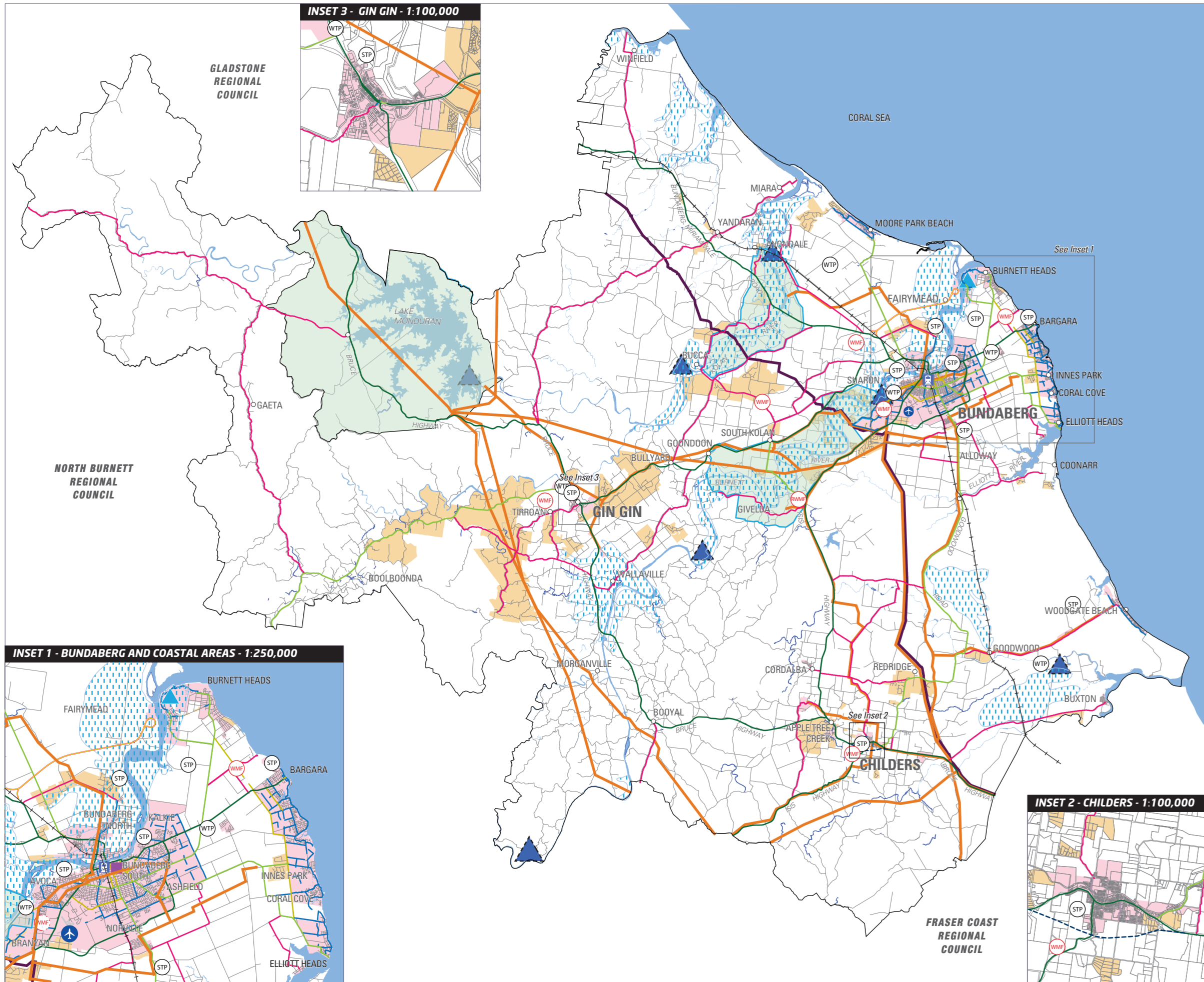
- (a) Development supports the continued operation, improvement and expansion of Bundaberg Airport as a significant passenger and freight transport gateway and base for general aviation facilities and other aviation industries in the Bundaberg Region.
- (b) Development supports the continued operation, improvement and expansion of Port of Bundaberg as a significant freight transport gateway and base for marine industry and commercial and recreational fishing and boating in the Bundaberg Region.
- (c) Development protects the safety and operational efficiency of Bundaberg Airport and the Port of Bundaberg.
- (d) To assist in the safe and efficient movement and operation of aircraft and vessels, development protects the functioning of aviation facilities and aids to marine navigation in the Bundaberg Region.

### 3.5.9 Relevant strategic framework maps

**Strategic Framework Map SFM-003 (Transport and infrastructure elements)** conceptually identifies elements of the strategic framework as relevant to the access and mobility theme and in particular identifies the following:-

- (a) the strategic road network;
- (b) railways and major public transport stations;
- (c) Bundaberg Airport;
- (d) the Port of Bundaberg; and
- (e) future rail corridors.

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**LEGEND**

**Land Use Categories**

- Urban Area
- Rural Residential Area

**Major Transport Infrastructure Elements**

- 2031 Road Hierarchy
- Highway
  - Arterial
  - Sub-Arterial
  - Principal Rural Road
  - Trunk Collector
  - Future State Controlled Road (proposed Childers bypass)
  - North Coast Rail Line
  - Rail Station
  - Bundaberg Port Rail Link (Preliminary Investigation)<sup>(1)</sup>
  - Bundaberg Airport
  - Port of Bundaberg

**Major Water Cycle Management Infrastructure Elements**

- Dam / Weir
- Declared Water Catchment Area
- WTP: Water Treatment Plant (Existing/Planned)
- STP: Waste Water Treatment Plant (Existing/Planned)
- Declared Groundwater Area

**Waste Management Infrastructure Elements**

- Regional Waste Management Facility (RWMF)
- Other Waste Management Facility (WMF)

**Major Energy Infrastructure Elements**

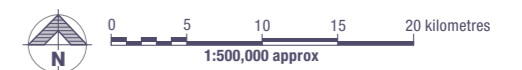
- Petroleum / Gas Pipeline
- Major Electricity Infrastructure

**Other Elements**

- Ocean, Waterways and Waterbodies
- Bundaberg Regional Council Boundary

**NOTES**

Note 1: The Bundaberg Port Rail Link (Preliminary Investigation) corridor is subject to further planning and, at this stage, there is no funding to secure or develop this corridor.



**Strategic Framework Map  
SFM-003**

**(Transport and infrastructure elements)**

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## 3.6 Infrastructure and services theme

Key concepts	
(a)	Infrastructure and services that are provided in an integrated, timely, coordinated and efficient manner, in conjunction with development.
(b)	Protection of major infrastructure corridors and sites.
(c)	Co-location of infrastructure corridors and facilities wherever possible.
(d)	Management of water through an integrated water management approach.
(e)	Provision of a high quality Information technology and telecommunications infrastructure network.
(f)	Efficiency in the use of water, energy and reusable material in the waste stream as a necessary response to the finite nature and rising costs of raw materials.
(g)	Modern urban communities provided with efficient, reliable water, sewerage, power, communications, waste collection and emergency services.

### 3.6.1 Strategic outcomes

The strategic outcomes for the infrastructure and services theme are the following:-

- (a) Coordinated planning and delivery of infrastructure and services directs growth within the Bundaberg Region to reflect the pattern of settlement, best utilise public resources, efficiently meet the community's needs, preserve corridors and sites for essential infrastructure services and minimise impacts on the environment.
- (b) Water infrastructure, including water supply, sewerage and stormwater, is provided and sustainably managed on a total water cycle basis to maximise the efficient use of water resources and maintain the health and wellbeing of the community and the environment.
- (c) Energy infrastructure meets the needs of the community. The use of renewable energy sources and supplies is promoted.
- (d) The Bundaberg Region is well serviced by efficient and reliable telecommunications infrastructure to promote community wellbeing and economic development.
- (e) Waste management and recycling maximises the efficient reuse of finite materials, limits the volume of waste requiring long term disposal and minimises impacts to the environment.
- (f) Emergency services are provided to respond to accidents, natural disasters and other unanticipated events and to support the community's safety and wellbeing.

### 3.6.2 Element 1 – Coordinated planning and delivery

#### 3.6.2.1 Specific outcomes

- (a) As far as possible, infrastructure provision in greenfield development areas and in infill development areas is provided ahead of, or in parallel with, new development.
- (b) Development occurs in an orderly manner and logical sequence so as to:-
  - (i) maximise the use and capacity of existing infrastructure;
  - (ii) maximise the efficiency of new infrastructure provision; and
  - (iii) promote the long term social, economic, financial and environmental sustainability of the Bundaberg Region as a whole.
- (c) Strategic sites and corridors for existing and proposed infrastructure services, including those elements identified conceptually on **Strategic Framework Map SFM-003 (Transport and**

**infrastructure elements**), are secured and protected to support the long-term essential infrastructure needs of the Bundaberg Region community.

- (d) Development contributes to a fair and equitable share of the cost of providing infrastructure in accordance with the Local Government Infrastructure Plan or any other applicable infrastructure funding instrument.
- (e) Infrastructure networks, corridors, services and facilities are:-
  - (i) planned and used as efficiently as possible and co-located wherever practicable;
  - (ii) designed to accommodate changes in use and densities over time in greenfield development areas and infill development areas;
  - (iii) designed to incorporate significant landscaping where appropriate;
  - (iv) protected from urban encroachment and other incompatible land uses to ensure their continued operation and viability;
  - (v) designed so as to protect the landscape and scenic amenity of the Bundaberg Region and make a positive contribution to the landscape character, identity and sense of place for the locality; and
  - (vi) sensitively located and designed to promote high quality urban design outcomes, integrate with the landscape, protect environmental values and ecological processes and provide continuity for wildlife movement.

### 3.6.3 Element 2 – Water cycle management

#### 3.6.3.1 Specific outcomes

- (a) The water resources of the Bundaberg Region are utilised in an efficient and sustainable manner and are protected for future use without compromising the ecological health and functioning of watercourses.
- (b) Development in the major urban areas (Bundaberg City, Bargara, Burnett Heads, Innes Park, Coral Cove, Elliott Heads, Moore Park Beach, Woodgate Beach, Childers and Gin Gin) is connected to reticulated water supply and sewerage, consistent with the desired standard of service identified in Council's Local Government Infrastructure Plan or any other applicable infrastructure funding instrument.
- (c) Development in rural residential and rural areas has sustainable on-site potable water supply (where connection to the reticulated water supply system is not available) and on-site effluent treatment and disposal systems that protect human health, amenity and the natural environment.
- (d) Development maximises opportunities to reuse and recycle stormwater and treated wastewater.
- (e) Water sensitive urban design (WSUD) principles are effectively integrated into the layout and design of development to provide for the sustainable collection, treatment and conveyance of stormwater.
- (f) Stormwater is treated and managed in a manner that maintains the quality of terrestrial and coastal waters.

### 3.6.4 Element 3 – Energy infrastructure

#### 3.6.4.1 Specific outcomes

- (a) The Bundaberg Region is serviced by energy infrastructure that meets the needs of the community and minimises adverse environmental and amenity impacts.
- (b) Demand for centralised energy generation and infrastructure is minimised through development incorporating best practice energy efficiency design principles and maximising the use of renewable and sustainable energy supplies and sources.
- (c) Development in greenfield areas provides land for energy infrastructure, including land for sub-stations and major electricity infrastructure, required to service or traverse the area.

- (d) Development for renewable energy projects is facilitated and encouraged where appropriately located and sensitively designed to respect agricultural land and regional landscape values and avoid adverse amenity impacts.

### 3.6.5 Element 4 – Telecommunications infrastructure

#### 3.6.5.1 Specific outcomes

- (a) Development ensures that telecommunications infrastructures utilises the latest standards in technology, meets the needs of the community and minimises adverse environmental impacts.
- (b) The provision of high speed internet and telecommunications is facilitated.
- (c) Telecommunications and information infrastructure is:-
  - (i) located and designed to ensure its safe deployment and operation;
  - (ii) integrated in a sustainable and attractive manner which does not unduly impact on the amenity or landscape qualities of the area; and
  - (iii) co-located wherever possible.

### 3.6.6 Element 5 – Waste management and recycling

#### 3.6.6.1 Specific outcomes

- (a) Development incorporates best practice measures to reduce waste generation and to maximise reuse and recycling of materials during the construction and operational stages of development.
- (b) Development ensures that waste management and recycling infrastructure and practices are sustainable, meet the needs of the community and minimise environmental impacts.
- (c) To protect the function and long term expansion opportunities of landfill and waste transfer station facilities, appropriate separation distances and buffers are provided and maintained to avoid encroachment from incompatible land uses and activities.

### 3.6.7 Element 6 – Emergency services

#### 3.6.7.1 Specific outcomes

- (a) Emergency response facilities and services are provided to meet the needs of the community.
- (b) Development assists to provide emergency response facilities and services in appropriate locations.
- (c) The location and design of new development minimises the potential demand for emergency services while also providing for the timely and efficient operation of emergency services if and when required.

### 3.6.8 Relevant strategic framework maps

**Strategic Framework Map SFM-003 (Transport and infrastructure elements)** conceptually identifies elements of the strategic framework as relevant to the infrastructure and services theme and in particular identifies the following:-

- (a) major water supply infrastructure;
- (b) major sewerage infrastructure;
- (c) water supply catchment areas and declared catchment areas;
- (d) major gas and electricity transmission sites and corridors; and
- (e) major waste management infrastructure sites and facilities.

## 3.7 Natural environment and landscape character theme

Key concepts	
(a)	Protection of the natural environment is a major consideration in determining where and under what conditions and circumstances development occurs.
(b)	The natural environment not only has value in its own right, but provides an attractive and pleasant visual setting that contributes to the quality of life for residents and the richness of the experience for visitors.
(c)	The coastal environment and marine and fresh water bodies are key elements of the overall natural environment of the Bundaberg Region.

### 3.7.1 Strategic outcomes

The strategic outcomes for the natural environment and landscape character theme are the following:-

- (a) The form of development and pattern of settlement in the Bundaberg Region preserves biodiversity values and minimises impacts on ecosystems, habitats, vegetation and corridor connectivity.
- (b) The image, landscape character and scenic amenity values of the Bundaberg Region are preserved and enhanced, including elements and features which contribute to views to and from areas of high scenic amenity.
- (c) Natural coastal foreshores, land forms, processes and systems are protected.
- (d) The physical condition, ecological health, environmental and scenic values and water quality of the region's groundwater, wetlands and watercourses is conserved, enhanced or restored.

### 3.7.2 Element 1 – Habitat and biodiversity

#### 3.7.2.1 Specific outcomes

- (a) Development minimises adverse impacts on areas of ecological significance identified conceptually on **Strategic Framework Map SFM-004 (Natural environment and landscape character elements)**, which include matters of State environmental significance (MSES), vegetation of local significance and regional and local ecological corridors.
- (b) Habitat for endangered, vulnerable, rare and other regionally and locally significant flora and fauna species are maintained, protected and enhanced.
- (c) Development is not located in an ecologically important area, unless:-
  - (i) there is an overriding need for the development in the public interest;
  - (ii) there is no feasible alternative; and
  - (iii) any adverse impacts incurred are minimised and, where appropriate to the circumstances, compensated by ecological improvements elsewhere that result in a net gain and enhancement to the overall habitat values of the Bundaberg Region.
- (d) A network of ecological corridors throughout the Bundaberg Region is established and maintained to provide connection and wildlife movement internally within urban areas and externally to the wider open space network of the Wide Bay Burnett region.
- (e) Within strategically important areas of connectivity between ecologically important areas, identified conceptually as local and regional corridors on **Strategic Framework Map SFM-004 (Natural environment and landscape character elements)**, development restores degraded areas to positively contribute to the habitat and biodiversity values of the Bundaberg Region.
- (f) To avoid edge effects, development incorporates buffers in accordance with current science and minimum best practice distances, or other suitable protective measures, without compromising the integrity of ecologically important areas associated with remnant vegetation, watercourses, wetlands and corridors.



- (g) Rivers, watercourses and wetlands are predominantly maintained in their natural state with development primarily providing for rehabilitation and enhancement to improve their ecological functioning and water quality.
- (h) As far as is practicable, infrastructure, particularly transport corridors, is sensitively located and designed to provide continuity of wildlife movement and ecological processes.
- (i) The hydrological and ecological functions of the Bundaberg Region's flood plains and their associated nature conservation, landscape character and outdoor recreation values are maintained and preserved.

### **3.7.3 Element 2 – Landscape and scenic amenity**

#### **3.7.3.1 Specific outcomes**

- (a) In recognition of their visual amenity, economic and biodiversity values, the scenic amenity and landscape character of the following areas and features is preserved and maintained in a predominately natural form:-
  - (i) undeveloped coastal foreshore areas and coastal streams;
  - (ii) rural peaks and ridgelines particularly those visible from the main transport routes and strategic view points; and
  - (iii) the Burnett River and tributaries including riparian areas.
- (b) Development maintains, protects and enhances:-
  - (i) areas of high scenic amenity;
  - (ii) significant views and viewpoints, including the protection of scenic corridors and the experience they provide to residents and visitors travelling through the Bundaberg Region;
  - (iii) features, attributes and values of landscape character and scenic amenity and their contribution to image;
  - (iv) visually significant vegetation;
  - (v) edges, nodes, landmarks and pathways to reinforce their role and contribution to legibility and distinctiveness within each locality; and
  - (vi) the scenic value of agricultural land and other rural lands.
- (c) Substantial inter-urban breaks between Bundaberg City and the coastal towns to the east, between Burnett Heads and Bargara and between Coral Cove and Elliott Heads are maintained and preserved so as to provide a clearly defined edge between urban areas and green space, rural living and rural areas.
- (d) Development in inter-urban breaks is of a type and appearance which is consistent with maintaining the open, non-urbanised visual character of the inter-urban break, does not generate high levels of vehicle traffic, does not require substantial modification of or building over the surface of the land and does not alienate important agricultural areas and agricultural land classification (ALC) Class A and Class B land.
- (e) Intra-urban breaks within urban areas are established, maintained and where possible enhanced to create distinct neighbourhoods and to integrate these with ecologically important areas and the urban open space network, including public and private open space at the mouths of Moneys Creek, Rifle Range Creek and Palmers Creek between Bargara and Coral Cove.
- (f) Development which relies upon the Bundaberg Region's lifestyle and economic development opportunities preserves the significant outdoor recreation values and the diverse landscape, scenic amenity and natural resources available in rural areas of the region.
- (g) Development maintains and where possible enhances public access to landscape character areas, scenic amenity areas and significant viewpoints.

### **3.7.4 Element 3 – Coastal environment**

#### **3.7.4.1 Specific outcomes**

- (a) Development is planned, located, designed, constructed and operated to avoid where possible or mitigate any adverse impacts on coastal resources, processes and values, including the Great Sandy Marine Park, sea turtle sensitive areas and declared fish habitat areas.
- (b) Development maintains the ability of coastal areas to naturally fluctuate without management.

### **3.7.5 Element 4 – Surface water, groundwater, watercourses and wetlands**

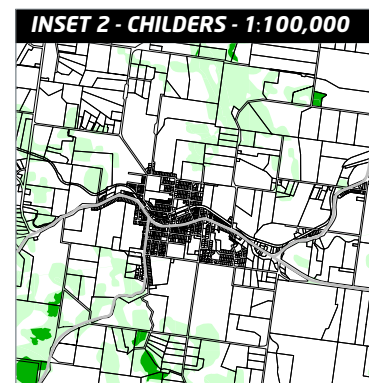
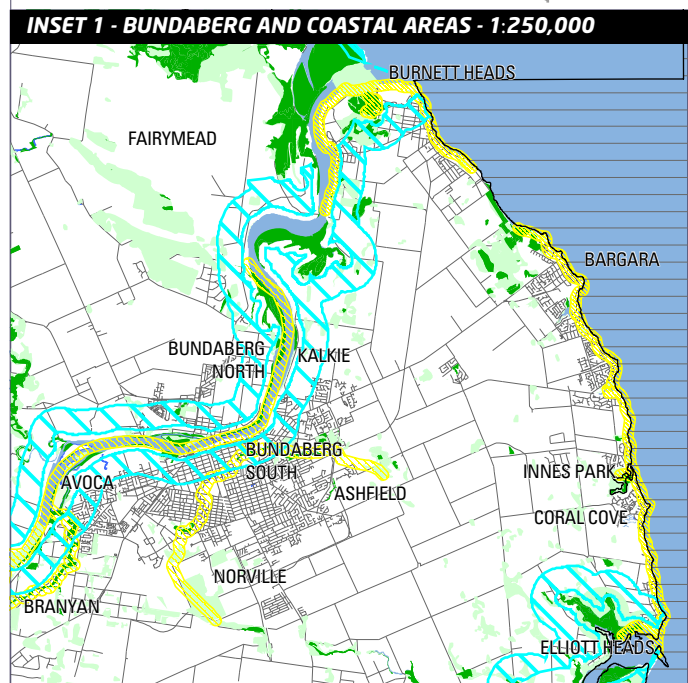
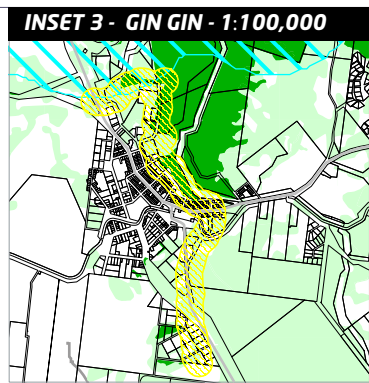
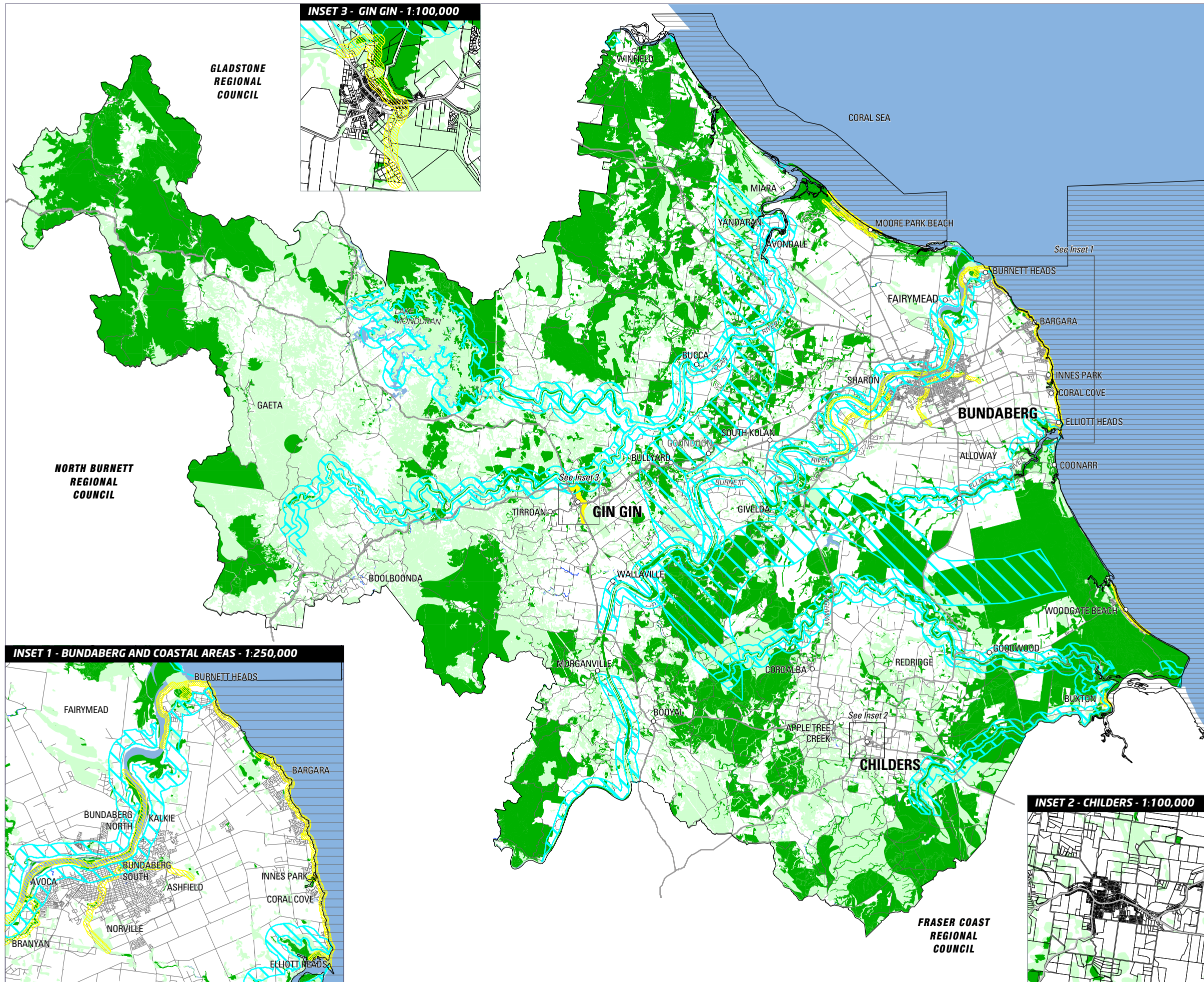
#### **3.7.5.1 Specific outcomes**

- (a) Development:-
  - (i) maintains ground and surface water quality and characteristics;
  - (ii) incorporates appropriate buffers to watercourses and wetland areas;
  - (iii) incorporates sustainable integrated catchment and land management practices and safeguards to mitigate the potentially adverse impacts from increased sediment or nutrient runoff and changed run off and flow characteristics; and
  - (iv) does not diminish groundwater recharge.
- (b) The Region's groundwater, watercourses and wetlands are protected and enhanced in a manner that ensures their long-term environmental values and sustainability.
- (c) The health of watercourses and wetlands in the Bundaberg Region is maintained or enhanced by applying best practice standards to the quality and quantity of groundwater, stormwater and wastewater discharge.

### **3.7.6 Relevant strategic framework maps**

**Strategic Framework Map SFM-004 (Natural environment and landscape character elements)** conceptually identifies elements of the strategic framework as relevant to the natural environment and landscape character theme and in particular identifies the following:-

- (a) matters of State environmental significance (MSES);
- (b) vegetation of local significance;
- (c) regional and local ecological corridors; and
- (d) protected areas, including the Mon Repos Conservation Park and the Great Sandy Marine Park.



- LEGEND**
- Matters of State Environmental Significance <sup>(1)</sup>
  - Vegetation of Local Significance
  - Regional Ecological Corridor
  - Local Ecological Corridor
  - Great Sandy Marine Park

- Other Elements**
- Ocean, Waterways and Waterbodies
  - Bundaberg Regional Council Boundary
  - Highway / Arterial Road
  - Road Network

**NOTES**

**Note 1:** For legibility reasons, not all MSES mapping layers have been shown on this map. Please refer to the State Government's State Planning Policy interactive mapping system to view all MSES mapping layers applicable to the Bundaberg Regional Council local government area.



**Strategic Framework Map  
SFM-004**  
(Natural environment and landscape character elements)

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## 3.8 Community identity, culture and sport and recreation theme

### Key concepts

- (a) The contribution to the history and cultural richness of the Bundaberg Region of Indigenous people and people with a South Sea Islands background is appropriately recognised.
- (b) Indigenous landscapes, places and stories are protected and where appropriate celebrated.
- (c) Certain buildings and other places that provide an ongoing connection to past times, events and activities help the community to understand itself and are worth holding on to.
- (d) Connections between individuals and groups and a sense of belonging to the wider community is improved when people can readily access and participate in the life of the community, and this in turn happens more readily in well-designed and serviced places with good transport facilities.
- (e) The Bundaberg Region is of a sufficient size and has sufficient resources to offer the full range of services and facilities to meet the needs of a modern community and to contain a wide range of interesting, challenging and enjoyable things to do.
- (f) The ability to spend time outdoors in safe and attractive parks and other open spaces, whether for energetic or for relaxing forms of recreation, is an important element of peoples' quality of life.

### 3.8.1 Strategic outcomes

The strategic outcomes for the community identity, culture and sport and recreation theme are the following:-

- (a) Buildings, places and areas of Indigenous and non-Indigenous cultural heritage and character significance are identified and protected from the adverse impacts of development.
- (b) The quality of life, wellbeing and identity of residents of the Bundaberg Region is enhanced through provision of healthy and safe environments that promote active living, healthy lifestyles and accessibility to community services and facilities.
- (c) The Bundaberg Region is a more self-sufficient community with a range of community and cultural facilities provided, particularly in urban areas, to make the region a more interesting, safe and inclusive place in which to live and work.
- (d) Communities have access to open space and the opportunity to recreate in a diverse range of settings, which can be safely and conveniently accessed from homes and places of employment.

### 3.8.2 Element 1 – Cultural heritage and character

#### 3.8.2.1 Specific outcomes

- (a) The Bundaberg Region's Indigenous and non-indigenous cultural heritage is recognised, maintained and protected.
- (b) Development is sensitive in its design response and the manner in which it relates to and addresses places of cultural heritage significance.
- (c) Where a distinctive historical character is formed by clusters of buildings and streetscapes, that character is maintained and, where possible, enhanced.
- (d) The adaptive re-use of heritage places is encouraged where sympathetic to cultural heritage values.

### **3.8.3 Element 2 – Healthy and strong communities**

#### **3.8.3.1 Specific outcomes**

- (a) Development in the Bundaberg Region supports healthy lifestyles and strong communities by maximising accessibility to:-
  - (i) pedestrian, cycle and recreational trail networks;
  - (ii) sport and recreation, community and social facilities and services; and
  - (iii) education and employment opportunities.
- (b) Development supports and contributes to the provision of pedestrian, cycle and recreational trail networks to service and link residential development, employment areas, centres, public transport nodes, community facilities and sport and recreational facilities internally within urban areas and externally to the wider open space network of the Bundaberg Region.
- (c) Development in activity centres and employment areas contributes to infrastructure and facilities that support pedestrian and cycle options and usage.
- (d) Residential development and housing, community facilities and development in activity centres and employment areas is designed to promote social interaction and enhance a sense of community safety by incorporating best practice crime prevention through environmental design (CPTED) principles.
- (e) The safe, comfortable and convenient use of outdoor spaces and places is maximised through the use of awnings, shade trees and other sun-shading and weather protection measures.

### **3.8.4 Element 3 – Social infrastructure and services**

#### **3.8.4.1 Specific outcomes**

- (a) Development provides and/or contributes to the provision of community facilities and/or land for community facilities that meets the needs of the community and is consistent with the planned community facilities infrastructure network in Council's Local Government Infrastructure Plan and any applicable infrastructure funding instrument.
- (b) A diverse and appropriate range of community services and facilities supporting the physical, safety, cultural, educational, health and social needs of the Bundaberg Region community are provided.
- (c) Major social infrastructure and services and community and cultural facilities and services within the Bundaberg Region are directed to Bundaberg City so as to reinforce the role of the city, provide a focus for facilities and services, reduce transport demands and provide better local access to facilities and services.
- (d) Lower order infrastructure, services and facilities are generally provided in Bargara, Childers and Gin Gin to support their role as secondary service centres for local communities and immediately surrounding rural and rural residential areas.
- (e) Community and cultural facilities:-
  - (i) are appropriately located to create community hubs which provide a focal point for community activity and interaction;
  - (ii) provide for the co-location of complementary services where appropriate;
  - (iii) maximise access and connectivity to public transport and active transport networks;
  - (iv) are successfully integrated with other community facilities, recreational uses, residential areas and centres in the urban fabric; and
  - (v) are designed to be attractive, address and enhance the public realm, be safe and user friendly and appropriate to the site and locality.

### 3.8.5 Element 4 – Open space and recreation

#### 3.8.5.1 Specific outcomes

- (a) Development provides and/or contributes to the provision of land and/or embellishments for public open space that meets the sport, recreation and lifestyle needs of the community and is consistent with the planned public open space infrastructure network in Council's Local Government Infrastructure Plan and any applicable infrastructure funding instrument.
- (b) Parks, open space and sport and recreation facilities are appropriately located and designed to:-
  - (i) provide for a diverse range of open space values, functions, experiences and settings;
  - (ii) maximise integration with the broader open space network, community facilities, centres and residential areas to provide high levels of accessibility, proximity and connectivity for all users;
  - (iii) meet the needs of the community; and
  - (iv) maximise opportunities for co-location of complementary activities and facilities.
- (c) All communities have the opportunity to access green areas and green corridors throughout the urban environment including through ensuring that new development contributes to the availability of usable on-site open space, public space and communal areas to promote activity and community interaction.
- (d) Development in greenfield areas and infill areas contributes to establishing, maintaining and protecting green corridors of open space within urban areas to provide connectivity with the natural environment and landscape of the broader open space network of the Bundaberg Region.
- (e) Public park infrastructure and associated recreational and sporting facilities are designed and managed in accordance with best practice sustainability principles so as to:-
  - (i) maintain, protect and enhance the values and attributes of open space and ecologically important areas;
  - (ii) be compatible with the long term management of the values and other uses of the park;
  - (iii) maintain and protect the amenity of surrounding areas and land uses;
  - (iv) be safe for public use and maximise outdoor comfort for users; and
  - (v) minimise opportunities for crime and vandalism.
- (f) The open space, sport and recreation resources of the Bundaberg Region are protected from encroachment by incompatible land uses and other adverse impacts of development.

#### 3.8.6 Relevant strategic framework maps

**Strategic Framework Map SFM-001 (Settlement pattern elements)** identifies major sport and recreation open space areas. Other elements of the community identity, culture and sport and recreation theme are not identified on the strategic framework maps but are reflected through measures in other parts of the planning scheme.

## 3.9 Natural resources theme

### Key concepts

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|--|
| <ul style="list-style-type: none"> <li>(a) The natural resources of the region are fundamental to providing an attractive and healthy living environment for people as well as economic prosperity through business opportunities and job creation.</li> <li>(b) Primary production and associated rural industries will remain a major component of the region's economy and productive agricultural land needs to be retained as the foundation on which primary production continues.</li> <li>(c) Reserves of rock, gravel and sand in accessible locations and economically winnable volumes are necessary to support the building and infrastructure construction industry and the ongoing physical and economic development of the Bundaberg Region.</li> <li>(d) Commercial and recreational fishing depends on the survival of the breeding, feeding and life cycle of preferred fish and other aquatic species which in turn requires fish habitats to be maintained and protected from pollution and damage.</li> </ul> |
|--|

### 3.9.1 Strategic outcomes

The strategic outcomes for the natural resources theme are the following:-

- (a) The Bundaberg Region's natural resources (biological, energy, soil, land, atmospheric (air and noise) and water) are protected and enhanced in a manner that ensures their long term sustainability as a valuable life-supporting and economic resource for future generations.
- (b) The region's rural areas are conserved and potential land use conflicts managed to enhance their contribution to the local economy, rural industries, regional environmental quality and the regional landscape.
- (c) Extractive resources of State, regional or local significance are identified and protected from incompatible development that may prevent or otherwise severely constrain current or future extraction when the need for the resource arises.
- (d) Fish habitats and fisheries resources are protected from the adverse impacts of development to help maintain biodiversity values and industry sectors that rely upon these resources.

### 3.9.2 Element 1 – Management of natural resources

#### 3.9.2.1 Specific outcomes

- (a) Development:-
  - (i) incorporates sustainable natural resources (biological, energy, soil, land, atmospheric (air and noise) and water) management practices;
  - (ii) ensures that the generation or release of acid and metal contaminants from acid sulfate soils does not have an adverse impact on the natural and built environment, infrastructure and community health;
  - (iii) avoids the disturbance of acid sulfate or, where the disturbance of acid sulfate soils is unavoidable, effective treatment, management and remediation measures are implemented;
  - (iv) prevents an increase in soil salinity and, where located within a salinity affected area, is located, designed and constructed in a manner to mitigate the impacts of salinity upon the development;
  - (v) prevents the introduction of weeds and pest species and treats and manages these species where they already occur on a development site;
  - (vi) ensures that the Bundaberg Region's air quality and noise environment is protected from adverse impacts; and



- (vii) ensures that declared water catchments and declared groundwater areas are protected from adverse impacts.
- (b) Development ensures sensitive receiving environments are protected from adverse air quality and noise impacts, and incorporates appropriate buffers and separation distances to existing noise and odour generating uses or activities.
- (c) Wherever practicable, development incorporates renewable energy infrastructure and best practice energy conservation measures, so as to meaningfully reduce long-term reliance on non-renewable energy supplies and generation of greenhouse gases

### 3.9.3 Element 2 – Rural resources

#### 3.9.3.1 Specific outcomes

- (a) Rural areas are retained predominantly for rural production, natural habitat and landscape protection purposes.
- (b) Development ensures that important agricultural areas identified conceptually on Strategic **Framework Map SFM-005 (Natural resource elements)** and agricultural land classification (ALC) Class A and Class B land is protected and remains available for productive and sustainable agricultural and rural pursuits, unless:-
  - (i) there is an overriding need in terms of public benefit; and
  - (ii) there is no alternative site suitable for the particular purpose; and
  - (iii) the impact on productive agricultural land has been avoided and minimised.
- (c) In such instances, adverse impacts on important agricultural areas and agricultural land classification (ALC) Class A and Class B land are minimised and measures established to mitigate any loss of agricultural productive value.
- (d) Further subdivision of rural lands is minimised and fragmentation is prevented, to maintain viable farm sizes and to support the ability of landowners to continue rural pursuits.
- (e) To help maintain the productive capacity of existing and potential future rural activities and avoid or minimise land use conflicts, effective separation distances and buffers are established and maintained between incompatible or sensitive land uses and important agricultural areas and agricultural land classification (ALC) Class A and Class B land or areas of intensive rural activity.
- (f) Infrastructure supporting the rural sector, including the sugar cane railway network identified on Strategic **Framework Map SFM-005 (Natural resource elements)**, is not adversely impacted by development.
- (g) Forestry resources, including native and plantation forests, are utilised in an efficient and sustainable manner and are protected from incompatible development which may compromise the future use of these resources and their contribution to the Bundaberg Region's economy.

### 3.9.4 Element 3 – Extractive resources

#### 3.9.4.1 Specific outcomes

- (a) Development ensures that extractive resource areas identified conceptually on **Strategic Framework Map SFM-005 (Natural resource elements)** remain available for their effective and sustainable long-term use.
- (b) Extractive resource/processing areas, adjoining separation areas and associated transport routes (including a transport route's separation area) are protected from incompatible development that may compromise existing or potential future extractive industry operations.

### 3.9.5 Element 4 – Fisheries resources

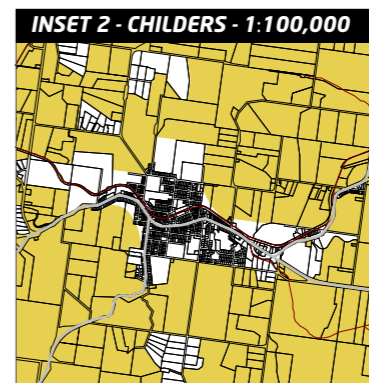
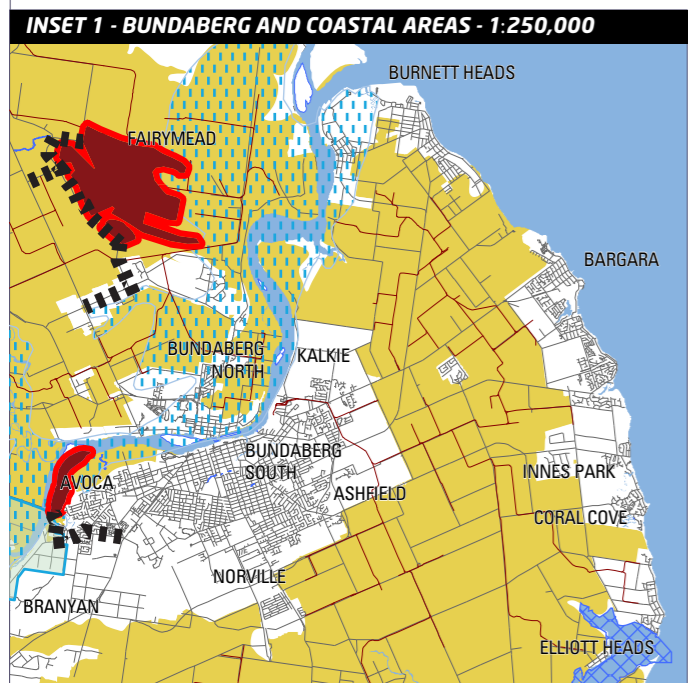
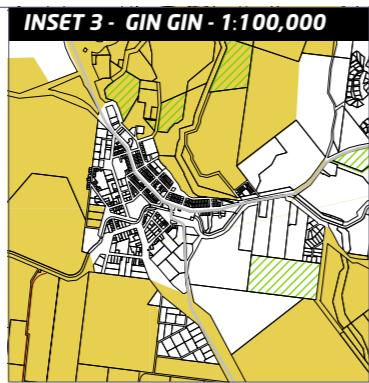
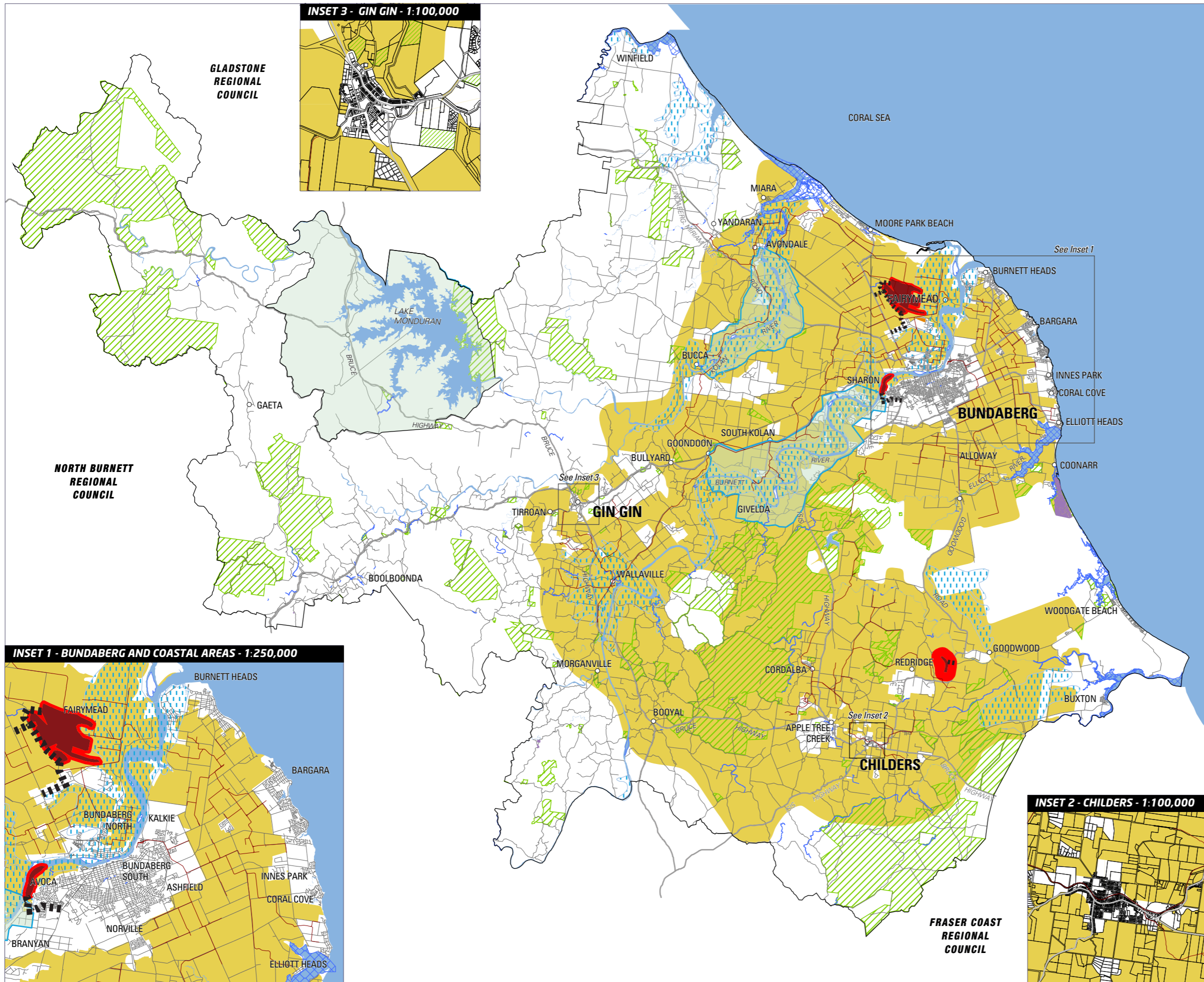
#### 3.9.5.1 Specific outcomes

- (a) Marine, estuarine and freshwater habitats are protected, managed and enhanced to sustain fish stock levels and maximise fisheries production from wild sources.
- (b) Development protects the declared fish habitat areas identified conceptually on **Strategic Framework Map SFM-005 (Natural resource elements)**, and maintains natural fish passages along waterways/watercourses.

### 3.9.6 Relevant strategic framework maps

**Strategic Framework Map SFM-005 (Natural resource elements)** conceptually identifies elements of the strategic framework as relevant to the natural resources theme and in particular identifies the following:-

- (a) important agricultural areas;
- (b) the sugar cane railway network;
- (c) extractive resource areas;
- (d) declared fish habitat areas;
- (e) declared water catchment areas and declared groundwater areas; and
- (f) native and plantation forests on State land.



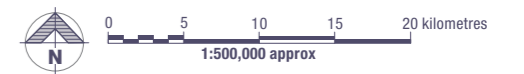
**LEGEND**

**Natural Resource Elements**

- Important Agricultural Areas
- Key Extractive Resource Area
- Key Extractive Resource Separation Area
- Key Extractive Resource Transport Route
- Other Extractive Resource Area
- Mining Lease
- Native and Plantation Forests on State Land
- Declared Fish Habitat Area
- Declared Water Catchment Area
- Declared Groundwater Area
- Sugar Cane Rail Network

**Other Elements**

- Ocean, Waterways and Waterbodies
- Bundaberg Regional Council Boundary
- Highway / Arterial Road
- Road Network



**Strategic Framework Map  
SFM-005  
(Natural resource elements)**

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## 3.10 Natural hazards theme

### Key concepts

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|--|
| <ul style="list-style-type: none"> <li>(a) Locations exposed to natural forces, such as hillsides, coastal edges and riverfronts, can provide attractive places to live or visit, but these opportunities must be balanced against the greater risks to occupants and property owners and greater costs to the community and other individuals to provide emergency services and recovery assistance in response to extreme events.</li> <li>(b) Climate change is predicted to be accompanied by higher temperature ranges, more extreme weather events and sea level rise, which may increase the frequency and severity of bushfires, floods, storms and cyclones. The location and design of new development should take account of the best available information about these factors.</li> </ul> |
|--|

### 3.10.1 Strategic outcomes

The strategic outcomes for the natural hazards theme are the following:-

- (a) Development avoids or minimises the adverse impacts of natural hazards (including acid sulfate soils, flood and storm tide inundation, bushfire and landslide) in a sustainable and effective manner so as to protect people, property, economic activity and the environment.
- (b) Risks to people, property and the environment from the potential adverse impacts of climate change are avoided or minimised.

### 3.10.2 Element 1 – Natural hazards

#### 3.10.2.1 Specific outcomes

##### Flood and storm tide inundation

- (a) The risk of harm to people and property due to flooding, including flooding associated with storm tides, mean sea level rise, a greater frequency of extreme weather events and increased rainfall intensities is minimised.
- (b) Urban and rural residential development and other development involving the erection of a significant building or structure, or significant earthworks:-
  - (i) avoids, as far as practicable, areas subject to flooding in the defined flood event or defined storm tide event; or
  - (ii) where avoidance is not practicable because of an existing development commitment or the development is infill development:-
    - (A) existing residential development is not intensified in high hazard areas;
    - (B) development is located, designed and constructed to be resilient to the adverse impacts of flood and storm tides;
    - (C) floor levels for habitable rooms are above the defined flood event or defined storm tide event; and
    - (D) there are safe evacuation routes for the residents or occupiers of the development.
- (c) Development ensures that:-
  - (i) the flood storage and conveyance capacity of flood plains and watercourses is maintained or enhanced;
  - (ii) there is a non-worsening of existing flood conditions; and
  - (iii) no areas of community isolation are created.

- (d) Essential services and community infrastructure is designed to be useable during and immediately after the defined flood event and defined storm tide event.
- (e) Development in the coastal zone is planned, located, designed, constructed and operated to mitigate the social, financial and environmental costs arising from the impacts of coastal hazards.
- (f) In assessing the potential adverse impacts of natural and coastal hazards, the predicted effects of climate change are appropriately taken into account.

Bushfire

- (g) The risk of harm to people and property due to bushfire hazard is minimised.
- (h) The use of areas and the design of development on land subject to bushfire hazard are compatible with the nature of the hazard and sensitively respond to the constraints imposed by the hazard, including the provision of safe evacuation routes for residents or occupiers of the development.
- (i) Essential services and community infrastructure is designed to be useable during and immediately after bushfire events.

Landslide hazard

- (j) The risk of harm to people and property due to landslide hazard is minimised.
- (k) The use of areas and the design of development on land subject to landslide hazard are compatible with the nature of the hazard and sensitively respond to the constraints imposed by the hazard.
- (l) The potential for erosion and land slippage associated with land use and development is minimised.
- (m) Essential services and community infrastructure is designed to be useable during and immediately after landslide hazard events.

### **3.10.3 Element 2 – Climate change**

#### **3.10.3.1 Specific outcomes**

- (a) Wherever practicable, development incorporates renewable energy infrastructure and best practice energy conservation measures, so as to meaningfully reduce long-term reliance on non-renewable energy supplies and generation of greenhouse gases.
- (b) Development is suitably located, designed and constructed to take appropriate account of the predicted impacts of climate change.
- (c) Infrastructure networks, corridors and services are designed, located and operated to minimise the potential adverse impacts of climate change on the infrastructure itself and on communities.

#### **3.10.4 Relevant strategic framework maps**

Elements of the natural hazards theme are not identified on the strategic framework maps but are reflected through measures in other parts of the planning scheme (including overlays) and hazard mapping adopted by Council.

## 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 Act.
- (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; and
  - (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; and
  - (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, and
    - (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; and
  - (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) 2021;
    - (ii) 2026;
    - (iii) 2031;
    - (iv) 2036; and
    - (v) Ultimate Development;
  - (b) the LGIP development types in column 2 that include the uses in column 3 of **Table 4.2.1**; and
  - (c) the projection areas identified on **Local Government Infrastructure Plan Projection Area maps (LGIP-PA-1 to LGIP-PA-33)** in **Schedule 3—Local government infrastructure plan mapping and tables**.

**Table 4.2.1—Relationship between LGIP development categories, LGIP development types and uses**

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Attached dwelling	Dual occupancy Dwelling unit Multiple dwelling Retirement facility Short-term accommodation
	Detached dwelling	Dwelling house Caretaker's accommodation
	Other dwelling	Community residence Home based business Non-resident workforce accommodation Relocatable home park Residential care facility Rooming accommodation Rural workers accommodation Tourist Park Outstation



Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Non-residential development	Commercial	Bar Club Function facility Hotel Indoor sport and recreation Nature-based tourism Nightclub entertainment facility Office Resort complex Theatre Tourist attraction Veterinary services
	Community purpose	Cemetery Child care centre Community care centre Crematorium Community use Detention facility Educational establishment Emergency services Funeral parlour Health care services Hospital Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park Place of Worship
	Industry	Extractive Industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Special industry Transport depot Warehouse
	Other	Air services Animal Husbandry Animal keeping Aquaculture Cropping Environment facility Intensive animal industry Intensive horticulture Landing Major electricity infrastructure Permanent plantation Port services Renewable energy facility Roadside stall

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Rural industry Substation Telecommunications facility Utility installation Winery
	Retail	Adult store Agricultural supplies store Brothel Bulk landscape supplies Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Parking station Sales office Service station Shop Shopping Centre Showroom Wholesale nursery

- (4) 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 4.2.1.1—Population and employment assumptions summary**.

**Table 4.2.1.1—Population and employment assumptions summary**

Column 1 Description	Column 2 Assumptions					Ultimate development
	Base date 2016	2021	2026	2031	2036	
Population	99,390	104,619	109,798	114,833	119,759	182,126
Employment	34,092	36,406	38,226	39,614	41,218	59,279

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in **Schedule 3—Local government infrastructure plan mapping and tables**:-
- for population, **Table SC3.1.1**; and
  - for employment, **Table SC3.1.2**.

## 4.2.2 Development

- (1) The developable area is identified on **Local Government Infrastructure Plan Priority Infrastructure Areas maps (LGIP-PIA-3 to LGIP-PIA-32)** in **Schedule 3—Local government infrastructure plan mapping and tables**.
- (2) The planned density for future development is stated in **Table SC3.1.3** in **Schedule 3—Local government infrastructure plan mapping and tables**.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in **Table 4.2.2.1—Residential dwellings and non-residential floor space assumptions summary**.

**Table 4.2.2.1—Residential dwellings and non-residential floor space assumptions summary**

Column 1 Description	Column 2 Assumptions					
	Base date 2016	2021	2026	2031	2036	Ultimate development
Residential dwellings	41,634	44,345	46,934	49,397	51,721	78,656
Non-residential floor space (m <sup>2</sup> GFA)	2,014,062	2,150,774	2,258,330	2,340,329	2,435,067	3,502,055

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in **Schedule 3—Local government infrastructure plan mapping and tables**:-
  - (a) for residential development , **Table SC3.1.4**; and
  - (b) for non-residential development, **Table SC3.1.5**.

## 4.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of **Table SC3.1.3** in **Schedule 3—Local government infrastructure plan mapping and tables**.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:-
  - (a) for the water supply network, **Table SC3.1.6**;
  - (b) for the sewerage network, **Table SC3.1.7**;
  - (c) for the stormwater network, **Table SC3.1.8**;
  - (d) for the transport network, **Table SC3.1.9**; and
  - (e) for the parks and land for community facilities network, **Table SC3.1.10**.

### 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 Priority Infrastructure Areas maps (LGIP-PIA-3 to LGIP-PIA-32)**.

### 4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for a trunk infrastructure networks are supported by the more detailed network standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents and design standards identified below.

#### 4.4.1 Water supply network

**Table 4.4.1.1 Water supply network desired standards of service**

Measure	Planning criteria	Design criteria
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> <li>• BRC's standards in planning scheme and Planning Scheme Policy for Development Works</li> <li>• BRC's Customer Service Standards for Water Supply and Sewerage Services</li> <li>• Compliance with the Water Supply (Safety and Reliability) Act 2008</li> </ul>
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> <li>• Water Service Association of Australia codes</li> <li>• IPWEA standards</li> <li>• BRC's standards in planning scheme and Planning Scheme Policy for Development Works</li> <li>• BRC's Customer Service Standards for Water Supply and Sewerage Services</li> </ul>
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> <li>• The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council</li> </ul>
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> <li>• Compliance with the requirements of the Environmental Protection Act 1994 and associated Environmental Protection Policies and the Water Act 2000</li> </ul>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> <li>• System Leakage Management Plan (Chapter 2, Part 4, Division 2, Water Supply (Safety and Reliability) Act 2008)</li> </ul>
Infrastructure design /planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> <li>• Water Supply Code of Australia, WSA 03–2002, Water Services Association of Australia</li> <li>• The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council</li> <li>• Planning Guidelines for Water Supply and Sewerage, Department of Environment and Resource Management, 2010</li> <li>• BRC's standards in planning scheme and Planning Scheme Policy for Development Works</li> </ul>

#### 4.4.2 Wastewater network

**Table 4.4.2.1 Wastewater network desired standards of service**

Measure	Planning criteria	Design criteria
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> <li>BRC's standards in planning scheme and Planning Scheme Policy for Development Works</li> <li>BRC's Customer Service Standards for Water Supply and Sewerage Services</li> </ul>
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> <li>Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy</li> <li>Queensland Water Quality Guidelines 2006— Environmental Protection Agency (where local guidelines do not exist)</li> <li>National Water Quality Guidelines—National Water Quality Management Strategy (where local or regional guidelines do not exist)</li> </ul>
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> <li>Compliance with the requirements of the Environmental Protection Act 1994 and associated Environmental Protection Policies</li> </ul>
Effluent re-use	Reuse effluent wherever possible.	<ul style="list-style-type: none"> <li>Guidelines for Sewerage Systems: Reclaimed Water —February 2000</li> <li>Queensland Water Recycling Guidelines— December 2005</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>Planning Guidelines for Water Supply and Sewerage, Department of Environment and Resource Management, 2010</li> <li>Sewerage Code of Australia—Water Services Association of Australia—WSA 02— 2002</li> <li>Sewerage Pumping Station Code of Australia—Water Services Association of Australia—WSA 04—2005</li> <li>BRC's standards in planning scheme and Planning Scheme Policy for Development Works</li> </ul>

#### 4.4.3 Stormwater network

**Table 4.4.3.1 Stormwater network desired standards of service**

Measure	Planning criteria	Design criteria
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> <li>Queensland Urban Drainage Manual—NRW</li> <li>Local government standards in planning scheme and planning scheme policies</li> <li>Department of Transport and Main Roads - Road Drainage Design Manual</li> </ul>
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> <li>Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy</li> <li>Queensland Water Quality Guidelines 2006— Environmental Protection Agency (EPA) (where local guidelines do not exist)</li> <li>National Water Quality Guidelines—National Water Quality Management Strategy (where local or regional guidelines do not exist)</li> </ul>

Measure	Planning criteria	Design criteria
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> <li>Section 42 Environmental Protection [Water] Policy 1997)</li> <li>Local Government standards in planning scheme and planning scheme policies</li> </ul>
Infrastructure design /planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> <li>Queensland Urban Drainage Manual—NRW</li> <li>BRC's standards in planning scheme and Planning Scheme Policy for Development Works</li> <li>Natural Channel Design Guidelines</li> <li>Department of Transport and Main Roads - Road Drainage Design Manual</li> </ul>

#### 4.4.4 Transport network

Table 4.4.4.1 Transport network desired standards of service

Measure	Planning criteria	Design criteria
Efficiency	Design an integrated transport network that will improve the efficiency of all modes of transport (i.e., active, public, private and freight modes).	<ul style="list-style-type: none"> <li>BRC's road design and development manual/standards/codes in planning scheme and Planning Scheme Policy for Development Works</li> <li>Guide to Road Transport Planning, Austroads, 2009</li> <li>Complete Streets: Guidelines for urban street design, 2010</li> </ul>
Safety	Design an integrated transport network that will improve the safety of all modes of transport (i.e., active, public, private and freight modes).	<ul style="list-style-type: none"> <li>BRC's road design and development manual/standards/codes in planning scheme and Planning Scheme Policy for Development Works</li> <li>Guide to Road Transport Planning, Austroads, 2009</li> <li>Complete Streets: Guidelines for urban street design, 2010</li> </ul>
Road network design /planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement. Design of the road system will comply with established codes and standards.	<ul style="list-style-type: none"> <li>BRC's road design and development manual/standards/codes in planning scheme and Planning Scheme Policy for Development Works</li> <li>Interim Guide to Road Planning and Design Practice developed by the Department of Transport and Main Roads</li> <li>Australian Standards</li> <li>AUSTROADS guides</li> </ul>
Public transport design /planning standards	New urban development is designed to achieve safe and convenient walking distance to existing or potential bus stops, or existing or proposed demand responsive public transport routes.	<ul style="list-style-type: none"> <li>BRC's road design and development manual/standards/codes in planning scheme and Planning Scheme Policy for Development Works</li> <li>Design accords with the performance criteria set by Department of Transport and Main Roads</li> <li>AUSTROADS guides for road-based public transport and high-occupancy vehicles</li> </ul>
Cycleway and pathway design/planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives. Design of the network will comply with established codes and standards.	<ul style="list-style-type: none"> <li>BRC's road design and development manual/standards/codes in planning scheme and Planning Scheme Policy for Development Works</li> <li>Australian Standards</li> <li>AUSTROADS Guide to Road Design – Part 6A: Pedestrian and Cycle Paths'</li> <li>Complete Streets: Guidelines for urban street design, 2010</li> </ul>

#### 4.4.5 Public parks and land for community facilities network

**Table 4.4.5.1 Public parks and land for community facilities network desired standards of service**

Measure	Planning criteria	Design criteria
Functional network	A network of parks and land for community facilities is established to provide for the full range of recreational and sporting activities and provide for development of community facilities.	<ul style="list-style-type: none"> <li>Parks and land for community facilities are provided at a local, neighbourhood and regional level</li> <li>Parks and land for community facilities addresses the needs of both recreation and provides for development of community facilities.</li> </ul>
Land quantity	Public parks and land for community facilities will be provided at a rate that matches population growth and development activity in the region.	<ul style="list-style-type: none"> <li>The rate of land provision for public park and land for community facilities is identified in Table 4.4.5.2.</li> </ul>
Accessibility	Public parks and land for community facilities will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> <li>Accessibility standards are identified in Table 4.4.5.3.</li> </ul>
Land characteristics	Public parks and land for community facilities will be provided to a standard that supports a diverse range of recreational, sporting, health and services—promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> <li>Land characteristics for each type of park are identified in Table 4.4.5.4.</li> </ul>
Facilities/embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> <li>Standard embellishments for each type of park are identified in Table 4.4.5.5.</li> </ul>
Infrastructure design/performance standards	Design of landscaping and embellishments will comply with current policies and standards.	<ul style="list-style-type: none"> <li>BRC's standards in planning scheme and Planning Scheme Policy for Development Works</li> <li>Crime Prevention Through Environmental Design (CPTED) principles</li> <li>Australian Standards</li> </ul>

**Table 4.4.5.2 Rate of land provision for parks and land for community facilities**

Area	Infrastructure type	Rate of provision (ha/1000 people)		
		Local	Neighbourhood	Regional
Urban	Recreation park	0.5	0.5	0.6
	Sports park	-	0.6	1
	Land for community facilities	-	0.5	-
Rural residential	Recreation park	-	0.5	0.6
	Sports park	-	-	-
	Land for community facilities	-	0.5	-
Balance of LGA	Recreation park	-	-	0.6
	Sports park	-	-	-
	Land for community facilities	-	0.5	-

**Table 4.4.5.3 Accessibility standard for parks**

Infrastructure type	Accessibility standard (km)		
	Local	Neighbourhood	Regional
Recreation park	0.5	2	Whole Local Government Area
Sport park	-	4	Whole Local Government Area

**Table 4.4.5.4 Land characteristics of parks and land for community facilities**

Type	Characteristics	Local	Neighbourhood	Regional
Recreation park	Minimum size	0.5 ha	2 ha	6 ha
	Shape of land	The preferred shape for a park is square to rectangular with the sides no greater than 2:1		
	Minimum desired flood immunity	Park to be above the 20% AEP (Q5/5yr ARI) localised flood level with 15% of total area above Q100 and free of hazards.	Park to be above the 20% AEP (Q5/5yr ARI) localised flood level with at least 25% of total area above Q50 with main activity area/s above Q100	Park to be above the 20% AEP (Q5/5yr ARI) localised flood level with at least 50% of total area above Q50 with main activity area/s above Q100 and free of hazards
	Maximum desired grade	Maximum grade of 1:10 for 80% of the area of the park (i.e. a maximum of 20% of the land may have a greater grade than 1:10)	Average grade of 1:10 for 80% of the area of the park. To facilitate wheelchair access to parks, areas with a grade of 1:14 will also be provided, where possible. Variable topography is satisfactory for the remaining area	Average grade of 1:20 for main use areas, 1:50 for kick about area, and variable topography for remainder
	Road frontage	50% local road frontage where possible	50% of the park perimeter to have direct road frontage, preferably on a Trunk Collector or Collector Street	
Sport park	Minimum size	N/A	3ha <i>This is sufficient to boast two fields/one oval collocating plus room for ancillary facilities (club house, toilets, car parking).</i>	10ha <i>This is sufficient to allow for six fields/three ovals plus room for ancillary facilities (club house, toilets, car parking).</i>
	Shape of land	N/A	To maximise the area available for playing fields, a square or rectangular shape is considered most efficient.	
	Minimum desired flood immunity	N/A	90% of land above Q20. Fields/courts above Q50. Facilities above Q100.	90% of land above Q20. Fields/courts above Q50. Built Facilities above Q100.
	Maximum desired grade	N/A	1:80 for all playing surfaces.	Laser levelling to a maximum gradient of playing surface 1:100.
	Road frontage	N/A	30 - 50% of the park perimeter to have direct road frontage, with vehicular access preferably via a collector road.	



Table 4.4.5.5 Standard facilities/embellishments for parks

Infrastructure type	Recreation parks			Sports parks	
	Local	Neighbourhood	Regional	Neighbourhood	Regional
Recreation activity areas – elements selected to be sensitive to the setting of the park and provide a mix of opportunities	1 unsheltered playset	2 sheltered playset	3 sheltered playset	N/A	
Seating and tables	2 unsheltered bench seats (sited near natural shaded areas)	3 sheltered picnic tables with seating and lighting	6 sheltered picnic tables with seating and lighting	2-3 sheltered picnic tables with seating and lighting Spectator seating should consist of at least earth mounds, but seating stands preferred	
Barbecues	No	1 sheltered double barbecue	3 sheltered double barbecues located to service picnic nodes for individuals, families and large groups	N/A	
Bike racks	No	1 bike rack	2 bike racks	1 bike rack	2 bike racks
Rubbish bins	2 located near activity area, or at key access points	3 to service activity area/picnic nodes	4 or more to service activity areas, picnic nodes, key access/egress areas and pathways	3 or more to service activity area and fields	4 or more to service activity areas and fields
Landscaping	No	Moderate - trees/shade provision for informal picnic areas	Significant - trees/shade provision for informal picnic areas and play areas	Trees/shade provision for spectators, landscaping of boundaries to buffer noise and light spill	
Irrigation	No	Yes, in high use areas		Main field as a minimum	
Lighting	No	Yes, picnic nodes	Yes, picnic nodes and pathways	Yes and ensure lighting is possible on main field if demand emerges	Yes, main field
Paths (pedestrian/cycle)	No	No	Entrance and access paths, walking/cycling network. Minimum 2m width, but up to 3m in high use areas	No	Entrance and access paths, walking/cycling network. Minimum 2m width, but up to 3m in high use areas
Signage	Park name sign	Park name sign	Park name sign and interpretive signage and/or trail signage	Park name sign and field identification signage	
Tap/bubbler	No	Yes, one at each sheltered picnic area.	Yes, one at each sheltered picnic area.	Yes, located near activity areas.	

Infrastructure type	Recreation parks			Sports parks	
	Local	Neighbourhood	Regional	Neighbourhood	Regional
Toilets	No	1 toilet block	1 large toilet block	1 toilet block	1 large toilet block
Internal roads	No	No	As required to service car parking and access requirements	Yes	
Car parking	No	Yes, 10 to 20 spaces with additional on-road parking	Yes, minimum of 50 spaces, with additional provision available within close proximity	Yes, minimum of 100 spaces for a 2 field complex or 12 per court	Yes, minimum of 200 spaces for a 4 field complex or 12 per court
Bus pull-through parking	No	No	Yes		
Bus parking	No			Yes	
Wheelchair accessibility	Yes				
Court/fields	N/A			2 rectangular fields minimum, with capacity for additional facilities/courts as required	6 rectangular fields minimum, with capacity for additional facilities/courts as required
Goal posts/line marking	N/A			Yes	

## 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 the planning horizon stated for each trunk infrastructure network in **Table 4.5.1—Planning horizon for a trunk infrastructure network**.

**Table 4.5.1—Planning horizon for a trunk infrastructure network**

<b>Column 1</b> <b>Trunk infrastructure network</b>	<b>Column 2</b> <b>Planning horizon</b>
Water supply	50 years
Sewerage	50 years
Stormwater	20 years
Transport	30 years
Parks and land for community facilities	20 years

### 4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in **Schedule 3—Local government infrastructure plan mapping and tables**:-
- LGIP 2017 – Priority Infrastructure Areas (LGIP-PIA-3, 5, 6, 8, 9, 13-21, 23-27, 31 and 32),**
  - LGIP 2017 – Water Supply Network Trunk Infrastructure (LGIP-WSN-2, 3, 5, 6, 8-10, 13-32),**
  - LGIP 2017 – Wastewater Network Trunk Infrastructure (LGIP-WWN-3, 5, 6, 8, 9, 14-21, 23-27, 31 and 32),**
  - LGIP 2017 – Stormwater Network Trunk Infrastructure (LGIP-SWN-1-33),**
  - LGIP 2017 – Transport Network (Pathways) Trunk Infrastructure (LGIP-TNP-1-33),**
  - LGIP 2017 – Transport Network (Roads) Trunk Infrastructure (LGIP-TNR-1-33), and**
  - LGIP 2017 – Public Parks and Land for Community Facilities Trunk Infrastructure (LGIP-PPCLF-1-33).**
- (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 is available on Council's website, <http://www.bundaberg.qld.gov.au>.
- (2) The future trunk infrastructure is identified in the following tables in **Schedule 3—Local government infrastructure plan mapping and tables**:-
- for the water supply network, **Table SC3.2.1,**
  - for the sewerage network, **Table SC3.2.2,**
  - for the stormwater network, **Table SC3.2.3,**
  - for the transport network, **Table SC3.2.4,** and
  - for the parks and land for community facilities network, **Table SC3.2.5.**

## 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*.

### List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
BRC Extrinsic Material to the Local Government Infrastructure Plan	06/12/2017	Integran
BRC Population and Demand Spatial Model – Methodology and Assumptions	6/4/2016	Integran

## Part 5 Tables of assessment

### 5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development within the planning scheme area<sup>1</sup>.

### 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) a local plan where used and, where used, a precinct of a local plan;
  - (c) an overlay where used;
- (3) the assessment benchmark for assessable development, including:-
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the assessment benchmarks column);
  - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the assessment benchmarks column);
  - (c) if there is an overlay:-
    - (i) whether an overlay code applies (shown in **section 5.9 (Categories of development and assessment – Overlays)**); or
    - (ii) whether the assessment benchmarks as shown on the overlay map<sup>2</sup> (noted in the assessment benchmarks column) applies;
  - (d) any other applicable code(s) (shown in the assessment benchmarks column);
- (4) any variation to the category of assessment (shown as an “if” in the “categories of development and assessment” column) that applies to the development.

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

Editor’s note—examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

<sup>1</sup> Editor’s Note—the categories of development and assessment identified in the tables of assessment in this part apply unless otherwise prescribed in a regulation or in another local categorising instrument, including a TLPI or variation approval.

<sup>2</sup> Note—this planning scheme uses the SPP interactive mapping system to identify particular overlays, or overlay elements. **Section 5.9 (Categories of development and assessment – Overlays)** and each code in **Part 8 (Overlays)** identifies which elements are mapped in **Schedule 2 (Mapping)** and which elements are identified in the SPP interactive mapping system.

## 5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in **Schedule 1 (Definitions)**;
- (2) for all development, identify the following:-
  - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in **Schedule 2 (Mapping)**;
  - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in **Schedule 2 (Mapping)**;
  - (c) if an overlay applies to the premises, by reference to the overlay mapping in **Schedule 2 (Mapping)** and the SPP interactive mapping system;
- (3) determine if the development is accepted development under Schedule 6 and 7 of the Regulation or is assessable or prohibited development under Schedule 10 of the Regulation;

Editor's note— Schedule 6 of the Regulation prescribes development a planning scheme is prohibited from stating is assessable development where the matters identified in the schedule are met. Schedule 7 of the Regulation identifies development the state makes accepted. Some development in Schedule 7 may still be made assessable under this planning scheme.

- (4) otherwise, determine the initial category of assessment by reference to the tables in:-
  - **section 5.4 (Categories of development and assessment – Material change of use)**;
  - **section 5.5 (Categories of development and assessment – Reconfiguring a lot)**;
  - **section 5.6 (Categories of development and assessment – Building work)**;
  - **section 5.7 (Categories of development and assessment – Operational work)**;
- (5) a precinct of a zone may change the categories of development or assessment and this will be shown in the category of assessment column of the tables in **sections 5.4, 5.5, 5.6 and 5.7**;
- (6) if a local plan applies, refer to the table(s) in **section 5.8 (Categories of development and assessment – Local plans)**, to determine if the local plan changes the category of development or assessment for the zone;
- (7) if a precinct of a local plan changes the category of development or assessment this will be shown in the category of development and assessment column of the table(s) in **section 5.8 (Categories of development and assessment – Local plans)**;
- (8) if an overlay applies refer to **section 5.9 (Categories of development and assessment – Overlays)** to determine if the overlay further changes the category of development or assessment.

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

- (1) A material change of use is assessable development requiring impact assessment:-
  - (a) unless the table of assessment states otherwise; or
  - (b) if a use is not listed or defined; or
  - (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, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the categories of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:-
  - (a) accepted development subject to requirements prevails over accepted development;
  - (b) code assessment prevails over accepted development where subject to requirements and accepted development;
  - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) The Regulation prescribes development that the planning scheme cannot make assessable in Schedule 6.

Editor's note—Schedule 7 of the Regulation also identifies development the state makes accepted. Some development in that Schedule may still be made assessable under this planning scheme.

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

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

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

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

- (c) that complies with:-
  - (i) the purpose and overall outcomes of the code complies with the code;
  - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
- (d) is to be assessed against any assessment benchmarks for the development identified in Section 26 of the Regulation.

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

- (5) impact assessable development:-

- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column;

Note—the assessment benchmark for impact assessable development in this planning scheme is the whole of the planning scheme.

- (b) is to be assessed against any assessment benchmarks for the development identified in Section 30 of the Regulation.

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

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



## 5.4 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 5.4.1 Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Low density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Dual occupancy	Accepted subject to requirements						Dual occupancy code
Dwelling house	Accepted subject to requirements	AO9.1 to AO9.5 and AO10.1 to AO10.3 of the Dwelling house code					
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
Relocatable home park	Code assessment	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
<b>Business activities</b>							
Sales office	Accepted subject to requirements						Sales office code
<b>Community activities</b>							
Community use	Accepted if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
<b>Recreation activities</b>							
Environment facility	Accepted	Not applicable					
Park	Accepted	Not applicable					
<b>Other activities</b>							
Utility installation	Accepted if a local utility.	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the category of development and assessment column	Impact assessment	The planning scheme					

Table 5.4.2 Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Medium density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Accepted subject to requirements						Dual occupancy code
Dwelling house	Accepted subject to requirements	AO9.1 to AO9.5 and AO10.1 to AO10.3 of the Dwelling house code					
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Non-resident workforce accommodation	Accepted subject to requirements 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 other than a change of classification.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Relocatable home park	Code assessment	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Rooming accommodation	Accepted subject to requirements 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 other than a change of classification.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Accepted subject to requirements 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 other than a change of classification.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Medium density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	<b>Code assessment</b> if not otherwise specified.	✓	✓	✓	✓	✓	Multi-unit residential uses code
<b>Tourist park</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
<b>Business activities</b>							
<b>Food and drink outlet</b>	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint of the site is not altered; and (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	✓	✓	✓	✓	✓	Business uses code
<b>Office</b>	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	✓	✓	✓	✓	✓	Business uses code
<b>Sales office</b>	<b>Accepted subject to requirements</b>						Sales office code
<b>Shop</b>	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub); and (d) not involving a department store, discount department store or full line supermarket.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if located in Precinct MDRZ1 (Bundaberg West medical/health hub) and not involving a department store, discount department store or full line supermarket.	✓	✓	✓	✓	✓	Business uses code
<b>Shopping centre</b>	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered;	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Medium density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	(c) located in Precinct MDRZ1 (Bundaberg West medical/health hub); and (d) having a gross leasable floor area not exceeding 1,200m <sup>2</sup> for all shop tenancies and 300m <sup>2</sup> for any single shop tenancy.						
	<b>Code assessment</b> if located in Precinct MDRZ1 (Bundaberg West medical/health hub) and having a gross leasable floor area not exceeding 1,200m <sup>2</sup> for all shop tenancies and 300m <sup>2</sup> for any single shop tenancy.	✓	✓	✓	✓	✓	Business uses code
<b>Showroom</b>	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub); and (d) predominantly involving the sale of health or medical related goods.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if located in Precinct MDRZ1 (Bundaberg West medical/health hub) and predominantly involving the sale of health or medical related goods.	✓	✓	✓	✓	✓	Business uses code
<b>Community activities</b>							
<b>Community care centre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Community use</b>	<b>Accepted</b> if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	<b>Code assessment</b> if located in Precinct MDRZ1 (Bundaberg West medical/health hub).	✓	✓	✓	✓	✓	Community activities code
<b>Emergency services</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Health care service</b>	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	✓	✓	✓	✓	✓	Business uses code
<b>Hospital</b>	<b>Code assessment</b> if located in Precinct MDRZ1 (Bundaberg West medical/health hub).	✓	✓	✓	✓	✓	Community activities code
<b>Recreation activities</b>							
<b>Environment facility</b>	<b>Accepted</b>	Not applicable					
<b>Park</b>	<b>Accepted</b>	Not applicable					

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Medium density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Other activities</b>							
<b>Parking station</b>	<b>Code assessment</b> if located in Precinct MDRZ1 (Bundaberg West medical/health hub).	✓	✓	✓	✓	✓	Business uses code
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

Table 5.4.3 High density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		High density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling house	Accepted subject to requirements	AO9.1 to AO9.5 and AO10.1 to AO10.3 of the Dwelling house code					
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Resort complex	Code assessment	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Rooming accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
<b>Business activities</b>							
Food and drink outlet	Accepted subject to requirements if located in an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Business uses code
Office	Accepted subject to requirements if located in an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if:- (a) forming part of a mixed use building and having a GLA not exceeding 400m <sup>2</sup> ; or (b) expanding an existing an existing commercial building and the total GLA of the business activities on the site does not exceed 400m <sup>2</sup> .	✓	✓	✓	✓	✓	Business uses code
Sales office	Accepted subject to requirements						Sales office code
Shop	Accepted subject to requirements if located in an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if:- (a) forming part of a mixed use building and having a GLA not exceeding 400m <sup>2</sup> ; or (b) expanding an existing commercial building and the total GLA of the business	✓	✓	✓	✓	✓	Business uses code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		High density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	activities on the site does not exceed 400m <sup>2</sup> .						
<b>Shopping centre</b>	<b>Code assessment</b> if forming part of a mixed use building and having a GLA not exceeding 1,200m <sup>2</sup> for all shop tenancies and 400m <sup>2</sup> for any single shop tenancy.	✓	✓	✓	✓	✓	Business uses code
<b>Entertainment activities</b>							
<b>Function facility</b>	<b>Code assessment</b> if forming part of a mixed use building providing short-term accommodation.	✓	✓	✓	✓	✓	Business uses code
<b>Hotel</b>	<b>Code assessment</b> if forming part of a mixed use building providing short-term accommodation.	✓	✓	✓	✓	✓	Business uses code
<b>Industry activities</b>							
<b>Service industry</b>	<b>Accepted subject to requirements</b> if located in an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if forming part of a mixed use building.	✓	✓	✓	✓	✓	Business uses code
<b>Community activities</b>							
<b>Community use</b>	<b>Accepted</b> if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Community activities code
<b>Emergency services</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Health care service</b>	<b>Accepted subject to requirements</b> if located in an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if forming part of a mixed use building.	✓	✓	✓	✓	✓	Business uses code
<b>Recreation activities</b>							
<b>Environment facility</b>	<b>Accepted</b>	Not applicable					
<b>Indoor sport and recreation</b>	<b>Accepted</b> if located in an existing commercial building and the existing development footprint is not altered.	Not applicable					
	<b>Code assessment</b> if forming part of a mixed use building.	✓	✓	✓	✓	✓	Business uses code
<b>Park</b>	<b>Accepted</b>	Not applicable					
<b>Other activities</b>							
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

**Table 5.4.4 Principal centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Principal centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Resort complex	Code assessment if located in Precinct PCZ2 (City centre riverfront).	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Rooming accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
<b>Business activities</b>							
Adult store	Accepted if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not accepted.	✓	✓	✓	✓	✓	Business uses code
Agricultural supplies store	Accepted if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) in Precinct PCZ3 (City centre frame).	Not applicable					
	Code assessment if not accepted, and located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
Bar	Accepted if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not accepted.	✓	✓	✓	✓	✓	Business uses code
Car wash	Code assessment if located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Accepted if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not accepted.	✓	✓	✓	✓	✓	Business uses code
Garden centre	Accepted if the existing development footprint is not altered and in Precinct PCZ3 (City centre frame).	Not applicable					



Table 5.4.4 Principal centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Principal centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	<b>Code assessment</b> if not accepted, and located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
<b>Hardware and trade supplies</b>	<b>Accepted</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) in Precinct PCZ3 (City centre frame).	Not applicable					
	<b>Code assessment</b> if not accepted, and located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
<b>Market</b>	<b>Accepted subject to requirements</b>				✓		Market code
<b>Office</b>	<b>Accepted</b> if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Business uses code
<b>Outdoor sales</b>	<b>Code assessment</b> if located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
<b>Sales office</b>	<b>Accepted subject to requirements</b>						Sales office code
<b>Service station</b>	<b>Code assessment</b> if located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Service station code
<b>Shop</b>	<b>Accepted</b> if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Business uses code
<b>Shopping centre</b>	<b>Accepted</b> if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Business uses code
<b>Showroom</b>	<b>Accepted</b> if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Business uses code
<b>Veterinary service</b>	<b>Accepted</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) in Precinct PCZ3 (City centre frame).	Not applicable					
	<b>Code assessment</b> if not accepted, and located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
<b>Entertainment activities</b>							
<b>Club</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Function facility</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Hotel</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> <li>Business uses code</li> <li>Multi-unit residential uses code (if incorporating</li> </ul>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Principal centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
							short term accommodation)
<b>Nightclub entertainment facility</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Theatre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Industry activities</b>							
<b>Low impact industry</b>	<b>Accepted</b> if within an existing commercial building, the existing development footprint is not altered, and in Precinct PCZ3 (City centre frame). <b>Code assessment</b> if not accepted.	Not applicable					
		✓	✓	✓	✓	✓	Industry uses code
<b>Marine industry</b>	<b>Code assessment</b> if located in Precinct PCZ2 (City centre riverfront).	✓	✓	✓	✓	✓	Industry uses code
<b>Service industry</b>	<b>Accepted</b> if within an existing commercial building and the existing development footprint is not altered. <b>Code assessment</b> if not accepted.	Not applicable					
		✓	✓	✓	✓	✓	Business uses code
<b>Community activities</b>							
<b>Child care centre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Child care centre code
<b>Community care centre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Community use</b>	<b>Accepted</b> 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. <b>Code assessment</b> if not accepted.	Not applicable					
		✓	✓	✓	✓	✓	Community activities code
<b>Educational establishment</b>	<b>Accepted</b> if within an existing commercial building and the existing development footprint is not altered. <b>Code assessment</b> if not accepted.	Not applicable					
		✓	✓	✓	✓	✓	Community activities code
<b>Emergency services</b>	<b>Accepted</b> if within an existing commercial building and the existing development footprint is not altered. <b>Code assessment</b> if not accepted.	Not applicable					
		✓	✓	✓	✓	✓	Community activities code
<b>Funeral parlour</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Health care service</b>	<b>Accepted</b> if within an existing commercial building and the existing development footprint is not altered. <b>Code assessment</b> if not accepted.	Not applicable					
		✓	✓	✓	✓	✓	Business uses code
<b>Hospital</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Place of worship</b>	<b>Accepted</b> if within an existing commercial building and the existing development footprint is not altered. <b>Code assessment</b> if not accepted.	Not applicable					
		✓	✓	✓	✓	✓	Community activities code
<b>Recreation activities</b>							
<b>Environment facility</b>	<b>Accepted</b>	Not applicable					

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Principal centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Indoor sport and recreation</b>	<b>Accepted</b> if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Business uses code
<b>Park</b>	<b>Accepted</b>	Not applicable					
<b>Other activities</b>							
<b>Landing</b>	<b>Accepted</b>	Not applicable					
<b>Parking station</b>	<b>Accepted</b> if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Business uses code
<b>Port service</b>	<b>Code assessment</b> if located in Precinct PCZ2 (City centre riverfront).	✓	✓	✓	✓	✓	
<b>Substation</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Utility code
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

Table 5.4.5 Major centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Major centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> <li>Multi-unit residential uses code (if in a building greater than 2 storeys in height)</li> <li>Residential care facility and retirement facility code</li> </ul>
Retirement facility	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> <li>Multi-unit residential uses code (if in a building greater than 2 storeys in height)</li> <li>Residential care facility and retirement facility code</li> </ul>
Rooming accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
<b>Business activities</b>							
Adult store	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Agricultural supplies store	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Bar	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Car wash	Code assessment	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Garden centre	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Major centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Hardware and trade supplies	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Market	<b>Accepted subject to requirements</b>				✓		Market code
Office	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Outdoor sales	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
Sales office	<b>Accepted subject to requirements</b>						Sales office code
Service station	<b>Code assessment</b>	✓	✓	✓	✓	✓	Service station code
Shop	<b>Accepted subject to requirements</b> if within an existing commercial building, the existing development footprint is not altered, and not incorporating a department store.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not incorporating a department store.	✓	✓	✓	✓	✓	Business uses code
Shopping centre	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) not incorporating a department store.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not incorporating a department store.	✓	✓	✓	✓	✓	Business uses code
Showroom	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Veterinary service	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Entertainment activities</b>							
Club	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
Function facility	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
Hotel	<b>Code assessment</b>	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> <li>Business uses code</li> <li>Multi-unit residential uses code (if incorporating short term accommodation)</li> </ul>
Theatre	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Industry activities</b>							
Service industry	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Community activities</b>							
Child care centre	<b>Code assessment</b>	✓	✓	✓	✓	✓	Child care centre code
Community care centre	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Major centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Community use</b>	<b>Accepted if:-</b> (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					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Community activities code
<b>Educational establishment</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Community activities code
<b>Emergency services</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Community activities code
<b>Health care service</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Place of worship</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Recreation activities</b>							
<b>Indoor sport and recreation</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Park</b>	<b>Accepted</b>	Not applicable					
<b>Other activities</b>							
<b>Parking station</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Substation</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Utility code
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

**Table 5.4.6 District centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		District centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> <li>Multi-unit residential uses code (if in a building greater than 2 storeys in height)</li> <li>Residential care facility and retirement facility code</li> </ul>
Retirement facility	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> <li>Multi-unit residential uses code (if in a building greater than 2 storeys in height)</li> <li>Residential care facility and retirement facility code</li> </ul>
Rooming accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
<b>Business activities</b>							
Adult store	Accepted if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Accepted subject to requirements if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Agricultural supplies store	Accepted if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Accepted subject to requirements if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		District centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Bar	Accepted if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Accepted subject to requirements if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Car wash	Code assessment	✓	✓	✓	✓	✓	Business uses code
Food and drink	Accepted if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Accepted subject to requirements if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Garden centre	Accepted if in Childers or Gin Gin and the existing development footprint is not altered.	Not applicable					
	Accepted subject to requirements if not in Childers or Gin Gin and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Hardware and trade supplies	Accepted if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Accepted subject to requirements if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Market	Accepted subject to requirements				✓		Market code
Office	Accepted if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		District centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	<b>Accepted subject to requirements</b> if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	<b>Code assessment</b> if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
<b>Outdoor sales</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Sales office</b>	<b>Accepted subject to requirements</b>						Sales office code
<b>Service station</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Service station code
<b>Shop</b>	<b>Accepted if:-</b> (a) in Childers or Gin Gin; (b) within an existing commercial building; (c) the existing development footprint is not altered; and (d) not incorporating a department store or discount department store.	Not applicable					
	<b>Accepted subject to requirements</b> if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; (c) the existing development footprint is not altered; and (d) not incorporating a department store or discount department store.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	<b>Code assessment</b> if not otherwise specified and not incorporating a department store or discount department store.	✓	✓	✓	✓	✓	Business uses code
<b>Shopping centre</b>	<b>Accepted if:-</b> (a) in Childers or Gin Gin; (b) within an existing commercial building; (c) the existing development footprint is not altered; and (d) not incorporating a department store or discount department store.	Not applicable					
	<b>Accepted subject to requirements</b> if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; (c) the existing development footprint is not altered; and (d) not incorporating a department store or discount department store.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	<b>Code assessment</b> if not otherwise specified and not incorporating a department store or discount department store.	✓	✓	✓	✓	✓	Business uses code
<b>Veterinary service</b>	<b>Accepted if:-</b> (a) in Childers or Gin Gin; (b) within an existing commercial building; and	Not applicable					

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		District centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	(c) the existing development footprint is not altered.						
	<b>Accepted subject to requirements</b> if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	<b>Code assessment</b> if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
<b>Entertainment activities</b>							
<b>Club</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Function facility</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Hotel</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> <li>Business uses code</li> <li>Multi-unit residential uses code (if incorporating short term accommodation)</li> </ul>
<b>Theatre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Industry activities</b>							
<b>Service industry</b>	<b>Accepted</b> if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	<b>Accepted subject to requirements</b> if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	<b>Code assessment</b> if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
<b>Community activities</b>							
<b>Child care centre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Child care centre code
<b>Community care centre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Community use</b>	<b>Accepted</b> 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					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Community activities code
<b>Educational establishment</b>	<b>Accepted</b> if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	<b>Accepted subject to requirements</b> if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	<b>Code assessment</b> if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code

Table 5.4.6 District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		District centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Emergency services</b>	<b>Accepted if:-</b> (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	<b>Accepted subject to requirements if:-</b> (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	<b>Code assessment</b> if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
<b>Health care service</b>	<b>Accepted if:-</b> (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	<b>Accepted subject to requirements if:-</b> (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	<b>Code assessment</b> if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
<b>Place of worship</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Recreation activities</b>							
<b>Indoor sport and recreation</b>	<b>Accepted if:-</b> (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	<b>Accepted subject to requirements if:-</b> (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code.					
	<b>Code assessment</b> if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
<b>Park</b>	<b>Accepted</b>	Not applicable					
<b>Other activities</b>							
<b>Parking station</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Substation</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Utility code
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

Table 5.4.7 Local centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Local centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
Multiple dwelling	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Resort complex	Code assessment if forming part of a mixed use building located in Bargara.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment if forming part of a mixed use building located in Bargara.	✓	✓	✓	✓	✓	Multi-unit residential uses code
<b>Business activities</b>							
Bar	Code assessment	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Garden centre	Accepted subject to requirements if the existing development footprint is not altered and having a GLA not exceeding 400m <sup>2</sup> .	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if having a GLA not exceeding 400m <sup>2</sup> and not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Hardware and trade supplies	Accepted subject to requirements if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m <sup>2</sup> .	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if having a GLA not exceeding 400m <sup>2</sup> and not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Market	Accepted subject to requirements				✓		Market code
Office	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Sales office	Accepted subject to requirements						Sales office code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Local centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Shop</b>	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) not incorporating a department store, discount department store or major full line supermarket.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not incorporating a department store, discount department store or major full line supermarket.	✓	✓	✓	✓	✓	Business uses code
<b>Shopping centre</b>	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) not incorporating a department store, discount department store or major full line supermarket.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not incorporating a department store, discount department store or major full line supermarket.	✓	✓	✓	✓	✓	Business uses code
<b>Veterinary service</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Entertainment activities</b>							
<b>Club</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Function facility</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Hotel</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> <li>Business uses code</li> <li>Multi-unit residential uses code (if incorporating short term accommodation)</li> </ul>
<b>Theatre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Industry activities</b>							
<b>Service industry</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Community activities</b>							
<b>Child care centre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Child care centre code
<b>Community care centre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Community use</b>	<b>Accepted</b> 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					

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Local centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Community activities code
<b>Educational establishment</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Community activities code
<b>Emergency services</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Community activities code
<b>Health care service</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Place of worship</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Recreation activities</b>							
<b>Environment facility</b>	<b>Accepted</b>	Not applicable					
<b>Indoor sport and recreation</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Park</b>	<b>Accepted</b>	Not applicable					
<b>Other activities</b>							
<b>Parking station</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Substation</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Utility code
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

**Table 5.4.8 Neighbourhood centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Neighbourhood centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
Multiple dwelling	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
<b>Business activities</b>							
Agricultural supplies store	Accepted subject to requirements if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) located in a village.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if located in a village and not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Accepted subject to requirements if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) not incorporating a drive through facility.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not incorporating a drive through facility and not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Office	Accepted subject to requirements if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m <sup>2</sup> .	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if having a GLA not exceeding 400m <sup>2</sup> and not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Sales office	Accepted subject to requirements						Sales office code
Shop	Accepted subject to requirements if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m <sup>2</sup> .	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if having a GLA not exceeding 400m <sup>2</sup> and not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					
		Neighbourhood centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
<b>Shopping centre</b>	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 2,500m <sup>2</sup> for all shop tenancies and 400m <sup>2</sup> for any single shop tenancy.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if having a GLA not exceeding 2,500m <sup>2</sup> for all shop tenancies and 400m <sup>2</sup> for any single shop tenancy and not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Veterinary service</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Industry activities</b>							
<b>Service industry</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Community activities</b>							
<b>Child care centre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Child care centre code
<b>Community care centre</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Community use</b>	<b>Accepted</b> 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					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Community activities code
<b>Educational establishment</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Emergency services</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Health care service</b>	<b>Accepted subject to requirements</b> if:-	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Neighbourhood centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	(a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m <sup>2</sup> .						
	<b>Code assessment</b> if having a GLA not exceeding 400m <sup>2</sup> and not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Recreation activities</b>							
Environment facility	<b>Accepted</b>	Not applicable					
Park	<b>Accepted</b>	Not applicable					
<b>Other activities</b>							
Utility installation	<b>Accepted</b> if a local utility.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Utility code
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

Table 5.4.9 Industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Industry zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Accepted subject to requirements						Caretaker's accommodation code
<b>Business activities</b>							
Agricultural supplies store	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Car wash	Code assessment	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Code assessment if having a GLA not exceeding 200m <sup>2</sup> and not incorporating a drive through facility.	✓	✓	✓	✓	✓	Business uses code
Hardware and trade supplies	Code assessment	✓	✓	✓	✓	✓	Business uses code
Service station	Code assessment	✓	✓	✓	✓	✓	Business uses code
Veterinary service	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Industry activities</b>							
Bulk landscape supplies	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	Accepted subject to requirements if not otherwise specified.				✓		Industry uses code
High impact industry	Code assessment if involving a change to an existing High impact industry use on the premises.	✓	✓	✓	✓	✓	Industry uses code
Low impact industry	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	Accepted subject to requirements if not otherwise specified.				✓		Industry uses code
Marine industry	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	Accepted subject to requirements if not otherwise specified.				✓		Industry uses code
Medium impact industry	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					

Table 5.4.9 Industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Industry zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	<b>Accepted subject to requirements</b> if not otherwise specified.				✓		Industry uses code
<b>Research and technology industry</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	<b>Accepted subject to requirements</b> if not otherwise specified.				✓		Industry uses code
<b>Service industry</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	<b>Accepted subject to requirements</b> if not otherwise specified.				✓		Industry uses code
<b>Transport depot</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	<b>Accepted subject to requirements</b> if not otherwise specified.				✓		Industry uses code
<b>Warehouse</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	<b>Accepted subject to requirements</b> if not otherwise specified.				✓		Industry uses code
<b>Community activities</b>							
<b>Community use</b>	<b>Accepted</b> if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
<b>Crematorium</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Educational establishment</b>	<b>Code assessment</b> if associated with an industrial use on the same site.	✓	✓	✓	✓	✓	Community activities code
<b>Emergency services</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Community activities code
<b>Place of worship</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Recreation activities</b>							
<b>Environment facility</b>	<b>Accepted</b>	Not applicable					
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Park</b>	<b>Accepted</b>	Not applicable					
<b>Rural activities</b>							
<b>Aquaculture</b>	<b>Accepted subject to requirements</b> if minor aquaculture within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Industry zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
					✓		Industry uses code
<b>Accepted subject to requirements</b> if minor aquaculture and not otherwise specified.							
<b>Other activities</b>							
<b>Major electricity infrastructure</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Parking station</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	
<b>Substation</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Telecommunications facility</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Telecommunications facility code
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Utility code
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

**Table 5.4.10 High impact industry zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		High impact industry zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Accepted subject to requirements						Caretaker's accommodation code
<b>Business activities</b>							
Food and drink outlet	Code assessment if having a GLA not exceeding 200m <sup>2</sup> and not incorporating a drive through facility.	✓	✓	✓	✓	✓	Business uses code
Service station	Code assessment	✓	✓	✓	✓	✓	Business uses code
<b>Industry activities</b>							
High impact industry	Code assessment	✓	✓	✓	✓	✓	Industry uses code
Low impact industry	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	Accepted subject to requirements if not otherwise specified.				✓		Industry uses code
Marine industry	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	Accepted subject to requirements if not otherwise specified.				✓		Industry uses code
Medium impact industry	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	Accepted subject to requirements if not otherwise specified.				✓		Industry uses code
Research and technology industry	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	Accepted subject to requirements if not otherwise specified.				✓		Industry uses code
Transport depot	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	Accepted subject to requirements if not otherwise specified.				✓		Industry uses code
Warehouse	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> <li>AO4.3, AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.2.9.3.1 of the Industry uses code</li> <li>AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code</li> </ul>					
	Accepted subject to requirements if not otherwise specified.				✓		Industry uses code
<b>Community activities</b>							
Community use	Accepted if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					

Table 5.4.10 High impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		High impact industry zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Crematorium</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Emergency services</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Community activities code
<b>Recreation activities</b>							
<b>Environment facility</b>	<b>Accepted</b>	Not applicable					
<b>Park</b>	<b>Accepted</b>	Not applicable					
<b>Rural activities</b>							
<b>Aquaculture</b>	<b>Code assessment</b> if minor aquaculture	✓	✓	✓	✓	✓	Industry uses code
<b>Other activities</b>							
<b>Major electricity infrastructure</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Parking station</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	
<b>Substation</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Telecommunications facility</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Telecommunications facility code
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Utility code
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

**Table 5.4.11 Sport and recreation zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Sport and recreation zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Accepted subject to requirements						Caretaker's accommodation code
Short term accommodation	Code assessment if associated with a sport and recreation activity conducted on the same site.	✓	✓	✓	✓	✓	Multi-unit residential uses code
<b>Business activities</b>							
Food and drink outlet	Code assessment if associated with a sport and recreation activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
Market	Accepted subject to requirements				✓		Market code
Shop	Code assessment if associated with a sport and recreation activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
<b>Entertainment activities</b>							
Club	Code assessment	✓	✓	✓	✓	✓	Business uses code
Function facility	Code assessment if associated with a sport and recreation activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
Theatre	Code assessment if associated with a sport and recreation activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
<b>Community activities</b>							
Community use	Accepted 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 accepted.	✓	✓	✓	✓	✓	Community activities code
<b>Recreation activities</b>							
Environment facility	Accepted	Not applicable					
Indoor sport and recreation	Accepted 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 accepted.	✓	✓	✓	✓	✓	Business uses code
Outdoor sport and recreation	Accepted if:- (a) 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 accepted.	✓	✓	✓	✓	✓	Community activities code
Park	Accepted	Not applicable					

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Sport and recreation zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Other activities</b>							
<b>Landing</b>	<b>Accepted</b>	Not applicable					
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					



**Table 5.4.12 Open space zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Open space zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Nature-based tourism	Code assessment	✓	✓	✓	✓	✓	Nature and rural based tourism code
<b>Business activities</b>							
Food and drink outlet	Code assessment if ancillary to a park and on land owned or controlled by the Council.	✓	✓	✓	✓	✓	Business uses code
Market	Accepted subject to requirements				✓		Market code
<b>Community activities</b>							
Community use	Accepted 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 accepted.	✓	✓	✓	✓	✓	Community activities code
<b>Recreation activities</b>							
Environment facility	Accepted	Not applicable					
Outdoor sport and recreation	Accepted if:- (a) 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 accepted.	✓	✓	✓	✓	✓	Community activities code
Park	Accepted	Not applicable					
<b>Other activities</b>							
Landing	Accepted	Not applicable					
Utility installation	Accepted if a local utility.	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	Impact assessment	The planning scheme					

**Table 5.4.13 Environmental management and conservation zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Environmental management and conservation zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Nature-based tourism	Code assessment	✓	✓	✓	✓	✓	Nature and rural based tourism code
<b>Recreation activities</b>							
Environment facility	Accepted	Not applicable					
Park	Accepted	Not applicable					
<b>Other activities</b>							
Landing	Accepted	Not applicable					
Utility installation	Accepted if a local utility.	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	Impact assessment	The planning scheme					

**Table 5.4.14 Community facilities zone<sup>3 4</sup>**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Community facilities zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Community facilities zone annotations</b>							
Any use	Accepted if annotated on a Community facilities zone and either:- (a) the existing development footprint is not altered; or (b) on land owned or controlled by Council.	Not applicable					
	Code assessment if annotated on a Community facilities zone and not otherwise specified.	✓	✓	✓	✓	✓	Community activities code or other use code as relevant to the annotated use
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
<b>Business activities</b>							
Market	Accepted subject to requirements				✓		Market code
<b>Entertainment activities</b>							
Club	Code assessment	✓	✓	✓	✓	✓	Business uses code
Function facility	Code assessment if associated with a community activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
Theatre	Code assessment if associated with a community activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
<b>Community activities (where not provided for in the applicable Community facilities zone annotation)</b>							
Child care centre	Code assessment	✓	✓	✓	✓	✓	Child care centre code
Community care centre	Accepted if the existing development footprint is not altered.	Not applicable					
	Code assessment if not accepted.	✓	✓	✓	✓	✓	Community activities code
Community use	Code assessment	✓	✓	✓	✓	✓	Community activities code
Educational establishment	Code assessment	✓	✓	✓	✓	✓	Community activities code
Health care service	Code assessment	✓	✓	✓	✓	✓	Business uses code
Emergency services	Accepted	Not applicable					
Place of worship	Code assessment	✓	✓	✓	✓	✓	Community activities code
<b>Recreation activities</b>							
Environment facility	Accepted	Not applicable					
Indoor sport and recreation	Accepted 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 accepted.	✓	✓	✓	✓	✓	Community activities code
Outdoor sport and recreation	Accepted if:- (a) the existing development footprint is not altered; or	Not applicable					

<sup>3</sup> Editor's note—in accordance with section 43 of the Act, and as prescribed in Schedule 6 of the Regulation, the local categorising instrument cannot categorise certain infrastructure activities to be assessable development.  
<sup>4</sup> Editor's note—Community facilities zone annotations referred to in this table are further described in **Schedule 1 (Definitions)**.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Community facilities zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	(b) if undertaken by or on behalf of the Council on land owned or controlled by Council.						
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Community activities code
<b>Park</b>	<b>Accepted</b>	Not applicable					
<b>Other activities</b>							
<b>Major electricity infrastructure</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Landing</b>	<b>Accepted</b>	Not applicable					
<b>Substation</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

**Table 5.4.15 Emerging community zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Emerging community zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dwelling house	Accepted	Not applicable					
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
<b>Business activities</b>							
Sales office	Accepted subject to requirements						Sales office code
<b>Community activities</b>							
Community use	Accepted if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
Emergency service	Code assessment	✓	✓	✓	✓	✓	Community activities code
<b>Recreation activities</b>							
Environment facility	Accepted	Not applicable					
Park	Accepted	Not applicable					
<b>Rural activities</b>							
Animal husbandry	Accepted subject to requirements						Rural uses code
Cropping	Accepted subject to requirements						Rural uses code
Roadside stall	Accepted subject to requirements						Rural uses code
Wholesale nursery	Accepted subject to requirements						Rural uses code
<b>Other activities</b>							
Major electricity infrastructure	Code assessment	✓	✓	✓	✓	✓	Utility code
Landing	Accepted	Not applicable					
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Utility installation	Accepted if a local utility	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	Impact assessment	The planning scheme					

**Table 5.4.16 Limited development zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					
		Limited development zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
<b>Residential activities</b>							
Dwelling house	Accepted if located in Precinct LDZ1 (Limited residential)	Not applicable					
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
<b>Community activities</b>							
Community use	Accepted if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
<b>Recreation activities</b>							
Environment facility	Accepted	Not applicable					
Park	Accepted	Not applicable					
<b>Rural activities</b>							
Animal husbandry	Accepted subject to requirements						Rural uses code
Cropping	Accepted subject to requirements						Rural uses code
Roadside stall	Accepted subject to requirements						Rural uses code
Wholesale nursery	Accepted subject to requirements						Rural uses code
<b>Other activities</b>							
Utility installation	Accepted if a local utility	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	Impact assessment	The planning scheme					

**Table 5.4.17 Rural zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Rural zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
<b>Caretaker's accommodation</b>	<b>Code assessment</b>						Caretaker's accommodation code
<b>Dwelling house</b>	<b>Accepted</b>	Not applicable					
<b>Home based business</b>	<b>Accepted</b> if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	<b>Accepted subject to requirements</b> if not accepted.						Home based business code
<b>Nature-based tourism</b>	<b>Accepted subject to requirements</b> if for a camping ground; or involving not more than 8 holiday cabins.						Nature and rural based tourism code
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Nature and rural based tourism code
<b>Rural workers accommodation</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Multi-unit residential uses code
<b>Short-term accommodation</b>	<b>Code assessment</b> if associated with rural based tourism.	✓	✓	✓	✓	✓	Nature and rural based tourism code
<b>Tourist park</b>	<b>Code assessment</b> if for a camping ground or involving a material increase in the intensity or scale of an existing tourist park.	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
<b>Industry activities</b>							
<b>High impact industry</b>	<b>Code assessment</b> if involving a change to an existing High impact industry (sugar milling or refining) use on the premises.	✓	✓	✓	✓	✓	Industry uses code
<b>Transport depot</b>	<b>Accepted</b> if involving the storage of not more than 2 vehicles.	Not applicable					
<b>Special industry</b>	<b>Code assessment</b> if for composting non-putrescible vegetative waste.	✓	✓	✓	✓	✓	Industry uses code
<b>Community activities</b>							
<b>Community use</b>	<b>Accepted</b> if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
<b>Emergency services</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Community activities code
<b>Recreation activities</b>							
<b>Environment facility</b>	<b>Accepted</b>	Not applicable					
<b>Park</b>	<b>Accepted</b>	Not applicable					
<b>Rural activities</b>							
<b>Animal husbandry</b>	<b>Accepted</b>	Not applicable					
<b>Aquaculture</b>	<b>Accepted subject to requirements</b> if minor aquaculture.						Rural uses code
<b>Cropping</b>	<b>Accepted</b>	Not applicable					
<b>Intensive animal industry</b>	<b>Code assessment</b> if involving the keeping of not more than:- (a) 1000 birds or poultry; (b) 400 standard pig units; (c) 150 standard cattle units; or (d) 1000 standard sheep units.	✓	✓	✓	✓	✓	Rural uses code
<b>Intensive horticulture</b>	<b>Accepted subject to requirements</b>						Rural uses code
<b>Permanent plantation</b>	<b>Accepted subject to requirements</b>						Rural uses code
<b>Roadside stall</b>	<b>Accepted subject to requirements</b>						Rural uses code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Rural zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Rural industry</b>	<b>Accepted</b> if:- (a) employing not more than 6 persons (including those resident); (b) having a total use area not exceeding 400m <sup>2</sup> ; and (c) no part of the use area is within 250m of a premises in the Rural residential zone or 500m in a residential zone.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Rural uses code
<b>Wholesale nursery</b>	<b>Accepted subject to requirements</b>						Rural uses code
<b>Winery</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Rural uses code
<b>Other activities</b>							
<b>Landing</b>	<b>Accepted</b>	Not applicable					
<b>Major electricity infrastructure</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Renewable energy facility</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Substation</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
<b>Utility installation</b>	<b>Accepted</b> if a local utility.	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					



**Table 5.4.18 Rural residential zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Rural residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Dwelling house	Accepted subject to requirements	AO9.1 to AO9.5 and AO10.1 to AO10.3 of the Dwelling house code					
Home based business	Accepted if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Accepted subject to requirements if not accepted.						Home based business code
Nature-based tourism	Code assessment	✓	✓	✓	✓	✓	Nature and rural based tourism code
<b>Business activities</b>							
Sales office	Code assessment						Sales office code
<b>Community activities</b>							
Community use	Accepted if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
Emergency services	Code assessment	✓	✓	✓	✓	✓	Community activities code
<b>Recreation activities</b>							
Environment facility	Accepted	Not applicable					
Park	Accepted	Not applicable					
<b>Rural activities</b>							
Aquaculture	Code assessment if minor aquaculture.	✓	✓	✓	✓	✓	Rural uses code
Animal husbandry	Accepted subject to requirements if involving the grazing of livestock only.						Rural uses code
Cropping	Accepted subject to requirements if not involving the mechanical spraying of any fertilizer, herbicide or pesticide.						Rural uses code
<b>Other activities</b>							
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Utility installation	Accepted if a local utility.	Not applicable					
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	Impact assessment	The planning scheme					

**Table 5.4.19 Special purpose zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b><i>Bundaberg State Development Area (SDA)</i></b>		
Development involving the material change of use of premises regulated by the Bundaberg SDA Development Scheme.	Development is regulated by the Bundaberg SDA Development Scheme and is assessed and decided by the Coordinator-General.	
<b><i>Port of Bundaberg – Strategic Port Land</i></b>		
Development on Strategic Port Land not regulated by the Bundaberg SDA Development Scheme	The Port Authority is the Assessment manager for development regulated by the Port of Bundaberg Land use Plan.	
<b><i>Development on land <u>not</u> regulated by the Bundaberg SDA Development Scheme or Port of Bundaberg Land Use Plan</i></b>		
<b>Emergency services</b>	<b>Accepted</b> if undertaken by or for the State or a public sector entity.	Not applicable
<b>Landing</b>		
<b>Major electricity infrastructure</b>		
<b>Park</b>		
<b>Port service</b>		
<b>Substation</b>		
<b>Utility installation</b>		
<b><i>Not specified</i></b>		
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme

**Table 5.4.20 Specialised centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Specialised centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
<b>Residential activities</b>							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Rooming accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Tourist park	Code assessment	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
<b>Business activities</b>							
Adult store	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Agricultural supplies store	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Car wash	Code assessment	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Garden centre	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Hardware and trade supplies	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Market	Accepted subject to requirements				✓		Market code
Office	Accepted subject to requirements if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	Code assessment if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Outdoor sales	Code assessment	✓	✓	✓	✓	✓	Business uses code
Sales office	Accepted subject to requirements						Sales office code
Service station	Code assessment	✓	✓	✓	✓	✓	Service station code
Shop	Accepted subject to requirements if:- (a) within an existing commercial building;	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Specialised centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	(b) the existing development footprint is not altered; (c) not incorporating a department store, discount department store or supermarket; and (d) having a GLA not less than 250m <sup>2</sup> .						
	<b>Code assessment</b> if not incorporating a department store, discount department store or supermarket, and having a GLA not less than 250m <sup>2</sup> .	✓	✓	✓	✓	✓	Business uses code
<b>Shopping centre</b>	<b>Accepted subject to requirements</b> if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; (c) having a GLA not less than 250m <sup>2</sup> for any single shop tenancy; and (d) not incorporating a department store, discount department store or supermarket.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if having a GLA not less than 250m <sup>2</sup> for any single shop tenancy, and not incorporating a department store, discount department store or supermarket.	✓	✓	✓	✓	✓	Business uses code
<b>Showroom</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Veterinary service</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
<b>Entertainment activities</b>							
<b>Club</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Function facility</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Hotel</b>	<b>Code assessment</b>	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> <li>Business uses code</li> <li>Multi-unit residential uses code (if incorporating short term accommodation)</li> </ul>
<b>Industry activities</b>							
<b>Low impact industry</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b>	✓	✓	✓	✓	✓	Industry uses code
<b>Research and technology industry</b>	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b>	✓	✓	✓	✓	✓	Industry uses code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development					Applicable use code
		Specialised centre zone code	Landscape code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Service industry	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Industry uses code
<b>Community activities</b>							
Community use	<b>Accepted</b> 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					
	<b>Code assessment</b> if not accepted	✓	✓	✓	✓	✓	Community activities code
Crematorium	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
Emergency services	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Community activities code
Funeral parlour	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Health care service	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Place of worship	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
<b>Recreation activities</b>							
Environment facility	<b>Accepted</b>	Not applicable					
Indoor sport and recreation	<b>Accepted subject to requirements</b> if within an existing commercial building and the existing development footprint is not altered.	AO1.3 and AO1.5 of Table 9.3.5.3.1 of the Transport and parking code					
	<b>Code assessment</b> if not accepted subject to requirements.	✓	✓	✓	✓	✓	Business uses code
Park	<b>Accepted</b>	Not applicable					
<b>Other activities</b>							
Parking station	<b>Code assessment</b>	✓	✓	✓	✓	✓	Business uses code
Substation	<b>Code assessment</b>	✓	✓	✓	✓	✓	Utility code
Utility installation	<b>Accepted</b> if a local utility.	Not applicable					
	<b>Code assessment</b> if not accepted.	✓	✓	✓	✓	✓	Utility code
<b>Not specified</b>							
Uses not specified and uses that do not meet the description in the categories of development and assessment column	<b>Impact assessment</b>	The planning scheme					

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

## 5.5 Categories of development and assessment – Reconfiguring a lot<sup>5 6</sup>

The following table identifies the categories of development and assessment for reconfiguring a lot.

**Table 5.5.1 Reconfiguring a lot**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Low density residential zone</b>	<b>Impact assessment</b> If:- (a) creating one or more additional lots in the Low density residential zone, excluding the creation of lots within a community title scheme of an existing, or consistent with an approved, Dual occupancy or Multiple dwelling development; and (b) not complying with the minimum lot size specified in Column 2 of <b>Table 9.3.4.3.2 (Minimum lot size and dimensions)</b> of the Reconfiguring a lot code.	The planning scheme
<b>Emerging community zone</b>	<b>Impact assessment</b> If creating one or more additional lots in the Emerging community zone, unless:- (a) in accordance with an approved plan of development forming part of a variation approval; or (b) the subdivision is for the purposes of accommodating any of the following:- (i) emergency services; (ii) water cycle management infrastructure; (iii) a telecommunications facility; or (iv) electricity infrastructure.	The planning scheme
<b>Limited development zone</b>	<b>Impact assessment</b> If creating one or more additional lots in the Limited development zone, unless the subdivision is for the purposes of accommodating any of the following:- (a) emergency services; (b) water cycle management infrastructure; (c) a telecommunications facility; or (d) electricity infrastructure.	The planning scheme
<b>Rural zone</b>	<b>Impact assessment</b> If:- (a) creating one or more additional lots in the Rural zone; and (b) not complying with the minimum lot size specified in Column 2 of <b>Table 9.3.4.3.2 (Minimum lot size and dimensions)</b> of the Reconfiguring a lot code.	The planning scheme
<b>Rural residential zone</b>	<b>Impact assessment</b> If:- (a) creating one or more additional lots in the Rural residential zone; and (b) not complying with the minimum lot size specified in Column 2 of <b>Table 9.3.4.3.2 (Minimum lot size and dimensions)</b> of the Reconfiguring a lot code, except where the non-compliance with the minimum lot size does not result in an increased lot yield.	The planning scheme
<b>All zones</b>	<b>Code assessment</b> If not otherwise specified in this table as being subject to impact assessment.	<ul style="list-style-type: none"> <li>• Applicable local plan code</li> <li>• Applicable zone code</li> <li>• Reconfiguring a lot code</li> <li>• Landscaping code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>

<sup>5</sup> Editor's note—under Schedule 6 of the Regulation, certain reconfiguring a lot is accepted development and cannot be declared to be accepted subject to requirements development, 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).

<sup>6</sup> Editor's note—despite the categories of development and assessment identified in this section for reconfiguring a lot, in the circumstances identified in Schedules 10 and 12 of the Planning Regulation, subdivision of one lot into two lots is development requiring code assessment.

## 5.6 Categories of development and assessment – Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

**Table 5.6.1 Building work**

Editor's note—Council may adopt an amenity and aesthetics policy for particular class 1(a) and class 10 buildings and structures. The requirements contained within any amenity and aesthetics policy are in addition to the assessment benchmarks identified within the planning scheme.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b><i>Building work associated with a material change of use</i></b>		
<b>Low density residential zone</b>	<b>Accepted subject to requirements</b> if for a dwelling house.	AO1 to AO8 and AO9.6 of the Dwelling house code
<b>Medium density residential zone</b>	<b>Accepted subject to requirements</b> if for a dwelling house.	AO1 to AO8 and AO9.6 of the Dwelling house code
<b>High density residential zone</b>	<b>Accepted subject to requirements</b> if for a dwelling house.	AO1 to AO8 and AO9.6 of the Dwelling house code
<b>Limited development zone</b>	<b>Accepted subject to requirements</b> if:- (a) for a dwelling house; and (b) located in Precinct LDZ1 (Limited residential).	Dwelling house code
<b>Rural zone</b>	<b>Accepted subject to requirements</b> if for a dwelling house.	Dwelling house code
<b>Rural residential zone</b>	<b>Accepted subject to requirements</b> if for a dwelling house.	AO1 to AO8 and AO9.6 of the Dwelling house code
<b>Emerging community zone</b>	<b>Accepted subject to requirements</b> if for a dwelling house.	Dwelling house code
<b><i>Building work not associated with a material change of use</i></b>		
<b>All zones</b>	<b>Accepted subject to requirements</b> if for Caretaker's accommodation, Dual occupancy, Dwelling house, Home based business, Nature-based tourism, Market, Sales office, Industry activities (except Extractive industry) and Rural activities.	<ul style="list-style-type: none"> <li>The use code applicable to the use for which the building work is to be undertaken</li> <li>Transport and parking code</li> </ul>
	<b>Accepted</b> if not subject to requirements.	Not applicable

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

## 5.7 Categories of development and assessment – Operational work<sup>7</sup>

The following table identifies the categories of development and assessment for operational work.

**Table 5.7.1 Operational work**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Operational work - minor operational work<sup>8</sup></b>		
Operational work involving only minor operational work.	<b>Accepted</b>	Not applicable
<b>Operational work - engineering work or landscaping work</b>		
Operational work involving engineering work or landscaping work associated with a material change of use.	<b>Accepted subject to requirements</b> if for the following work:- (a) on-site landscaping; (b) internal vehicle circulation, manoeuvring and car parking areas; (c) on-site stormwater management and incidental stormwater pipe and outlets <sup>9</sup> ; (d) access driveways.	<ul style="list-style-type: none"> <li>• AO5.1, AO5.2 and AO9.1 to AO9.5 of Table 9.3.2.3.2 of the Landscaping code</li> <li>• Table 9.3.7.3.1 of the Works, services and infrastructure code</li> </ul>
	<b>Code assessment</b> if not accepted subject to requirements.	<ul style="list-style-type: none"> <li>• Landscaping code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
Operational work involving engineering work or landscaping work associated with reconfiguring a lot.	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>• Landscaping code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> <li>• Reconfiguring a lot code</li> </ul>
Operational work involving engineering work <u>not</u> associated with a material change of use or reconfiguring a lot.	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>• Landscaping code</li> <li>• Nuisance code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
<b>Operational work - excavating or filling</b>		
Operational work involving excavating or filling.	<b>Accepted</b> if:- (a) on Council owned or controlled land; and (b) undertaken by or on behalf of the Council; <b>OR</b> (c) on Rural zoned land; and (d) associated with the use of the land for a rural activity; <b>OR</b> (e) involving:- (i) excavating or filling of not more than 50m <sup>3</sup> of material; and (ii) filling of not more than 10m <sup>3</sup> with an average depth not more than 150mm above natural ground level; and (iii) excavating to a depth of not more than 1m; and (iv) filling does not cause ponding of overland	Not applicable

<sup>7</sup> Editor's note—despite the categories of development and assessment identified in this section for operational work, in the circumstances identified in **Schedule 10 of the Planning Regulation**, operational work associated with a subdivision of one lot into two lots is development requiring code assessment.

<sup>8</sup> Editor's note—the term "minor operational work" is defined in **Schedule 1 (Definitions)**.

<sup>9</sup> Note—work involving "incidental stormwater pipe and outlets" includes underground stormwater pipes and stormwater outlets which convey stormwater from the site to the point of discharge when within a road reserve verge, a drainage easement (where the development has an approved point of connection), or drainage reserve and within 5 metres of the site boundary.



Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	runoff flows on adjacent land.	
	<b>Code assessment</b> if not accepted.	Works, services and infrastructure code
<b>Operational work - placing an advertising device on premises</b>		
Operational work involving placing an advertising device on premises.	<b>Accepted subject to requirements</b> if:- (a) for a sign type described in the Advertising devices code other than one of the following:- (i) above awning sign; (ii) projecting sign; (iii) roof sign; (iv) roof-top sign; and (b) not a third party advertising device; <b>OR</b> (c) an advertising device associated with a home based business.	<ul style="list-style-type: none"> <li>Advertising devices code (other than for an advertising device associated with a home based business)</li> <li>Acceptable outcome AO7 of the Home based business code (for an advertising device associated with a home based business)</li> </ul>
	<b>Code assessment</b> if not accepted subject to requirements.	Advertising devices code
<b>Vegetation clearing</b>		
Operational work involving vegetation clearing.	<b>Accepted</b> if exempt vegetation clearing <sup>10</sup> .	Not applicable
	<b>Code assessment</b> if not accepted.	Vegetation management code
<b>Operational work not otherwise specified in this table</b>		
Operational work not otherwise specified in this table.	<b>Accepted</b> <sup>11</sup>	Not applicable

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

<sup>10</sup> Editor's note—the term "exempt vegetation clearing" is defined in **Schedule 1 (Definitions)**.

<sup>11</sup> Editor's note—operational work that is identified as accepted development in the planning scheme may be prescribed as assessable development or development that is accepted subject to requirements in Schedules 7 or 10 of the Regulation.

## **5.8 Categories of development and assessment – Local plans**

There are no local plans in the planning scheme that change the categories of development and assessment from that stated in a zone.

## 5.9 Categories of development and assessment – Overlays

The following table identifies where an overlay changes the category of development and assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

**Table 5.9.1 Overlays**

Development <sup>12</sup>	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Acid sulfate soils overlay</b>		
<p><b>Any development if:-</b></p> <p>(a) within <b>Area 1</b> as identified on an Acid sulfate soils overlay map and involving:-</p> <p>(i) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</p> <p>(ii) filling of land with 500m<sup>3</sup> or more of material with an average depth of 0.5m or greater; or</p> <p>(b) within <b>Area 2</b> as identified on an Acid sulfate soils overlay map and involving excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment at or below 5m AHD.</p>	<b>No change</b>	<p>Acid sulfate soils overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Acid sulfate soils overlay code</p>
<b>Agricultural land overlay</b>		
<p><b>Material change of use</b>, other than in an existing building, if on land in the Rural zone and identified as Agricultural Land Classification (ALC) Class A and Class B in the SPP interactive mapping system.</p>	<b>No change</b>	<p>Agricultural land overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Agricultural land overlay code</p>
<p><b>Reconfiguring a lot</b> if on land in the Rural zone and identified as Agricultural Land Classification (ALC) Class A and Class B in the SPP interactive mapping system.</p>	<b>No change</b>	Agricultural land overlay code
<p><b>Operational work</b> involving excavation and filling not associated with a material change of use or reconfiguring a lot if:-</p> <p>(a) on land in the Rural zone and identified as Agricultural Land Classification (ALC) Class A and Class B in the SPP interactive mapping system; and</p> <p>(b) involving more than 50m<sup>3</sup> of material.</p>	<b>No change</b>	Agricultural land overlay code
<b>Airport and aviation facilities overlay – if within or under operational airspace</b>		
<p><b>Material change of use if:-</b></p> <p>(a) within or under operational airspace as identified in the SPP interactive mapping system; and</p> <p>(b) involving the following:-</p> <p>(i) buildings or works that intrude into the operational airspace; or</p> <p>(ii) the emission of gaseous plumes, smoke, dust, ash or steam.</p>	<p><b>Code assessment</b> if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).</p>	<p>Airport and aviation facilities overlay code</p>
	<b>No change</b> if not otherwise specified.	
<p><b>Operational work if:-</b></p> <p>(a) within or under operational airspace as identified in the SPP interactive mapping system; and</p> <p>(b) involving the following:-</p> <p>(i) the emission of gaseous plumes, smoke, dust, ash or steam; or</p> <p>(ii) external lighting not associated with a material change of use that includes the following:-</p> <p>(A) straight parallel lines 500m to 1,000m long; or</p> <p>(B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium</p>	<b>No change</b>	<p>Airport and aviation facilities overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Airport and aviation facilities overlay code</p>

<sup>12</sup> Note—where development is not identified in this column of the table as being subject to a particular overlay, then that overlay is not applicable to the development.

Development <sup>12</sup>	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
lights.		
<b><i>Airport and aviation facilities overlay – if within a lighting area buffer zone or wildlife hazard buffer zone</i></b>		
<p><b>Material change of use</b> if involving the following in a lighting area buffer or wildlife hazard buffer zone identified in the SPP interactive mapping system:-</p> <p>(a) the disposal of putrescible waste within a wildlife hazard buffer zone (i.e. within <b>13km</b> of a runway); or</p> <p>(b) the following uses within the <b>8km</b> wildlife hazard buffer zone:-</p> <p>(i) aquaculture (other than minor aquaculture);</p> <p>(ii) animal keeping, where involving a wildlife or bird sanctuary;</p> <p>(iii) any industrial activity involving food processing or an abattoir;</p> <p>(iv) intensive animal industry; or</p> <p>(c) the following within a lighting area buffer zone:-</p> <p>(i) external lighting that includes straight parallel lines 500m to 1,000m long; or</p> <p>(ii) external lighting that includes flare plumes, buildings with reflective cladding, upward shining lights, flashing or sodium lights; or</p> <p>(d) major sports, recreation and entertainment facilities or outdoor sport and recreation facilities involving fair grounds, show grounds, outdoor theatres or outdoor cinemas within the <b>3km</b> wildlife hazard buffer zone; or</p> <p>(e) the creation of a constructed waterbody within the <b>3km</b> wildlife hazard buffer zone.</p>	<p><b>Code assessment</b> if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).</p> <p><b>No change</b> if not otherwise specified.</p>	<p>Airport and aviation facilities overlay code</p>
<p><b>Reconfiguring a lot</b> if involving the following:-</p> <p>(a) the construction of a new road within a lighting area buffer zone identified in the SPP interactive mapping system; or</p> <p>(b) the creation of a constructed waterbody within the <b>3km</b> wildlife hazard buffer zone identified in the SPP interactive mapping system.</p>	<p><b>No change</b></p>	<p>Airport and aviation facilities overlay code</p>
<p><b>Operational work</b> if involving the creation of a constructed waterbody within the <b>3km</b> wildlife hazard buffer zone identified in the SPP interactive mapping system.</p>	<p><b>No change</b></p>	<p>Airport and aviation facilities overlay code</p>
<b><i>Airport and aviation facilities overlay – if within ANEF contours</i></b>		
<p><b>Material change of use</b> if:-</p> <p>(a) involving the following uses within the <b>20 ANEF</b> contour as identified in the SPP interactive mapping system:-</p> <p>(i) a use in the residential activities activity group;</p> <p>(ii) a use in the community activities activity group, other than emergency services;</p> <p>(iii) a use in the recreation activities activity group;</p> <p>(iv) a use in the business activities activity group being a function facility, market, shopping centre or tourist attraction; or</p> <p>(b) involving a use in the business activities activity group not mentioned in clause (a)(iv), other than a sales office, and located within the <b>25 ANEF</b> contour as identified in the SPP interactive mapping system; or</p> <p>(c) involving one or more of the following uses in the industrial activities activity group where located within the <b>30 ANEF</b> contour as identified in the SPP interactive mapping system:-</p> <p>(i) low impact industry;</p> <p>(ii) research and technology industry; or</p> <p>(iii) service industry.</p>	<p><b>No change</b></p>	<p>Airport and aviation facilities overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Airport and aviation facilities overlay code</p>
<p><b>Reconfiguring a lot</b> if creating additional lots within an ANEF contour as identified in the SPP interactive mapping system.</p>	<p><b>No change</b></p>	<p>Airport and aviation facilities overlay code</p>

Development <sup>12</sup>	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Airport and aviation facilities overlay – if within the public safety area</b>		
<b>Material change of use</b> if within the public safety area as identified in the SPP interactive mapping system, other than for the following:- (a) animal husbandry; (b) cropping; (c) dwelling house; (d) home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation).	<b>Code assessment</b> if the change of use is provisionally made accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).	Airport and aviation facilities overlay code
	<b>No change</b> if not otherwise specified.	
<b>Reconfiguring a lot</b> if creating additional lots within the public safety area as identified in the SPP interactive mapping system.	<b>No change</b>	Airport and aviation facilities overlay code
<b>Airport and aviation facilities overlay – if within an aviation facility building restricted area<sup>13</sup></b>		
<b>Material change of use</b> if involving the construction of temporary or permanent physical structures:- (a) within an aviation facility building restricted area, as identified in the SPP interactive mapping system; and (b) for the Sloping Hummock VHF aviation facility, within 1km of the aviation facility identified in the SPP interactive mapping system.	<b>Code assessment</b> if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).	Airport and aviation facilities overlay code
	<b>No change</b> if not otherwise specified.	
<b>Building work</b> if involving the construction of temporary or permanent physical structures:- (a) within an aviation facility building restricted area, other than for the Sloping Hummock VHF facility, as identified in the SPP interactive mapping system; or (b) for the Sloping Hummock VHF aviation facility, within 1km of the aviation facility identified in the SPP interactive mapping system.	<b>No change</b>	Airport and aviation facilities overlay code
<b>Biodiversity areas overlay<sup>14</sup></b>		
<b>Material change of use</b> , other than in an existing building, if within an area identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system or within the following buffer areas for MSES:- (a) where in an urban area or rural residential area – within 50m of a watercourse or wetland; (b) where not in an urban or rural residential area – (i) within 50m of a watercourse (stream order 1 or 2); (ii) within 100m of a watercourse (stream order 3 or greater); or (iii) within 200m of a wetland.	<b>No change</b>	Biodiversity areas overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Biodiversity areas overlay code
<b>Reconfiguring a lot</b> if within an area identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system or within the following buffer areas for MSES:- (a) where in an urban area or rural residential area – within 50m of a watercourse or wetland; (b) where not in an urban or rural residential area – (i) within 50m of a watercourse (stream order 1 or 2); (ii) within 100m of a watercourse (stream order 3 or greater); or (iii) within 200m of a wetland.	<b>No change</b>	Biodiversity areas overlay code

<sup>13</sup> Note—development within a building restricted area only requires assessment if the height of the development is such that it will encroach into the building restricted area airspace (i.e. “zone A” or “area A”). **Section 8.2.3 (Airport and aviation facilities code)** and the *State Planning Policy Guideline: State interest—Airports and aviation facilities* provide guidance on the building restricted areas for aviation facilities.

<sup>14</sup> Note—the Biodiversity areas overlay identifies areas which available data indicate contain ecologically important areas at the date of commencement of the planning scheme. Other ecologically important areas not identified in the SPP interactive mapping system may also contain significant habitat and biodiversity values. Development occurring in such areas may be assessable against the Biodiversity areas overlay code where specified in this table of assessment.

Development <sup>12</sup>	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Operational work</b>, other than placing an advertising device on premises, if within an area identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system or within the following buffer areas for MSES:-</p> <p>(a) where in an urban area or rural residential area – within 50m of a watercourse or wetland;</p> <p>(b) where not in an urban or rural residential area –</p> <p>(i) within 50m of a watercourse (stream order 1 or 2);</p> <p>(ii) within 100m of a watercourse (stream order 3 or greater); or</p> <p>(iii) within 200m of a wetland.</p>	<b>No change</b>	<p>Biodiversity areas overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Biodiversity areas overlay code</p>
<b>Bushfire hazard overlay</b>		
<p><b>Material change of use</b> if within a medium, high or very high bushfire hazard area as identified in the SPP interactive mapping system, other than for the following:-</p> <p>(a) an extractive industry;</p> <p>(b) a dwelling house;</p> <p>(c) a use in the rural activities activity group; or</p> <p>(d) a use in the other activities activity group.</p>	<b>No change</b>	Bushfire hazard overlay code
<p><b>Reconfiguring a lot</b> if within a medium, high or very high bushfire hazard area as identified in the SPP interactive mapping system.</p>	<b>No change</b>	Bushfire hazard overlay code
<p><b>Building work</b> other than if in a Residential zone or Emerging community zone, if:-</p> <p>(a) within a designated bushfire prone area as identified in Table 1.6.1 (Building assessment provisions) of the planning scheme; and</p> <p>(b) involving a dwelling house.</p>	<b>No change</b>	Bushfire hazard overlay code
<b>Coastal protection overlay – if within a coastal management district, erosion prone area or coastal setback line</b>		
<p><b>Material change of use</b> involving the construction of a new building or structure, or an increase in the gross floor area of an existing building or structure, other than for a dwelling house, if:-</p> <p>(a) within a coastal management district or erosion prone area as identified in the SPP interactive mapping system; or</p> <p>(b) located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map.</p>	<b>No change</b>	Coastal protection overlay code
<p><b>Reconfiguring a lot</b> if:-</p> <p>(a) within a coastal management district or erosion prone area as identified on in the SPP interactive mapping system; or</p> <p>(b) located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map.</p>	<b>No change</b>	Coastal protection overlay code
<p><b>Operational work</b> if:-</p> <p>(c) within a coastal management district or erosion prone area as identified on in the SPP interactive mapping system; or</p> <p>(d) located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map.</p>	<b>No change</b> <sup>15</sup>	Coastal protection overlay code
<p><b>Building work</b> if located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map, other than building work for the following -</p> <p>(a) an acceptable temporary, relocatable or expendable structure for safety and recreational purposes<sup>16</sup>; or</p> <p>(b) an extension to an existing building or structure</p>	<b>No change</b>	Coastal protection overlay code

<sup>15</sup> Editor's note—operational work that is identified as accepted development in the planning scheme may be prescribed as assessable development in Schedule 10 of the Regulation.

<sup>16</sup> Note—acceptable temporary, relocatable or expendable structures for safety of recreational purposes include:-

(a) picnic tables, barbeques, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and

(b) specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.

Development <sup>12</sup>	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
that is landward of the seaward alignment of the existing building or structure.		
<b>Coastal protection overlay – if within a Sea Turtle Sensitive Area<sup>17</sup></b>		
<b>Material change of use</b> if within the Sea turtle sensitive area on a Coastal protection overlay map.	<b>No change</b>	Sea turtle sensitive area overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Sea turtle sensitive area overlay code
<b>Reconfiguring a lot</b> if within the Sea turtle sensitive area on a Coastal protection overlay map.	<b>No change</b>	Sea turtle sensitive area overlay code
<b>Operational work</b> if within the Sea turtle sensitive area on a Coastal protection overlay map.	<b>No change<sup>18</sup></b>	Sea turtle sensitive area overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Sea turtle sensitive area overlay code
<b>Extractive resources overlay – if within a resource/processing area</b>		
<b>Material change of use</b> if within a resource/processing area as identified in the SPP interactive mapping system, other than for the following:- (a) animal husbandry; (b) cropping; (c) home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation).	<b>Code assessment</b> if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).  <b>No change</b> if not otherwise specified.	Extractive resources overlay code
<b>Reconfiguring a lot</b> if within a resource/processing area as identified in the SPP interactive mapping system.	<b>No change</b>	Extractive resources overlay code
<b>Extractive resources overlay – if within an extractive resource separation area</b>		
<b>Material change of use</b> if within a separation area for a resource/processing area as identified in the SPP interactive mapping system, except where:- (a) in an existing building; or (b) for the following:- (i) a dwelling house; (ii) a home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation); (iii) caretaker's accommodation (where associated with the extractive industry); (iv) utility installation (where a waste management facility); or (v) a use in the rural activities activity group other than intensive animal industry or winery.	<b>Code assessment</b> if the change of use is provisionally made accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use).  <b>No change</b> if not otherwise specified.	Extractive resources overlay code
<b>Reconfiguring a lot</b> if within a separation area for a resource/processing area as identified in the SPP interactive mapping system.	<b>No change</b>	Extractive resources overlay code
<b>Extractive resources overlay – if within a transport route separation area</b>		
<b>Material change of use</b> , other than in an existing building, if:- (a) within a transport route separation area as identified in the SPP interactive mapping system; and (b) involving the following:- (i) a use in the residential activities activity group; or (ii) a use in the community activities activity group.	<b>No change</b>	Extractive resources overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Extractive resources overlay code

<sup>17</sup> Editor's note—Sea turtle sensitive areas are identified on the Coastal Protection Overlay Maps in **Schedule 2 (Mapping)**.

<sup>18</sup> Editor's note—operational work that is identified as accepted development in the planning scheme may be prescribed as assessable development in Schedule 10 of the Regulation.

Development <sup>12</sup>	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Reconfiguring a lot if:-</b> (a) within a transport route separation area as identified in the SPP interactive mapping system; and (b) increasing the number of lots.	<b>No change</b>	Extractive resources overlay code
<b>Operational work if:-</b> (a) within a transport route separation area as identified in the SPP interactive mapping system; and (b) associated with the creation of, or upgrade to, a vehicular access point to the transport route.	<b>No change</b>	Extractive resources overlay code
<b>Flood hazard overlay<sup>19</sup></b>		
<b>Material change of use</b> if within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council, other than for the following:- (a) animal husbandry; (b) cropping; (c) dwelling house; (d) home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation); (e) outdoor sport and recreation.	<b>Code assessment</b> if the change of use is provisionally made accepted subject to requirements by a table of assessment in Section 5.4 (Categories of development and assessment – Material change of use). <b>No change</b> if not otherwise specified.	Flood hazard overlay code
<b>Reconfiguring a lot</b> if within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council.	<b>No change</b>	Flood hazard overlay code
<b>Operational work if:-</b> (a) within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council; and (b) involving excavating or filling.	<b>Code assessment</b> if the operational work is provisionally made accepted by the table of assessment in Section 5.7 (Categories of development and assessment – Operational work). <b>No change</b> if not otherwise specified.	Flood hazard overlay code
<b>Building work if:-</b> (a) within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council; and (b) involving a dwelling house.	<b>No change</b>	Flood hazard overlay code
<b>Heritage and neighbourhood character overlay – if involving or adjoining a heritage place</b>		
<b>Material change of use if:-</b> (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; and (b) the change of use will result in building work involving the alteration, demolition, relocation or removal of the local heritage place.	<b>Code assessment</b> if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in section 5.4 (Categories of development and assessment – Material change of use). <b>No change</b> if not otherwise specified.	Heritage and neighbourhood character overlay code
<b>Material change of use</b> if on a lot or premises adjoining:- (a) a national or Queensland heritage place as identified in the Queensland Heritage Register or Australian Heritage Database; or (b) a local heritage place as identified on a Heritage and neighbourhood character overlay map.	<b>No change</b>	Heritage and neighbourhood character overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
<b>Reconfiguring a lot if:-</b> (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining:- (i) a national or Queensland heritage place as identified in the Queensland Heritage	<b>No change</b>	Heritage and neighbourhood character overlay code

<sup>19</sup> Note—the Flood hazard maps adopted by Council identify flood hazard areas (including storm tide inundation areas) for the Bundaberg Region declared by Council resolution under section 13 of the Building Regulation 2006, as referenced at **Section 1.7.4 (Other documents incorporated in the planning scheme)**.



Development <sup>12</sup>	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
(ii) Register or Australian Heritage Database; or a local heritage place as identified on a Heritage and neighbourhood character overlay map.		
<b>Building work</b> if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; and (b) the building work involves the alteration, demolition, relocation or removal of the local heritage place.	<b>Code assessment</b>	Heritage and neighbourhood character overlay code
<b>Building work</b> , other than minor building work, if on a lot or premises adjoining:- (a) a national or Queensland heritage place as identified in the Queensland Heritage Register or Australian Heritage Database; or (b) a local heritage place as identified on a Heritage and neighbourhood character overlay map.	<b>No change</b>	Heritage and neighbourhood character overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
<b>Operational work</b> involving excavating or filling exceeding 50m <sup>3</sup> if on a local heritage place as identified on a Heritage and neighbourhood character overlay map.	<b>No change</b>	Heritage and neighbourhood character overlay code
<b>Operational work</b> involving placing an advertising device on premises if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining:- (i) a national or Queensland heritage place as identified in the Queensland Heritage Register or Australian Heritage Database; or (ii) a local heritage place as identified on a Heritage and neighbourhood character overlay map.	<b>No change</b>	Heritage and neighbourhood character overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
<b>Heritage and neighbourhood character overlay – if within a neighbourhood character area</b>		
<b>Material change of use</b> if:- (a) within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map; and (b) involving building work (other than an internal fitout or change of classification to an existing building).	<b>Code assessment</b> if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in section 5.4 (Categories of development and assessment – Material change of use).  <b>No change</b> if not otherwise specified.	Heritage and neighbourhood character overlay code
<b>Reconfiguring a lot</b> if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	<b>No change</b>	Heritage and neighbourhood character overlay code
<b>Building work</b> if:- (a) within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map; and (b) involving:- (i) the demolition, relocation or removal of a Victorian, Federation or Interwar building or structure; or (ii) any of the following external changes to a Victorian, Federation or Interwar building or structure:- (A) extensions forward of the existing front building alignment; or (B) extensions not forward of the existing front building but visible from the street; or (C) enclosing a front verandah; or (D) a change of external building material or cladding to the front or side elevation; or	<b>Code assessment</b>	Heritage and neighbourhood character overlay code

Development <sup>12</sup>	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
(E) raising the building.		
<b>Operational work</b> involving excavating or filling exceeding 50m <sup>3</sup> if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	<b>No change</b>	Heritage and neighbourhood character overlay code
<b>Operational work</b> involving placing an advertising device on premises if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	<b>No change</b>	Heritage and neighbourhood character overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
<b>Infrastructure overlay – if within a gas pipeline buffer</b>		
<b>Material change of use</b> if within a gas pipeline buffer as identified on an Infrastructure overlay map, except where:- (a) in an existing building; or (b) a home based business, animal husbandry, cropping, permanent plantation, roadside stall or wholesale nursery.	<b>No change</b>	Infrastructure overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Infrastructure overlay code
<b>Reconfiguring a lot</b> if:- (a) within a gas pipeline buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	<b>No change</b>	Infrastructure overlay code
<b>Operational work</b> associated with reconfiguring a lot if within a gas pipeline buffer as identified on an Infrastructure overlay map.	<b>No change</b>	Infrastructure overlay code
<b>Operational work</b> involving excavating or filling not associated with a material change of use or reconfiguring a lot if within a gas pipeline buffer as identified on an Infrastructure overlay map.	<b>Code assessment</b>	Infrastructure overlay code
<b>Infrastructure overlay – electricity substations and major electricity infrastructure</b>		
<b>Material change of use</b> if within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (excluding powerlines 66kV or less), except where:- (a) in an existing building and not involving a sensitive land use <sup>20</sup> ; or (b) a home based business, animal husbandry, cropping, permanent plantation, roadside stall or wholesale nursery.	<b>No change</b>	Infrastructure overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Infrastructure overlay code
<b>Reconfiguring a lot</b> if:- (a) within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (excluding powerlines 66kV or less); and (b) increasing the number of lots.	<b>No change</b>	Infrastructure overlay code
<b>Operational work</b> associated with reconfiguring a lot if within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (excluding powerlines 66kV or less).	<b>No change</b>	Infrastructure overlay code
<b>Operational work</b> involving excavating or filling not associated with a material change of use or reconfiguring a lot if:- (a) within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (excluding powerlines 66kV or less); and (b) involving excavation or filling of more than 50m <sup>3</sup> of material.	<b>No change</b>	Infrastructure overlay code
<b>Infrastructure overlay – if within a wastewater treatment plant buffer</b>		
<b>Material change of use</b> if within a wastewater treatment plant buffer as identified on an Infrastructure overlay map, except where:- (a) in an existing building and not involving a sensitive land use <sup>21</sup> ; or (b) a home based business or a use in the industry	<b>Code assessment</b> if the change of use involves a sensitive land use in the Rural zone and is provisionally made accepted or accepted subject to	Infrastructure overlay code  Note—for development that is accepted subject to requirements, no acceptable

<sup>20</sup> Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

<sup>21</sup> Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

Development <sup>12</sup>	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
activities activity group, rural activities activity group or other activities activity group.	requirements by a table of assessment in section 5.4 (Categories of development and assessment – Material change of use). <b>No change</b> if not otherwise specified.	outcomes are identified in the Infrastructure overlay code
<b>Reconfiguring a lot</b> if:- (a) within a wastewater treatment plant buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	<b>No change</b>	Infrastructure overlay code
<b>Infrastructure overlay – if within a waste management facility buffer</b>		
<b>Material change of use</b> if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) involving a sensitive land use <sup>22</sup> .	<b>Code assessment</b> if in the Rural zone and the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in section 5.4 (Categories of development and assessment – Material change of use). <b>No change</b> if not otherwise specified.	Infrastructure overlay code  Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Infrastructure overlay code
<b>Reconfiguring a lot</b> if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	<b>No change</b>	Infrastructure overlay code
<b>Infrastructure overlay – State controlled road, railway and cane railway corridors</b>		
<b>Material change of use</b> involving a sensitive land use <sup>23</sup> if:- (a) within 25m of a State controlled road or railway corridor as identified in the SPP interactive mapping system, excluding where QDC MP4.4 applies; or (b) within a cane railway corridor buffer as identified on an Infrastructure overlay map, except where the development is sited and designed in accordance with a previous approval that has addressed noise impacts on the sensitive land use, and impacts on the infrastructure corridor.	<b>Code assessment</b> if the change of use is provisionally made accepted or accepted subject to requirements by a table of assessment in section 5.4 (Categories of development and assessment – Material change of use). <b>No change</b> if not otherwise specified.	Infrastructure overlay code
<b>Reconfiguring a lot</b> increasing the number of lots if:- (a) within 25m of a State controlled road or railway corridor as identified in the SPP interactive mapping system; or (b) within a cane railway corridor buffer as identified on an Infrastructure overlay map.	<b>No change</b>	Infrastructure overlay code
<b>Steep land (slopes &gt;15%) overlay</b>		
<b>Material change of use</b> if within an area identified as steep land on a Steep land (slopes >15%) overlay map, other than if:- (a) in an existing building; or (b) for a dwelling house.	<b>No change</b>	Steep land (slopes >15%) overlay code
<b>Reconfiguring a lot</b> if within an area identified as steep land on a Steep land (slopes >15%) overlay map.	<b>No change</b>	Steep land (slopes >15%) overlay code
<b>Building work</b> if within an area identified as steep land on a Steep land (slopes >15%) overlay map.	<b>No change</b>	Steep land (slopes >15%) overlay code
<b>Operational work</b> associated with a material change of use or reconfiguring a lot if:- (a) within an area identified as steep land on a Steep land (slopes >15%) overlay map; and (b) involving:- (i) excavation or filling of more than 50m <sup>3</sup> of material; (ii) vegetation clearing; or (iii) redirecting the existing flow of surface or ground water.	<b>No change</b>	Steep land (slopes >15%) overlay code

<sup>22</sup> Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

<sup>23</sup> Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

Development <sup>12</sup>	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Operational work</b> involving excavating or filling not associated with a material change of use or reconfiguring a lot if:-</p> <p>(a) within an area identified as steep land on a Steep land (slopes &gt;15%) overlay map; and</p> <p>(b) involving:-</p> <p>(i) excavation or filling of more than 50m<sup>3</sup> of material; or</p> <p>(ii) redirecting the existing flow of surface or ground water.</p>	<b>Code assessment</b>	Steep land (slopes >15%) overlay code
<b>Water resource catchments overlay</b>		
<p><b>Material change of use</b> if:-</p> <p>(a) within a water resource catchment area as identified on a Water resource catchments overlay map; and</p> <p>(b) involving any of the following uses:-</p> <p>(i) a use in the industry activities activity group;</p> <p>(ii) animal keeping;</p> <p>(iii) aquaculture (other than minor aquaculture);</p> <p>(iv) cemetery;</p> <p>(v) intensive animal industry;</p> <p>(vi) motor sport facility;</p> <p>(vii) service station; or</p> <p>(viii) utility installation (where a landfill or refuse transfer station)</p>	<b>No change</b>	<p>Water resource catchment overlay code</p> <p>Note—for development that is accepted subject to requirements, no acceptable outcomes are identified in the Water resource catchments overlay code</p>
<p><b>Reconfiguring a lot</b> if:-</p> <p>(a) within a water resource catchment area as identified on a Water resource catchments overlay map; and</p> <p>(b) increasing the number of lots.</p>	<b>No change</b>	Water resource catchment overlay code
<p><b>Operational work</b> involving excavating or filling not associated with a material change of use or reconfiguring a lot if:-</p> <p>(a) within a water resource catchment area as identified on a Water resource catchments overlay map; and</p> <p>(b) involving excavating or filling of more than 50m<sup>3</sup> of material.</p>	<b>No change</b>	Water resource catchment overlay code

## Part 6 Zones

### 6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in **Schedule 2 (Mapping)**.
- (3) The categories of development and assessment for development in a zone are in **Part 5 (Tables of assessment)**.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:-
  - (a) the purpose of the code;
  - (b) the overall outcomes that achieve the purpose of the code;
  - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
  - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
  - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:-

#### **Residential zones category**

- (a) Low density residential zone code;
- (b) Medium density residential zone code;
- (c) High density residential zone code;

#### **Centre zones category**

- (d) Principal centre zone code;
- (e) Major centre zone code;
- (f) District centre zone code;
- (g) Local centre zone code;
- (h) Neighbourhood centre zone code;

#### **Industry zones category**

- (i) Industry zone code;
- (j) High impact industry zone code;

#### **Recreation zones category**

- (k) Sport and recreation zone code;
- (l) Open space zone code;

#### **Environmental zones category**

- (m) Environmental management and conservation zone code;

#### **Other zones category**

- (n) Community facilities zone code;
- (o) Emerging community zone code;
- (p) Limited development zone code;
- (q) Rural zone code;
- (r) Rural residential zone code;
- (s) Special purpose zone code; and
- (t) Specialised centre zone code.

## 6.2 Zone codes

### 6.2.1 Low density residential zone code

#### 6.2.1.1 Application

This code applies to development:-

- (a) within the Low density residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Low density residential zone is to provide for:-
  - (a) a variety of dwelling types, including dwelling houses; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:-
  - (a) development provides for low density residential activities that promote variety in housing size and choice;
  - (b) development is predominantly for dwelling houses and dual occupancies, with limited other residential activities established in the zone, such as retirement and residential care facilities and relocatable home parks, where such activities are of a scale and intensity that is compatible with the scale and intensity of the prevailing residential housing forms and are located with good access to community facilities, employment, public open space and public and active transport facilities;
  - (c) limited non-residential activities may also be established in the zone, 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 provides for an attractive, open and low density form or urban residential settlement;
  - (e) development is designed and located in a manner which makes a positive contribution to the streetscape, is sympathetic to its local setting, maintains the low intensity character of the zone and maintains a high level of residential amenity; and
  - (f) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.
  - (g) within newly developing, greenfield areas:
    - (i) interim land uses and development in the zone does not compromise the future potential of for urban purposes, as a result of the fragmentation of land parcels, the encroachment or establishment of inappropriate land use activities or other cause;
    - (ii) development and infrastructure provision occurs in a logical, orderly and efficient manner and is appropriately integrated with, and connected to, the surrounding urban fabric;
    - (iii) development sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements; and
    - (iv) development provides for efficient and effective transport networks that maximise accessibility within and to newly developing areas;
    - (v) development for sensitive purposes incorporates appropriate buffers to potentially conflicting land uses, including industry and enterprise areas, rural activities, and infrastructure.

### 6.2.1.3 Specific benchmarks for assessment

Table 6.2.1.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Residential uses</b>	
<p><b>PO1</b> Development provides for a compatible mix of low density residential activities.</p>	<p><b>AO1</b> Development is for:- (a) Caretaker's accommodation; (b) Dual occupancy; or (c) Dwelling house.</p>
<p><b>PO2</b> Development for residential purposes other than a dwelling house or a dual occupancy occur in the Low density residential zone only where they are of a nature, scale and intensity that is consistent with the low density character of the locality, and have good access to public and active transport, employment, community facilities and public open space.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<b>Non-residential uses</b>	
<p><b>PO3</b> A limited range of non-residential activities may be established in the Low density residential zone, provided that these uses:- (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; (d) wherever possible, are co-located with other non-residential uses; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.</p> <p>Note—such non-residential activities include community uses, parks, sales offices, shops (limited to corner stores) and utility installations (limited to local utilities).</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<b>Building height and built form</b>	
<p><b>PO4</b> Development has a low-rise built form to maintain the low density residential character and amenity of the zone.</p>	<p><b>AO4</b> Development has a maximum building height of 2 storeys and 8.5m.</p>
<p><b>PO5</b> Development has a built form and scale that is sympathetic to the low density residential character of the zone, 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):- (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>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> Development is sited and designed in a manner which is responsive to the sub-tropical climate and</p>	<p><b>AO6</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>is sympathetic to its local setting by complementing:-</p> <p>(a) the traditional Queensland 'timber and tin' architectural vernacular where located in a rural town or village; or</p> <p>(b) the Queensland 'coastal beach' vernacular where located in a coastal town or village.</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>	
<b>Residential density</b>	
<p><b>PO7</b></p> <p>Development provides for an attractive, open and relatively low density form of urban residential settlement that maintains a high level of residential amenity.</p>	<p><b>AO7</b></p> <p>In sewerred areas, development provides for a net residential density of:-</p> <p>(a) 7 to 15 dwellings per hectare for dwelling houses; and</p> <p>(b) 15 to 25 equivalent dwellings per hectare for other residential activities.</p> <p>Editor's note—lower net residential densities are likely to be achieved in unsewerred areas, with the primary consideration being the need to treat and dispose of effluent on-site.</p>
<b>Amenity</b>	
<p><b>PO8</b></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><b>AO8</b></p> <p>No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO9</b></p> <p>Development is provided with urban services to support the needs of the community, including parks, reticulated water (where available), sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p><b>AO9</b></p> <p>No acceptable outcome provided</p>
<p><b>PO10</b></p> <p>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><b>AO10</b></p> <p>No acceptable outcome provided</p>
<b>In newly developing, greenfield areas</b>	
<p><b>PO11</b></p> <p>Prior to the granting of a development approval for urban purposes:-</p> <p>(a) interim land uses and other development in the zone is predominantly limited to existing uses and low-impact rural and domestic uses, to ensure that the future potential of land to be used for urban purposes is not compromised; and</p> <p>(b) development avoids the sporadic or premature creation of additional lots.</p>	<p><b>AO11</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO12</b></p> <p>The layout and design of development ensures that:-</p> <p>(a) a sense of character and community inclusion is promoted;</p>	<p><b>AO12</b></p> <p>No acceptable outcome provided.</p>



Performance outcomes	Acceptable outcomes
<p>(b) a high level of residential amenity, personal health and safety and protection for property is provided; and</p> <p>(c) sensitive land uses are buffered from potentially conflicting land uses, including industry and enterprise areas, rural activities, and infrastructure</p>	
<p><b>PO13</b> Development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant landmarks, and rural and coastal views and vistas.</p>	<p><b>AO13</b> No acceptable outcome provided.</p>
<p><b>PO14</b> Development sensitively responds to the physical constraints of the land and mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, watercourses, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.</p>	<p><b>AO14</b> No acceptable outcome provided.</p>
<p><b>PO15</b> The scale, density and layout of development facilitates an orderly and efficient land use pattern that:-</p> <p>(a) is well connected to other parts of the urban fabric and planned future development;</p> <p>(b) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities;</p> <p>(c) encourages public transport accessibility and use; and</p> <p>(d) maximises the efficient extension and safe operation of infrastructure.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>

## 6.2.2 Medium density residential zone code

### 6.2.2.1 Application

This code applies to development:-

- (a) within the Medium density residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Medium density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Medium density residential zone is to provide for:-

- (a) medium density multiple dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Editor's note—the zone includes two precincts, being Precinct MDRZ1 (Bundaberg West medical/health hub) and Precinct MDRZ2 (Barolin Street office precinct), that also provide for particular business and community activities.

- (1) The purpose of the Medium density residential zone 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, with a low rise (up to three storeys) built form;
- (b) other medium density residential uses such as hostels, relocatable home parks, residential care facilities, retirement facilities, short-term accommodation and tourist parks may also be established in the zone;
- (c) residential activities that provide short-term accommodation are located in areas that are highly accessible to tourists and travellers, whilst avoiding areas that are predominantly used for permanent living;
- (d) limited non-residential activities may also be established in the zone, 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;
- (e) 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;
- (f) development encourages and facilitates the efficient provision and use of physical and social infrastructure;
- (g) 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; and
- (h) in addition to the overall outcomes for the zone generally:-
  - (i) development in **Precinct MDRZ1 (Bundaberg West medical/health hub)** provides for a cluster of medical, health care and allied services and facilities (including short-term accommodation) that complement and support the hospitals located in Bundaberg West; and
  - (ii) development in **Precinct MDRZ2 (Barolin Street office precinct)** provides for small-scale business and community activities, predominantly in the form of offices and

health care services, that take advantage of the precinct's prominent location along a major entry road into the Bundaberg CBD.

### 6.2.2.3 Specific benchmarks for assessment

Table 6.2.2.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Residential uses</b>	
<p><b>PO1</b> Development provides for a compatible mix of predominantly low and medium density residential activities.</p>	<p><b>AO1</b> Development provides for the following residential activities to occur in the Medium density residential zone:- (a) Caretaker's accommodation; (b) Dual occupancy; (c) Dwelling house; (d) Multiple dwelling; (e) Relocatable home park; (f) Residential care facility; (g) Retirement facility; (h) Rooming accommodation; (i) Short-term accommodation; or (j) Tourist park.</p>
<p><b>PO2</b> Short-term accommodation and tourist parks are located in tourism focus areas, within or adjacent to activity centres, or in other locations that are highly accessible and desirable to tourists or travellers, whilst avoiding locations that are predominantly used for permanent living.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<b>Non-residential uses</b>	
<p><b>PO3</b> Except where otherwise provided for in a zone precinct, a limited range of non-residential activities may be established in the Medium density residential zone, provided that these activities:- (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; (d) wherever possible, are co-located with other non-residential uses; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.</p> <p>Note—such non-residential activities include community uses, emergency services, sales offices, shops (limited to corner stores) and utility installations (limited to local utilities).</p> <p>Editor's note—as provided for elsewhere in this code, a wider range of non-residential activities may be established in the identified zone precincts.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<b>Building height and built form</b>	
<p><b>PO4</b> Development has a low-rise built form that is compatible with the existing and intended scale and character of the surrounding area. Non-residential built forms are subservient to residential built forms in the locality.</p>	<p><b>AO4.1</b> Residential development has a maximum building height of 3 storeys and 11m.</p> <p><b>AO4.2</b> Non-residential development has a maximum building height of:- (a) 2 storeys and 8.5m; or (b) 3 storeys and 11m if located in Precinct MDRZ1 (Bundaberg West medical/health hub).</p>

Performance outcomes	Acceptable outcomes
<p><b>PO5</b>                      Development has a built form and scale that is compatible with the existing and intended residential character of the zone, 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"> <li>(a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts;</li> <li>(b) privacy and overlooking impacts; and</li> <li>(c) building mass and scale as seen from neighbouring premises, and from the street.</li> </ul>	<p><b>AO5</b>                      No acceptable outcome provided.</p>
<p><b>PO6</b>                      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"> <li>(a) the traditional Queensland ‘timber and tin’ architectural vernacular where located in a rural town or village; or</li> <li>(b) the Queensland ‘coastal beach’ vernacular where located in a coastal town or village.</li> </ul> <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><b>AO6</b>                      No acceptable outcome provided.</p>
<b>Residential density</b>	
<p><b>PO7</b>                      Development encourages urban consolidation and 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, within a low rise environment and consistent with available or planned infrastructure capacity.</p>	<p><b>AO7</b>                      In sewered areas, development provides for a net residential density of 30 to 50 equivalent dwellings per hectare.</p> <p>Editor’s note—lower net residential densities are likely to be achieved in unsewered areas, with the primary consideration being the need to treat and dispose of effluent on-site.</p>
<b>Amenity</b>	
<p><b>PO8</b>                      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><b>AO8</b>                      No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO9</b>                      Development is provided with urban services to support the needs of the community, including parks, reticulated water (where available), sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p><b>AO9</b>                      No acceptable outcome provided</p>
<p><b>PO10</b>                      Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure)</p>	<p><b>AO10</b>                      No acceptable outcome provided</p>

Performance outcomes	Acceptable outcomes
or compromise the future provision of planned infrastructure.	
<b>Additional requirements for Precinct MDRZ1 (Bundaberg West medical/health hub)</b>	
<p><b>PO11</b> In addition to providing for low and medium density residential accommodation, development in Precinct <b>MDRZ1 (Bundaberg West medical/health hub)</b>:-</p> <ul style="list-style-type: none"> <li>(a) facilitates hospital expansion;</li> <li>(b) provides for a wide range of medical and health-related business and community activities that complement and support the nearby hospitals;</li> <li>(c) provides for a limited range of other business and community activities which provide a service to the health-related uses and residential uses in the immediate area;</li> <li>(d) is of a scale and intensity that minimises impacts on surrounding land uses and does not detract from the role and function of higher order activity centres; and</li> <li>(e) provides a high level of accessibility, safety and permeability for pedestrians.</li> </ul>	<p><b>AO11</b> No acceptable outcome provided.</p>
<b>Additional requirements for Precinct MDRZ2 (Barolin Street office precinct)</b>	
<p><b>PO12</b> In addition to providing for low and medium density residential accommodation, development in Precinct <b>MDRZ2 (Barolin Street office precinct)</b>:-</p> <ul style="list-style-type: none"> <li>(a) provides for small-scale business and community activities predominantly in the form of offices and health care services;</li> <li>(b) provides for a limited range of ancillary business activities (e.g. small scale food and drink outlets such as take-away stores and coffee shops) which provide supporting services to the predominant uses in the precinct;</li> <li>(c) is accommodated in modern, well-designed buildings that contribute to an attractive and coherent streetscape and appropriately respond to the broader residential context and setting;</li> <li>(d) is of a scale and intensity that minimises impacts on surrounding land uses and does not detract from the role and function of higher order activity centres; and</li> <li>(e) does not impact on the role and function of Barolin Street as a major entry road into the Bundaberg CBD.</li> </ul>	<p><b>AO12</b> No acceptable outcome provided.</p>

## 6.2.3 High density residential zone code

### 6.2.3.1 Application

This code applies to development:-

- (a) within the High density residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the High density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.3.2 Purpose and overall outcomes

- (1) The purpose of the High density residential zone code is to provide for high density residential uses for permanent residents and visitors in close proximity to the activity centres of Bundaberg and Bargara, supported by community uses, facilities, infrastructure and a range of retail, commercial and entertainment activities to service the needs of both visitors and surrounding residents.
- (2) The purpose of the High density residential zone code will be achieved through the following overall outcomes:-
  - (a) development provides a range of higher density residential dwelling choices in multi-storey, generally medium rise, formats;
  - (b) mixed use development is facilitated in the zone to help create vibrant and active streets and public spaces;
  - (c) non-residential uses that occur as part of a mixed use development may provide for a range of activities that:-
    - (i) complement tourist accommodation and enhance the attractiveness and function of the area as a visitor destination; and
    - (ii) offer food, shopping, entertainment and personal services to residents and visitors;
  - (d) other non-residential activities may also be established in the zone, 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;
  - (e) development encourages and facilitates urban consolidation and the efficient provision and use of physical and social infrastructure;
  - (f) 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;
  - (g) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the existing and intended scale and character of the surrounding area; and
  - (h) development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds.

### 6.2.3.3 Specific benchmarks for assessment

**Table 6.2.3.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Residential uses</b>	
<b>PO1</b> Development provides for a compatible mix of higher density residential activities catering for both permanent residents and tourists and visitors.	<b>AO1</b> Development provides for the following residential activities to occur in the High density residential zone:-

Performance outcomes	Acceptable outcomes
	(a) Caretaker's accommodation; (b) Dual occupancy (where forming part of a mixed use building); (c) Dwelling house; (d) Dwelling unit; (e) Multiple dwelling; (f) Residential care facility; (g) Resort complex; (h) Retirement facility; (i) Rooming accommodation; or (j) Short-term accommodation.
<b>Mixed use development and non-residential uses</b>	
<b>PO2</b> Where mixed use development is proposed, active, non-residential uses are provided at street level such as small-scale shops and food and drink outlets (e.g. cafes and restaurants) and residential uses are located above or behind street level active, non-residential uses.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> The type, scale and intensity of business activities in mixed use development does not undermine the Bundaberg Region activity centre network, and primarily service the needs of residents and visitors in the immediate neighbourhood	<b>AO3</b> Development ensures: (a) shops or offices, have a gross leasable floor area not exceeding 400m <sup>2</sup> ; and (b) in the case of a shopping centre, gross leasable floor area does not exceed 1,200m <sup>2</sup> for all tenancies and 400m <sup>2</sup> for any single tenancy.
<b>PO4</b> Non-residential activities not forming part of a mixed use development may also be established in the High density residential zone, provided that these activities:- (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; (d) wherever possible, are co-located with other non-residential uses; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.	<b>AO4</b> No acceptable outcome provided.
<b>Building height and built form</b>	
<b>PO5</b> Development has a medium-rise built form that is compatible with the existing and intended scale and character of the surrounding area.	<b>AO5.1</b> Residential development and mixed use buildings have a maximum building height of:- (a) 3 storeys and 11m in Bargara; and (b) 5 storeys and 20m in Bundaberg.  Note—in Bargara, the assessment manager may favourably consider residential development and mixed use buildings to have a maximum building height of up to 5 storeys and 20m for exemplary development that:- displays architectural design excellence in terms of sustainable, sub-tropical and coastal design elements; and has demonstrable community benefit.  <b>AO5.2</b> Non-residential development has a maximum building height of 2 storeys and 8.5m.
<b>PO6</b> Development has a built form and scale that is compatible with the existing and intended residential character of the area, positively contributes to the streetscape and maintains or provides a high level of residential amenity.	<b>AO6</b> No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<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><b>PO7</b> Development is sited and designed in a manner which is responsive to the sub-tropical climate, and is sympathetic to the scale and character of surrounding development, including the Queensland 'coastal beach' vernacular where located in Bargara.</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><b>AO7</b> No acceptable outcome provided.</p>
<b>Residential density</b>	
<p><b>PO8</b> Development encourages urban consolidation and 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, within a medium rise environment and consistent with available or planned infrastructure capacity.</p>	<p><b>AO8</b> Development provides for a maximum net residential density of:-</p> <p>(a) 60 equivalent dwellings per hectare in Bargara; and</p> <p>(b) 110 equivalent dwellings per hectare in Bundaberg.</p> <p>Note—for exemplary development in Bargara, as referred to in acceptable outcome AO5.1 above, a maximum net residential density of 110 equivalent dwellings per hectare may apply.</p>
<b>Amenity</b>	
<p><b>PO9</b> 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><b>AO9</b> No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO10</b> 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><b>AO10</b> No acceptable outcome provided.</p>
<p><b>PO11</b> 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><b>AO11</b> No acceptable outcome provided.</p>



## 6.2.4 Principal centre zone code

### 6.2.4.1 Application

This code applies to development:-

- (a) within the Principal centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Principal centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Principal centre zone code is to accommodate a wide range of business uses, entertainment uses, multi-unit residential uses and community uses within an active and vibrant mixed use environment.

The scale and level of intensity of such development should reinforce the intended role and function of Bundaberg CBD as the principal activity centre for the planning scheme area servicing the whole of the regional council area as well as areas outside of the regional council area.

- (2) The purpose of the Principal centre zone code will be achieved through the following overall outcomes:-
  - (a) development supports the role of the zone as the regional focus and location of the highest order retailing, entertainment, commercial, administrative and government services, and community and cultural facilities;
  - (b) any future full-line department store will be located in the principal activity centre, within Precinct PCZ1 (City Centre Core);
  - (c) higher density residential activities may be established where these activities complement the other functions of the zone;
  - (d) development provides for an efficient pattern of land use with high levels of accessibility and connectivity to transport networks;
  - (e) development has a built form, height and scale that is compatible with the prevailing character of the principal activity centre, incorporating high quality design elements that protect and respond to important heritage features, and contribute to a cohesive but visually interesting streetscape and skyline;
  - (f) development facilitates the creation of a vibrant and safe activity centre, with attractive and functional buildings that address the street, open space and other public places at a human scale, and provide active pedestrian friendly frontages, befitting of the zone's focus as a regional hub;
  - (g) development provides for efficient and effective transport networks that maximise accessibility within and to the centre;
  - (h) development encourages and facilitates the efficient provision and use of physical and social infrastructure; and
  - (i) in addition to the overall outcomes for the zone generally:-
    - (i) development in **Precinct PCZ1 (City centre core)** provides for the highest intensity and diversity of business activities and other uses to be accommodated in the precinct in a configuration that reinforces the role and function of the city centre core;
    - (ii) development in **Precinct PCZ2 (City centre riverfront)** provides for a range of uses that take advantage of the riverfront setting and is configured in a manner that increases activity levels in the area and enhances public accessibility to, and appreciation of, the Burnett River; and

- (iii) development in **Precinct PCZ3 (City centre frame)** provides for a range of lower intensity activities that complement and support the higher order activities provided in the city centre core.

### 6.2.4.3 Specific benchmarks for assessment

**Table 6.2.4.3.1 Benchmarks for assessable development**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b><i>Land use composition and activity centre network</i></b>	
<p><b>PO1</b> Development in the Principal centre zone provides for the highest order of business activities (particularly retailing and offices), entertainment activities and community activities within the Bundaberg region.</p>	<p><b>AO1</b> No acceptable outcome provided.</p>
<p><b>PO2</b> Development provides a mix of medium and high density residential activities and short-term accommodation uses that are complementary to the predominant non-residential uses and business functions of the zone.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> Development provides for an efficient pattern of land use where:- (a) the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities; and (b) all development has a clear connection to the pedestrian, bicycle, public transport and road transport networks.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<b><i>Built form and urban design</i></b>	
<p><b>PO4</b> 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 in keeping with the primary role and focus of the zone as a regional hub.</p>	<p><b>AO4</b> No acceptable outcome provided.</p>
<p><b>PO5</b> Development contributes to the creation of an active, safe and legible public realm, incorporating significant public open spaces including plazas, parks and gardens.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> Building height and design contributes to a coherent, functional and visually interesting streetscape by:- (a) maintaining a low-rise built form along the street frontage; (b) ensuring that new development does not dominate the streetscape, but instead protects and respects existing heritage features and character values; and (c) enhancing the walkability of the centre, and the enjoyment of streets and public spaces.</p>	<p><b>AO6.1</b> Development integrates with adjoining and nearby development within the centre and:- (a) is built to the front boundary for any building (or part) up to 2 storeys in height; (b) for any part of a building exceeding 2 storeys in height, is set back from the front boundary to ensure the existing streetscape character and heritage facades are not impacted or dominated; and (c) maintains pedestrian comfort through the continuation of awnings or other footpath coverings that:- (i) extend for the full length of all street frontages to provide all-weather protection; (ii) cover the full width of the footpath; and (iii) are contiguous with adjoining buildings and awnings.</p> <p><b>AO6.2</b> Where adjoining a national, Queensland or local heritage place, development incorporates a</p>

Performance outcomes	Acceptable outcomes
	podium height that complements the adjoining heritage building facade.
<b>Transport networks</b>	
<b>PO7</b> Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	<b>AO7</b> No acceptable outcome provided.
<b>Infrastructure and services</b>	
<b>PO8</b> 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.	<b>AO8</b> No acceptable outcome provided.
<b>PO9</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	<b>AO9</b> No acceptable outcome provided.
<b>Additional requirements for Precinct PCZ1 (City centre core)</b>	
<b>PO10</b> Development in <b>Precinct PCZ1 (City centre core)</b> provides for:- <ul style="list-style-type: none"> <li>(a) significant high order shopping facilities, including a full line department store and discount department stores, to be accommodated in the precinct;</li> <li>(b) residential uses to be located at the upper levels of mixed-use buildings, with complementary non-residential uses and activities at street level offering food, shopping, entertainment and personal services to residents, visitors, and workers; and</li> <li>(c) uses and activities at street level that contribute to an active frontage and maintain pedestrian comfort through continuation of awnings or other footpath coverings.</li> </ul>	<b>AO10</b> No acceptable outcome provided.
<b>PO11</b> Development in <b>Precinct PCZ1 (City centre core)</b> has a height and built form that:- <ul style="list-style-type: none"> <li>(a) supports the intended role of this precinct to accommodate the highest intensity of development; and</li> <li>(b) is sympathetic to the character and scale of surrounding development and the existing streetscape.</li> </ul>	<b>AO11</b> Development has a maximum building height of 9 storeys and 30m.
<b>Additional requirements for Precinct PCZ2 (City centre riverfront)</b>	
<b>PO12</b> Development in <b>Precinct PCZ2 (City centre riverfront)</b> provides for:- <ul style="list-style-type: none"> <li>(a) a range of recreation, tourism, open space and other uses that take advantage of the riverfront setting to be accommodated in the precinct;</li> <li>(b) a mix of non-residential uses at street level to establish a vibrant interface between the city centre core and the Burnett River;</li> <li>(c) an attractive and useable public interface between the city centre core and the Burnett River;</li> <li>(d) enhanced public access to the Burnett River; and</li> <li>(e) the establishment of a movement corridor along the waterfront that links to the broader pedestrian movement network.</li> </ul>	<b>AO12</b> No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p><b>PO13</b> Development in <b>Precinct PCZ2 (City centre riverfront)</b> has a height and built form that is compatible with the character of the area, positively contributes to the streetscape and facilitates views to the Burnett River.</p>	<p><b>AO13.1</b> Development has a maximum building height of 9 storeys and 30m.</p> <p><b>AO13.2</b> Buildings and structures are sited and designed to maintain and frame views and sightlines to the Burnett River from public areas.</p>
<b>Additional requirements for Precinct PCZ3 (City centre frame)</b>	
<p><b>PO14</b> Development in <b>Precinct PCZ3 (City centre frame)</b> provides for:-</p> <p>(a) a wide range of predominantly land consumptive business, community and other uses that complement and support the higher order retail, commercial and other facilities provided in the city centre core and contribute to the depth and breadth of activities offered by the principal activity centre; and</p> <p>(b) low impact industry and service industry uses that complement the range of activities contained in the principal activity centre and do not unreasonably impact on the amenity of any residential activities in the zone.</p>	<p><b>AO14</b> No acceptable outcome provided.</p>
<p><b>PO15</b> Development in <b>Precinct PCZ3 (City centre frame)</b> has a height and built form that:-</p> <p>(a) is of a lower intensity and scale relative to the city centre core precinct and city centre riverfront precinct; and</p> <p>(b) positively contributes to streetscape amenity, character and function.</p>	<p><b>AO15</b> Development has a maximum building height of 4 storeys and 15m.</p>

## 6.2.5 Major centre zone code

### 6.2.5.1 Application

This code applies to development:-

- (a) within the Major centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Major centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Major centre zone code is to accommodate a wide mix of uses including higher order retail, entertainment and commercial facilities in the major retail centre that services a sub-regional catchment population.

The zone may accommodate concentrations of higher order retail, professional offices, residential, administrative and health services, community and other uses capable of servicing a significant part of the planning scheme area, provided that these facilities and uses should not more appropriately be accommodated in the Bundaberg CBD.

The major centre is developed as a well-designed, safe and visually attractive business, community and employment centre.

The major centre complements and does not undermine the role and function of Bundaberg CBD as the principal activity centre for the region.

- (2) The purpose of the Major centre zone code will be achieved through the following overall outcomes:-
  - (a) development supports the role of the zone as a sub-regional focus and location of a wide mix of higher order retailing, entertainment and commercial activities that service a sub-regional population, and supports and strengthens linkages with nearby specialised activity centres, community facilities and industry areas, including the Bundaberg Airport, Bundaberg Recreational Precinct and CQUniversity;
  - (b) a department store may be established within the major activity centre only once such a store is established in the principal activity centre;
  - (c) higher density residential activities may be established where these activities complement the other functions of the zone;
  - (d) major land uses contributing to employment, education and services in the Bundaberg Region are located in the centre commensurate with its subregional role and function. Development does not undermine or compromise the activity centre network by proposing a higher order or larger scale of uses than intended for the centre;
  - (e) new regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are located in the Bundaberg CBD as the principal activity centre rather than in this centre;
  - (f) development facilitates the creation of a vibrant and safe activity centre, with attractive and functional buildings, streets, open space and other public places provided, befitting of the zone's focus as a sub-regional hub;
  - (g) development creates a cohesive and walkable centre that reduces and mitigates barriers to pedestrian movement, including roads, vehicle movement and car parking, and reduces the need for additional vehicle trips within the centre;
  - (h) development ensures that the relationship between uses and the public realm is enhanced and that the centre is more outwardly focused over time;
  - (i) buildings and structures in the Major centre zone have a medium rise built form;
  - (j) development encourages and facilitates urban consolidation;

- (k) development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
- (l) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.5.3 Specific benchmarks for assessment

**Table 6.2.5.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b><i>Land use composition and activity centre network</i></b>	
<b>PO1</b> Development in the Major centre zone provides for higher order business activities (particularly retailing uses) and entertainment activities.	<b>AO1</b> No acceptable outcome provided.
<b>PO2</b> Development for business activities is of a scale and intensity that is consistent with the intended role and function of the major activity centre as a sub-regional centre which is subordinate to, and does not undermine the intended role and function of the principal activity centre.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> Development ensures that a department store is not established in the Major centre zone unless such a use has already been established in the Bundaberg CBD.	<b>AO3</b> No acceptable outcome provided.
<b>PO4</b> As part of mixed use premises, development may provide for a mix of medium and high density residential activities and short-term accommodation uses that are complementary to the predominant non-residential uses and business functions of the zone.	<b>AO4</b> No acceptable outcome provided.
<b><i>Building height, built form and urban design</i></b>	
<b>PO5</b> Development in the Major centre zone has a medium-rise built form and does not unduly dominate its setting.	<b>AO5</b> Development has a maximum building height of 3 storeys and 12m.
<b>PO6</b> The structure and form of development within the zone is progressively improved to provide better connectivity between uses and the public realm and enhance the centre so that it does not function only as a conventional enclosed shopping centre with internalised malls and inward facing retail uses.	<b>AO6</b> No acceptable outcome provided.
<b>PO7</b> 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 in keeping with the role and function of the zone as a sub-regional hub.	<b>AO7</b> No acceptable outcome provided.
<b>PO8</b> Development contributes to the creation of an active, safe and legible public realm, incorporating public open spaces including outdoor plazas or other breakout areas, where appropriate and practicable.	<b>AO8</b> No acceptable outcome provided.
<b>PO9</b> Where located in the zone, residential buildings incorporate non-residential uses at street level to activate the public realm.	<b>AO9</b> No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<b>Transport networks</b>	
<p><b>PO10</b> Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.</p>	<p><b>AO10</b> No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO11</b> 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><b>AO11</b> No acceptable outcome provided.</p>
<p><b>PO12</b> 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><b>AO12</b> No acceptable outcome provided.</p>

## 6.2.6 District centre zone code

### 6.2.6.1 Application

This code applies to development:-

- (a) within the District centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the District centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.6.2 Purpose and overall outcomes

- (1) The purpose of the District centre zone code is to provide for a range of uses and activities that service the needs of district catchments in centres that are highly accessible and well connected to the catchment areas that they serve.

The zone may accommodate a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing the day-to-day and weekly shopping and service needs of a district or subregion, provided that those facilities and uses should not more appropriately be accommodated in the Bundaberg CBD or the major activity centre.

District centres are developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low rise building format, where significant off-site impacts are avoided.

District centres complement and do not undermine the role and function of Bundaberg CBD as the principal activity centre for the region and the major activity centre focussed on the Sugarland Shopping Centre and environs.

Note—the District centre zone comprises both district activity centres (rural) and district activity centres (urban).

- (2) The purpose of the District centre zone code will be achieved through the following overall outcomes:-
  - (a) development provides for a range of retail uses that does not include a department store, and discount department stores are only established in the zone where there is demonstrated need;
  - (b) land use composition in the zone promotes an active, mixed use environment;
  - (c) development provides for a range of residential activities that are ancillary to and support the predominant business functions of the zone;
  - (d) land uses contributing to employment, education and services in the Bundaberg Region are located in the centre. However, development does not undermine or compromise the activity centre network by proposing higher order or larger scale of uses that are more appropriately located in the principal activity centre or major activity centre;
  - (e) new regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are located in the Bundaberg CBD as the principal activity centre rather than in district centres;
  - (f) district activity centres at Childers and Gin Gin contain a concentration of shopping, business, community, entertainment and government uses that serve residents, tourists and primary industries in the town and its rural hinterland;
  - (g) the Kepnock district activity centre services the existing eastern suburbs of Bundaberg City, the growth corridor of Kalkie Ashfield, and the central coastal area towns with shopping facilities and other complimentary uses. Development of the centre is to ensure that:
    - (i) it is well connected to surrounding residential areas through a walkable and cycle friendly pathway network;



- (ii) multi-unit and other residential uses (such as shop top living and mixed use residential activities) contribute to the creation of an active main street / town centre; and
- (iii) activities such as cafés and smaller retail shops encourage the use of the main street and community space areas outside normal business hours.
- (h) development encourages and facilitates urban consolidation;
- (i) development facilitates the creation of vibrant and safe activity centres, with attractive and functional buildings, streets, open space and other public places provided;
- (j) development ensures that the relationship between uses and the public realm is enhanced and that each activity centre is outwardly focused;
- (k) where the zone includes a traditional “main street” character, development maintains and reinforces this established character;
- (l) development has a predominantly low-rise built form;
- (m) development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
- (n) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.6.3 Specific benchmarks for assessment

**Table 6.2.6.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use composition and activity centre network</b>	
<b>PO1</b> Development in the District centre zone provides for a range of retail business activities, including shops and shopping centres, which service the day to day and weekly shopping needs of coastal and rural towns and villages or groups of residential neighbourhoods in Bundaberg.	<b>AO1</b> No acceptable outcome provided.
<b>PO2</b> Development for business activities is of a scale and intensity that is consistent with the intended role and function of a district activity centre.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> Development ensures that higher order shopping facilities, including department stores, are not established in the District centre zone and discount department stores are only established in the zone where there is demonstrated need.	<b>AO3</b> No acceptable outcome provided.
<b>PO4</b> In addition to retail uses, development provides for a mix of other business activities and community activities to promote an active, mixed use environment.	<b>AO4</b> Development provides for the following activities:- (a) food and drink outlets (e.g. local restaurant and dining facilities); (b) local health care services; (c) offices (e.g. banks and real estate agencies); (d) entertainment uses (e.g. a club, function facility or theatre); and (e) an appropriate range of community activities and support services.
<b>PO5</b> Development for offices in urban district activity centres is of a scale and intensity that does not adversely impact on the Bundaberg principal activity centre’s ability to attract, support and maintain the highest order and intensity of commercial and government office space in the region.	<b>AO5</b> No acceptable outcome provided.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO6</b> Development provides for a range of residential activities, primarily accommodated in mixed use buildings, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p><b>AO6</b> Development provides for one or more of the following residential activities, accommodated in a mixed use building format:- (a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings; (e) rooming accommodation; and (f) short-term accommodation.</p>
<b>Building height, built form and urban design</b>	
<p><b>PO7</b> Development has a predominantly low-rise built form that is compatible with the existing and intended scale and character of the streetscape and surrounding area.</p>	<p><b>AO7</b> Development has a maximum building height of 3 storeys and 12m.</p>
<p><b>PO8</b> The structure and form of development within the zone provides high levels of connectivity between uses and the public realm so that each district activity centre does not function as an conventional enclosed shopping centre with internalised malls and inward facing retail uses.</p>	<p><b>AO8</b> No acceptable outcome provided.</p>
<p><b>PO9</b> 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><b>AO9</b> No acceptable outcome provided.</p>
<p><b>PO10</b> Development contributes to the creation of an active, safe and legible public realm, incorporating public open spaces including outdoor plazas or other breakout areas, where appropriate and practicable.</p>	<p><b>AO10</b> No acceptable outcome provided.</p>
<p><b>PO11</b> Development in the rural district activity centres of Childers and Gin Gin maintains and reinforces the traditional "main street" character of these towns and is sensitive to their rural setting and historical context.</p>	<p><b>AO11</b> No acceptable outcome provided.</p>
<p><b>PO12</b> District centre may include permanent and short-term residential activities provided that buildings incorporate non-residential uses at street level to activate the public realm.</p>	<p><b>AO12</b> No acceptable outcome provided.</p>
<b>Transport networks</b>	
<p><b>PO13</b> Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.</p>	<p><b>AO13</b> No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO14</b> 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><b>AO14</b> No acceptable outcome provided.</p>
<p><b>PO15</b> 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><b>AO15</b> No acceptable outcome provided.</p>



Performance outcomes	Acceptable outcomes
<b>Additional requirements for the Kepnock district activity centre</b>	
<p><b>PO16</b> Development in the Kepnock district activity centre:-</p> <ul style="list-style-type: none"> <li>(a) services residents of the Kalkie-Ashfield local development area and the eastern suburbs of the Bundaberg urban area;</li> <li>(b) includes one full line supermarket and other retail uses servicing weekly shopping needs;</li> <li>(c) includes a mix of commercial and community services meeting a range of convenience needs, in addition to entertainment and recreational facilities; and</li> <li>(d) in the longer term, may also include a discount department store, subject to demonstrated need and avoidance of undue adverse impacts on the Bundaberg CBD principal activity centre and the Sugarland shopping centre and environs major activity centre.</li> </ul>	<p><b>AO16</b> No acceptable outcome provided.</p>
<p><b>PO17</b> Development within the Kepnock district activity centre has a physical form generally in accordance with Figure 6.2.6 (Kepnock district activity centre concept plan), including:</p> <ul style="list-style-type: none"> <li>(a) bulky goods retailing (showrooms and bulky goods outlets and other large format retail and business activities such as garden centres, hardware and trade supplies) and a service station in the eastern part of the site;</li> <li>(b) community activities, such as a child care centre or educational facilities in the south eastern corner of the site on the corner of Kepnock and Greathead Roads; and</li> <li>(c) residential development to provide a buffer between the commercial land uses and the existing low density residential area of Liddell Court and Scherer Boulevard.</li> </ul> <p>Note—the land use areas and infrastructure elements shown on this figure are indicative only and represent a conceptual response to the overall outcomes and assessment benchmarks of the District centre zone code. The exact location and spatial extent of the various land use areas and infrastructure elements within the Kepnock district activity centre will be subject to more detailed ground truthing and site-specific assessments undertaken as part of future development application processes.</p>	<p><b>AO17</b> No acceptable outcome provided.</p>
<p><b>PO18</b> Residential development within the Kepnock district activity centre:-</p> <ul style="list-style-type: none"> <li>(a) provides sufficient local residential population to support the primary commercial function of the centre;</li> <li>(b) provides medium density housing options within close proximity of retail and other shopping and community facilities;</li> <li>(c) provides landscape buffering to Scherer Boulevard and existing residences on Liddell Street;</li> <li>(d) when located within the retail/mixed use area, is integrated with commercial uses to contribute to a dynamic main street and provide affordable housing options;</li> <li>(e) in the medium density residential area, includes non-residential activities, provided they are of a small scale and low intensity,</li> </ul>	<p><b>AO18</b> No acceptable outcome provided.</p>

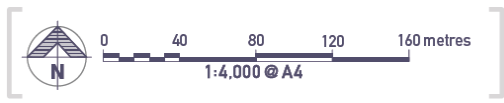
Performance outcomes	Acceptable outcomes
<p>are compatible with the prevailing residential character and amenity, and are located to front the major internal roads; and</p> <p>(f) is well connected via pedestrian and cycle paths to the adjoining commercial uses.</p>	
<p><b>PO19</b> Built form in the medium density residential area provides a transition between the commercial uses of the District centre and the existing adjoining low density residential areas.</p>	<p><b>AO19</b> Buildings consist of single and two storey housing with 3 storey (maximum of 11m) where setback a minimum of 20m from Scherer Boulevard and land within the Low density residential zone.</p>
<p><b>PO20</b> Development contributes to a traditional, fined grained, pedestrian orientated 'main street' character, established through design elements including:</p> <p>(a) built form directly adjoining the site frontage at street level on an internal road or with limited setbacks at street level to accommodate pedestrian movement and shelter or outdoor business activities;</p> <p>(b) regular street and footpath grid layout to promote permeability and legibility</p> <p>(c) vehicle parking on the street, at the rear of buildings or underground;</p> <p>(d) narrow frontages to the street and footpath for individual business premises;</p> <p>(e) larger format business uses and less intensive functions such as storage, administration and building services sleeved behind finer grain development along street frontages;</p> <p>(f) continuous awnings or other all-weather protection over footpaths;</p> <p>(g) limited vehicle crossing of footpaths to minimise interruption of pedestrian movement;</p> <p>(h) building openings and display windows that engage pedestrians and allow views to and from businesses and the street.</p>	<p><b>AO20</b> No acceptable outcome provided.</p>
<p><b>PO21</b> Development includes a public square or plaza to act as an informal meeting place and a gathering place for community events, adjoined by active retail and commercial uses.</p>	<p><b>AO21</b> No acceptable outcome provided.</p>
<p><b>PO22</b> The shopping centre integrates with the active retail/mixed uses in the main street town centre through a high quality pathway network.</p>	<p><b>AO22</b> No acceptable outcome provided.</p>
<p><b>PO23</b> Development is to be accessed via internal roads with restricted access to Greathead Road, FE Walker Street or Kepnock Road.</p>	<p><b>AO23</b> No acceptable outcome provided.</p>
<p><b>PO24</b> Building setbacks and landscaping facilitate:</p> <p>(a) buffering to the major external roads</p> <p>(b) complement the setbacks of nearby residential development on Scherer Boulevard; and</p> <p>(c) an attractive pedestrian friendly interface with internal open space</p>	<p><b>AO24</b> Building setbacks are:-</p> <p>(a) 4m vegetated buffer where fronting Greathead Road and Bundaberg Ring Road;</p> <p>(b) 20m vegetated buffer where fronting FE Walker Street;</p> <p>(c) 2.5m when within the Retail / Mixed Use areas and fronting open space. If a commercial use has direct access to the open space an awning built to the boundary is to be provided for the full width of the building;</p> <p>(d) in accordance with the setbacks prescribed within the Medium density residential zone code when within the Medium Density Residential area; and</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	(e) 6m from any road frontage, and 2m from any side or rear boundary where not specified above.
<p><b>PO25</b>            Drainage areas provide opportunity to integrate water sensitive urban design infrastructure, and open space associated with commercial uses into attractive green spaces in and around the district centre. The primary functions of the drainage and detention areas are not to be undermined by commercial development encroachment.</p>	<p><b>AO25</b>            No acceptable outcome provided.</p>
<p><b>AO26</b>            Any activity accessing and/or fronting Kepnock Road is designed to ensure impacts on the Residents located opposite on the southern side of Kepnock Road are minimised through built form design, landscaping and appropriately located access points.</p>	<p><b>AO26</b>            No acceptable outcome provided.</p>



**INDICATIVE LAND USE ELEMENTS**

- 1** Bulky Goods/Retail
- 2** Medium Density Residential
- 3** Community Uses, Childcare or Educational
- 4** Retail / Mixed Use
- 5** District Centre Shopping Centre
-  Drainage Path
-  Bus Stop



**Figure 6.2.6  
Kepnock District  
Activity Centre  
Concept Plan**

## 6.2.7 Local centre zone code

### 6.2.7.1 Application

This code applies to development:-

- (a) within the Local centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Local centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.7.2 Purpose and overall outcomes

- (1) The purpose of the Local centre zone code is to provide for a limited range of land uses and activities to meet the local level retail, business and community needs of coastal towns and their surrounding rural catchments and residential neighbourhoods within Bundaberg.

The zone accommodate local shopping and commercial activities, cafes and dining, community services and residential development where it can integrate and enhance the fabric of the activity centre, but is not the predominant use.

Local centres are developed as well-designed, safe and visually attractive centres, predominantly in a low rise building format, where significant off-site impacts are avoided.

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

- (2) The purpose of the Local centre zone code will be achieved through the following overall outcomes:-
  - (a) development provides for a range of business activities that are compatible with the intended role and function of the Local centre zone, but does not include a department store or discount department store, and full-line supermarkets are only established in the zone where there is demonstrated need;
  - (b) development provides for a range of complementary uses in appropriate locations to support community wellbeing and local employment opportunities;
  - (c) development provides for a limited range of residential activities that are ancillary to and support the predominant business functions of the zone, with short-term accommodation provided in appropriate locations to meet the needs of tourists and travellers;
  - (d) development within the Bargara and Burnett Heads town centres:-
    - (i) provides for an active and vibrant public realm accommodating a variety of shopping, dining and entertainment activities;
    - (ii) contributes to an attractive and functional streetscape incorporating high quality urban design and landscaping to retain and build upon the character of these coastal towns; and
    - (iii) provides an appropriate density of residential development to accommodate an immediate resident population to support these local centres;
  - (e) land uses contributing to employment, education and services in the Bundaberg Region are located in the centre commensurate with its local role and function. However, development does not undermine or compromise the activity centre network by proposing higher order or larger scale of uses that are more appropriately located in the principal activity centre, major activity centre or district centres;
  - (f) new regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are located in the Bundaberg CBD as the principal activity centre rather than in local centres;
  - (g) development has a predominantly low-rise built form, with a low to medium rise built form in the Bargara and Burnett Heads town centres;


- (h) development incorporates a high standard of architecture, urban design and landscaping that creates an attractive and functional “main street” setting or otherwise provides an attractive streetfront address;
- (i) development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
- (j) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.7.3 Specific benchmarks for assessment

**Table 6.2.7.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use composition and activity centre network</b>	
<p><b>PO1</b> Development provides for a range of business activities that service the local level convenience needs of residents and surrounding tourism or primary production industries, and offers locally-based employment opportunities.</p> <p>Note—such business activities include, but are not limited to, food and drink outlets, small-scale offices, shops, small shopping centres and veterinary services.</p>	<p><b>AO1</b> No acceptable outcome provided.</p>
<p><b>PO2</b> Development for business activities is of a scale and intensity that is consistent with the intended role and function of the local activity centre.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> Development ensures that:-</p> <ul style="list-style-type: none"> <li>(a) higher order shopping facilities, including department stores and discount department stores, are not established in the zone; and</li> <li>(b) major full-line supermarkets are only established in the zone where there is demonstrated need.</li> </ul>	<p><b>AO3</b> No acceptable outcome provided.</p>
<p><b>PO4</b> Development provides for a range of complementary community activities in appropriate locations to encourage community interaction and support the health, safety and wellbeing of local residents.</p> <p>Note—such community activities include community uses, emergency services and health care services.</p>	<p><b>AO4</b> No acceptable outcome provided.</p>
<p><b>PO5</b> Service industry and utility uses may also be established in the zone where such uses are compatible with the character and amenity of surrounding development.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> Development provides for a limited range of residential activities, primarily accommodated in mixed use buildings, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p><b>AO6</b> Development provides for one or more of the following residential activities, accommodated in a mixed use building format:-</p> <ul style="list-style-type: none"> <li>(a) caretaker’s accommodation;</li> <li>(b) dual occupancies;</li> <li>(c) dwelling units (e.g. shop top housing);</li> <li>(d) multiple dwellings; and</li> <li>(e) short-term accommodation.</li> </ul>
<p><b>PO7</b> Short-term accommodation is established in those parts of the zone located in tourism focus areas and in locations that are highly accessible to tourists or travellers (e.g. Moore Park Beach, Burnett Heads, Bargara and Elliott Heads).</p>	<p><b>AO7</b> No acceptable outcome provided.</p>



Performance outcomes	Acceptable outcomes
<b>Building height, built form and urban design</b>	
<p><b>PO8</b> Development, other than in the Burnett Heads and Bargara town centres, 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><b>AO8</b> Development has a maximum building height of 2 storeys and 10m.</p>
<p><b>PO9</b> Development in the Bargara town centre has a low to medium-rise built form that is compatible with the existing and intended scale and character of the streetscape and surrounding area.</p>	<p><b>AO9</b> Development has a maximum building height of 3 storeys and 11m in the Bargara town centre.</p> <p>Note—for mixed use development in the Bargara town centre, the assessment manager may favourably consider buildings to have a maximum building height of up to 5 storeys and 20m for exemplary development that:-</p> <ul style="list-style-type: none"> <li>(a) displays architectural design excellence in terms of sustainable, sub-tropical and coastal design elements; and</li> <li>(b) has demonstrable community benefit.</li> </ul>
<p><b>PO10</b> Development located in the Burnett Heads town centre has a low to medium-rise built form that:-</p> <ul style="list-style-type: none"> <li>(a) is compatible with the existing and intended scale and character of the surrounding area;</li> <li>(b) positively contributes to the streetscape and maintains a high level of residential amenity; and</li> <li>(c) provides for buildings that are built to the street frontage and designed to promote activity, including wide awnings to provide for footpath dining and all-weather protection for pedestrians.</li> </ul> <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"> <li>(a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts;</li> <li>(b) privacy and overlooking impacts; and</li> <li>(c) building mass and scale as seen from neighbouring premises, and from the street.</li> </ul>	<p><b>AO10</b> Development in the Burnett Heads town centre has a building height, awnings, and front setbacks in accordance with <b>Figure 6.2.7A Burnett Heads town centre alternative Building Heights and Setbacks</b>.</p> <p>Editor's note—Council may approve building heights greater than that nominated in this acceptable outcome where development demonstrates compliance with the performance outcome and other applicable assessment benchmarks.</p> <p><b>Figure 6.2.7A Burnett Heads town centre alternative Building Heights and Setbacks</b></p> 
<p><b>PO11</b> 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><b>AO11</b> No acceptable outcome provided.</p>
<p><b>PO12</b> Where existing development in the zone exhibits a traditional “main street” character, new development maintains and reinforces this established character.</p>	<p><b>AO12</b> No acceptable outcome provided.</p>
<b>Transport networks</b>	
<p><b>PO13</b> Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.</p>	<p><b>AO13</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<b>Infrastructure and services</b>	
<p><b>PO14</b>            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><b>AO14</b>            No acceptable outcome provided.</p>
<p><b>PO15</b>            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><b>AO15</b>            No acceptable outcome provided.</p>

## 6.2.8 Neighbourhood centre zone code

### 6.2.8.1 Application

This code applies to development:-

- (a) within the Neighbourhood centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Neighbourhood centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Neighbourhood centre zone code is to provide for a small range of land uses and activities to support the basic convenience needs of local neighbourhoods or parts of neighbourhoods.

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

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

Where located in a village setting, the zone may contain a larger range of uses and activities that cater to and support the basic convenience needs of both village residents and the immediately surrounding rural and rural residential areas as well as the needs of tourists, visitors and the travelling public.

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

- (2) The purpose of the Neighbourhood centre zone 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 zone;
  - (b) land uses contributing to employment, education and services in the Bundaberg Region are located in the centre commensurate with its local role and function. However, development does not undermine or compromise the activity centre network by proposing higher order or larger scale of uses that are more appropriately located in the principal activity centre, major activity centre, district centres or local centres;
  - (c) new regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are located in the Bundaberg CBD as the principal activity centre rather than in neighbourhood centres;
  - (d) development provides for a limited range of complementary uses in appropriate locations to support community wellbeing and local employment opportunities;
  - (e) development provides for a limited range of residential activities that are ancillary to and support the predominant business functions of the zone;
  - (f) 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;
  - (g) development does not unreasonably impact on the amenity of surrounding premises; and
  - (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.8.3 Specific benchmarks for assessment

Table 6.2.8.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Land use composition and activity centre network</b>	
<b>PO1</b> Development provides for the day-to-day retail and commercial needs of localised residential catchments, with uses including shops, food and drink outlets, health care services and offices.	<b>AO1</b> No acceptable outcome provided.
<b>PO2</b> In a village setting, development in the zone also services:- (a) the day-to-day retail and commercial needs of residents in the immediately surrounding rural and rural residential areas; and (b) the needs of tourists, visitors and the travelling public.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> 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.	<b>AO3</b> No acceptable outcome provided.
<b>PO4</b> Service industry, utility, and emergency services uses may also be established in the zone where they are compatible with the amenity of surrounding residential development.	<b>AO4</b> No acceptable outcome provided.
<b>PO5</b> Where possible, development provides for the clustering of business activities and community activities to create a vibrant neighbourhood hub to service the immediate needs of residents.	<b>AO5</b> No acceptable outcome provided.
<b>Building height, built form and urban design</b>	
<b>PO6</b> Development has a low-rise built form that is compatible with the existing and intended scale and character of the streetscape and surrounding area.	<b>AO6</b> Development has a maximum building height of 2 storeys and 8.5m.
<b>PO7</b> 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.	<b>AO7</b> No acceptable outcome provided.
<b>PO8</b> Development in a village setting maintains and reinforces the traditional “main street” character of the village and is sensitive to its rural setting and context.	<b>AO8</b> No acceptable outcome provided.
<b>Amenity</b>	
<b>PO9</b> 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.	<b>AO9</b> No acceptable outcome provided.
<b>Infrastructure and services</b>	
<b>PO10</b> 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.	<b>AO10</b> No acceptable outcome provided.
<b>PO11</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	<b>AO11</b> No acceptable outcome provided.

## 6.2.9 Industry zone code

### 6.2.9.1 Application

This code applies to development:-

- (a) within the Industry zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Industry zone is to provide for:-
  - (a) a variety of industry activities; and
  - (b) other uses and activities that:-
    - (i) support industry activities; and
    - (ii) do not compromise the future use of premises for industry activities.
- (2) The purpose of the Industry zone code will be achieved through the following overall outcomes:-
  - (a) uses in the zone are predominantly for low to medium intensity industrial activities;
  - (b) high impact industry uses are only established in the zone where adverse impacts can be avoided or mitigated;
  - (c) special industry and those industrial uses with the potential to generate significant off-site impacts are not established in the zone;
  - (d) a limited range of non-industrial uses may be established in zone where:-
    - (i) ancillary to and directly supporting the ongoing industrial use of the zone; and/or
    - (ii) allied and compatible with industrial uses;
  - (e) development in the zone is protected from intrusion by incompatible land uses and land fragmentation;
  - (f) industry areas are well designed, make efficient use of available industrial land and provide a range of lot sizes and adaptable building configurations that cater for a variety of industry needs;
  - (g) development has a predominantly low-rise built form and provides for a modern, safe and functional industrial environment;
  - (a) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
  - (b) development provides for efficient and effective transport networks that maximise accessibility within and to the zone; and
  - (c) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.9.3 Specific benchmarks for assessment

**Table 6.2.9.3.1 Benchmarks for assessable development**

Performance outcomes		Acceptable outcomes	
<i>Land use composition</i>			
<b>PO1</b>	Uses in the zone are predominantly for low to medium intensity industrial activities.	<b>AO1</b>	No acceptable outcome provided.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
Note—such activities include low impact industry, marine industry, medium impact industry, research and technology industry, service industry, transport depot and warehouse.	
<b>PO2</b> High impact industry uses are only established in the zone where such uses:- (a) are appropriately separated from adjoining or nearby sensitive land uses; and (b) can operate without impacting on other industry or non-industry uses within the zone.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> Non-industrial uses may be established where ancillary to and directly supporting the ongoing industrial use of the zone.  Note—such non-industrial uses include caretaker's accommodation and food and drink outlets (e.g. take-away stores and snack bars).	<b>AO3</b> No acceptable outcome provided.
<b>PO4</b> Other non-industrial uses which are allied or compatible with industry activities may also be established in the zone, provided that such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industry activities.  Note—such non-industrial uses include agricultural supplies stores, car wash, hardware and trade supplies, indoor sport and recreation, service stations and veterinary services.	<b>AO4</b> No acceptable outcome provided.
<b>PO5</b> Existing and planned industrial uses in the zone are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes.	<b>AO5</b> No acceptable outcome provided.
<b><i>Building height, built form and urban design</i></b>	
<b>PO6</b> Development has a predominantly low-rise built form that is sympathetic to the existing and intended scale and character of the streetscape and surrounding area.	<b>AO6</b> Development has a maximum building height of 12m.
<b>PO7</b> Industrial activities contribute positively to the image of the Bundaberg Region through a high quality of built form and landscaping, particularly where visible from the street or other public places, in keeping with the expectations of a modern, safe, and functional industrial environment.	<b>AO7</b> No acceptable outcome provided.
<b><i>Effects of development</i></b>	
<b>PO8</b> Development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive land uses.	<b>AO8</b> No acceptable outcome provided.
<b><i>Transport networks</i></b>	
<b>PO9</b> Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	<b>AO9</b> No acceptable outcome provided.
<b><i>Infrastructure and services</i></b>	
<b>PO10</b> Development is provided with urban services to support industry and employment activities, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	<b>AO10</b> No acceptable outcome provided.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>PO11</b> 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.	<b>AO11</b> No acceptable outcome provided.

## 6.2.10 High impact industry zone code

### 6.2.10.1 Application

This code applies to development:-

- (a) within the High impact industry zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the High impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.10.2 Purpose and overall outcomes

- (1) The purpose of the High impact industry zone is to provide for:-
  - (a) high impact industry; and
  - (b) other uses and activities that:-
    - (i) support industry activities; and
    - (ii) do not compromise the future use of premises for industry activities.
- (2) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:-
  - (a) uses in the zone are predominantly for higher intensity industry activities;
  - (b) other industry activities, compatible with higher intensity industry activities, may also be established in the zone;
  - (c) a limited range of non-industrial uses may be established in zone where:-
    - (i) ancillary to and directly supporting the ongoing industrial use of the zone; and/or
    - (ii) allied and compatible with industry activities;
  - (d) development in the zone is protected from intrusion by incompatible land uses and land fragmentation;
  - (e) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
  - (f) development has a predominantly medium-rise built form and provides for a modern, safe and functional industrial environment;
  - (g) industry areas are well designed, and make efficient use of available industrial land;
  - (h) development provides for efficient and effective transport networks that maximise accessibility within and to the zone; and
  - (i) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.10.3 Specific benchmarks for assessment

**Table 6.2.10.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use composition</b>	
<b>PO1</b> Uses in the zone are predominantly for higher intensity industry activities, recognising that some of these activities may have the potential to generate significant off-site impacts.  Note—such activities include marine industry, medium impact industry and high impact industry.	<b>AO1</b> No acceptable outcome provided.



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO2</b> Other industry activities may also be established in the zone where compatible with higher intensity industry activities.</p> <p>Note—such activities include low impact industry, research and technology industry, transport depot and warehouse.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> Non-industrial uses may be established where ancillary to and directly supporting the ongoing industrial use of the zone.</p> <p>Note—such non-industrial uses include caretaker's accommodation and food and drink outlets (e.g. take-away stores and snack bars).</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<p><b>PO4</b> Other non-industrial uses which are allied or compatible with industry activities may also be established in the zone, provided that such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industry activities.</p> <p>Note—such non-industrial uses include a service station.</p>	<p><b>AO4</b> No acceptable outcome provided.</p>
<p><b>PO5</b> Existing and planned industrial uses in the zone are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<b>Building height, built form and urban design</b>	
<p><b>PO6</b> Development has a medium-rise built form that is sympathetic to the existing and intended scale and character of the streetscape and surrounding area.</p>	<p><b>AO6</b> Development has a maximum building height of 20m.</p>
<p><b>PO7</b> Industrial activities contribute positively to the image of the Bundaberg Region through a high quality of built form and landscaping, particularly where visible from the street or other public places, in keeping with the expectations of a modern, safe, and functional industrial environment.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>
<b>Effects of development</b>	
<p><b>PO8</b> Development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive land uses.</p>	<p><b>AO8</b> No acceptable outcome provided.</p>
<b>Transport networks</b>	
<p><b>PO9</b> Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.</p>	<p><b>AO9</b> No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO10</b> Development is provided with urban services to support industry and employment activities, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p><b>AO10</b> No acceptable outcome provided.</p>
<p><b>PO11</b> 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><b>AO11</b> No acceptable outcome provided.</p>

## 6.2.11 Sport and recreation zone code

### 6.2.11.1 Application

This code applies to development:-

- (a) within the Sport and recreation zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Sport and recreation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.11.2 Purpose and overall outcomes

- (1) The purpose of the Sport and recreation zone is to provide for:-
  - (a) a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and
  - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The purpose of the Sport and recreation zone code will be achieved through the following overall outcomes:-
  - (a) development in the zone provides for a range of recreation activities that meet the active sport and recreational needs of residents and visitors;
  - (b) ancillary uses and facilities that support the predominant recreation activities may also be established in the zone;
  - (c) sport and recreation open space may be used for temporary or periodical uses, where compatible with the role and function of the zone;
  - (d) development facilitates and encourages the efficient and effective provision and use of indoor and outdoor sport and recreation facilities and their integration with the broader regional open space network;
  - (e) development in the zone is protected from intrusion by incompatible land uses;
  - (f) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
  - (g) development provides for efficient and effective transport networks that maximise accessibility within and to sport and recreation areas; and
  - (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.11.3 Specific benchmarks for assessment

**Table 6.2.11.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use composition</b>	
<b>PO1</b> Development in the Sport and recreation zone predominantly accommodates formalised recreation facilities that support organised team and individual sports and recreational pursuits including sporting fields, golf courses, outdoor courts, indoor sport centres, public swimming pools, equestrian facilities, and active leisure facilities such as water parks.	<b>AO1</b> No acceptable outcome provided.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO2</b> Ancillary uses and facilities that support the predominant recreation activities may be established in the zone where they contribute to the ongoing safe, comfortable and efficient operation of recreation activities.</p> <p>Note—such ancillary uses and facilities includes caretaker's accommodation, clubs, community uses, function facilities, amenities blocks, kiosks, shelters, spectator stands, picnic tables and lighting infrastructure.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> Sport and recreation open space may be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses:- (a) are of a scale that can be reasonably accommodated by the existing facilities; and (b) do not unduly impact on the amenity and character of the surrounding area.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<p><b>PO4</b> Existing and planned recreation activities are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of premises for sport and recreation purposes.</p>	<p><b>AO4</b> No acceptable outcome provided.</p>
<p><b>PO5</b> Where possible, development encourages and facilitates the co-location and multiple use of sport and recreation fields and facilities by complementary recreation activities.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<b>Regional open space network</b>	
<p><b>PO6</b> Areas used for recreation activities complement and, where possible, are connected to other parts of the broader regional open space network, including land in the Open space zone and the Environmental management and conservation zone.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<b>Built form and urban design</b>	
<p><b>PO7</b> The scale, intensity and built form of development is compatible with the existing and intended scale and character of the streetscape and surrounding area.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>
<b>Effects of development</b>	
<p><b>PO8</b> Development in the zone provides a high level of amenity and avoids or mitigates the potential for land use conflicts with existing and planned development in the locality.</p>	<p><b>AO8</b> No acceptable outcome provided.</p>
<b>Transport networks</b>	
<p><b>PO9</b> Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas.</p>	<p><b>AO9</b> No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO10</b> Development provides for infrastructure and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone.</p>	<p><b>AO10</b> No acceptable outcome provided.</p>
<p><b>PO11</b> 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><b>AO11</b> No acceptable outcome provided.</p>

## 6.2.12 Open space zone code

### 6.2.12.1 Application

This code applies to development:-

- (a) within the Open space zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Open space zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.12.2 Purpose and overall outcomes

(1) The purpose of the Open space zone is to provide for:-

- (a) local, district and regional parks for the use of residents and visitors; and
- (b) facilities and infrastructure that support, and are required by, users of the parks.

Editor's note—facilities and infrastructure that support, and are required by, users of the parks include shelters, amenity facilities, picnic tables, playgrounds and infrastructure to provide safe access and essential management of parks.

(2) The purpose of the Open space zone code will be achieved through the following overall outcomes:-

- (a) development in the zone predominantly provides for the informal active recreational needs of residents and visitors;
- (b) limited other uses and facilities that support the use and enjoyment of open space may also be established in the zone;
- (c) open space may be used for temporary or periodical uses, where compatible with the role and function of the zone;
- (d) open space is protected from the intrusion of incompatible uses and land use conflicts are avoided;
- (e) development facilitates and encourages the efficient and effective provision and use of open space and its integration with the broader regional open space network;
- (f) development provides a high level of amenity and is compatible with the existing and intended scale and character of the streetscape and surrounding area;
- (g) development provides for efficient and effective transport networks that maximise accessibility within and to sport and recreation areas; and
- (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.12.3 Specific benchmarks for assessment

**Table 6.2.12.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use composition</b>	
<b>PO1</b> Development in the Open space zone predominantly provides for parks and other small-scale and low intensity recreation activities that primarily cater for the informal active recreational needs of residents and visitors.	<b>AO1</b> No acceptable outcome provided.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO2</b> Limited other uses which are ancillary to and support the use and enjoyment of open space may also be established in the zone.</p> <p>Note—such ancillary uses include small scale food and drink outlets (such as kiosks) and community uses.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> Open space may be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses:- (a) are of a scale that can be reasonably accommodated by the existing open space facilities; and (b) do not unduly impact on the amenity and character of the surrounding area.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<p><b>PO4</b> Open space is protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for open space purposes.</p>	<p><b>AO4</b> No acceptable outcome provided.</p>
<b>Regional open space network</b>	
<p><b>PO5</b> Open space areas, where possible, are connected to other parts of the broader regional open space network including land in the Sport and recreation zone and the Environmental management and conservation zone.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<b>Built form and urban design</b>	
<p><b>PO6</b> The scale, intensity and built form of development are compatible with the existing and intended scale and character of the streetscape and surrounding area.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<b>Effects of development</b>	
<p><b>PO7</b> Development in the zone provides a high level of amenity and avoids or mitigates the potential for land use conflicts with existing and planned development in the locality.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>
<b>Transport networks</b>	
<p><b>PO8</b> Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas.</p>	<p><b>AO8</b> No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO9</b> Development provides for infrastructure and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone.</p>	<p><b>AO9</b> No acceptable outcome provided.</p>
<p><b>PO10</b> 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><b>AO10</b> No acceptable outcome provided.</p>

## 6.2.13 Environmental management and conservation zone code

### 6.2.13.1 Application

This code applies to development:-

- (a) within the Environmental management and conservation zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Environmental management and conservation zone code by the tables of assessment in Part 5 (Tables of assessment).

### 6.2.13.2 Purpose and overall outcomes

- (1) The purpose of the Environmental management and conservation zone is to provide for the protection and maintenance of areas that support one or more of the following:-
  - (a) biological diversity;
  - (b) ecological integrity;
  - (c) naturally occurring land forms;
  - (d) coastal processes.
- (2) The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes:-
  - (a) significant natural environmental values in the zone are protected for their importance in contributing to ecological sustainability;
  - (b) development provides for the preservation, protection and rehabilitation of land to maintain biodiversity, ecological processes, wildlife movement corridors, coastal processes, water quality, scenic amenity, cultural heritage significance and community wellbeing;
  - (c) small scale and low key activities that support the community's appreciation and enjoyment of environmental values are facilitated;
  - (d) low impact utility installations may be provided where significant adverse impacts are avoided or mitigated;
  - (e) development maintains scenic values and landscape character; and
  - (f) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure and ensures that public safety and environmental health is maintained.

### 6.2.13.3 Specific benchmarks for assessment

**Table 6.2.13.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use composition</b>	
<b>PO1</b> Most forms of development do not occur in the Environmental management and conservation zone to ensure that significant natural environmental values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural significance are protected and appropriately managed.	<b>AO1</b> No acceptable outcome provided.
<b>PO2</b> Parks and associated recreation activities and facilities may be established in the zone, where such development:- <ul style="list-style-type: none"> <li>(a) supports environmental values and provides opportunities for appreciation or study of those values;</li> </ul>	<b>AO2</b> No acceptable outcome provided.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>(b) promotes nature-based tourism activities and other low intensity, low key activities that are compatible with and have a direct connection with the environmental values; and</p> <p>(c) provides opportunities for recreational pursuits that have a direct connection with the environmental values of the land.</p>	
<p><b>PO3</b> Low impact utility installations may be provided where such activities are located, designed and operated to avoid or mitigate significant adverse impacts on ecological systems and processes.</p>	<p><b>A03</b> No acceptable outcome provided.</p>
<b>Scenic values and landscape character</b>	
<p><b>PO4</b> Development maintains the scenic values and landscape character of the zone, particularly prominent ridgelines, escarpments, significant landmarks, and important views and vistas.</p>	<p><b>A04</b> No acceptable outcome provided.</p>
<b>Protection and buffering of natural features</b>	
<p><b>PO5</b> Natural features such as creeks, gullies, watercourses, wetlands, flora and fauna communities, habitats, vegetation and bushland are protected and buffered from activities in the zone and adjoining land uses.</p>	<p><b>A05</b> No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO6</b> Where infrastructure and services are to be provided to service development in the zone, they are:-</p> <p>(a) commensurate with the very limited range of small scale and low-key activities that are intended to occur in the zone; and</p> <p>(b) designed, installed and operated to maintain public safety and environmental health.</p>	<p><b>A06</b> No acceptable outcome provided.</p>
<p><b>PO7</b> 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><b>A07</b> No acceptable outcome provided.</p>

## 6.2.14 Community facilities zone code

### 6.2.14.1 Application

This code applies to development:-

- (a) within the Community facilities zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Community facilities zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.14.2 Purpose and overall outcomes

- (1) The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:-
  - (a) educational establishments;
  - (b) hospitals;
  - (c) transport and telecommunication networks;
  - (d) utility installations.
- (2) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:-
  - (a) development in the zone caters primarily for specified uses, facilities and works which provide a service or function to the social, educational, health, and cultural needs of the community, in addition to a limited range of allied and compatible uses;
  - (b) community facilities and associated uses are appropriately located, provide a high level of amenity, are safe and are compatible with surrounding development;
  - (c) development contributes a built form design and building height that is of a character, intensity and scale consistent with existing and intended development in the surrounding area;
  - (d) community facilities are protected from the intrusion of incompatible uses and land use conflicts are avoided;
  - (e) development provides for efficient and effective transport networks that maximise accessibility within and to community facilities; and
  - (f) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.14.3 Specific benchmarks for assessment

**Table 6.2.14.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use composition</b>	
<p><b>PO1</b>                      Development in the zone caters primarily for specified uses, facilities and works which include:-</p> <ul style="list-style-type: none"> <li>(a) land used, owned or operated by Federal, State or local government for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, public hospitals, utility installations, electricity infrastructure, substation and transport networks;</li> <li>(b) uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation; or</li> </ul>	<p><b>AO1</b>                      No acceptable outcome provided.</p>



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
(c) private community services and facilities including educational establishments, places of worship, private hospitals and community uses.	
<b>PO2</b> Development provides for a limited range of allied and compatible uses to fulfil ancillary functions required for community facilities land to function effectively.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> Existing and planned community facilities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing community facilities or prejudice appropriate new activities.	<b>AO3</b> No acceptable outcome provided.
<b>Location, operational needs and effects of development</b>	
<b>PO4</b> Community facilities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public.	<b>AO4</b> No acceptable outcome provided.
<b>PO5</b> Development accommodates the specific operational, functional and locational needs of the particular use, whilst being of a building height, scale, appearance and intensity that is compatible with existing and intended development in the surrounding area and adjacent zones.	<b>AO5</b> No acceptable outcome provided.
<b>PO6</b> Development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development.	<b>AO6</b> No acceptable outcome provided.
<b>Transport networks</b>	
<b>PO7</b> Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to community facilities.	<b>AO7</b> No acceptable outcome provided.
<b>Infrastructure and services</b>	
<b>PO8</b> Where infrastructure and services are to be provided, they are:- (a) commensurate with location and setting of the community facility; and (b) the nature and scale of development that is intended to occur in the zone.	<b>AO8</b> No acceptable outcome provided.
<b>PO9</b> 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.	<b>AO9</b> No acceptable outcome provided.

## 6.2.15 Emerging community zone code

### 6.2.15.1 Application

This code applies to development:-

- (a) within the Emerging community zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Emerging community zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.15.2 Purpose and overall outcomes

- (1) The purpose of the Emerging community zone is to:-
  - (a) identify land that is intended for an urban purpose in the future;
  - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
  - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The purpose of the Emerging community zone code will be achieved through the following overall outcomes:-
  - (a) land converted to urban purposes is developed in an efficient, coordinated and sustainable manner to facilitate the creation of complete and vibrant communities that:-
    - (i) comprise interconnected residential neighbourhoods;
    - (ii) are effectively integrated with existing communities; and
    - (iii) are provided with necessary supporting services, facilities, infrastructure and open space;
  - (b) interim land uses and development in the zone do not compromise the future potential use of land for urban purposes, as a result of the fragmentation of land parcels, the encroachment or establishment of inappropriate land use activities or other cause;
  - (c) development is undertaken in accordance with a plan of development that appropriately addresses the matters identified in the performance outcomes of this code and any applicable local plan code at **Part 7 (Local plans)**, and which may be implemented via a preliminary approval pursuant to section 49 of the Act that includes a variation approval;
  - (d) the Branyan identified growth area is not developed for urban purposes until such time as further investigations into the suitability of the land for urban development, and local structure planning has been undertaken by the Council.  
  
Editor's note—the Branyan identified growth area is described in the regional plan and is identified on Strategic Framework Map SFM-001 (Settlement pattern elements) as a Major urban expansion area.
  - (e) development and infrastructure provision in the zone occurs in a logical, orderly and efficient manner and is appropriately integrated with, and connected to, the surrounding urban fabric;
  - (f) development in the zone sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements; and
  - (g) development provides for efficient and effective transport networks that maximise accessibility within and to emerging community areas.
  - (h) development for residential or other sensitive purposes incorporates appropriate buffers to potentially conflicting land uses, including industry and enterprise areas, rural activities, and infrastructure.

### 6.2.15.3 Specific benchmarks for assessment

Table 6.2.15.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Local area planning</b>	
<b>PO1</b> Where applicable, development occurs in accordance with any local area planning undertaken by the Council, as specified in a local plan code.	<b>AO1</b> No acceptable outcome provided.
<b>Interim land uses and development</b>	
<b>PO2</b> Prior to the granting of a development approval for urban purposes:- (a) interim land uses and other development in the zone are predominantly limited to existing uses and low-impact rural and domestic uses, to ensure that the future potential of land to be used for urban purposes is not compromised; and (b) development avoids the sporadic or premature creation of additional lots.	<b>AO2</b> No acceptable outcome provided.
<b>Land use mix</b>	
<b>PO3</b> A mix of land uses and housing types is provided to meet the needs of the community.	<b>AO3</b> No acceptable outcome provided.
<b>Layout and design of development</b>	
<b>PO4</b> The layout and design of development ensures that:- (a) a sense of character and community inclusion is promoted; and (b) a high level of residential amenity, personal health and safety and protection for property is provided.	<b>AO4</b> No acceptable outcome provided.
<b>Building height</b>	
<b>PO5</b> Unless otherwise specified in a local plan code, development provides for a predominantly low-rise building form that is compatible with the character of the surrounding area.	<b>AO5</b> Unless otherwise specified in a local plan code, development has a maximum building height of 2 storeys and 8.5m.
<b>Density</b>	
<b>PO6</b> Development encourages urban consolidation and 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.	<b>AO6</b> Unless otherwise specified in a local plan code, residential development provides for a net residential density of between 12 and 15 equivalent dwellings per hectare.
<b>Scenic amenity and landscape character</b>	
<b>PO7</b> Development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant landmarks, and rural and coastal views and vistas.	<b>AO7</b> No acceptable outcome provided.
<b>Physical and environmental constraints</b>	
<b>PO8</b> Development sensitively responds to the physical constraints of the land and mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, watercourses, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	<b>AO8</b> No acceptable outcome provided.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Land use pattern</b>	
<p><b>PO9</b>                      The scale, density and layout of development facilitates an orderly and efficient land use pattern that:-</p> <ul style="list-style-type: none"> <li>(a) is well connected to other parts of the urban fabric and planned future development;</li> <li>(b) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities;</li> <li>(c) encourages public transport accessibility and use; and</li> <li>(d) maximises the efficient extension and safe operation of infrastructure.</li> </ul>	<p><b>AO9</b>                      No acceptable outcome provided.</p>
<b>Integration and connectivity of development</b>	
<p><b>PO10</b>                      New development is effectively integrated with existing development by:-</p> <ul style="list-style-type: none"> <li>(a) connecting and extending movement and open space networks;</li> <li>(b) making provision for future linkages; and</li> <li>(c) enhancing linkages between disconnected areas.</li> </ul>	<p><b>AO10</b>                      No acceptable outcome provided.</p>
<b>Land use conflicts</b>	
<p><b>PO11</b>                      Development in the zone ensures that conflicts with the existing or potential productive use of adjoining or nearby rural lands and economic resource areas, or with other potentially conflicting land uses including industry and enterprise areas, rural activities, and infrastructure, are avoided or appropriately managed.</p>	<p><b>AO11</b>                      No acceptable outcome provided.</p>
<b>Transport networks</b>	
<p><b>PO12</b>                      Development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas.</p>	<p><b>AO12</b>                      No acceptable outcome provided.</p>
<b>Development sequencing</b>	
<p><b>PO13</b>                      Development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development</p>	<p><b>AO13</b>                      No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO14</b>                      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><b>AO14</b>                      No acceptable outcome provided.</p>
<p><b>PO15</b>                      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><b>AO15</b>                      No acceptable outcome provided.</p>

## 6.2.16 Limited development zone code

### 6.2.16.1 Application

This code applies to development:-

- (a) within the Limited development zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Limited development zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.16.2 Purpose and overall outcomes

- (1) The purpose of the Limited development zone code is to identify land that is significantly affected by one or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography.

Such constraints pose severe restrictions on the ability of the land to be developed for urban purposes.

More specifically, the purpose of the Limited development zone code is to limit development on land that is subject to the following circumstances:-

- (a) land located in an urban setting but is unsuitable for such purposes due to significant flooding constraints, access limitations or exposure to adverse amenity impacts; or
  - (b) land subject to a historical subdivision that is unsuitable for residential purposes in its current configuration due to servicing, physical, environmental or other development constraints.
- (2) The purpose of the Limited development zone code will be achieved through the following overall outcomes:-
    - (a) development is generally limited to pre-existing uses or new uses of a low-intensity, non-urban or rural nature;
    - (b) individual dwelling houses may only be established in the zone under limited circumstances;
    - (c) where development is proposed, it is of a low-intensity and scale and is compatible with the nature of the constraints present on the site;
    - (d) no additional lots are created in the zone, unless for accommodating essential infrastructure, services or facilities;
    - (e) historical subdivisions included in the zone may only be further developed for residential purposes subject to appropriate servicing arrangements and the provision of a more contemporary and responsive subdivision pattern and layout;
    - (f) development maintains the low intensity character of the zone, incorporates a high level of residential amenity, and provides for the personal health of residents and safety and protection for property;
    - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure; and
    - (h) in addition to the overall outcomes for the zone generally, development in **Precinct LDZ1 (Limited residential precinct)** does not materially intensify residential activities on premises located in high flood hazard areas.

### 6.2.16.3 Specific benchmarks for assessment

Table 6.2.16.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Land use composition</b>	
<p><b>PO1</b> Development in the zone is generally limited to pre-existing uses or new uses of a low-intensity, non-urban or rural nature.</p> <p>Notes—such uses include animal husbandry, cropping, wholesale nursery, park, environment facility and utility installation.</p>	<p><b>AO1</b> No acceptable outcome provided.</p>
<p><b>PO2</b> Individual dwelling houses may only be established in the zone where they are located, sited and designed to mitigate the impact of the constraints on the safety and wellbeing of residents.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<b>Reconfiguring a lot</b>	
<p><b>PO3</b> No additional lots are created in the zone, unless the subdivision is for the purposes of accommodating any of the following uses:- (a) emergency services; (b) water cycle management infrastructure; (c) a telecommunications facility; or (d) electricity infrastructure.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<b>Historical subdivisions</b>	
<p><b>PO4</b> Historical subdivisions included in the zone may only be further developed for residential purposes subject to appropriate address of the following matters:- (a) the availability and provision of supporting infrastructure and services to adequately service the development; and (b) the need to potentially reconfigure the historical subdivision pattern and layout to provide a more contemporary response to:- (i) physical and environmental constraints; (ii) natural hazards; (iii) topography; (iv) on-site effluent treatment and disposal (where sewerage is not available); (v) accessibility; and (vi) management of potential land use conflicts.</p>	<p><b>AO4</b> No acceptable outcome provided.</p>
<b>Building height</b>	
<p><b>PO5</b> Development predominantly has a low-rise built form to maintain the low intensity character and of the zone.</p>	<p><b>AO5</b> Development has a maximum building height of 2 storeys and 8.5m.</p>
<b>Amenity</b>	
<p><b>PO6</b> Development maintains a high level of 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><b>AO6</b> No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO7</b> Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO8</b>                      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><b>AO8</b>                      No acceptable outcome provided.</p>
<b>Additional requirements for Precinct LDZ1 (Limited residential precinct)</b>	
<p><b>PO9</b>                      Development in <b>Precinct LDZ1 (Limited residential precinct)</b>:-</p> <ul style="list-style-type: none"> <li>(a) provides for the re-establishment of dwelling houses and refurbishment of existing dwelling houses on premises located in high flood hazard areas; and</li> <li>(b) avoids intensification of other residential activities.</li> </ul>	<p><b>AO9</b>                      No acceptable outcome provided.</p>

## 6.2.17 Rural zone code

### 6.2.17.1 Application

This code applies to development:-

- (a) within the Rural zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Rural zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.17.2 Purpose and overall outcomes

- (1) The purpose of the Rural zone is to:-
  - (a) provide for rural uses and activities; and
  - (b) provide for other uses and activities that are compatible with:-
    - (i) existing and future rural uses and activities; and
    - (ii) the character and environmental features of the zone; and
  - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The purpose of the Rural zone code will be achieved through the following overall outcomes:-
  - (a) development provides for a broad range of rural activities as well as more intensive rural activities, provided that adverse environmental and amenity impacts are avoided or appropriately managed;
  - (b) permanent residential accommodation in the zone is generally limited in scale and intensity;
  - (c) complementary uses such as on-farm rural workers' accommodation, visitor accommodation and non-rural uses that support rural enterprise or rural tourism activities may be established in the zone;
  - (d) development minimises conflicts with existing and future rural uses and activities on the surrounding rural lands and ensures that the productive capacity of rural land is protected for rural uses and associated value adding industries;
  - (e) development provides for the protection of agricultural land classification (ALC) Class A and Class B land for sustainable agricultural use;
  - (f) further subdivision of rural lands is minimised and fragmentation is prevented, to maintain viable farm sizes and to support the ability of landowners to continue rural pursuits;
  - (g) development maintains the rural and landscape character, scale and amenity of the zone; and
  - (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.17.3 Specific benchmarks for assessment

**Table 6.2.17.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use composition</b>	
<b>PO1</b> Development in the Rural zone provides for a broad range of rural activities to support the ongoing productive use of rural lands.  Note—such rural activities include animal husbandry, aquaculture, cropping, permanent plantations, intensive	<b>AO1</b> No acceptable outcome provided.



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
horticulture, roadside stalls, wholesale nurseries and wineries.	
<p><b>PO2</b> More intensive rural activities are supported in the zone, provided that adverse environmental and amenity impacts are avoided or appropriately managed.</p> <p>Note—such activities include animal keeping, intensive animal industry and rural industry.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> Permanent forms of residential accommodation in the zone are generally limited to dwelling houses and caretaker's accommodation on existing lots.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<p><b>PO4</b> Visitor accommodation and other non-rural uses that support rural enterprise or rural based tourism activities may be established in the zone where such uses:-</p> <ul style="list-style-type: none"> <li>(a) complement rural uses;</li> <li>(b) promote the sustainable use of rural land;</li> <li>(c) do not compromise the use of the land for rural activities; and</li> <li>(d) would not be more appropriately located in, and do not undermine the role of, a nearby rural town or village.</li> </ul>	<p><b>AO4</b> No acceptable outcome provided.</p>
<b>Effects of development</b>	
<p><b>PO5</b> Non-rural uses are located, designed and operated to minimise conflicts with existing and future rural uses and activities on the surrounding rural lands.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> Intensive rural activities are not located adjacent to sensitive land uses, and are designed and operated to maintain the rural character and amenity of the zone.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<p><b>PO7</b> Development for extractive industry uses is appropriately designed, operated and managed to minimise significant nuisance and environmental impacts on surrounding premises.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>
<b>Protection of agricultural land</b>	
<p><b>PO8</b> Development does not alienate, fragment or diminish productivity of agricultural land classification (ALC) Class A and Class B land, unless:-</p> <ul style="list-style-type: none"> <li>(a) there is an overriding need for the development in terms of public benefit; and</li> <li>(b) no other site is suitable for the particular purpose.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided.</p>
<b>Building height and built form</b>	
<p><b>PO9</b> Development has a predominantly low-rise built form to maintain the rural character and amenity of the zone.</p>	<p><b>AO9</b> Development has a maximum building height of:-</p> <ul style="list-style-type: none"> <li>(a) 2 storeys and 8.5m for residential and other non-rural activities; and</li> <li>(b) 10m for rural activities.</li> </ul>
<p><b>PO10</b> The built form of development:-</p> <ul style="list-style-type: none"> <li>(a) integrates with and complements the predominant rural character and scale of the zone; and</li> <li>(b) sensitively responds to the environmental and topographical features of the landscape.</li> </ul>	<p><b>AO10</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<b>Infrastructure and services</b>	
<p><b>PO11</b>                      Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone.</p>	<p><b>AO11</b>                      No acceptable outcome provided.</p>
<p><b>PO12</b>                      Irrigation areas and associated infrastructure are protected from potential damage or encroachment by incompatible rural and non-rural uses.</p>	<p><b>AO12</b>                      No acceptable outcome provided.</p>
<p><b>PO13</b>                      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><b>AO13</b>                      No acceptable outcome provided.</p>

## 6.2.18 Rural residential zone code

### 6.2.18.1 Application

This code applies to development:-

- (a) within the Rural residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Rural residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.18.2 Purpose and overall outcomes

- (1) The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:-
  - (a) development provides for low density residential activities and a range of relatively large residential lot sizes;
  - (b) limited other residential activities and non-residential uses may be established in the zone where they are small in scale, and the intensity and nature of the activity does not disturb the rural residential character and amenity of the surrounding locality, and if for a shop, services the daily needs of residents;
  - (c) development maintains the low intensity character and rural residential amenity of the zone;
  - (d) development for residential uses adjacent to rural land does not interfere with the existing or ongoing use of the rural land for rural purposes;
  - (e) development ensures each identified rural residential precinct maintains the particular lifestyle option, local character, topography and constraints of the precinct, and generally maintain the following lot sizes:-
    - (i) precinct RRZ1 – 2,000m<sup>2</sup> lot size;
    - (ii) precinct RRZ2 – 4,000m<sup>2</sup> lot size; and
    - (iii) precinct RRZ3 – 4ha lot size;
  - (f) where not in a precinct, development maintains the existing residential density of the rural residential neighbourhood; and
  - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.18.3 Specific benchmarks for assessment

**Table 6.2.18.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use composition</b>	
<b>PO1</b> Development provides for low density residential activities, primarily in the form of dwelling houses within a semi-rural setting.	<b>AO1</b> No acceptable outcome provided.
<b>PO2</b> Home based businesses and nature-based tourism may be established in the zone where the scale, intensity and nature of the activity do not disturb the rural residential character and amenity of the surrounding locality.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> Non-residential uses are limited to small-scale and low intensity rural activities and other uses that are	<b>AO3</b> No acceptable outcome provided.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>compatible with the prevailing rural residential character and amenity of the zone. Shops are limited to those that service the daily needs of residents.</p> <p>Note—such uses include sales office, community uses, emergency services and utility installation.</p>	
<b>Reconfiguring a lot</b>	
<p><b>PO4</b> Development provides for large residential lot sizes to maintain the lower residential density of the zone, cater for the different lifestyle options and localised character, topography and other site constraints. Lot size is generally in accordance with:</p> <p>(a) Precinct RRZ1 – 2,000m<sup>2</sup> minimum lot size area; (b) Precinct RRZ2 – 4,000m<sup>2</sup> minimum lot size area; (c) Precinct RRZ3 – 4ha minimum lot size area; and (d) where not in a precinct – 2ha minimum lot size.</p>	<p><b>AO4</b> No acceptable outcome provided.</p>
<b>Effects of development</b>	
<p><b>PO5</b> Development for residential uses adjacent to rural land does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> Development incorporates a high level of rural residential amenity, personal health and safety and protection for property.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<b>Building height and built form</b>	
<p><b>PO7</b> Development predominantly has a low-rise built form to maintain the low intensity character and rural residential amenity of the zone.</p>	<p><b>AO7</b> Development has a maximum building height of 2 storeys and 8.5m.</p>
<p><b>PO8</b> The built form of development:-</p> <p>(a) integrates with and complements the predominant rural residential character and scale of the zone; and (b) is sympathetic to the environmental and topographical features of the landscape.</p>	<p><b>AO8</b> No acceptable outcome provided.</p>
<b>Amenity</b>	
<p><b>PO9</b> 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><b>AO9</b> No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO10</b> Development provides for infrastructure and services that are commensurate with a rural residential location and the nature and scale of development that is intended to occur in the zone.</p>	<p><b>AO10</b> No acceptable outcome provided.</p>
<p><b>PO11</b> 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><b>AO11</b> No acceptable outcome provided.</p>

## 6.2.19 Special purpose zone code

### 6.2.19.1 Application

This code applies to development:-

- (a) within the Special purpose zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Special purpose zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.19.2 Purpose and overall outcomes

- (1) The purpose of the Special purpose zone code is to:-
  - (a) recognise and facilitate industrial development of a regional, state and national significance within the Port of Bundaberg and Bundaberg State Development Area;
  - (b) facilitate and maintain linkages to the Port of Bundaberg and major freight routes;
  - (c) ensure that incompatible development does not encroach on or prejudice development within the Port of Bundaberg and the State Development Area; and
  - (d) ensure that development complements the role of the Port of Bundaberg as an economic, freight and logistics hub, and is consistent with the preferred development intent of the precincts within the Port of Bundaberg Land Use Plan and the State Development Area Development Scheme.

Editor's note—the Material change of use of premises regulated by the Bundaberg State Development Area Development Scheme is administered by the Coordinator-General. In this area, the planning scheme only regulates development for reconfiguring a lot, building work and operational work, and then, only if the area is not Strategic Port Land.

Editor's note—development on Strategic Port Land not regulated by the Bundaberg State Development Area Development Scheme is regulated by the Port of Bundaberg Land Use Plan and is administered by the Port Authority.

- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the Port of Bundaberg and Bundaberg State Development Area accommodate a wide range of large-scale industry uses, particularly those which support or have a nexus with the Port;
  - (b) development associated with other non-industrial uses is consistent with the preferred development intent of the precincts within the State Development Area or the Port of Bundaberg Land Use Plan, and is limited in extent;
  - (c) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
  - (d) development provides for the efficient use of land, with lot sizes that cater for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to other zones;
  - (e) development provides for efficient and effective transport networks that maximise accessibility within and to the Port of Bundaberg and the Bundaberg State Development Area;
  - (f) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure; and
  - (g) areas within the Bundaberg State Development Area that are intended for an urban purpose are limited to the urban areas identified in the Development Scheme for the Bundaberg State Development Area.

**6.2.19.3 Specific benchmarks for assessment**

- (1) No performance outcomes or acceptable outcomes are provided. Development is required to demonstrate compliance with the purpose and overall outcomes of this code.

## 6.2.20 Specialised centre zone code

### 6.2.20.1 Application

This code applies to development:-

- (a) within the Specialised centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Specialised centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.20.2 Purpose and overall outcomes

- (1) The purpose of the Specialised centre zone code is to provide for large floor plate retail business activities and other activities which because of their size, requirement for high levels of accessibility to private motor vehicle traffic, or other characteristics, are best located outside of identified activity centres and adjacent to major road transport corridors.
- (2) The purpose of the Specialised centre zone code will be achieved through the following overall outcomes:-
  - (a) development provides for a range of retail business uses that have large floor plates and require high levels of visibility and accessibility to major roads;
  - (b) development also provides for other business uses, some residential uses and some industrial uses which are well suited to establish in the zone;
  - (c) development in the zone does not provide for higher order and other retail facilities better suited to establishing within an activity centre;
  - (d) land uses contributing to employment, education and services in the Bundaberg Region are located in the centre commensurate with its local role and function. However, development does not undermine or compromise the activity centre network by proposing a higher order, larger scale or different types of uses than intended for the centre;
  - (e) new regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are located in the Bundaberg CBD as the principal activity centre rather than in a specialised centre;
  - (f) development incorporates a high standard of urban design and landscaping which makes a positive contribution to the streetscape and is sympathetic to the existing and intended scale and character of the surrounding area; and
  - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

### 6.2.20.3 Specific benchmarks for assessment

**Table 6.2.20.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Land use composition and activity centre network</b>	
<b>PO1</b> Development provides for a range of retail business uses predominantly in the form of showrooms, garden centres, hardware and trade supplies and outdoor sales that have large floor plates and require high levels of visibility and accessibility to major roads.	<b>AO1</b> No acceptable outcome provided.
<b>PO2</b> Development also provides for other business uses (including food and drink outlets), some residential uses (particularly short-term accommodation) and some industrial uses which, because of their scale or	<b>AO2</b> No acceptable outcome provided.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
characteristics, are well suited to establish in the zone.	
<b>PO3</b> Development does not provide for higher order and other retail facilities better suited to establishing within an activity centre, including supermarkets, department stores and discount department stores, to be established in the Specialised centre zone.	<b>A03</b> No acceptable outcome provided.
<b><i>Building height, built form and urban design</i></b>	
<b>PO4</b> Development has a built form that is sympathetic to the existing and intended scale and character of the streetscape and surrounding area.	<b>A04</b> Development has a maximum building height of 2 storeys and 11m.
<b>PO5</b> 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.	<b>A05</b> No acceptable outcome provided.
<b><i>Effects of development</i></b>	
<b>PO6</b> Development is located, designed and operated in a manner that does not adversely impact on the amenity of surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety.	<b>A06</b> No acceptable outcome provided.
<b><i>Transport networks</i></b>	
<b>PO7</b> Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to a specialised centre.	<b>A07</b> No acceptable outcome provided.
<b><i>Infrastructure and services</i></b>	
<b>PO8</b> 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.	<b>A08</b> No acceptable outcome provided.
<b>PO9</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	<b>A09</b> No acceptable outcome provided.



## Part 7 Local plans

### 7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included as figures within this part.
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and assessment for development in a local plan are in **Part 5 (Tables of assessment)**.

Editor's note—tables of assessment for local plans are only provided where there is a variation to the categories of development and assessment provided under the standard zone. There are currently no local plans in the planning scheme that change the categories of development and assessment from that stated in a zone.

- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:-
  - (a) the application of the local plan code;
  - (b) the purpose of the local plan code;
  - (c) the overall outcomes that achieve the purpose of the local plan code;
  - (d) the performance outcomes that achieve the overall outcomes of the local plan code;
  - (e) the acceptable outcomes that achieve the performance outcomes of the local plan code.
- (7) The following are the local plan codes for the planning scheme:-
  - (a) Central coastal urban growth area local plan code;
  - (b) Kalkie-Ashfield local development area local plan code.

## 7.2 Local plan codes

### 7.2.1 Central coastal urban growth area local plan code

#### 7.2.1.1 Application

This code applies to development:-

- (a) Within the Central coastal urban growth area local plan area as identified on the zoning maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Central coastal urban growth area local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—this code seeks to provide a local structure planning framework for the Central coastal urban growth area local plan area. This may include development applications for preliminary approval including a variation request or development applications for reconfiguring a lot.

#### 7.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Central coastal urban growth area local plan code is to provide for the logical, orderly, efficient and sustainable development of the central coastal urban growth area in a manner that:-
  - (a) facilitates the creation of complete and vibrant communities comprising of interconnected residential neighbourhoods and supporting local services, community facilities and open space;
  - (b) maintains the discrete identity of individual communities that comprise the central coastal urban growth area; and
  - (c) ensures that the pattern of settlement, land use composition and configuration of movement networks and other major infrastructure and open space corridors appropriately reflects local area structure planning undertaken by the Council.
- (2) The purpose of the Central coastal urban growth area local plan code will be achieved through the following overall outcomes:-
  - (a) development for urban purposes occurs only in areas identified for urban development so as to protect the natural environment, preserve areas of open space, minimise impact on economic resources, avoid highly constrained land, maintain separation between discrete communities along the coast and provide for the efficient provision of infrastructure and services;
  - (b) development contributes to a pattern of settlement that maintains and reinforces the local character and identity of discrete communities and neighbourhoods along the central coastal urban growth area by:-
    - (i) preserving two large non-urban areas (inter-urban breaks), between Burnett Heads and Bargara in the north and Coral Cove and Elliott Heads in the south; and
    - (ii) retaining and enhancing smaller non-urban areas (intra-urban breaks) that help to distinguish individual places within the urban fabric;

Editor's note—**Figure 7.2.1 (Central coastal urban growth area structure plan concept)** identifies the indicative location and extent of inter-urban breaks and intra-urban breaks within the central coastal urban growth area.

- (c) development maintains and protects significant natural features and landscape values in the central coastal urban growth area, including coastal foreshores, coastal streams and wetland areas, dunes and rocky headlands;
- (d) development provides for the establishment of a functional and integrated movement network to efficiently and effectively service the central coastal urban growth area;
- (e) development provides for the establishment of a continuous coastal esplanade to:-
  - (i) enhance accessibility to existing and proposed residential communities along the coast;


- (ii) enhance the public's appreciation and enjoyment of the coastline; and
  - (iii) enhance recreational experiences;
- (f) development provides for a high level of integration between the open space networks and the pedestrian and bicycle path network;
- (g) public access to the coast is maintained and, where possible, enhanced by development;
- (h) development supports the establishment of a network of centres for the broader Central coastal area, comprising:-
- (i) a district activity centre at Bargara;
  - (ii) local activity centres at Burnett Heads, Bargara town centre, Bargara South and Elliott Heads; and
  - (iii) a series of well-located neighbourhood centres at other strategic locations throughout the area as required to satisfy community need;
- (i) development provides for any new activity centres to establish as vibrant, mixed use places with both residential and non-residential activities appropriate to their role and location, and displaying high quality urban design and landscaping;
- (j) development provides for a specialised activity centre comprising a service station and low impact service industries to establish in Bargara, situated at the corner of Bargara Road and Hughes Road;
- (k) subject to demonstrated need, a further specialised activity centre/low impact industry area may be established at an appropriate location within the Central coastal urban growth area to predominantly service central coastal area residents and provide local employment opportunities;
- (l) development in the specialised activity centre/low impact industry areas:-
- (i) complements, but does not compete with, Bargara's district activity centre;
  - (ii) does not adversely impact on the amenity of any surrounding sensitive land uses; and
  - (iii) makes a positive contribution to the visual character of the area, particularly as viewed from major road frontages;
- (m) where provided, multi-unit residential development sensitively responds to the scale and intensity of existing and planned development and is well-located relative to:-
- (i) existing and planned activity centres, community facilities and/or transport nodes; and
  - (ii) higher order elements of the road network;
- (n) environmental, open space and rural and landscape protection areas are maintained in the local plan area to provide for the protection and enhancement of rural landscape and scenic amenity values and the maintenance of inter-urban breaks;
- (o) development provides for an integrated environmental open space network incorporating coastal foreshore areas, watercourses, wetlands and remnant vegetation to provide low impact recreational experiences in addition to habitat protection, rehabilitation, wildlife movement, maintenance of coastal processes, flood conveyance and landscape protection functions;
- (p) development in Bargara in the vicinity of Seaview Road and Wessells Road protects the rural residential character of expansive homes on spacious grounds in a rural setting;
- (q) appropriate physical separation, landscape buffering and/or acoustic attenuation is provided within the Central coastal urban growth area to minimise land use conflicts, maintain residential amenity and protect landscape character values, with a particular focus on:-
- (i) maintaining the long-term productive use of agricultural land surrounding the Central coastal urban growth area;
  - (ii) maintaining the short to medium term productive use of agricultural land within the Central coastal urban growth area; and
  - (iii) protecting the visual and acoustic amenity of urban areas adjoining major roads and other conflicting land uses within the Central coastal urban growth area;

- (r) development provides for community uses and activities in appropriate locations to service the needs of the community, including:-
  - (i) the opportunity for a sizable community or institutional facility to be established at the northern end of Hughes Road, potentially accommodating a school, hospital, nursing home, sporting complex or similar activity to service the needs of the community; and
  - (ii) the adaptive re-use of Council buildings and facilities near the intersection of Hughes Road and Watsons Road, where these buildings are no longer required for local government purposes.
- (s) extractive industry sites that are no longer used for extractive industry purposes are protected from unsuitable land uses and fragmentation, and are subject to further investigation to determine suitability for urban development;
- (t) development of the Burnett Heads Boat Harbour and adjacent foreshore:-
  - (i) provides for an integrated resort development with a range of tourism and related uses including function and entertainment facilities, hotel, retail, residential and marina related businesses; and
  - (ii) sensitively responds to and integrates with the Burnett Heads town centre and broader township of Burnett Heads;
- (u) development within the Central coastal urban growth area does not prejudice or constrain development of the Bundaberg State Development Area, the Port of Bundaberg and Strategic Port Land for port-related and industrial activities and supporting infrastructure, including transport corridors.

### 7.2.1.3 Specific benchmarks for assessment

**Table 7.2.1.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Pattern of settlement and land use structure</b>	
<p><b>PO1</b>                      The pattern of settlement and land use structure:-</p> <ul style="list-style-type: none"> <li>(a) appropriately responds to structure planning undertaken by the Council;</li> <li>(b) provides for the growth area to be developed as a series of high quality and discrete residential neighbourhoods offering a diverse mix of generally low to medium density accommodation ranging from dwelling houses on conventional size lots to appropriately located multi-unit residential development in various configurations;</li> <li>(c) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure;</li> <li>(d) avoids environmentally significant areas, and areas subject to an unacceptable risk from natural hazards;</li> <li>(e) preserves significant natural features and landscape values including coastal foreshores, coastal streams and wetland areas, dunes and rocky headlands;</li> <li>(f) incorporates adequate buffering and separation between incompatible land uses; and</li> <li>(g) provides physical separation within and between the different communities that comprise the Central coastal urban growth area.</li> </ul>	<p><b>AO1</b>  <i>In partial fulfilment only of Performance outcome PO1:-</i></p> <p>Development conforms to a pattern of settlement and land use structure that is generally in accordance with the structure planning elements identified on <b>Figure 7.2.1 (Central coastal urban growth area structure plan concept) and Figure 7.2.1A (Hughes and Seaview Barga structure plan)</b>.</p>
<b>Movement network</b>	
<p><b>PO2</b>                      Development supports the establishment of an efficient, functional and integrated movement network that:-</p> <ul style="list-style-type: none"> <li>(a) strengthens north-south and east-west road connections, with a particular focus on</li> </ul>	<p><b>AO2</b>  <i>In partial fulfilment only of Performance outcome PO2:-</i></p> <p>Development provides for the major transport infrastructure networks in a configuration</p>

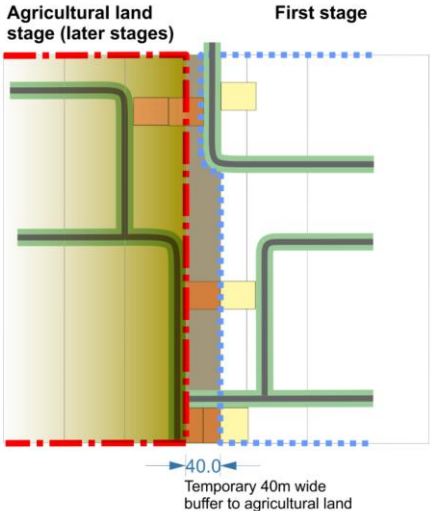
Performance outcomes	Acceptable outcomes
<p>establishing a north-south coastal link connecting the coastal communities between Burnett Heads and Elliott Heads;</p> <p>(b) extends and upgrades Hughes Road to a sub-arterial trunk road linking Bargara and the central coastal southern suburbs and townships;</p> <p>(c) improves connectivity between residential neighbourhoods and to existing and proposed activity centres within the Central coastal urban growth area;</p> <p>(d) contributes to the efficient and safe functioning of major roads by providing access to development via local roads; and</p> <p>(e) promotes the use of pedestrian, cycle and public transport modes.</p>	<p>generally in accordance with <b>Figure 7.2.1 (Central coastal urban growth area structure plan concept) and Figure 7.2.1A (Hughes and Seaview Bargara structure plan)</b>.</p> <p>Editor's Note—temporary road connection/s may be permitted to major roads pending the availability of permanent access via an internal road, at which point the temporary road connection/s will be removed. Example treatments for temporary road connections are shown at <b>Figure 7.2.1B (Conceptual illustration of temporary road connections)</b>.</p> <p><b>Figure 7.2.1B Conceptual illustration of temporary road connections</b></p> 
<p><b>PO3</b> Direct access to major roads is limited to ensure the safe and efficient movement of traffic and safe vehicle access.</p>	<p><b>AO3</b> <i>In partial fulfilment only of Performance outcome PO3:-</i></p> <p>Where located in the Hughes and Seaview Bargara structure plan area, no direct access is permitted to new residential lots from Bargara Road, Seaview Road and Hughes Road, except for a small number of additional rural residential lots fronting Seaview Road where new shared access is provided to service the new and existing lot/s, avoiding the creation of new access points.</p>
<b>Continuous coastal esplanade</b>	
<p><b>PO4</b> Development helps facilitate the provision of a continuous coastal esplanade to provide a scenic drive, pedestrian and bicycle pathway and a walkable waterfront.</p>	<p><b>AO4</b> Development provides for the provision of a continuous coastal esplanade, on an alignment generally in accordance with <b>Figure 7.2.1 (Central coastal urban growth area structure plan concept)</b>.</p>
<p><b>PO5</b> Development provides for the continuous coastal esplanade to be linked with strong east-west pedestrian and bicycle connections in public open space and road corridors.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<b>Activity centres</b>	
<p><b>PO6</b> New activity centres:-</p> <p>(a) are well-located relative to the catchments they are intended to serve and other existing or proposed centres;</p> <p>(b) are integrated with community facilities wherever possible;</p> <p>(c) have high levels of accessibility to and from the higher order elements of the transport network;</p> <p>(d) perform a role and function and have an intensity and scale commensurate with demonstrated need; and</p> <p>(e) do not detrimentally impact on existing or approved activity centres.</p>	<p><b>AO6</b> <i>In partial fulfilment only of Performance outcome PO6:-</i></p> <p>Development provides for a network of activity centres with a function and location generally in accordance with <b>Figure 7.2.1 (Central coastal urban growth area structure plan concept)</b>.</p>
<p><b>PO7</b> Development provides for the proposed local activity centres at Bargara South and Elliott Heads to be established and consolidated as pedestrian-</p>	<p><b>AO7</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
based lifestyle centres located at the heart of their respective communities.	
<p><b>PO8</b> Development ensures that any new activity centre:-</p> <ul style="list-style-type: none"> <li>(a) has a configuration and includes a range of uses that help create an active, vibrant centre and focal point for the community;</li> <li>(b) is compatible with the scale and intensity of existing or planned development in the neighbourhood; and</li> <li>(c) provides for active modes of transport including the provision of sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces adequately sheltered from excessive sunlight and inclement weather.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided.</p>
<b>Specialised activity centre/low impact industry area</b>	
<p><b>PO9</b> Development provides for the establishment of a specialised activity centre including a service station and low impact/service industries near the intersection of Bargara Road and Hughes Road, Bargara.</p>	<p><b>AO9</b> Development of a service activity centre/low impact industry area is located generally in accordance with <b>Figure 7.2.1A (Hughes and Seaview Bargara structure plan)</b>.</p> <p>Note—expansion of the specialised activity centre further along the Bargara Road frontage to accommodate other commercial and large format development is not anticipated.</p>
<p><b>PO10</b> Subject to demonstrated need, a further specialised activity centre/low impact industry area may establish within the Central coastal urban growth area, suitably located to service the broader central coastal area.</p>	<p><b>AO10</b> No acceptable outcome provided.</p>
<p><b>PO11</b> Development in the specialised activity centre/low impact industry area predominantly accommodates:-</p> <ul style="list-style-type: none"> <li>(a) a service station, small-scale showrooms and other lower-order business activities (e.g. garden centres, hardware and trade supplies and outdoor sales uses) that are not otherwise suited to being located in Bargara’s district activity centre; and</li> <li>(b) low impact industry activities and service industries.</li> </ul>	<p><b>AO11</b> No acceptable outcome provided.</p>
<p><b>PO12</b> Development in the specialised activity centre/low impact industry area:-</p> <ul style="list-style-type: none"> <li>(a) provides an attractive street-front address and makes a positive contribution to the visual character of the area through appropriate built form, urban design and landscaping treatment, especially where located on a major road or entry to a township; and</li> <li>(b) does not adversely impact on the amenity of surrounding sensitive land uses, having regard to such matters as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.</li> </ul>	<p><b>AO12</b> No acceptable outcome provided.</p>
<b>Medium density residential development</b>	
<p><b>PO13</b> Where provided, medium density residential development:-</p> <ul style="list-style-type: none"> <li>(a) has a low-rise built form compatible with the existing and intended scale and character of the surrounding area;</li> </ul>	<p><b>AO13</b> Multi-unit residential development:-</p> <ul style="list-style-type: none"> <li>(a) occurs in the Medium density residential areas identified in <b>Figure 7.2.1 (Central Coastal urban growth area structure plan concept)</b> and <b>Figure 7.2.1A (Hughes and Seaview Bargara structure plan)</b>;</li> </ul>


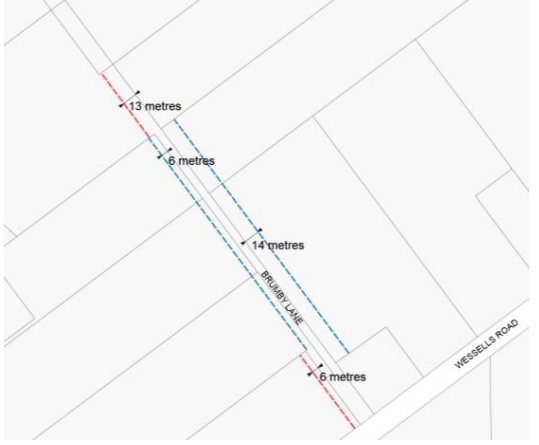
Performance outcomes	Acceptable outcomes
<p>(b) has high levels of accessibility, increasing the number of people living close (i.e. predominantly within the primary walking catchment) to an existing or planned activity centre, community facility or public open space; and</p> <p>(c) is readily accessible to, and capable of being well-serviced by, public transport, bicycle and pedestrian routes.</p>	<p>(b) provides for a net residential density of 30 to 50 equivalent dwellings per hectare; and</p> <p>(c) has a maximum building height of 3 storeys and 11m.</p>
<p><b>PO14</b> Where provided, medium density residential development:-</p> <p>(a) provides for a range of multi-unit residential dwelling types and small lot housing;</p> <p>(b) is designed to complement the existing and intended character of the area, positively contribute to the streetscape and maintain a high level of residential amenity;</p> <p>(c) provides a high quality presentation to major roads with well-articulated built form, high quality landscaping within the set back, and high quality fencing utilising a range of materials and articulation measures.</p>	<p><b>AO14</b> No acceptable outcome provided</p>
<b>Community areas and activities</b>	
<p><b>PO15</b> Community areas:-</p> <p>(a) provide for community or institutional activities, including education, health, sport and recreation and residential care and retirement facilities, that support the needs of the community and are integrated with their surrounding area; and</p> <p>(b) where not required for community activities, may be developed for residential and limited non-residential activities consistent with the surrounding area.</p>	<p><b>AO15.1</b> Community areas identified in <b>Figure 7.2.1 (Central coastal urban growth area structure plan concept)</b> and <b>Figure 7.2.1A (Hughes and Seaview Bargara structure plan)</b> are developed for community activities.</p> <p><b>AO15.2</b> Development within identified Community areas caters for the needs of the community, and is connected to and forms part of the surrounding neighbourhood, rather than being established as a private enclave.</p> <p><b>AO15.3</b> Where not required for local government purposes, existing Council offices at Bargara, near the intersection of Hughes Road and Watsons Road are adaptively re-used for other community activities.</p>
<b>Other development</b>	
<p><b>PO16</b> Other forms of development not anticipated by this local plan may be supported if compliance with the following principles can be demonstrated:-</p> <p>(a) development does not interfere with the long-term expectations of the local plan or the logical rollout of urban infrastructure, including water, wastewater, stormwater drainage and roads;</p> <p>(b) development does not create unmanageable amenity conflicts, including visual amenity or the release of contaminants from a site; and</p> <p>(c) small-scale, non-residential activities that provide a local service may be acceptable in discrete locations.</p>	<p><b>AO16</b> No acceptable outcome provided.</p>
<b>Environmental and open space network</b>	
<p><b>PO17</b> Development provides for an integrated environmental and open space network that:-</p> <p>(a) effectively protects and links major areas of open space and areas of environmental significance;</p>	<p><b>AO17.1</b> Development provides for open space/ environment protection areas generally in accordance with <b>Figure 7.2.1 (Central coastal urban growth area structure plan concept)</b> and</p>

Performance outcomes	Acceptable outcomes
<p>(b) retains and protects coastal foreshores and riparian areas for their environmental values and to support a walkable waterfront;</p> <p>(c) where practical, contributes to the multimodal pedestrian and cycling network;</p> <p>(d) accommodates and conveys major stormwater flows, flood events and drainage affected areas;</p> <p>(e) provides physical separation within and between the different communities that comprise the Central coastal urban growth area; and</p> <p>(f) contributes to the visual amenity and character of the urban landscape, including at the entrances to coastal townships.</p>	<p><b>Figure 7.2.1A (Hughes and Seaview Bargara structure plan).</b></p> <p>Editor's note—the extent of the open space/environmental protection areas, including local flood and drainage affected areas, is indicative only and is to be determined at the time of any development application involving the affected land.</p> <p><b>AO17.2</b> The environmental and open space network, including watercourses, flowpaths and local flood and drainage affected areas, is protected from development to ensure the drainage and flood conveyance functions of the network are retained, and where practical:-</p> <p>(a) environmental values are retained, enhanced or restored to their natural state;</p> <p>(b) provides linear open space that contributes to the open space, pedestrian and cycling networks; and</p> <p>(c) where not required as part of the open space or pedestrian and cycle pathway networks, are retained in private ownership.</p> <p><b>AO17.3</b> Open space located within the Bargara Road reserve at the corner of Bargara Road and Seaview Road remains passive in nature and contributes to the landscaped gateway entry statement to Bargara.</p>
<b>Rural and landscape protection area</b>	
<p><b>PO18</b> A Rural and landscape protection area is maintained in the Central coastal urban growth area so as to:-</p> <p>(a) protect and enhance rural landscape and scenic amenity values;</p> <p>(b) retain land for rural production and other non-urban uses that are compatible with the retention of the area's rural and natural landscape character; and</p> <p>(c) facilitate the proper and orderly planning of the Central coastal urban growth area.</p>	<p><b>AO18.1</b> Development for urban purposes does not occur in the Rural and landscape protection area identified on <b>Figure 7.2.1 (Central coastal urban growth area structure plan concept).</b></p> <p><b>AO18.2</b> Development in the Rural and landscape protection area does not compromise the provision of potential future road connections and other infrastructure corridors required to support and service urban development in the central coastal area.</p>
<b>Further investigation area</b>	
<p><b>PO19</b> Extractive industry sites that are no longer used for extractive industry purposes:-</p> <p>(a) are protected from fragmentation and inappropriate land uses that may compromise their potential longer-term use;</p> <p>(b) are not developed for urban purposes until such time as further investigations into the suitability of the land for urban development has been undertaken by Council; and</p> <p>(c) contribute towards the retention and creation of intra-urban breaks, and otherwise facilitate the proper and orderly planning of the Central coastal urban growth area.</p>	<p><b>AO19</b> No acceptable outcome provided.</p>
<b>Buffering and separation</b>	
<p><b>PO20</b> Development incorporates adequate buffering and separation to surrounding rural production areas so as to:-</p> <p>(a) maintain the productive use of agricultural land classification (ALC) Class A and Class B land;</p>	<p><b>AO20</b> Buffers and separation areas to ALC Class A and Class B land and other rural production areas are designed, established and maintained:-</p> <p>(a) to provide a minimum 20 metre wide densely landscaped buffer incorporated within the development and held in private ownership, with dwellings or other sensitive receptors set</p>



Performance outcomes	Acceptable outcomes
<p>(b) mitigate land use conflicts between rural activities and sensitive land uses within the Central coastal urban growth area; and</p> <p>(c) protect the amenity and wellbeing of prospective residents within the broader Central coastal urban growth area.</p>	<p>back 30 metres from the road frontage or property boundary; or</p> <p>(b) in accordance with an assessment report prepared by an appropriately qualified consultant that demonstrates, to the Council's satisfaction, compliance with the performance outcome.</p> <p>Note—<b>Figure 7.2.1 (Central coastal urban growth area structure plan concept)</b> identifies the indicative locations where agricultural land buffers will be required.</p>
<p><b>PO21</b></p> <p>Development is appropriately staged and designed to ensure that land use conflicts are minimised between the proposed urban residential development and existing farming operations within the Central coastal urban growth area.</p>	<p><b>AO21</b></p> <p>Where development abuts land used for agricultural purposes within the Central coastal urban growth area, temporary buffer treatments and separation areas are:-</p> <p>(a) designed, established and maintained to provide a temporary separation area or buffer of 40 metres to the existing agricultural activity consistent with <b>Figure 7.2.1C (Temporary agricultural land buffer concept)</b>; and</p> <p>(b) designed such that the buffer may be extinguished and developed following the cessation of the adjoining agricultural activity.</p> <p>Editor's note—it is envisaged that the 40m wide buffer area would form a stage of the urban development and would be conditioned accordingly by Council through the development approval that the stage that sits over the buffer area cannot be commenced until the adjoining agricultural activity is permanently ceased.</p> <p><b>Figure 7.2.1C Temporary agricultural land buffer concept</b></p> 
<p><b>PO22</b></p> <p>Development provides for acoustic and/or amenity buffers and setbacks to be established and maintained adjacent to major roads and at gateway entrances to townships so as to:-</p> <p>(a) protect the amenity and wellbeing of prospective residents and other sensitive receptors within the local plan area;</p> <p>(b) protect the function of the road network; and</p> <p>(c) enhance roadside amenity and contribute to the visual amenity and character of the coastal townships.</p>	<p><b>AO22</b></p> <p>Development located on a major road incorporates amenity or gateway buffer treatments and setbacks in accordance with the following:-</p> <p>(a) acoustic fencing, noise barriers, earth mounding or other treatments are provided where required to ensure road noise does not adversely impact on surrounding sensitive land uses;</p> <p>(b) fencing fronting the road, including any required acoustic fencing, is articulated and executed to a high standard commensurate with their prominent position in the landscape;</p>

Performance outcomes	Acceptable outcomes
	(c) a landscaped area (including dense planting with or without earth mounding) of at least 10 metres width is provided between the major road and any fencing provided; (d) buildings and structures are set back 6 metres from a major road, except for Bargara Road where buildings must be set back at least 10 metres from the road frontage; (e) street tree planting along the adjacent road reserve contributes to a consistent and appealing streetscape.
<b>Additional requirements for development in the Hughes and Seaview Bargara structure plan area</b>	
<b>PO23</b> Rural residential development is generally located in the vicinity of Wessells Road and consists of low density residential activities where:- (a) large residential lots cater for a mix of low density housing choices compatible with the large lot character and amenity of the area, drainage paths and other site constraints; (b) additional lots created along Seaview Road comprise of wide street frontages and shared vehicle access; and (c) adequate infrastructure is provided, appropriate to the scale of development and applicable site constraints.	<b>AO23</b> Rural residential development is limited to the large lot residential area identified in <b>Figure 7.2.1A (Hughes and Seaview Bargara structure plan)</b> and achieves the following outcomes:- (a) lots are generally not less than 4,000m <sup>2</sup> , except where it can be demonstrated that lots smaller than 4,000m <sup>2</sup> (not less than 2,000m <sup>2</sup> ) are warranted or appropriate having regard to lot design, site constraints and amenity outcomes; (b) each new lot is capable of accommodating a dwelling, associated outbuildings and effluent disposal areas (where on-site wastewater treatment and disposal is accepted), located outside any identified flood hazard area; (c) where affected by waterways or overland flow paths, adequate stormwater drainage is provided; and (d) where not required as part of the public open space and pathway network, drainage paths remain in private ownership but are included in a drainage easement in favour of Council.  Editor's note—the extent of the drainage corridors as depicted on <b>Figure 7.2.1A (Hughes and Seaview Bargara structure plan)</b> is indicative only. The exact extent of the drainage corridor is to be determined at the time of any development application.
<b>PO24</b> The existing access easement/s off Wessells Road known as Brumby Lane is to be provided as a public road that:- (a) provides local vehicle access and pedestrian and cycle connectivity with the broader pathway network; and (b) is protected from encroachment by buildings and other development, with buildings set back to provide a streetscape consistent with a conventional low density residential area.	<b>AO24</b> Brumby Lane is dedicated as a public road consistent with <b>Figure 7.2.1D Brumby Lane concept</b> , and:- (a) is designed and constructed as a residential access place and remains a 'no through road' for vehicles; (b) provides a pedestrian and cycle link between Wessells Road and the low density residential area to the north; and (c) new dwellings and appurtenant buildings on the eastern and western side of Brumby Lane (whether access is gained via Brumby Lane or not) are setback in accordance with <b>Figure 7.2.1E Brumby Lane setbacks</b> to allow for future resumptions and widening of Brumby Lane.  Editor's note—vehicle access from Wessells Road to the low density residential area to the north is not required.

Performance outcomes	Acceptable outcomes
	<p><b>Figure 7.2.1D Brumby Lane concept</b></p>  <p><b>Figure 7.2.1E Brumby Lane setbacks</b></p> 
<b>Additional requirements for development of the Burnett Heads Boat Harbour development site</b>	
<p><b>PO25</b>                  Development within the Burnett Heads Boat Harbour development site:-</p> <ul style="list-style-type: none"> <li>(a) provides the opportunity for a new integrated resort development with a range of related uses including function and entertainment facilities, hotel, retail, tourist attractions, residential, and marina related businesses;</li> <li>(b) incorporates a mix of compatible land uses amongst open space areas that are accessible to the broader community;</li> <li>(c) provides opportunities for the existing Burnett Heads community through connections and integration with the existing urban form of the locality; and</li> <li>(d) manages conflicts between land uses through design elements, buffering and other separation measures.</li> </ul> <p>Editor's note—land uses that support and complement the boat harbour's primary use and location are to be integrated so as to minimise potential conflicts.</p>	<p><b>AO25</b>                  No acceptable outcome provided.</p>
<p><b>PO26</b>                  Development of the Burnett Heads Boat Harbour development site:-</p> <ul style="list-style-type: none"> <li>(a) reflects and promotes a recognisable local character and identity which attracts local, interstate and international visitors;</li> </ul>	<p><b>AO26</b>                  No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
(b) incorporates sub-tropical architecture and landscaping; (c) is sensitive to the interface and relationship with the Burnett Heads town centre and the broader community; and (d) provides continuous public access and high levels of pedestrian amenity along the boat harbour/marina foreshore, connecting with the Burnett Heads town centre and surrounding area; (e) provides activity nodes and points of interest along the foreshore; and (f) provides active frontages which relate to the waterfront promenade, Harbour Esplanade, and the extensions of Moss and Somerville Streets as pedestrian and view corridors.	
<b>PO27</b> Interim uses may be appropriate in the Burnett Heads Boat Harbour development site where the following outcomes are addressed:- (a) interim uses are not separately subdivided; (b) demonstrates that the use will not prejudice the development potential of the boat harbour; and (c) interim land uses will not adversely impact on the amenity of the area, including the established township.	<b>AO27</b> No acceptable outcome provided.
<b><i>Movement network in the vicinity of the Burnett Heads town centre and Boat Harbour development site</i></b>	
<b>PO28</b> Development at Burnett Heads supports the establishment of an efficient, functional and integrated movement network that:- (a) provides improved connectivity to the boat harbour and the Port of Bundaberg by extending Zunker Street (via Lutz Street) to connect with Harbour Esplanade at or near Finucane Street; (b) protects the Young Street extension corridor as a potential longer-term town centre by-pass connecting with the Zunker Street extension; (c) recognises the importance of Hermans Road in linking the Port of Bundaberg side of Burnett Heads with the Burnett Heads town centre; and (d) promotes the continuation of a grid network for local roads, albeit with local streets strategically cul-de-saced to encourage active transport options (i.e. walking or cycling).	<b>AO28</b> No acceptable outcome provided.
<b>PO29</b> Development of the Burnett Heads Boat Harbour development site supports the establishment of an efficient, functional and integrated movement network for active transport (walking and cycling) and passenger transport that:- (a) provides a community accessible promenade for the full length of the waterfront; (b) facilitates pedestrian access and protects sightlines and views of the boat harbour from Somerville and Moss Streets; (c) is easily navigable with a well-connected, logical and legible active transport network that minimises the need for directional signage; (d) provides equitable access for all and where practical, separates vehicles from pedestrians and cyclists; and (e) caters for buses and service vehicles on site.	<b>AO29</b> No acceptable outcome provided.

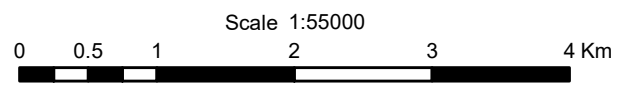
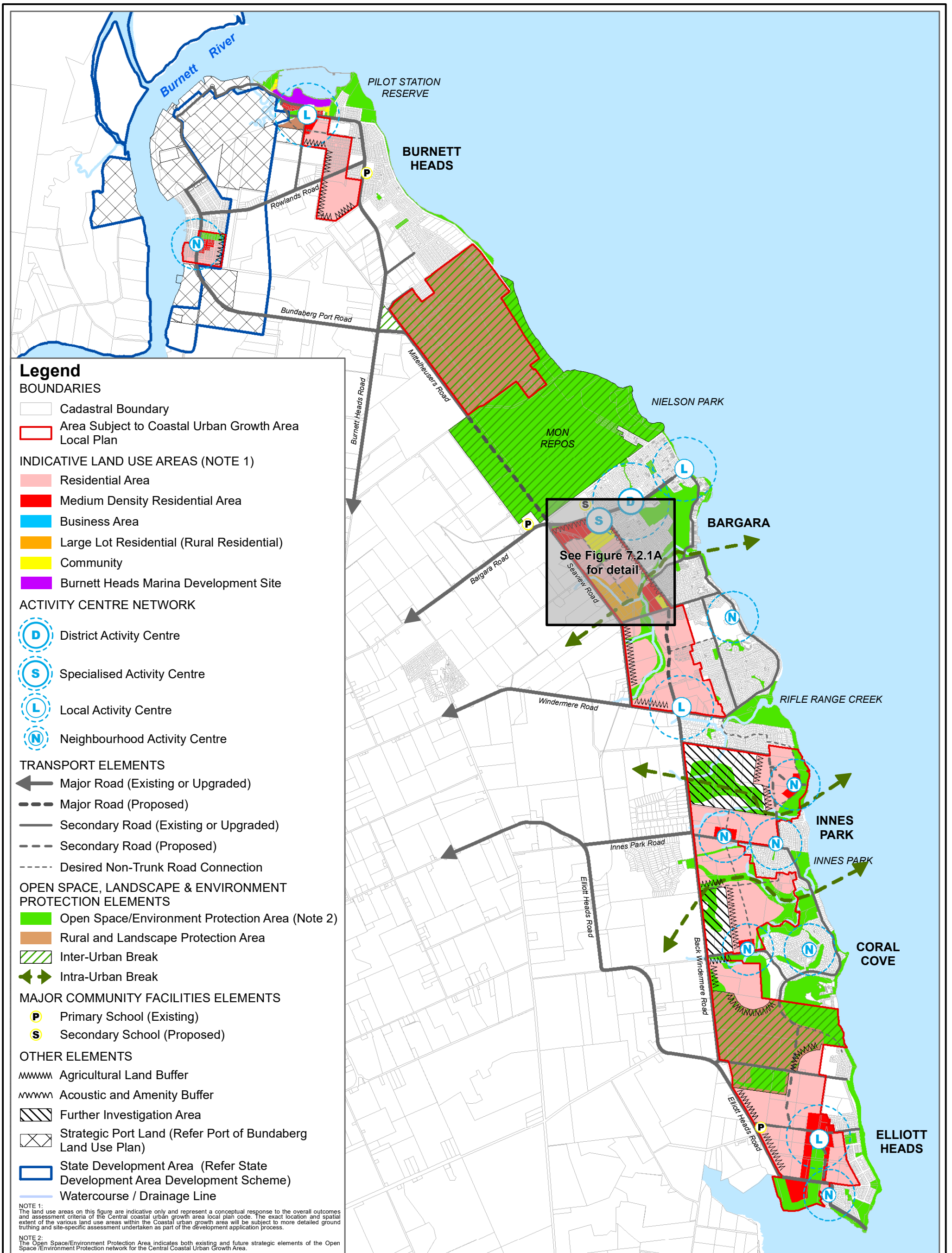
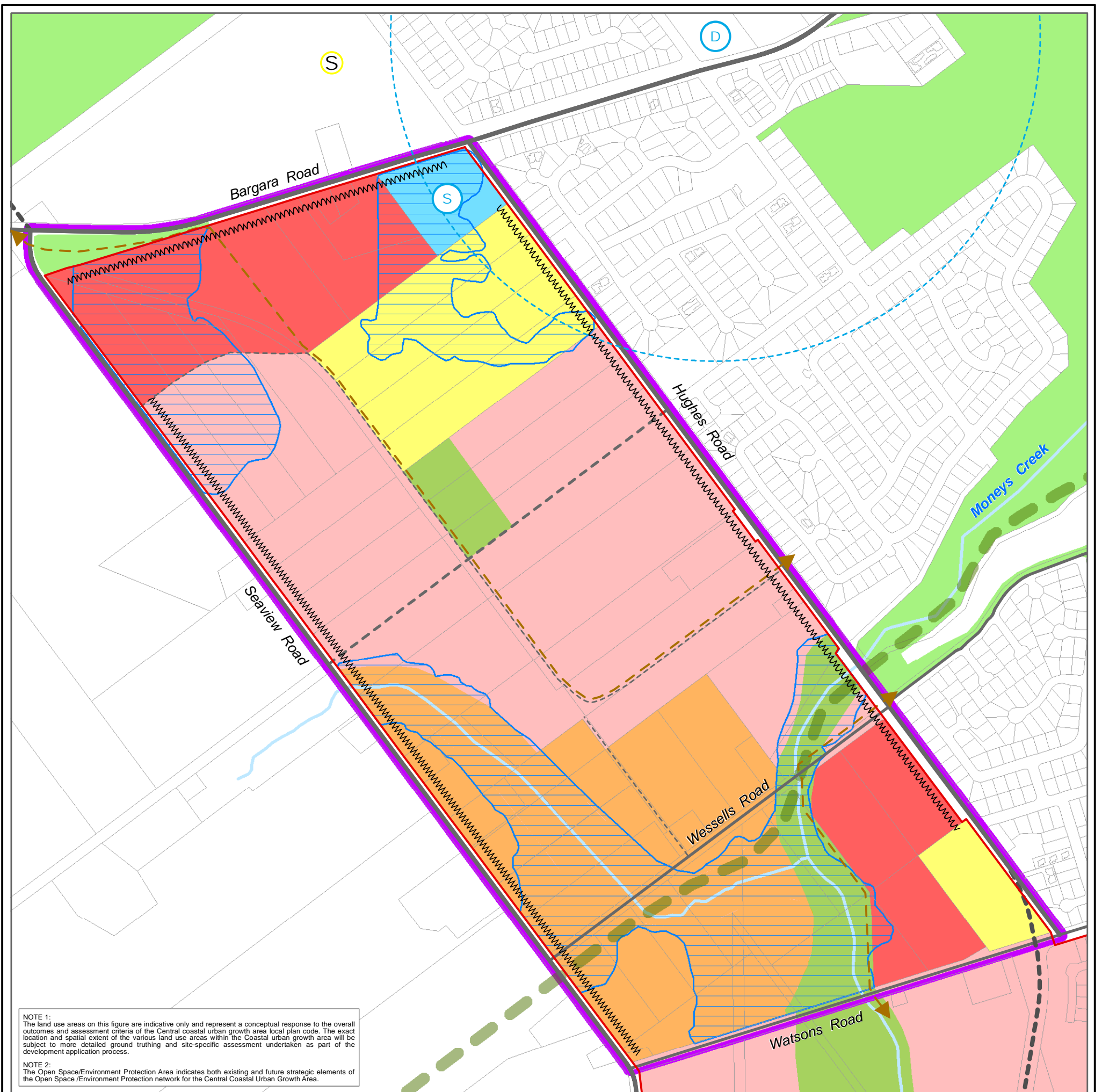


Figure 7.2.1  
Central Coastal Urban Growth Area Structure Plan Concept

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NOTE 1:  
The land use areas on this figure are indicative only and represent a conceptual response to the overall outcomes and assessment criteria of the Central coastal urban growth area local plan code. The exact location and spatial extent of the various land use areas within the Coastal urban growth area will be subject to more detailed ground truthing and site-specific assessment undertaken as part of the development application process.

NOTE 2:  
The Open Space/Environment Protection Area indicates both existing and future strategic elements of the Open Space/Environment Protection network for the Central Coastal Urban Growth Area.

### Legend

#### BOUNDARIES

- Cadastral Boundary
- Area Subject to Coastal Urban Growth Area Local Plan
- Hughes and Seaview Bargara Structure Plan Area

#### INDICATIVE LAND USE AREAS (NOTE 1)

- Residential Area
- Medium Density Residential Area
- Business Area
- Large Lot Residential (Rural Residential)
- Community

#### ACTIVITY CENTRE NETWORK

- District Activity Centre
- Specialised Activity Centre

#### TRANSPORT ELEMENTS

- Major Road (Existing or Upgraded)
- Major Road (Proposed)
- Secondary Road (Existing or Upgraded)
- Non-Trunk / Desired Non-Trunk Road
- Secondary Road (Proposed)
- Desired Non-Trunk Road
- Desired Pathway

#### OPEN SPACE, LANDSCAPE & ENVIRONMENT PROTECTION ELEMENTS

- Open Space (Note 2)
- Local Flood / Drainage Investigation Area
- Intra-Urban Break

#### MAJOR COMMUNITY FACILITIES ELEMENTS

- Secondary School (Proposed)

#### OTHER ELEMENTS

- Agricultural Land Buffer
- Acoustic and Amenity Buffer
- Watercourse / Drainage Line

Scale 1:7500  
0 50 100 200 300 400 500 Metres

Figure 7.2.1A  
Hughes and Seaview Bargara Structure Plan

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## 7.2.2 Kalkie-Ashfield local development area local plan code

### 7.2.2.1 Application

This code applies to development:-

- (a) within the Kalkie-Ashfield local development area local plan area as identified on the zoning maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Kalkie-Ashfield local development area local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—this code seeks to provide a local structure planning framework for the Kalkie-Ashfield local development area local plan area. This may include development applications for preliminary approval including a variation request or development applications for reconfiguring a lot.

### 7.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Kalkie-Ashfield local development area local plan code is to provide for the logical, orderly, efficient and sustainable development of the Kalkie-Ashfield local development area in a manner that:-
  - (a) facilitates the creation of complete and vibrant communities comprising of interconnected residential neighbourhoods and supporting local services, community facilities and open space; and
  - (b) ensures that the pattern of settlement, land use composition and configuration of movement networks and other major infrastructure and open space corridors appropriately reflects local area structure planning undertaken by the Council.
- (2) The purpose of the Kalkie-Ashfield local development area local plan code will be achieved through the following overall outcomes:-
  - (a) development for urban purposes occurs only in areas identified for urban development so as to protect the natural environment, preserve areas of open space, minimise impact on economic resources, avoid highly constrained land and provide for the efficient provision of infrastructure and services;
  - (b) development maintains and protects significant natural features and landscape values in the Kalkie-Ashfield local development area, including the Burnett River foreshore, the ridgeline east of the river in Kalkie, surrounding areas of rural landscape character, the natural path of defined watercourses and areas of environmental significance (including areas of Woongarra Scrub);
  - (c) development provides for the establishment of a functional and integrated movement network to efficiently and effectively service the Kalkie-Ashfield local development area;
  - (d) a continuous Burnett River esplanade is maintained and improved to:-
    - (i) enhance accessibility to open space and recreational opportunities along the riverside; and
    - (ii) enhance the public's appreciation and enjoyment of the Burnett River;
  - (e) development provides for a high level of integration between the open space networks and the pedestrian and bicycle path network, including connecting the Kalkie-Ashfield local development area to the Bundaberg CBD via Baldwin Swamp Environmental Park;
  - (f) development provides short and long distance views over the Burnett River, farmland and the non-urban setting of Bundaberg for residents and the public by establishing a continuous avenue along the ridgeline between Jealous Road and Sauers Road in Kalkie;
  - (g) development supports the establishment of a network of centres for the Kalkie-Ashfield local development area, comprising:-
    - (i) a local activity centre located at or near the midpoint of FE Walker Street/Bundaberg Port Road within the Kalkie-Ashfield local development area; and
    - (ii) a series of well-located neighbourhood centres at other strategic locations throughout the area as required to satisfy community need;

- (h) development provides for any new activity centres to establish as vibrant, mixed use places with both residential and non-residential activities appropriate to their role and location, and displaying high quality urban design and landscaping;
- (i) development in the local activity centre:-
  - (i) does not adversely impact on the amenity of any surrounding sensitive land uses;
  - (ii) makes a positive contribution to the visual character of the area, particularly as viewed from major road frontages; and
  - (iii) may provide for a full-line supermarket where forming part of the local activity centre; and
  - (iv) does not contain any other uses that would be more appropriately located in the Bundaberg principal activity centre;
- (j) where provided, multi-unit residential development sensitively responds to the scale and intensity of existing and planned development and is well-located relative to:-
  - (i) existing and planned activity centres, community facilities and/or transport nodes; and
  - (ii) higher order elements of the road network;
- (k) a Rural and landscape protection area is maintained along the Burnett River flats, extending from Jealous Road to Kirbys Road to provide for the protection and enhancement of rural landscape, primary production and scenic amenity values and, subject to appropriate address of flooding constraints, the longer term potential of the area adjacent to the Burnett River to accommodate higher order sport and recreation facilities for the Bundaberg Region with a riverfront setting;
- (l) development provides for an integrated environmental open space network incorporating riverine foreshore areas, watercourses, wetlands and remnant vegetation to provide low impact recreational experiences in addition to habitat protection, rehabilitation, wildlife movement, maintenance of riverine and coastal processes, flood conveyance and landscape protection functions;
- (m) rural residential development is limited to a small area in the northern portion of Kalkie to ensure that predominantly urban residential development within the Kalkie-Ashfield local development area is of an appropriate density to benefit from its proximity to Rubyanna Wastewater Treatment Plant, able to conveniently connect to urban services;
- (n) the open space network in the Kalkie-Ashfield local development area connects with and complements the existing active and passive open space system extending along Bundaberg Creek and Baldwin Swamp Environmental Park into Bundaberg East and Bundaberg South;
- (o) development maintains and enhances opportunities for an improved linear open space and pedestrian and bicycle path network extending along the Burnett River providing connectivity between the Kalkie-Ashfield local development area and the Bundaberg CBD via East Bundaberg;
- (p) subject to ensuring the safe and efficient operation of rural infrastructure, development aligns components of the road, open space and pedestrian and cycle path networks with the irrigation channel network and cane rail network through Ashfield, to add visual interest to neighbourhoods and establish a cultural connection between urban development and the agricultural heritage of the area;
- (q) the Bargara Road/Gahans Road/Kingsford Street/Jealous Road intersection is redesigned to improve access and traffic circulation to support the development of new neighbourhoods in Kalkie;
- (r) appropriate physical separation, landscape buffering and/or acoustic attenuation is provided within the local plan area to minimise land use conflicts, maintain residential amenity and protect landscape character values, with a particular focus on:-
  - (i) maintaining the long-term productive use of agricultural land surrounding the Kalkie-Ashfield local development area;
  - (ii) maintaining the short to medium term productive use of agricultural land within the Kalkie-Ashfield local development area;

- (iii) separation and buffering of sensitive land uses to industrial activity in Bundaberg East to the south of Jealous Road and in the vicinity of Alexandra Street; and
- (iv) the interface between urban development, major roads and the sugar cane rail network.

### 7.2.2.3 Specific benchmarks for assessment

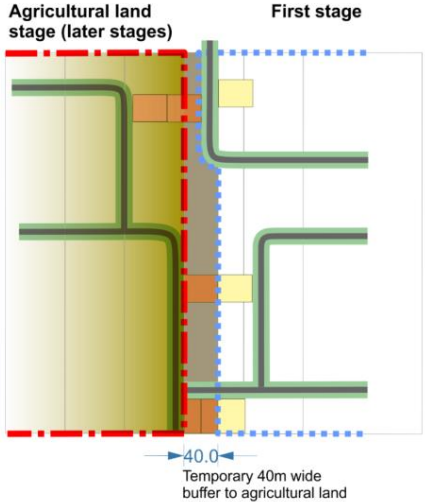
Table 7.2.2.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Pattern of settlement and land use structure</b>	
<p><b>PO1</b> The pattern of settlement and land use structure:-</p> <ul style="list-style-type: none"> <li>(a) appropriately responds to structure planning undertaken by the Council;</li> <li>(b) provides for the growth area to be developed as a series of high quality, interconnected residential neighbourhoods offering a diverse mix of generally low to medium density accommodation ranging from dwelling houses on conventional size lots to appropriately located multi-unit residential development in various configurations;</li> <li>(c) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure;</li> <li>(d) avoids environmentally significant areas, and areas subject to an unacceptable risk from natural hazards;</li> <li>(e) preserves significant natural features and landscape values including the Burnett River foreshore, the ridgeline east of the river in Kalkie, surrounding areas of rural landscape character, the natural path of defined watercourses and areas of environmental significance (including Woongarra Scrub);</li> <li>(f) incorporates adequate buffering and separation between incompatible land uses; and</li> <li>(g) provides connections to and continuity with the established Bundaberg settlement pattern through integration between new and existing components of the movement network and the open space network.</li> </ul>	<p><b>AO1</b> <i>In partial fulfilment only of Performance outcome PO1:-</i></p> <p>Development conforms to a pattern of settlement and land use structure that is generally in accordance with the structure planning elements identified on <b>Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept)</b>.</p>
<b>Movement network</b>	
<p><b>PO2</b> Development supports the establishment of an efficient, functional and integrated movement network that:-</p> <ul style="list-style-type: none"> <li>(a) strengthens road and other connections internally within the Kalkie-Ashfield local development area and externally to the established Bundaberg settlement pattern;</li> <li>(b) improves north-south connectivity between existing and new residential neighbourhoods to the proposed local activity centre for the Kalkie-Ashfield local development area on FE Walker Street/Bundaberg Port Road;</li> <li>(c) strengthens east-west connectivity by providing an integrated movement network that links the Kalkie-Ashfield local development area to the Burnett River, the Bundaberg CBD and surrounding residential neighbourhoods;</li> <li>(d) promotes the use of pedestrian, cycle and public transport modes; and</li> <li>(e) provides for pedestrian and bicycle path connections between the Kalkie-Ashfield local development area and the Bundaberg CBD via a</li> </ul>	<p><b>AO2</b> <i>In partial fulfilment only of Performance outcome PO2:-</i></p> <p>Development provides for the major transport infrastructure networks in a configuration generally in accordance with <b>Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept)</b>.</p>

Performance outcomes	Acceptable outcomes
linear network of open space including Baldwin Swamp Environmental Park.	
<b>Esplanades and avenues</b>	
<b>PO3</b> A continuous esplanade is maintained along the Burnett River bank to provide a scenic drive, pedestrian and bicycle pathway and a walkable waterfront.	<b>AO3</b> A continuous Burnett River esplanade is maintained generally in accordance with <b>Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept)</b> .
<b>PO4</b> Development provides a continuous avenue along the north-south ridgeline in Kalkie between Jealous Road and Sauers Road to:- (a) provide a scenic drive and pedestrian and bicycle pathway; and (b) secure and retain important views over the Burnett River, farmland and the non-urban setting of Bundaberg for residential and scenic amenity.	<b>AO4</b> A continuous avenue is provided along the Kalkie ridgeline generally in accordance with <b>Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept)</b> .
<b>PO5</b> Development provides for the Kalkie ridgeline scenic avenue to be linked with strong east-west pedestrian and bicycle connections in public open space and road corridors.	<b>AO5</b> No acceptable outcome provided.
<b>Activity centres</b>	
<b>PO6</b> New activity centres:- (a) are well-located relative to the catchments they are intended to serve and other existing or proposed centres; (b) are integrated with community facilities and the open space network wherever possible; (c) have high levels of accessibility to and from the higher order elements of the transport network; (d) perform a role and function and have an intensity and scale commensurate with demonstrated need; and (e) do not detrimentally impact on existing or approved activity centres.	<b>AO6</b> <i>In partial fulfilment only of Performance outcome PO6:-</i>  Development provides for a network of activity centres with a function and location generally in accordance with <b>Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept)</b> .
<b>PO7</b> Development ensures that any new activity centre:- (a) has a configuration and includes a range of uses that help create an active, vibrant centre and focal point for the community; (b) is compatible with the scale and intensity of existing or planned development in the neighbourhood; and (c) provides for active modes of transport including the provision of sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces adequately sheltered from excessive sunlight and inclement weather.	<b>AO7</b> No acceptable outcome provided.
<b>PO8</b> A local activity centre is established centrally within the Kalkie-Ashfield local development area at or near the midpoint of FE Walker Street/Bundaberg Port Road.	<b>AO8</b> <i>In partial fulfilment only of Performance outcome PO8:-</i>  The local activity centre is located on the southern side of FE Walker Street/Bundaberg Port Road at the midpoint of this road within the Kalkie-Ashfield local development area generally in accordance with <b>Figure 7.2.2. (Kalkie-Ashfield local development area structure plan concept)</b> .
<b>PO9</b> Neighbourhood activity centres provide small scale convenience 'top up' shopping and local food and	<b>AO9</b> No acceptable outcome provided.

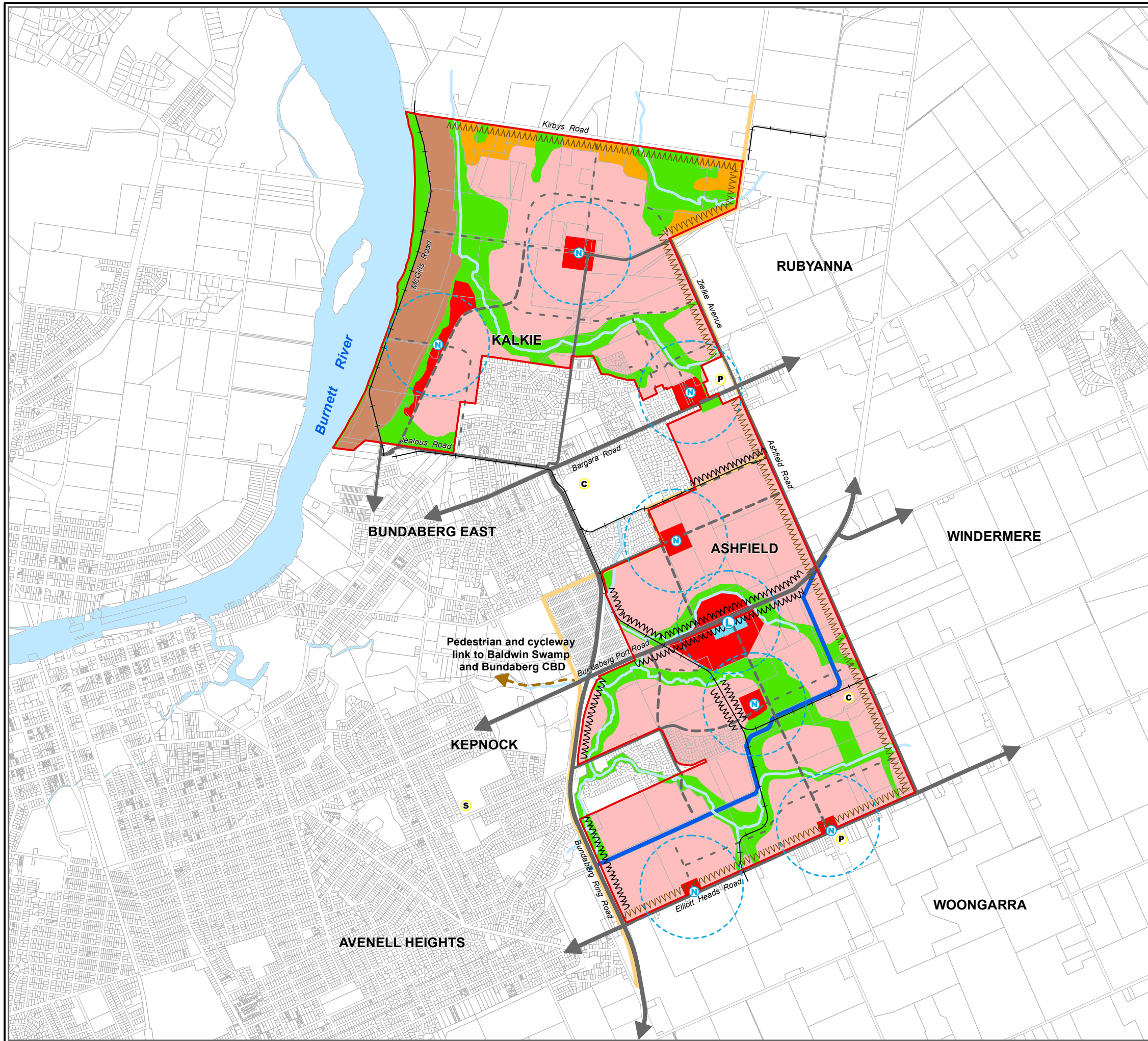
Performance outcomes	Acceptable outcomes
drink outlet services for an adjacent residential neighbourhood.	
<p><b>PO10</b> Local and neighbourhood activity centres may include permanent and short-term residential accommodation, provided that active (non-residential) frontages are maintained at street level.</p>	<p><b>AO10</b> Residential uses are located above street level or to the rear of buildings with active (non-residential) street frontages.</p>
<p><b>PO11</b> Development in the local activity centre:- (a) provides for local weekly shopping and service needs including a mix of traditional retail (shops), commercial, cafes/dining, entertainment and community activities; and (b) may include a full-line supermarket.</p>	<p><b>AO11</b> No acceptable outcome provided.</p>
<p><b>PO12</b> Development in the local activity centre:- (a) provides an attractive streetfront address to major roads and makes a positive contribution to the visual character of the area through appropriate built form, urban design and landscaping treatment; and (b) does not adversely impact on the amenity of surrounding sensitive land uses, having regard to such matters as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking, micro-climatic impacts (e.g. overshadowing and blocking of breezes), and public health and safety.</p>	<p><b>AO12</b> No acceptable outcome provided.</p>
<b>Medium density residential development</b>	
<p><b>PO13</b> Where provided, medium density residential development:- (a) has high levels of accessibility (i.e. predominantly within the primary walking catchment) to an existing or planned activity centre or community facility; or (b) is located to take advantage of views to the Burnett River or other features that provide a particular amenity supporting higher density; and (c) is readily accessible to, and capable of being well-serviced by, public transport, bicycle and pedestrian routes; and (d) achieves a net residential density of 30 to 50 equivalent dwellings per hectare.</p>	<p><b>AO13</b> No acceptable outcome provided.</p>
<b>Rural residential development</b>	
<p><b>PO14</b> Rural residential development is limited to areas identified within <b>Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept)</b> and:- (a) sensitively responds to the prevailing local character, amenity values and other site constraints; and (b) provides a suitable buffer to rural land in order to mitigate conflicts between sensitive land uses and existing and potential agricultural activity.</p>	<p><b>AO14</b> No acceptable outcome provided.</p>
<b>Environmental and open space network</b>	
<p><b>PO15</b> Development provides for an integrated environmental and open space network that:- (a) effectively protects and links major areas of open space and areas of environmental significance, including Woongarra Scrub; (b) retains and protects the Burnett River foreshore and riparian areas for their environmental values and to support a walkable waterfront; and</p>	<p><b>AO15</b> <i>In partial fulfilment only of Performance outcome PO15:-</i>  Development provides for open space/environment protection areas generally in accordance with <b>Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept)</b>.</p>

Performance outcomes	Acceptable outcomes
(c) accommodates and conveys major stormwater flows and flood events.	
<b>PO16</b> Land adjacent to the Burnett River in Kalkie is kept available for the potential long term development of higher order sport and recreation facilities meeting the needs of the Bundaberg Region, subject to appropriate address of flooding constraints.	<b>AO16</b> No acceptable outcome provided.
<b>Rural and landscape protection area</b>	
<b>PO17</b> A Rural and landscape protection area is maintained in the Kalkie-Ashfield local development area so as to:- (a) protect and enhance rural landscape and scenic amenity values; (b) retain land for rural production and other non-urban uses that are compatible with the retention of the area's rural and natural landscape character; and (c) facilitate the proper and orderly planning of the Kalkie-Ashfield local development area.	<b>AO17.1</b> Development for urban purposes does not occur in the Rural and landscape protection area identified on <b>Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept)</b> .  <b>AO17.2</b> Development in the Rural and landscape protection area does not compromise the provision of potential future road connections and other infrastructure corridors required to support and service urban development in the Kalkie-Ashfield local development area.
<b>Buffering and separation</b>	
<b>PO18</b> Development incorporates adequate buffering and separation to surrounding rural production areas so as to:- (a) maintain the productive use of agricultural land classification (ALC) Class A and Class B land; (b) mitigate land use conflicts between rural activities and sensitive land uses within the Kalkie-Ashfield local development area; and (c) protect the amenity and wellbeing of prospective residents within the Kalkie-Ashfield local development area.	<b>AO18</b> Buffers and separation areas to ALC Class A and Class B land and other rural production areas are designed, established and maintained:- (a) to provide a minimum 20 metre wide densely landscaped buffer incorporated within the development and held in private ownership, with dwellings or other sensitive receptors set back 30 metres from the road frontage or property boundary; or (b) in accordance with an assessment report prepared by an appropriately qualified consultant that demonstrates, to the Council's satisfaction, compliance with the performance outcome.  Note— <b>Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept)</b> identifies the indicative locations where agricultural land buffers will be required.
<b>PO19</b> Development is appropriately staged and designed to ensure that land use conflicts are minimised between proposed urban residential development and existing farming operations within the Kalkie-Ashfield local development area.	<b>AO19</b> Where development abuts land used for agricultural purposes within the Kalkie-Ashfield local development area, temporary buffer treatments and separation areas are:- (a) designed, established and maintained to provide a temporary separation area or buffer of 40 metres to the existing agricultural activity consistent with <b>Figure 7.2.2A (Temporary agricultural land buffer concept)</b> ; and (b) designed such that the buffer may be extinguished and developed following the cessation of the adjoining agricultural activity.  Editor's note—it is envisaged that the 40m wide buffer area would form a stage of the urban development and would be conditioned accordingly by Council through the development approval that the stage that sits over the buffer area cannot be commenced until the adjoining agricultural activity is permanently ceased.

Performance outcomes	Acceptable outcomes
	<p><b>Figure 7.2.2A Temporary agricultural land buffer concept</b></p> 
<p><b>PO20</b>                  Development provides for an acoustic and amenity buffer to be established and maintained adjacent to the major roads and the sugar cane rail network so as to:-</p> <ol style="list-style-type: none"> <li>protect the amenity and wellbeing of prospective residents and other sensitive receptors within the local plan area;</li> <li>protect the function of the road network and sugar cane rail network; and</li> <li>enhance roadside amenity and contribute to the visual amenity of the development area.</li> </ol> <p>Note—<b>Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept)</b> identifies the indicative locations where acoustic and amenity buffers will be required along major roads and the sugar cane rail network.</p> <p>The acoustic and amenity buffer area may be provided in a variety of forms including but not limited to:</p> <ul style="list-style-type: none"> <li>private freehold land forming a component of a residential lot outside of a designated building envelope;</li> <li>common property in a community titles scheme;</li> <li>private landscape and recreation space;</li> <li>existing or new road reserve; or</li> <li>public open space reserve.</li> </ul>	<p><b>AO20</b>                  No acceptable outcome provided.</p>
<p><b>PO21</b>                  Acoustic attenuation or property boundary fencing does not visually dominate the interface to major road corridors.</p>	<p><b>AO21</b>                  An acoustic and amenity buffer comprising a landscaped area (including dense planting with or without earth mounding) of at least 10m width is provided between the boundary of major roads and any noise barrier or other fencing provided for or by adjoining development.</p>
<p><b>PO22</b>                  Residential development and other sensitive land uses are separated from industrial activity in Bundaberg East to the south of Jealous Road and in the vicinity of Alexandra Street by a buffer distance and treatment sufficient to ensure a satisfactory standard of amenity, free from unpleasant odours and other impacts arising from noise, lighting or other aspects of the plant's operations.</p>	<p><b>AO22</b>                  No acceptable outcome provided.</p>
<b>Infrastructure and services</b>	
<p><b>PO23</b>                  Where available, development is connected to urban services, with the exception of large lot residential</p>	<p><b>AO23</b>                  No acceptable outcome provided.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
development where commensurate with a rural residential location.	
<b>PO24</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including the Bundaberg Port Gas Pipeline) or compromise the future provision of planned infrastructure.	<b>AO24</b> No acceptable outcome provided.
<b>Rural infrastructure</b>	
<b>PO25</b> The safety and efficiency of existing rural infrastructure supporting primary production, including cane rail lines and irrigation channels, is maintained.	<b>AO25</b> No acceptable outcome provided.
<b>PO26</b> Where the safe and efficient operation of the rural infrastructure can be demonstrated, elements of the cane rail network and the irrigation channel network are incorporated into road reserves, open space and pedestrian and cycle paths.	<b>AO26</b> No acceptable outcome provided.





### Legend

- Cadastral Boundary
- Area Subject to Kalkie-Ashfield Local Development Area Local Plan

#### INDICATIVE LAND USE AREAS (Note 1)

- Residential Area
- Medium Density Residential Area
- Local Activity Centre Area
- Large Lot Residential (Rural Residential) 4000m2 minimum lot size area

#### ACTIVITY CENTRE NETWORK

- Local Activity Centre
- Neighbourhood Activity Centre

#### TRANSPORT ELEMENTS

- Major Road (Existing or Upgraded)
- Secondary Road (Existing or Upgraded)
- Secondary Road (Proposed)
- Desired Non-Trunk Road Connection
- Sugar Cane Rail Network

#### OPEN SPACE, LANDSCAPE AND ENVIRONMENT PROTECTION ELEMENTS

- Open Space / Environment Protection Area
- Rural and Landscape Protection Area

#### MAJOR COMMUNITY FACILITIES ELEMENTS

- Primary School Existing
- Primary and Secondary School Combined Existing
- Secondary School Existing

#### OTHER ELEMENTS

- Agricultural Land Buffer
- Acoustic and Amenity Buffer
- Irrigation Channel
- Watercourse / Drainage Line
- Gas Pipeline

**NOTE 1:**  
The land use areas on this figure are indicative only and represent a conceptual response to the overall outcomes and assessment criteria of the Kalkie-Ashfield local development area local plan code. The exact location and spatial extent of the various land use areas within the Kalkie-Ashfield local development area will be subject to more detailed ground truthing and site-specific assessment undertaken as part of the development application process.

**NOTE 2:**  
The Open Space/Environment Protection Area indicates both existing and future strategic elements of the Open Space/Environment Protection network for the Kalkie-Ashfield local development area. The Open Space/Environment Protection network identifies the potential extent and location of open space for the Kalkie-Ashfield local development area in an indicative manner and is subject to refinement through the development assessment process taking into account the need for public open space of various types, the need for land drainage and flood hazard management purposes and the nature conservation values of land.

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Scale 1:30000

0 0.5 1 2 Km

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BUNDABERG REGIONAL COUNCIL

**Figure 7.2.2**  
**Kalkie Ashfield**  
**Local Development Area**  
**Structure Plan Concept**

Version 5.0 effective February 2020

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## Part 8 Overlays

### 8.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:-
  - (a) there is a particular sensitivity to the effects of development;
  - (b) there is a constraint on land use or development outcomes;
  - (c) there is the presence of valuable resources;
  - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in **Schedule 2 (Mapping)** or the SPP interactive mapping system<sup>1</sup>.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in **Part 5 (Tables of assessment)**.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:-
  - (a) a map for an overlay;
  - (b) a code for an overlay;
  - (c) a zone code;
  - (d) a local plan code;
  - (e) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:-
  - (a) Acid sulfate soils overlay;
  - (b) Agricultural land overlay;
  - (c) Airport and aviation facilities overlay;
  - (d) Biodiversity areas overlay;
  - (e) Bushfire hazard overlay;
  - (f) Coastal protection overlay;
  - (g) Extractive resources overlay;
  - (h) Flood hazard overlay
  - (i) Heritage and neighbourhood character areas overlay;
  - (j) Infrastructure overlay;
  - (k) Sea turtle sensitive area overlay;
  - (l) Steep land (slopes >15%) overlay;
  - (m) Water resource catchments overlay.

<sup>1</sup> Note—Section 5.10 (Categories of development and assessment – Overlays) and each code in Part 8 (Overlays) identifies where the elements for each overlay are mapped.

## 8.2 Overlay codes

### 8.2.1 Acid sulfate soils overlay code<sup>2</sup>

#### 8.2.1.1 Application

This code applies to development:-

- (a) subject to the Acid sulfate soils overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Acid sulfate soils overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 8.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Acid sulfate soils overlay code is to ensure that the generation or release of acid and associated metal contaminants from acid sulfate soils (ASS) does not have significant adverse effects on the natural environment, built environment, infrastructure or human health.
- (2) The purpose of the code will be achieved through the following overall outcome:-
  - (a) development ensures that the release of acid and associated metal contaminants into the environment is avoided by either:-
    - (i) not disturbing acid sulfate soils (ASS) when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or
    - (ii) treating and, if required, undertaking ongoing management of any disturbed ASS and drainage waters.

#### 8.2.1.3 Specific benchmarks for assessment

Table 8.2.1.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Avoidance or management of ASS</b>	
<b>PO1</b> Works:- (a) do not disturb ASS; or (b) are managed to avoid or minimise the release of acid and metal contaminants, where disturbance of ASS is unavoidable.	<b>AO1.1</b> ASS are identified and the disturbance of ASS is avoided by:- (a) undertaking an ASS investigation conforming to the <i>Queensland Sampling Guidelines</i> <sup>3</sup> and soil analyses according to the <i>Laboratory Methods Guidelines</i> <sup>4</sup> or Australian Standard 4969; (b) not excavating or otherwise removing soil or sediment identified as containing ASS; (c) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated ASS; and (d) not undertaking filling on land at or below 5 metres AHD that results in:- (i) actual ASS being moved below the water table; or (ii) previously saturated ASS being aerated.  <b>OR</b>  The disturbance of ASS avoids the release of acid and metal contaminants by:- (a) undertaking an acid sulfate soils investigation conforming to the <i>Queensland Sampling</i>

<sup>2</sup> Editor's note—the Acid sulfate soils overlay maps in **Schedule 2 (Mapping)** identify the following areas potentially subject to acid sulfate soils:-

(a) Area 1 (land at or below 5 metres AHD);  
 (b) Area 2 (land above 5 metres AHD and below 20m AHD).

<sup>3</sup> Footnote—Ahern CR, Ahern MR and Powell B (1998). Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils (ASS) in Queensland. Department of Natural Resources, Indooroopilly.

<sup>4</sup> Footnote—Ahern CR, McEInea AE and Sullivan LA (2004). Acid Sulfate Soils Laboratory Methods Guidelines. Department of Natural Resources and Mines, Indooroopilly.

Performance outcomes	Acceptable outcomes
	<p><i>Guidelines</i> and soil analyses according to the <i>Laboratory Methods Guidelines</i> or Australian Standard 4969;</p> <p>(b) neutralising existing acidity and preventing the generation of acid and metal contaminants using strategies documented in the <i>Soil Management Guidelines</i><sup>5</sup>; and</p> <p>(c) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.</p> <p><b>AO1.2</b>            Where potential or actual ASS are identified, they are managed in accordance with an ASS management plan.</p> <p>Editor's note—the <b>Planning scheme policy for information Council may request, and preparing well made applications and technical reports</b> provides guidance for the preparation of an ASS management plan.</p>

<sup>5</sup> Footnote—Dear SE, Moore NG, Dobos SK, Watling KM and Ahern CR (2002). *Soil Management Guidelines*. Queensland Acid Sulfate Soils Technical Manual. Department of Natural Resources and Mines, Indooroopilly.

## 8.2.2 Agricultural land overlay code<sup>6</sup>

### 8.2.2.1 Application

This code applies to development:-

- (a) subject to Agricultural Land Classification (ALC) Class A and Class B land identified in the SPP interactive mapping system; and
- (b) identified as requiring assessment against the Agricultural land overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Agricultural land overlay code is to ensure that agricultural land is protected from development that leads to its alienation, fragmentation or diminished productivity.
- (2) The purpose of the code will be achieved through the following overall outcome:-
  - (a) the ongoing productive use of Agricultural Land Classification (ALC) Class A and Class B land for agricultural purposes is maintained and protected by ensuring that:-
    - (i) ALC Class A and Class B land is protected and remains available for productive and sustainable agricultural and rural pursuits, unless:-
      - A. there is an overriding need in terms of public benefit; and
      - B. there is no alternative site suitable for the particular purpose; and
      - C. the impact on productive agricultural land has been avoided and minimised;
    - (ii) conflict between farming activities and sensitive land uses is avoided by establishing effective separation distances and buffers;
    - (iii) further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided; and
    - (iv) development avoids adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off.

### 8.2.2.3 Specific benchmarks for assessment

**Table 8.2.2.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Conservation of Agricultural Land Classification (ALC) Class A and Class B land</b>	
<p><b>PO1</b>                      Development on ALC Class A and Class B land is limited to:-</p> <ul style="list-style-type: none"> <li>(a) rural uses that make use of and rely upon the quality of the agricultural land resource;</li> <li>(b) complementary uses that are essential to on-site farming practice.</li> </ul>	<p><b>AO1.1</b>                      Development on ALC Class A and Class B land is limited to the following:-</p> <ul style="list-style-type: none"> <li>(a) uses in the Rural activities activity group, excluding permanent plantation;</li> <li>(b) complementary uses in the form of caretaker's accommodation, dwelling house, home-based business, landing and nature based tourism.</li> </ul> <p><b>AO1.2</b>                      Development ensures that for any site, the total area of ALC Class A and Class B land covered by all of the following does not exceed 1,000m<sup>2</sup> or 10% of the site, whichever is the lesser:-</p> <ul style="list-style-type: none"> <li>(a) buildings and structures except for buildings and structures associated with the primary use and used for a productive purpose;</li> <li>(b) on-site car and truck parking, access and manoeuvring areas;</li> <li>(c) on-site waste water treatment systems and sub-surface irrigation areas.</li> </ul> <p>Note—other uses or development will only be permitted to occur on ALC Class A and Class B land where:-</p> <ul style="list-style-type: none"> <li>(a) an overriding need exists for the development in terms of public benefit;</li> <li>(b) no suitable alternative site exists; and</li> </ul>

<sup>6</sup> Editor's note—Agricultural Land Classification (ALC) Class A and Class B land is identified in the SPP interactive mapping system under the 'Economic Growth' theme, subsection 'Agriculture'.

Performance outcomes	Acceptable outcomes
	(c) loss or fragmentation of ALC Class A and Class B land is minimised to the extent possible.
<b>Avoidance or mitigation of land use conflicts</b>	
<p><b>PO2</b> Development for residential activities and other sensitive land uses does not adversely impact on the ongoing operational efficiency and productive agricultural use of ALC Class A and Class B land.</p> <p>Note—to demonstrate compliance with this performance outcome, an assessment of appropriate separation distances and buffers between the proposed development and areas of ALC Class A and Class B land may need to be undertaken in accordance with the <i>State Planning Policy Guideline: State Interest—Agriculture</i>.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<b>Reconfiguring a lot and rearrangement of lot boundaries</b>	
<p><b>PO3</b> Reconfiguring a lot involving ALC Class A and Class B land does not result in lot sizes or lot configurations that lead to:-</p> <ul style="list-style-type: none"> <li>(a) fragmentation of rural land and loss of land to viable rural production;</li> <li>(b) the potential for conflict between existing or potential agricultural production and proposed lots intended for residential or rural residential use;</li> <li>(c) loss of flexibility in the way landholdings are used for agricultural production.</li> </ul>	<p><b>AO3</b> Development ensures that the minimum lot size of all created lots complies with <b>Table 9.4.3.3.2 (Minimum lot size and dimensions)</b> of the Reconfiguring a lot code.</p>
<p><b>PO4</b> The boundaries of existing lots containing ALC Class A and Class B land are not rearranged, unless it can be demonstrated that a rearrangement of lot boundaries would:-</p> <ul style="list-style-type: none"> <li>(a) aggregate ALC Class A and Class B land resources and maximise the utility of the land for agricultural purposes;</li> <li>(b) provide for better land management; and</li> <li>(c) not give rise to, or worsen, land use conflicts between agricultural and residential land uses.</li> </ul>	<p><b>AO4</b> No acceptable outcome provided.</p>
<b>Sediment and stormwater run-off</b>	
<p><b>PO5</b> Development for non-agricultural purposes is located, designed and constructed to minimise the impact of sediment and stormwater run-off on ALC Class A and Class B land.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>

## 8.2.3 Airport and aviation facilities overlay code<sup>7</sup>

### 8.2.3.1 Application

This code applies to development:-

- (a) subject to the airport and aviation facilities identified in the SPP interactive mapping system; and
- (b) identified as requiring assessment against the Airport environs overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Airport environs overlay code is to protect and maintain the operational efficiency and safety of the Bundaberg Airport and aviation facilities and avoid land use conflicts.
- (2) The purpose of the code will be achieved through the following overall outcomes:-

- (a) the safety of aircraft operating within the airport's operational airspace is maintained and enhanced;

Note—operational airspace includes the areas and vertical dimensions of an airport's obstacle limitation surface (OLS).

- (b) sensitive land uses and other incompatible activities are appropriately located and designed to ensure that these uses and activities do not adversely impact on airport operations;
- (c) the risk of public safety being compromised by incidents in the take-off and landing phases of aircraft operations is minimised;
- (d) development protects aviation facilities including navigation, communication and surveillance facilities from incompatible land uses, buildings, structures and works.

### 8.2.3.3 Specific benchmarks for assessment

**Table 8.2.3.3.1 Benchmarks for assessable development**

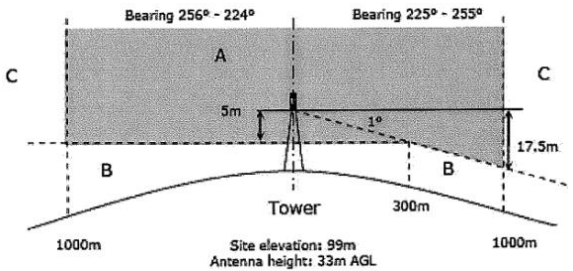
Performance outcomes	Acceptable outcomes
<b>Obstructions and hazards</b>	
<p><b>PO1</b>                      Development does not cause an obstruction or hazard to the safe movement of aircraft through the temporary or permanent intrusion of physical structures into the airport's operational airspace, particularly take-off and approach flight paths.</p>	<p><b>AO1</b>                      Buildings, structures (both freestanding and attached to buildings, including signs, masts or antennae) and vegetation at its mature height do not intrude into the obstacle limitation surface (OLS) of the airport.</p> <p>Editor's note—where proposed development is likely to intrude into the OLS of the airport, it is highly recommended that CASA and Airservices Australia be consulted prior to the lodgement of any development application to determine how compliance with performance outcome PO1 can be achieved.</p>
<p><b>PO2</b>                      Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.</p>	<p><b>AO2.1</b>                      Uses involving the bulk handling or disposal of putrescible waste, such as landfill and waste transfer facilities, are not located within a wildlife hazard buffer zone (i.e. within 13km of an airport's runway).</p> <p><b>OR</b></p> <p>Where increasing the intensity or scale of an existing use involving the bulk handling or disposal of putrescible waste within a wildlife hazard buffer zone (i.e. within 13km of an airport's runway), development includes measures to reduce the potential to attract birds and bats.</p>

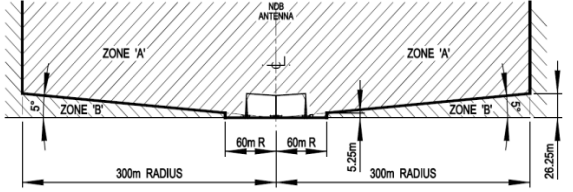
<sup>7</sup> Editor's note—the following elements referred to in this code are identified in the SPP interactive mapping system under the 'Infrastructure' theme, subsection 'Strategic airports and aviation facilities':-

- (a) obstacle limitation surfaces (OLS);
- (b) Australian noise exposure forecast (ANEF) contours;
- (c) airport public safety areas;
- (d) lighting area buffer and wildlife hazard buffer zones; and
- (e) aviation facilities and associated building restricted areas.



Performance outcomes	Acceptable outcomes
	<p><b>AO2.2</b> Uses involving the following activities are not located within the 3km wildlife hazard buffer zone:-</p> <ul style="list-style-type: none"> <li>(a) aquaculture, except where using a recirculating aquaculture system contained within sheds;</li> <li>(b) intensive animal industry;</li> <li>(c) animal keeping, where involving a wildlife or bird sanctuary; and</li> <li>(d) industrial uses, where involving food processing plants or stock handling or slaughtering.</li> </ul> <p><b>AO2.3</b> Where uses or activities listed in AO2.2 (above) are located between the 3km and 8km wildlife hazard buffer zones:-</p> <ul style="list-style-type: none"> <li>(a) potential food and waste sources are covered or otherwise secured so they do not present a food source for domestic or other wildlife; and</li> <li>(b) development includes measures to reduce the potential to attract birds and bats.</li> </ul> <p><b>AO2.4</b> Where recreation and entertainment facilities involving fair grounds, show grounds, outdoor theatres or outdoor cinemas are located within the 3km wildlife hazard buffer zone, potential food and waste sources are covered or otherwise secured so they are not accessible to wildlife.</p> <p><b>AO2.5</b> Landscaping and drainage works (including artificial waterbodies) for development located within the 3km wildlife hazard buffer zone, are designed and installed to minimise bird and bat attracting potential (such as avoidance of fruiting and/or flowering plant species).</p>
<p><b>PO3</b> Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through the installation of external lighting that could distract or interfere with a pilot's vision, or confuse the visual identification of runway, approach or navigational lighting from the air.</p>	<p><b>AO3</b> Outdoor lighting (including street lighting and security lighting) located within a lighting area buffer zone does not involve:-</p> <ul style="list-style-type: none"> <li>(a) lighting that shines, projects or reflects above a horizontal plane;</li> <li>(b) coloured, flashing or sodium lighting;</li> <li>(c) flare plumes; and</li> <li>(d) configurations of lights in straight parallel lines 500m to 1,000m in length.</li> </ul>
<p><b>PO4</b> Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.</p>	<p><b>AO4</b> Development does not release the following emissions into operational airspace:-</p> <ul style="list-style-type: none"> <li>(a) gaseous plumes with a velocity exceeding 4.3m/second;</li> <li>(b) smoke, dust, ash or steam; or</li> <li>(c) emissions with depleted oxygen content.</li> </ul>
<b>Aircraft noise</b>	
<p><b>PO5</b> Development and land uses that are sensitive to noise interference or noise nuisance:-</p> <ul style="list-style-type: none"> <li>(a) avoid noise affected areas surrounding the airport; or</li> <li>(b) are sited, designed and constructed to mitigate noise nuisance to acceptable levels.</li> </ul>	<p><b>AO5</b> The following uses, or the creation of additional lots to accommodate these uses, are not located on land subject to the nominated Australian noise exposure forecast (ANEF) contour:-</p> <ul style="list-style-type: none"> <li>(a) permanent forms of residential accommodation within the 20 ANEF contour (or greater);</li> <li>(b) visitor or temporary accommodation uses including hotel, short-term accommodation and tourist park within the 25 ANEF contour (or greater);</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>(c) community uses including child care centre, community care centre, community use, educational establishment, health care services and place of worship within the 20 ANEF contour (or greater);</p> <p>(d) business or entertainment uses including food and drink outlet, function facility, service industry, shop, shopping centre, showroom and tourist attraction within the 25 ANEF contour (or greater);</p> <p>(e) industry uses including low impact industry and research and technology industry within the 30 ANEF contour (or greater).</p> <p><b>OR</b></p> <p>Development located within the ANEF contours mentioned above is designed and constructed to attenuate aircraft noise in accordance with <i>Australian Standard AS 2021: Acoustics—Aircraft noise intrusion—Building siting and construction</i>.</p> <p>Note—AS2021 considers aircraft noise impacts on indoor spaces only. Noise impacts on outdoor use areas will require separate assessment to determine whether noise levels can be mitigated to be within acceptable limits.</p>
<b>Public safety areas</b>	
<p><b>PO6</b>            Development within the public safety areas located at the end of airport runways avoids:-</p> <p>(a) a significant increase in the number of people living, working or congregating in those areas; and</p> <p>(b) the use or storage of hazardous materials.</p>	<p><b>AO6</b>            Development within a public safety area does not introduce or intensify:-</p> <p>(a) residential, business, entertainment, industrial, community or recreation activities; or</p> <p>(b) any uses involving the production, manufacture or bulk storage of flammable or hazardous goods or materials.</p>
<b>Aviation facilities</b>	
<p><b>PO7</b>            Development ensures that temporary or permanent physical structures located within an aviation facility's building restricted area do not interfere with the safe and continued functioning of the aviation facility.</p>	<p><b>AO7.1</b>            Buildings, structures, trees, fences or any other physical obstructions (including overhead power and telecommunications cables) located in the building restricted area of the Sloping Hummock VHF facility:-</p> <p>(a) do not penetrate into Area A as identified on <b>Figure 8.2.3A (Sloping Hummock VHF facility building restricted area)</b>; and</p> <p>(b) are wholly contained within Area B as identified on <b>Figure 8.2.3A</b>.</p> <p>Note—there are no constraints to development located in Area C as identified on <b>Figure 8.2.3A</b>.</p> <p><b>Figure 8.2.3A Sloping Hummock VHF facility building restricted area</b></p>  <p>The diagram shows a plan view of the Sloping Hummock VHF facility. A central tower is located on a slope. A horizontal line extends from the tower, with a 1-degree angle indicated. Area A is a shaded rectangular region above this line, bounded by bearings of 256°-224° on the left and 225°-255° on the right. Area B is a shaded region below the horizontal line, bounded by 1000m on the left and right, and 300m from the tower. Area C is the unshaded region above Area A and below Area B. Dimensions include a 5m vertical distance from the tower to the top of Area A, and a 17.5m vertical distance from the tower to the top of Area B. Site elevation is 99m and antenna height is 33m AGL.</p> <p>Notes—</p> <p>1. The Sloping Hummock VHF facility provides air/ground radio communications between air traffic controllers and aircraft in the Bundaberg region and on the ground at Bundaberg Airport. To provide this service the facility</p>

Performance outcomes	Acceptable outcomes
	<p>requires unobstructed line of sight to the horizon in all directions and to the airport.</p> <p>2. The building restricted area marked in the diagram is defined with respect to the base of the Airservices Australia VHF antenna mounted on Telstra's tower. Special consideration is to be given for the area towards Bundaberg Airport (225° to 255°).</p> <p><b>A07.2</b>            Buildings, structures, trees, fences or any other physical obstructions (including overhead power and telecommunications cables) located in the building restricted area of the Bundaberg Airport non-directional beacon (NDB) facility:-</p> <p>(a) do not penetrate into 'Zone A' as identified on <b>Figure 8.2.3B (Bundaberg Airport NDB facility building restricted area)</b>; and</p> <p>(b) are wholly contained within 'Zone B' as identified on <b>Figure 8.2.3B</b>.</p> <p><b>Figure 8.2.3B Bundaberg Airport NDB facility building restricted area</b></p>  <p><b>A07.3</b>            For all other aviation facilities—no acceptable outcome provided.</p>

## 8.2.4 Biodiversity areas overlay code<sup>8 9</sup>

### 8.2.4.1 Application

This code applies to development:-

- (a) subject to biodiversity areas identified in the SPP interactive mapping system or on premises otherwise determined to contain areas of environmental significance; and
- (b) identified as requiring assessment against the Biodiversity areas overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Biodiversity areas overlay code is to ensure that:-
  - (a) areas of environmental significance are protected;
  - (b) ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated;
  - (c) wetlands and watercourses are protected, maintained, rehabilitated and enhanced;
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) development conserves and enhances the Bundaberg region's biodiversity values and associated ecosystem services;
  - (b) development is not located in an ecologically important area, unless:-
    - (i) there is an overriding need for the development in the public interest;
    - (ii) there is no feasible alternative; and
    - (iii) any adverse impacts incurred are minimised and, where appropriate to the circumstances, compensated by ecological improvements elsewhere that result in a net gain and enhancement to the overall habitat values of the Bundaberg Region.
  - (c) development protects and establishes appropriate buffers to native vegetation and significant fauna habitat;
  - (d) development protects known populations and supporting habitat of:-
    - (i) endangered, vulnerable and near threatened flora and fauna species, as listed in the (State) *Nature Conservation Act 1992, Nature Conservation (Wildlife) Regulation 2006*;
    - (ii) threatened species and ecological communities as listed in the (Commonwealth) *Environment Protection and Biodiversity Conservation Act 1999*;
  - (e) development protects environmental values and achieves the prescribed water quality objectives for waterways and wetlands in accordance with the *Environmental Protection Policy (Water) 2009*;
  - (f) development protects and enhances the ecological values and processes, physical extent and buffering of watercourses and wetlands.

### 8.2.4.3 Specific benchmarks for assessment

**Table 8.2.4.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b><i>Protection of matters of environmental significance</i></b>	
<b>PO1</b> Development avoids significant impacts on, areas of environmental significance, unless there is an overriding need for the development	<b>AO1</b> Development is located outside of areas of environmental significance and will not result in a

<sup>8</sup> Editor's note—biodiversity areas are identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system under the 'Environment and heritage' theme, subsection 'Biodiversity', and include protected areas, wildlife habitat, regulated vegetation, marine parks, declared fish habitat areas, wetlands, watercourses and associated buffer areas.

<sup>9</sup> Editor's note—buffer areas for Matters of State Environmental Significance (MSES) are not identified in the SPP interactive mapping system, but are identified as areas within a specified distance from a mapped wetland or watercourse.

Performance outcomes	Acceptable outcomes
<p>in the public interest and there is no feasible alternative.</p>	<p>significant impact on the relevant environmental values.</p> <p><b>OR</b></p> <p>The development site does not contain any matters of environmental significance.</p> <p>Editor's note—a report certified by an appropriately qualified person may be required to demonstrate:-</p> <ul style="list-style-type: none"> <li>(a) that the development will not result in significant impacts on relevant environmental values;</li> <li>(b) that a site does not contain any matters of environmental significance, or that the extent of the area of environmental significance is different to that mapped;</li> <li>(c) how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</li> </ul>
<p><b>PO2</b> Development is located, designed and operated to mitigate significant impacts on the relevant environmental values.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> Development avoids the introduction of non-native pest species (plant or animal) that pose a risk to ecological integrity, and manages existing pest species.</p> <p>Editor's note—Pest species may need to be controlled by adopting pest management practices that provide for long-term ecological integrity.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<b>Development adjacent to a wetland</b>	
<p><b>PO4</b> An adequate buffer to a wetland is provided and maintained to assist in the maintenance of water quality, existing hydrological characteristics, habitat and visual amenity values.</p>	<p><b>AO4.1</b> A wetland buffer is provided and maintained which has a minimum width of:-</p> <ul style="list-style-type: none"> <li>(a) 50m where the wetland is located within an urban or rural residential zoned area; or</li> <li>(b) 200m where the wetland is located outside an urban or rural residential zoned area.</li> </ul> <p>Editor's note – Where an alternative wetland buffer is proposed, an evaluation of the environmental values, functioning and threats to matters of environmental significance may be required to justify the proposed width of the buffer.</p> <p><b>AO4.2</b> Development involving vegetation clearing or high impact earthworks does not occur in a wetland buffer.</p> <p>Editor's note—high impact earthworks has the meaning given in the <i>Planning Regulation 2017</i>.</p>
<b>Improving ecological corridors and expanding habitat extent of ecological corridors</b>	
<p><b>PO5</b> Existing ecological corridors are protected, and where possible enhanced, and have dimensions and characteristics that will:-</p> <ul style="list-style-type: none"> <li>(a) effectively link habitats on and/or adjacent to the development site;</li> <li>(b) facilitate the effective movement of terrestrial and aquatic fauna accessing and/or using the development site as habitat.</li> </ul> <p>Editor's note—ecological corridors are identified conceptually on <b>Strategic Framework Map SFM-004 (Natural environment and landscape character elements)</b>,</p>	<p><b>AO5</b> Development retains, regenerates and rehabilitates native vegetation within a corridor.</p> <p>Editor's note—where an ecological corridor is required to facilitate fauna movement, access or use of on-site habitat, the dimensions and characteristics of the ecological corridor will need to be determined by a site-specific ecological assessment.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO6</b>            Development near an ecological corridor mitigates adverse impacts on native fauna feeding, nesting, breeding and roosting sites and native fauna movements, including (but not limited to):-</p> <ul style="list-style-type: none"> <li>(a) ensuring that development (e.g. roads, pedestrian access, in-stream structures) during both the construction and operation phases does not create barriers to the movement of fauna into, along or within ecological corridors;</li> <li>(b) providing wildlife movement infrastructure where necessary and directing fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area; and</li> <li>(c) separating fauna from potential hazards (e.g. through appropriate fencing).</li> </ul>	<p><b>AO6</b>            No acceptable outcome provided.</p>
<b>Impact on habitat of threatened species</b>	
<p><b>PO7</b>            Development protects the habitat of endangered, vulnerable and near threatened species and local species of significance, including by incorporating siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site.</p>	<p><b>AO7</b>            No acceptable outcome provided.</p>
<p><b>PO8</b>            Human disturbance, such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts, are avoided or adverse impacts sufficiently mitigated to retain critical life stage ecological processes (such as feeding, breeding or roosting).</p>	<p><b>AO8</b>            No acceptable outcome provided.</p>
<b>Buffering and protection of watercourses</b>	
<p><b>PO9</b>            Development:-</p> <ul style="list-style-type: none"> <li>(a) retains, enhances and maintains the environmental values and functioning of watercourses;</li> <li>(b) provides and maintains adequate vegetated buffers and setbacks to watercourses;</li> <li>(c) maintains and restores connectivity between aquatic habitats and access for fish along watercourses/waterways and into key habitats.</li> </ul>	<p><b>AO9.1</b>            Development is not located within a watercourse buffer.</p> <p>Editor's note—watercourse buffer distances on either side of a mapped watercourse are 50m in an urban or rural residential zoned area or for a stream order 1 or 2 and 100m elsewhere.</p> <p><b>AO9.2</b>            Development does not involve the removal of native vegetation from a watercourse or watercourse buffer.</p> <p><b>AO9.3</b>            Cleared, degraded or disturbed watercourses and watercourse buffer areas within the site are rehabilitated along their full length in accordance with a detailed rehabilitation plan, approved by the Council.</p> <p>Note—a rehabilitation plan should include:-</p> <ul style="list-style-type: none"> <li>(a) appropriate rehabilitation and restoration methods for bed/banks and in-stream and watercourse vegetation for watercourses;</li> <li>(b) management measures of weed species;</li> <li>(c) consideration of fauna habitat (including relevant international agreements such as CAMBA, JAMBA and Ramsar);</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>(d) provision of buffers in the form of riparian vegetation and separation by way of distance between the development and the vegetated buffers;</p> <p>(e) proposed planting regimes (utilising species appropriate to the area);</p> <p>(f) proposed measures for the protection of vegetation and habitat whilst rehabilitation works are being undertaken.</p> <p><b>AO9.4</b> Development is undertaken in accordance with an approved environmental management plan that protects the watercourse.</p>
<p><b>PO10</b> All in-stream development works ensures that movement of fish across watercourse/ waterway barriers is catered for and that lateral and longitudinal migrations can be maintained within the whole of the system.</p>	<p><b>AO10</b> No acceptable outcome provided.</p>
<p><b>PO11</b> Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.</p>	<p><b>AO11</b> No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs.</p>
<p><b>PO12</b> Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.</p>	<p><b>AO12</b> Existing natural flows of surface and groundwater are not altered through channelization, redirection of interruption of flows.</p>
<p><b>PO13</b> Development on land adjacent to a watercourse maintains an appropriate extent of public access to watercourses and minimises edge effects.</p>	<p><b>AO13</b> Development adjacent to a watercourse provides that:-</p> <p>(a) no new lots directly back onto the riparian area; and</p> <p>(b) any new roads are located between the watercourse buffer and the proposed development areas.</p>

## 8.2.5 Bushfire hazard overlay code<sup>10</sup>

### 8.2.5.1 Application

This code applies to development:-

- (a) subject to bushfire hazard areas identified in the SPP interactive mapping system; and
- (b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note—the Building Code of Australia (BCA) and the Queensland Development Code (QDC) contain provisions applying to Class 1, 2, 3 and associated Class 10a buildings in bushfire prone areas. “Designated bushfire prone areas” for the purposes of the *Building Regulation 2006* (section 12), the BCA and QDC are identified as medium hazard, high hazard or very high hazard areas in the SPP interactive mapping system.

### 8.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
  - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
  - (c) wherever practical, community infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
  - (d) development does not result in a material increase in the extent or severity of bushfire hazard;
  - (e) the loss of vegetation through inappropriately located development is minimised;
  - (f) development is sited and designed to assist emergency services in responding to any bushfire threat.

### 8.2.5.3 Specific benchmarks for assessment

**Table 8.2.5.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Dual occupancy and dwelling house</b>	
<b>PO1</b> The dual occupancy or dwelling house is provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	<b>AO1.1</b> Premises are connected to a reticulated water supply infrastructure network.  <b>OR</b>  Where there is no reticulated water supply:- (a) each dwelling is provided with a minimum water supply capacity of 5,000L dedicated for fire fighting purposes; and (b) the water supply dedicated for fire fighting purposes is:- (i) sourced from a separate tank; or where sourced from the main water supply tank for the dwelling, the building’s take off connection from the tank is at a level that

<sup>10</sup> Editor’s note—medium, high and very high bushfire hazard areas are identified as ‘medium, high and very high potential bushfire intensity areas’ in the SPP interactive mapping system under the ‘Safety and resilience to hazards’ theme, subsection ‘Natural hazards risk and resilience’.



Performance outcomes	Acceptable outcomes
	<p>allows 5,000L to be dedicated for firefighting purposes;</p> <p>(ii) provided with a hardstand area allowing heavy rigid fire appliance access within 6m of the tank.</p> <p><b>AO1.2</b> The water supply outlet for fire fighting purposes is:-</p> <p>(a) located remote from any potential fire hazards such as venting gas bottles; and</p> <p>(b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting).</p>

**Table 8.2.5.3.2 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Bushfire hazard assessment and management</b>	
<p><b>PO2</b> Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following:-</p> <p>(a) vegetation type;</p> <p>(b) slope;</p> <p>(c) aspect;</p> <p>(d) on-site and off-site bushfire hazard implications of the particular development;</p> <p>(e) bushfire history;</p> <p>(f) conservation values of the site;</p> <p>(g) ongoing maintenance.</p> <p>Note—where a bushfire hazard assessment and management plan has previously been approved for the development proposed on the site (e.g. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome of the code.</p>	<p><b>AO2.1</b> The level of bushfire hazard shown on the SPP interactive mapping system is confirmed via the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the <b>Planning scheme policy for information Council may request, and preparing well made applications and technical reports.</b></p> <p><b>AO2.2</b> Development is located, designed and operated in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the <b>Planning scheme policy for information Council may request, and preparing well made applications and technical reports.</b></p>
<b>Safety of people and property</b>	
<p><b>PO3</b> Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding a higher concentration of people living or congregating in bushfire hazard areas.</p>	<p><b>AO3</b> Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, avoids confirmed medium, high or very high bushfire hazard areas. This includes, but is not limited to, the following uses:-</p> <p>(a) child care centre;</p> <p>(b) community care centre;</p> <p>(c) community residence;</p> <p>(d) community use;</p> <p>(e) correctional facility;</p> <p>(f) educational establishment;</p> <p>(g) emergency services;</p> <p>(h) hospital;</p> <p>(i) indoor sport, recreation and entertainment;</p> <p>(j) outdoor sport, recreation and entertainment;</p> <p>(k) relocatable home park;</p> <p>(l) residential care facility;</p> <p>(m) retirement facility;</p> <p>(n) tourist attraction; and</p> <p>(o) tourist park.</p> <p>Note—the level of bushfire hazard shown on the SPP interactive mapping system is to be confirmed via the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the <b>Planning scheme policy for information Council may request, and preparing well made applications and technical reports.</b></p>

Performance outcomes	Acceptable outcomes
<b>Community infrastructure</b>	
<p><b>PO4</b>            Community infrastructure is able to function effectively during and immediately after bushfire events.</p>	<p><b>AO4</b>            Community infrastructure is not located within a confirmed medium, high or very high bushfire hazard area.</p> <p><b>OR</b></p> <p>Where located in a confirmed medium, high or very high bushfire hazard area, development involving community infrastructure is designed to function effectively during and immediately after bushfire events in accordance with a bushfire hazard assessment and management plan prepared in accordance with the <b>Planning scheme policy for information Council may request, and preparing well made applications and technical reports.</b></p>
<b>Hazardous materials</b>	
<p><b>PO5</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>AO5</b>            Development involving the manufacture or storage of hazardous materials in bulk is not located within a confirmed medium or high bushfire hazard area.</p>
<b>Access and evacuation routes</b>	
<p><b>PO6</b>            Where development involves provision of a new public or private road, the layout, design and construction of the road:-</p> <ul style="list-style-type: none"> <li>(a) allows easy and safe movement away from any encroaching fire;</li> <li>(b) allows easy and safe access for fire fighting and other emergency vehicles; and</li> <li>(c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire.</li> </ul>	<p><b>AO6.1</b>            The road layout provides for “through roads” and avoids culs-de-sac and “dead end” roads (except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with an alternative access linking the cul-de-sac to other through roads).</p> <p><b>AO6.2</b>            Roads have a maximum gradient of 12.5%.</p>
<b>Fire breaking trails</b>	
<p><b>PO7</b>            Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:-</p> <ul style="list-style-type: none"> <li>(a) ensuring adequate access for fire fighting and other emergency vehicles;</li> <li>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire;</li> <li>(c) providing for the separation of developed areas and adjacent bushland.</li> </ul>	<p><b>AO7</b>            Where development involves the creation of a new road, fire breaking trails are:-</p> <ul style="list-style-type: none"> <li>(a) provided along and within a cleared road reserve having a minimum width of 20m;</li> <li>(b) a maximum gradient of 12.5%;</li> <li>(c) located between the development site and hazardous vegetation.</li> </ul> <p><b>OR</b></p> <p>Where development does not involve the creation of a new road, fire breaking trails are provided between the development site and hazardous vegetation. Such fire breaking trails:-</p> <ul style="list-style-type: none"> <li>(a) have a cleared minimum width of 6m;</li> <li>(b) have a maximum gradient of 12.5%;</li> <li>(c) provide continuous access for fire fighting vehicles;</li> <li>(d) allow for vehicle access every 200m;</li> <li>(e) provide passing bays and turning areas for fire fighting appliances at frequent intervals (e.g. typically every 200m);</li> <li>(f) have a minimum cleared height of 4m;</li> <li>(g) have a formed width, gradient and erosion control devices, and are provided to all-weather standard; and</li> </ul>

Performance outcomes	Acceptable outcomes
	(h) are located within an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service.
<b>Lot layout</b>	
<p><b>PO8</b> The lot layout of new development is designed to:-</p> <ul style="list-style-type: none"> <li>(a) mitigate any potential bushfire hazard;</li> <li>(b) provide safe building sites.</li> </ul>	<p><b>AO8.1</b> Residential lots are designed so their size and shape allow for efficient emergency access to buildings for fire fighting appliances (e.g. by avoiding battle-axe/hatchet lots and long narrow lots with long access drives to buildings).</p> <p><b>AO8.2</b> Residential lots are designed to provide building envelopes in locations of lowest hazard within the lot.</p>
<b>Water supply for fire fighting purposes</b>	
<p><b>PO9</b> Development provides an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.</p>	<p><b>AO9.1</b> Premises are connected to a reticulated water supply with a minimum pressure and flow of 10 litres a second at 200kPA at all times.</p> <p><b>OR</b></p> <p>Where there is no reticulated water supply:-</p> <ul style="list-style-type: none"> <li>(a) the premises has a minimum water supply capacity of 5,000L dedicated for fire fighting purposes; and</li> <li>(b) the water supply dedicated for fire fighting purposes is sourced from:- <ul style="list-style-type: none"> <li>(i) a separate tank; or</li> <li>(ii) a reserve section in the bottom part of the main water supply tank; or</li> <li>(iii) a swimming pool; or</li> <li>(iv) a dam.</li> </ul> </li> </ul> <p><b>AO9.2</b> The water supply outlet for fire fighting purposes is:-</p> <ul style="list-style-type: none"> <li>(a) located remote from any potential fire hazards such as venting gas bottles;</li> <li>(b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting); and</li> <li>(c) provided with an appropriate area stabilised for all-weather use by fire vehicles and which is located within 6m of the outlet or, where applicable, a swimming pool or dam.</li> </ul>

## 8.2.6 Coastal protection overlay code<sup>11</sup>

### 8.2.6.1 Application

This code applies to development:-

- (a) subject to a coastal setback line in the Coastal protection overlay shown on the overlay maps contained within **Schedule 2 (Mapping)** or a coastal management district or erosion prone area identified on the SPP interactive mapping system; and
- (b) identified as requiring assessment against the coastal protection overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.6.2 Purpose and overall outcomes

(1) The purpose of the Coastal protection overlay code is to:-

- (a) protect people and property from coastal hazards;

Editor's note—'coastal hazard' is defined in the *Coastal Protection and Management Act 1995* and means erosion of the foreshore or tidal inundation. Storm tide inundation is addressed in the Flood hazard overlay code.

- (b) protect coastal resources and their values to the greatest extent practicable;
- (c) ensure that decisions about coastal development take appropriate account of the predicted effects of climate change, including sea level rise;
- (d) maintain or enhance public access to the coast;
- (e) support opportunities for coastal-dependent development and maritime development in appropriate locations along the coast.

(2) The purpose of the code will be achieved through the following overall outcomes:-

- (a) development allows for natural fluctuations of the coast as far as practicable, including appropriate allowance for climate change and sea level rise;
- (b) unless explicitly anticipated by the planning scheme through the allocation of zones, development within an erosion prone area avoids:-
  - (i) intensification of existing uses;
  - (ii) new permanent built structures; or
  - (iii) seaward extensions to existing built structures;
- (c) development avoids adverse impacts to coastal landforms and alterations to physical coastal processes and, as far as practicable, avoids the need for coastal protection works;
- (d) development preserves the integrity of the coastal setback line as the defined seaward boundary for building work and other development adjacent to the beachfront;
- (e) development maintains public access to the coast consistent with maintaining public safety and conserving coastal resources;
- (f) development preserves opportunities for locating coastal-dependant land uses in areas adjoining tidal waters.

<sup>11</sup> Editor's note—coastal protection areas referred to in this code include:-

- (a) the coastal management district identified in the SPP interactive mapping system under the 'Environment and heritage' theme, subsection 'Coastal environment'; and
- (b) the erosion prone area identified in the SPP interactive mapping system under the theme 'Hazards and safety', subsection 'Natural hazards risk and resilience'; and
- (c) coastal setback lines shown on the overlay maps contained within **Schedule 2 (Mapping)**.

### 8.2.6.3 Specific benchmarks for assessment

Table 8.2.6.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Dual occupancy and dwelling house</b>	
<p><b>PO1</b> The dual occupancy or dwelling house is sited and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.</p> <p>Note—PO1 is alternative provisions to QDC MP1.1, P2 and QDC MP1.2, P2 where it relates to a rear boundary only.</p>	<p><b>AO1</b> All buildings and other permanent structures are setback at least 6m landward of the coastal setback line for the site.</p> <p><b>OR</b> Where there is no coastal setback line for the site, and the site adjoins the beachfront or a beachfront reserve, all buildings and permanent structures are located:- (a) landward or equal to the seaward alignment of any buildings on neighbouring properties; or (b) where there are no neighbouring properties, at least 6m from the seaward property boundary of the site.</p> <p>Note—'permanent structures' includes swimming pools and retaining walls.</p> <p>Note—AO1 is alternative provisions to QDC MP1.1, A2 and QDC MP1.2, A2 where it relates to a rear boundary only.</p>

Table 8.2.6.3.2 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Development in the erosion prone area</b>	
<p><b>PO2</b> Except in limited circumstances, erosion prone areas in a coastal management district are:- (a) maintained as development-free buffers; or (b) where permanent buildings or structures exist, coastal erosion risks are avoided or mitigated.</p>	<p><b>AO2</b> Development is situated wholly outside of an erosion prone area in a coastal management district, except where:- (a) essential community infrastructure; (b) temporary and/or relocatable development; (c) redevelopment; or (d) coastal-dependent development.</p>
<p><b>PO3</b> Development for essential community infrastructure or temporary and/or relocatable development:- (a) demonstrates that it is not feasible to locate the development outside the erosion prone area; and (b) provides for built structures to be located landward of the alignment of adjacent habitable buildings; or (c) where the achievement of (b) (above) is not reasonably practicable, provides for built structures to be located as far landward as practicable.</p> <p>Editor's note—'essential community service infrastructure' and 'temporary and/or relocatable development' are defined in <b>Schedule 1 (Definitions)</b>.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<p><b>PO4</b> Redevelopment:- (a) relocates built structures outside the erosion prone area; or (b) relocates built structures landward of the alignment of adjacent habitable buildings; and</p>	<p><b>AO4</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
(c) provides sufficient space seaward of the development within the premises to allow for the construction of erosion control structures, such as a sea wall.	
<p><b>PO5</b>  Redevelopment that intensifies the use of a site in an urban area mitigates any increase in risk to people and property from adverse coastal erosion impacts.</p>	<p><b>AO5</b>  Redevelopment that intensifies the use of a site in an urban area:-</p> <ul style="list-style-type: none"> <li>(a) incorporates a layout that minimises the footprint of the development within the erosion prone area and locates the development as far landward as possible;</li> <li>(b) utilises appropriate foundations for the building or structure;</li> <li>(c) installs and maintains on-site erosion control structures.</li> </ul> <p>Note—mitigation measures should take account of the practicable design life of the development in the context of the future erosion threat.</p>
<p><b>PO6</b>  Coastal-dependent development mitigates any increase in risk to people and property from adverse coastal erosion impacts.</p> <p>Editor’s note—‘Coastal-dependent development’ is defined in <b>Schedule 1 (Definitions)</b>.</p>	<p><b>AO6</b>  Coastal-dependent development:-</p> <ul style="list-style-type: none"> <li>(a) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location; or</li> <li>(b) locates, designs and constructs relevant buildings or structures to withstand coastal erosion impacts.</li> </ul> <p>Note—a development application may be required to provide the following information to demonstrate compliance with the performance outcome:-</p> <ul style="list-style-type: none"> <li>(a) assessment of the erosion hazard at a property scale;</li> <li>(b) plans showing the intended location, materials and method of construction for any structures;</li> <li>(c) a report certified by a registered professional engineer that demonstrates the performance outcome will be achieved.</li> </ul>
<b>Coastal setback lines</b>	
<p><b>PO7</b>  New development or the intensification of existing development on a site subject to a coastal setback line is located and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.</p>	<p><b>AO7</b>  All buildings and other permanent structures are setback at least 6m landward of the coastal setback line for the site.</p> <p>Note—‘permanent structures’ includes swimming pools and retaining walls.</p>
<b>Reconfiguring a lot within the coastal management district</b>	
<p><b>PO8</b>  Subject to the provisions of the <i>Coastal Protection and Management Act 1995</i>, where land within the coastal management district is proposed to be reconfigured to create additional lots, the erosion prone area is to be maintained as a development free buffer zone, unless there is substantial development seaward of the development site.</p>	<p><b>AO8.1</b>  Where reconfiguration of a lot is proposed within the coastal management district, the erosion prone area within the lot, or land within 40m of the foreshore (whichever is the greater), is surrendered to the State for public use.</p> <p><b>AO8.2</b>  The surrendered land within the coastal management district is:-</p> <ul style="list-style-type: none"> <li>(a) placed in a State land reserve for beach protection and coastal management purposes under the <i>Land Act 1994</i> with Council as trustee; or</li> <li>(b) managed for beach protection and coastal management purposes under another management regime to the satisfaction of the chief executive administering the <i>Coastal Protection and Management Act 1995</i> and <i>Land Act 1994</i>.</li> </ul>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b><i>Public access to coastal land</i></b>	
<p><b>PO9</b>            Development:-            (a) does not result in a net loss of public access to State coastal land (including the foreshore) and tidal waters; and            (b) where practicable, provides enhanced opportunities for public access in a manner consistent with conserving coastal resources.</p>	<p><b>AO9</b>            Development is located, designed and operated in a manner that retains or enhances existing public access to State coastal land.</p> <p><b>OR</b></p> <p>Where loss of public access cannot practicably be avoided, development provides the same or a greater amount of new public access opportunities within, or in close proximity to, the site.</p>

## 8.2.7 Extractive resources overlay code<sup>12</sup>

### 8.2.7.1 Application

This code applies to development:-

- (a) subject to extractive resources identified in the SPP interactive mapping system; and
- (b) identified as requiring assessment against the Extractive resources overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.7.2 Purpose and overall outcomes

- (1) The purpose of the Extractive resources overlay code is to protect and maintain the sustainable and viable use of extractive resources by preventing incompatible development and land uses from encroaching on extractive resource/processing areas and associated separation areas and transport routes.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) development occurring within or adjacent to extractive resource areas does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource;
  - (b) development occurring within or adjacent to transport routes for extractive resources does not constrain or otherwise conflict with the ongoing safe and efficient transportation of the extractive resource;
  - (c) the potential negative impacts of extractive industries on sensitive land uses within or adjacent to extractive resource areas and associated transport routes is mitigated to maintain high levels of safety and amenity.


### 8.2.7.3 Specific benchmarks for assessment

**Table 8.2.7.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b><i>Development within resource/processing area</i></b>	
<b>PO1</b> Development within a resource processing area does not constrain, prevent or otherwise interfere with the current or future viability of the winning or processing of extractive resources.	<b>AO1</b> Development within the resource/processing area is limited to:- <ul style="list-style-type: none"> <li>(a) extractive industry uses;</li> <li>(b) uses that are directly associated with an extractive industry; or</li> <li>(c) temporary or non-intensive uses that are compatible with future extractive industry operations.</li> </ul>
<b><i>Development within extractive resource separation area</i></b>	
<b>PO2</b> Development does not materially increase the number of people living within an extractive resource separation area.	<b>AO2.1</b> Development does not result in an increase in the scale or density of residential uses within an extractive resource separation area.
	<b>AO2.2</b> Reconfiguring a lot within an extractive resource separation area:- <ul style="list-style-type: none"> <li>(a) does not result in the creation of additional lots used or capable of being used for residential purposes; and</li> <li>(b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the resource or processing area.</li> </ul>

<sup>12</sup> Editor's note— the following elements referred to in this code are identified in the SPP interactive mapping system under the 'Economic growth' theme, subsection 'Mining and extractive resources':-  
 (a) resource/ processing areas;  
 (b) resource separation areas; and  
 (c) transport route separation areas.



Performance outcomes	Acceptable outcomes
<p><b>PO3</b> Development minimises the potential adverse impacts (e.g. noise, dust, vibration and blasting) arising from existing or future extractive industry operations upon people working or congregating within the extractive resource separation area.</p>	<p><b>AO3</b> The number of people working or congregating in the extractive resource separation area is not increased.</p> <p><b>OR</b></p> <p>Development within the extractive resource separation area is compatible with the potential adverse impacts arising from existing or future extractive industry operations.</p> <p><b>OR</b></p> <p>Development within the extractive resource separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extractive industry operations to acceptable levels.</p> <p><b>OR</b></p> <p>Development within the extractive resource separation area operates outside the normal hours of operation for existing or future extractive industry activities.</p>
<p><b>PO4</b> Extractive industry development maintains the function and integrity of the extractive resource separation area as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.</p>	<p><b>AO4</b> Development for an extractive industry use is not located within the extractive resource separation area, unless it is demonstrated that extractive industry within the separation area will not impact on people or on the use of land outside the separation area.</p>
<p><b><i>Development within the transport route separation area for the southern section of Gooburrum Road<sup>13</sup></i></b></p>	
<p><b>PO5</b> Development within the transport route separation area maintains an acceptable level of amenity and provides for the safe and efficient functioning of the transport network.</p>	<p><b>AO5</b> Reconfiguring a lot within the transport route separation area for the southern section of Gooburrum Road ensures that:-</p> <ul style="list-style-type: none"> <li>(a) any new lot in the Rural Residential zone provides a building envelope for the siting of a dwelling house to be set back a minimum of 20 metres from the Gooburrum Road frontage; and</li> <li>(b) access points to Gooburrum Road are avoided or minimised, and are designed to avoid adverse impacts on the safe and efficient operation of the road network.</li> </ul> <p><b>Figure 8.2.7A Transport Route Separation Area – southern section of Gooburrum Road</b></p> 

<sup>13</sup> Note--the southern section of Gooburrum Road is that section between the cane rail corridor incorporating Lot 2 on RP22197 and Lot 2 on RP22212, and Moore Park Road as shown in Figure 8.2.7A Transport Route Separation Area – southern section of Gooburrum Road).

Performance outcomes	Acceptable outcomes
<b>Development within all other transport route separation areas</b>	
<p><b>PO6</b>            Development does not materially increase the number of people living within the transport route separation area, and does not materially increase the number or intensity of sensitive and other incompatible land uses within the transport route separation area, unless it can be demonstrated that the impacts can be adequately mitigated.</p>	<p><b>AO6.1</b>            Development does not result in an increase in the scale or density of sensitive land uses (including residential uses), and other incompatible land uses, within the transport route separation area.</p> <p><b>AO6.2</b>            Reconfiguring a lot within a transport route separation area:-            (a) does not result in the creation of additional lots used or capable of being used for residential purposes;            (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the transport route.</p>
<p><b>PO7</b>            Development involving a sensitive land use within a transport route separation area maintains an acceptable level of amenity.</p>	<p><b>AO7</b>            Development involving a sensitive land use within a transport route separation area ensures an acceptable level of amenity by:-            (a) maintaining adequate separation distances; and            (b) incorporating mitigation measures such as landscape buffer strips, mounding and screening.</p>
<p><b>PO8</b>            Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive materials along a transport route.</p>	<p><b>AO8</b>            The number of premises with access points to an identified transport route is not increased.</p> <p><b>OR</b>            Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along a transport route.</p>

## 8.2.8 Flood hazard overlay code<sup>14 15</sup>

### 8.2.8.1 Application

This code applies to development:-

- (a) subject to the flood hazard shown on the Flood hazard maps adopted by Council; and
- (b) identified as requiring assessment against the Flood hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Flood hazard overlay code is to ensure that development protects people and avoids or mitigates the potential adverse impacts of flood and storm tide inundation on property, economic activity and the environment, taking into account the predicted effects of climate change.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) floodplains and the flood conveyance capacity of watercourses are protected;
  - (b) development in areas at risk from flood or storm tide inundation is compatible with the nature of the flood or storm tide hazard;
  - (c) the safety of people is protected and the risk of harm to property and the natural environment from flood and storm tide inundation is minimised;
  - (d) wherever practical, infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a flood or storm tide event;
  - (e) development does not result in a material increase in the extent or severity of flood or storm tide inundation.

### 8.2.8.3 Specific benchmarks for assessment

**Table 8.2.8.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Assessment benchmarks for dwelling houses</b>	
<p><b>PO1</b> Dwelling houses are resilient to flooding and storm tide inundation by ensuring that:-</p> <ul style="list-style-type: none"> <li>(a) they are sited and located to avoid or minimise risk to people and damage to property; and</li> <li>(b) essential infrastructure effectively maintains its function during and immediately after flood and storm tide events.</li> </ul>	<p><b>AO1.1</b> The finished floor level of all habitable rooms of the dwelling house is at or above the flood hazard level (FHL).</p> <p><b>OR</b></p> <p>Where involving an extension to an existing dwelling house that is situated below the DFL and the extension constitutes less than 50% of the gross floor area of the existing building:-</p> <ul style="list-style-type: none"> <li>(a) the extension has a gross floor area not exceeding 50m<sup>2</sup>; and</li> <li>(b) the finished floor level of habitable rooms is not less than the floor level of existing habitable rooms.</li> </ul> <p><b>OR</b></p>

<sup>14</sup> Editor's note—to demonstrate compliance with the relevant performance outcomes of this code, a site-based flood study that investigates the impact of the development on the floodplain may be required. The **Planning scheme policy for information Council may request, and preparing well made applications and technical reports** provides guidance for preparing a site-based flood study.

<sup>15</sup> Editor's note—the Flood hazard maps adopted by Council identify flood hazard areas (including storm tide inundation areas) for the Bundaberg Region declared by Council resolution under section 13 of the Building Regulation 2006, as referenced at **Section 1.7.4 (Other documents incorporated in the planning scheme)**.

Performance outcomes	Acceptable outcomes
	<p>Where DFL data is not available, flood resilience is optimised by ensuring that the dwelling house (including extensions to an existing dwelling house):-</p> <ul style="list-style-type: none"> <li>(a) is elevated; and</li> <li>(b) located on the highest part of the site.</li> </ul> <p>Note—the highset 'Queenslander' style house is a resilient housing form in flood hazard areas.</p> <p>Editor's note—dwelling houses utilising slab on ground construction are generally inappropriate within flood hazard areas.</p> <p><b>AO1.2</b>                      Infrastructure necessary to service the dwelling house is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFL.</p> <p>Notes—</p> <ul style="list-style-type: none"> <li>(a) The relevant building assessment provisions under the <i>Building Act 1975</i>, including QDC MP3.5 – Construction of Buildings in Flood Hazard Areas, apply to building work within a flood hazard area.</li> <li>(b) The Queensland Government Fact Sheet 'Repairing your house after a flood' provides information about water resilient products and building techniques.</li> </ul> <p>Editor's note—it is recommended that building materials and surface treatments used under the DFL are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment. Council guidelines for building within a flood hazard area provide information and recommendations for improving resilience against scour and the forces of flood waters.</p>
<p><b>PO2</b>                      Dwelling houses do not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.</p>	<p><b>AO2</b>                      Building work does not involve filling within a flood hazard area as identified on a Flood hazard map adopted by Council.</p>
<p><b>PO3</b>                      The height of dwelling houses does not negatively impact on the visual amenity and streetscape of the surrounding area as a result of the raising of floor levels for flood immunity purposes.</p> <p>Note—alternative provision to QDC MP1.1, P4 and MP1.2, P4.</p>	<p><b>AO3</b>                      Where required to increase flood resilience of a dwelling house (or part of the dwelling) by raising the habitable floor height, the height of the building, when measured from ground level to the highest point of the building roof, is not greater than 9.5m.</p> <p>Note—alternative provision to QDC MP1.1, A4 and MP1.2, A4.</p>

**Table 8.2.8.3.2 Benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<b><i>Development siting and design</i></b>	
<p><b>PO4</b>                      Development is sited and designed such that potential risk to people and damage to property on the site from flooding or storm tide inundation is avoided or minimised.</p>	<p><b>AO4.1</b>                      There is no intensification of residential uses on premises situated below the DFL, including the development of dual occupancy and multiple residential uses.</p> <p><b>AO4.2</b>                      No additional residential lots are created below the DFL.</p> <p><b>AO4.3</b>                      Development that increases the number of people living or working in a flood or storm tide hazard area has an emergency evacuation plan for people to evacuate to a gathering point above the DFL in the face of advancing flood waters.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO4.4</b> Buildings and other structures are sited on the highest part of the site, or in the area of least hazard, to increase flood resilience.</p> <p>Notes—</p> <ul style="list-style-type: none"> <li>(a) The relevant building assessment provisions under the <i>Building Act 1975</i>, including QDC MP3.5 – Construction of Buildings in Flood Hazard Areas, apply to building work within a flood hazard area.</li> <li>(b) The Queensland Government Fact Sheet 'Repairing your house after a flood' provides information about water resilient products and building techniques.</li> </ul>
<b>Building design and built form</b>	
<p><b>PO5</b> Building design and built form:-</p> <ul style="list-style-type: none"> <li>(a) is resilient to flood and storm tide events by appropriately responding to the potential risks of flooding and inundation; and</li> <li>(b) maintains a functional and attractive street front address appropriate to the intended use.</li> </ul>	<p><b>AO5.1</b> The design and layout of buildings used for residential purposes minimises risks from flooding and inundation by providing:-</p> <ul style="list-style-type: none"> <li>(a) non-habitable uses at ground level such as parking and other low intensity uses (e.g. temporary storage of readily removable items); and</li> <li>(b) the finished floor level of all habitable rooms is at or above the flood hazard level (FHL).</li> </ul> <p><b>AO5.2</b> Buildings incorporate appropriate screening to ensure that the under-storey is not visible from the street, where such screening does not impede flood water flows.</p> <p><b>Additional requirements for non-residential uses</b></p> <p><b>AO5.3</b> Where possible, the design and layout of building used for non-residential purposes provides for:-</p> <ul style="list-style-type: none"> <li>(a) parking or other low intensity uses at ground level;</li> <li>(b) retail, commercial and work areas are located above parking areas to increase resilience to flooding and inundation.</li> </ul> <p>Note—business owners/applicants should undertake their own risk assessment to determine the floor level that maximises flood resilience for mechanical plant, equipment and stock.</p> <p>Editor's note—Council guidelines for building within a flood hazard area provide information and recommendations for improving resilience against scour and the forces of flood waters.</p>
<b>Essential services infrastructure</b>	
<p><b>PO6</b> Essential services infrastructure within a site (including electricity, gas, water supply, wastewater and telecommunications) maintains effective functioning during and immediately after flood and storm tide events.</p>	<p><b>AO6</b> Infrastructure necessary to service the development is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFL.</p>
<b>Utility installations, telecommunications facilities and emergency services</b>	
<p><b>PO7</b> Utility installations, telecommunications facilities and emergency services are able to function effectively during and immediately after flood events.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>
<b>Hazardous and other materials</b>	
<p><b>PO8</b> Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on materials, including hazardous materials, manufactured or stored on site.</p>	<p><b>AO8</b> Materials stored on-site:-</p> <ul style="list-style-type: none"> <li>(a) are those that are readily able to be moved in a flood or storm tide event;</li> <li>(b) are not hazardous or noxious, or comprise materials that may cause a detrimental impact on</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>the environment if discharged in a flood or storm tide event; and</p> <p>(c) where at risk of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood or inundation.</p> <p>Note—businesses should ensure that the necessary continuity plans are in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upper-storey of a building or off-site).</p>
<b>Flood impacts</b>	
<p><b>PO9</b>            Development does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.</p>	<p><b>AO9.1</b>            Development within the flood hazard area does not result in a reduction in flood storage capacity.</p> <p><b>AO9.2</b>            Development does not increase the flood hazard (e.g. by way of increased depth, duration or velocity of flood waters or a reduction in warning times) for premises external to the development site.</p> <p><b>AO9.3</b>            No earthworks (including filling of land or reduction of flood storage capacity) occurs on land below the DFL, unless –</p> <p>(a) such earthworks result in the rehabilitation and repair of the hydrological network and the riparian ecology of the watercourse; and</p> <p>(b) an assessment, undertaken by a suitably qualified consultant, demonstrates that the reforming of the land does not negatively impact on the overall hydrology, hydraulics and flood capacity of the watercourse and does not in any way result in the reduction of flood storage capacity on the site.</p> <p>Note—the Council may consider acceptable tolerances for changes to flood behaviour compared to existing conditions where included in an approved floodplain management plan.</p>

## 8.2.9 Heritage and neighbourhood character overlay code<sup>16 17 18</sup>

### 8.2.9.1 Application

This code applies to development:-

- (a) subject to the Heritage and neighbourhood character overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**, a cultural heritage place identified in the Queensland Heritage Register or the National Heritage Database, or on premises otherwise determined to have cultural heritage significance; and
- (b) identified as requiring assessment against the Heritage and neighbourhood character overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Heritage and neighbourhood character overlay code is to:-
  - (a) ensure that development on or adjoining a heritage place is compatible with the cultural heritage significance of the place;
  - (b) the significance of neighbourhood character areas is conserved and enhanced.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) the cultural heritage significance of individual sites and places is conserved;
  - (b) development on a local heritage place is compatible with the cultural heritage significance of the place by:-
    - (i) preventing the demolition or removal of the local heritage place, unless there is no prudent and feasible alternative to the demolition or removal;

Note—in considering whether there is no prudent and feasible alternative to the demolition or removal of a local heritage place, the Council will have regard to:-

- (a) safety, health and economic considerations;
- (b) any other matters the Council considers relevant.
- (ii) maintaining or encouraging, as far as practicable, the appropriate use (including adaptive reuse) of the local heritage place whilst protecting the amenity of adjacent uses;
- (iii) protecting, as far as practicable, the materials and setting of the local heritage place;
- (iv) ensuring that any exposed archaeological artefact/s and/or features are identified and managed prior to the redevelopment of a site<sup>19</sup>;
- (v) ensuring, as far as practicable, development on the local heritage place is compatible with the cultural heritage significance of the place;
- (c) development adjoining a local or Queensland heritage place<sup>20</sup> or a national heritage place is sympathetic to the cultural heritage significance of that place;
- (d) development in a commercial or residential neighbourhood character area:-

<sup>16</sup> Editor's note—the elements referred to in this code include:-

- (a) Queensland heritage places and national heritage places listed in the Queensland Heritage Register or National Heritage Database;
- (b) local heritage places and neighbourhood character areas identified on the Heritage and neighbourhood character overlay maps in **Schedule 2 (Mapping)**;
- (c) premises adjoining a national, Queensland or local heritage place.

Statements of significance for the identified local heritage places and key character elements and preferred character statements for neighbourhood character areas are contained in the **Planning scheme policy for the heritage and neighbourhood character overlay code**.

<sup>17</sup> Editor's note—the *Aboriginal Cultural Heritage Act 2003* (ACHA) and *Torres Strait Islander Cultural Heritage Act 2003* (TSICHA) provide for the recognition, protection and conservation of Aboriginal and Torres Strait Islander cultural heritage and impose a duty of care in relation to the carrying out of activities. The requirements of the ACHA and TSICHA apply separately and in addition to the planning scheme.

<sup>18</sup> Editor's note—the **Planning scheme policy for the heritage and neighbourhood character overlay code** provides guidance for satisfying certain outcomes of this code.

<sup>19</sup> Editor's note—under the *Queensland Heritage Act 1992*, a person must report to the Department of Environment and Heritage Protection if they discover an archaeological artefact that is an important source of information about an aspect of Queensland's history. Under the *Queensland Heritage Act 1992*, archaeological artefacts include any relic or other remains located above, on or below the present land surface, or found in State waters, that relate to past human behaviour.

<sup>20</sup> Editor's note—Development on Queensland heritage places is regulated by the *Queensland Heritage Act 1992*.

- (i) is sympathetic and complementary to the key character elements and preferred character of the applicable area<sup>21</sup>;
- (ii) retains buildings and structures that contribute to the preferred character of the area through their age, form, style, siting and character; and
- (iii) complements, rather than mimics or replicates, the predominant building styles in the street.

### 8.2.9.3 Specific benchmarks for assessment

**Table 8.2.9.3.1 Benchmarks for assessable development – on a local heritage place or adjoining a national, Queensland or local heritage place**

Performance outcomes	Acceptable outcomes
<b><i>Material change of use involving a local heritage place</i></b>	
<b>PO1</b> The material change of use is compatible with the conservation and/or management of the cultural significance of the local heritage place.	<b>AO1</b> Development is undertaken in accordance with the Australian ICOMOS <sup>22</sup> Charter for Places of Cultural Significance (Burra Charter).
<b><i>Reconfiguring a lot involving a local heritage place</i></b>	
<b>PO2</b> Reconfiguring a lot does not:- <ul style="list-style-type: none"> <li>(a) reduce public access to the local heritage place;</li> <li>(b) result in the local heritage place being severed or obscured from public view; or</li> <li>(c) obscure or destroy any of the following elements relating to the local heritage place:-                             <ul style="list-style-type: none"> <li>(i) pattern of historic subdivision;</li> <li>(ii) the landscape setting; or</li> <li>(iii) the scale and consistency of the urban fabric.</li> </ul> </li> </ul>	<b>AO2</b> Development is undertaken in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).
<b><i>Building work or operational work involving a local heritage place</i></b>	
<b>PO3</b> Development conserves and is subservient to the features and values of the local heritage place that contribute to its cultural heritage significance.	<b>AO3</b> Development:- <ul style="list-style-type: none"> <li>(a) does not alter, remove or conceal significant features of the local heritage place; or</li> <li>(b) is minor and necessary to maintain a significant use for the local heritage place.</li> </ul>
<b>PO4</b> Changes to a local heritage place are appropriately managed and documented.	<b>AO4.1</b> Development is compatible with a conservation management plan prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).
	<b>AO4.2</b> An archival quality photographic record is made of the features of the place that are destroyed because of the development that meets the standards outlined in the <i>Guideline: Archival Recording of Heritage Registered Places</i> (Department of Environment and Heritage Protection).
<b>PO5</b> Development does not adversely affect the character, setting or appearance of the local heritage place, including removal of vegetation that contributes to the cultural heritage significance of the place.	<b>AO5.1</b> The scale, location and design of the development are compatible with the character, setting and appearance of the local heritage place.
	<b>AO5.2</b> The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.

<sup>21</sup> Editor's note—key character elements and preferred character statements for each neighbourhood character area are contained in the **Planning scheme policy for the heritage and neighbourhood character overlay code**.

<sup>22</sup> Editor's note—Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.



Performance outcomes	Acceptable outcomes
	<b>AO5.3</b> Existing vegetation that forms part of the local heritage place is retained and incorporated into the design and layout of development.
<b>PO6</b> Excavation or other earthworks on a local heritage place do not have a detrimental impact on archaeological values.	<b>AO6.1</b> The impact on excavation is minor and limited to parts of the local heritage place that have been disturbed by previous excavation.  <b>AO6.2</b> An archaeological investigation is carried out for development on a local heritage place involving a high level of surface or sub-surface disturbance.
<b>Development adjoining a national, Queensland or local heritage place</b>	
<b>PO7</b> Where on a lot or premises adjoining a national, Queensland or local heritage place, development is designed and constructed in a manner that does not adversely affect the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology.	<b>AO7.1</b> The scale, location and design of the development is compatible with the cultural heritage significance of the adjoining heritage place, including its context, setting and appearance.  <b>AO7.2</b> Where the site adjoins a heritage place that has been identified as an archaeological place, an archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.
<b>Advertising devices (all heritage places)</b>	
<b>PO8</b> Advertising devices located on a local heritage place or adjoining a national, Queensland or local heritage place are sited and designed in a manner that:- (a) is compatible with the cultural heritage significance of the place; (b) does not obscure the appearance or prominence of the heritage place when viewed from the street or other public places.	<b>AO8</b> No acceptable outcome provided.

**Table 8.2.9.3.2 Benchmarks for assessable development – within a neighbourhood character area**

Performance outcomes	Acceptable outcomes
<b>Infill development</b>	
<b>PO9</b> Infill development within a neighbourhood character area, including development on vacant sites, is compatible with the key character elements for the area, having regard to:- (a) scale and form; (b) materials; (c) landscaping.	<b>AO9</b> No acceptable outcome provided.
<b>PO10</b> The existing streetscape is maintained in terms of:- (a) building orientation; (b) side and front boundary setbacks; (c) significant landscaping.	<b>AO10</b> No acceptable outcome provided.
<b>PO11</b> Development provides front boundary setbacks that ensure new additions and building works are consistent in alignment with adjoining lots.	<b>AO11</b> No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p><b>PO12</b>                      New buildings respect the architectural style of surrounding development and complement, rather than replicate, period building styles.</p>	<p><b>AO12</b>                      No acceptable outcome provided.</p>
<b>Demolition of character buildings</b>	
<p><b>PO13</b>                      Existing buildings or structures are not wholly or partially demolished or removed, unless one of more of the following circumstances apply:-</p> <ul style="list-style-type: none"> <li>(a) the building or structure is not from the Victorian, Federation or Interwar period;</li> <li>(b) the building or structure is not capable of structural repair;</li> <li>(c) repair is not feasible having regard to economic, safety and health considerations; or</li> <li>(d) the building or structure does not contribute to the historical or architectural character of the area.</li> </ul>	<p><b>AO13</b>                      No acceptable outcome provided.</p>
<b>Modifications to character buildings</b>	
<p><b>PO14</b>                      Modifications to buildings, including associated landscaping and fencing:-</p> <ul style="list-style-type: none"> <li>(a) do not interfere with the integrity of the façade and continuity of the streetscape;</li> <li>(b) utilise traditional materials and design elements consistent with other character buildings in the area and the period or characteristics of significance;</li> <li>(c) complement the form and proportions of the existing building; and</li> <li>(d) where located in a commercial neighbourhood character area, complement the features of the existing building, including:-                             <ul style="list-style-type: none"> <li>(i) ornamentation on the existing façade;</li> <li>(ii) windows;</li> <li>(iii) verandahs;</li> <li>(iv) awnings.</li> </ul> </li> </ul>	<p><b>AO14.1</b>                      Where located in a commercial neighbourhood character area:-</p> <ul style="list-style-type: none"> <li>(a) development retains, reuses and refurbishes existing facades;</li> <li>(b) any repair or restoration of buildings constructed of masonry is undertaken using materials, mortar composition and colours that closely match the original;</li> <li>(c) windows and doors are of similar style to those of existing buildings with heritage character;</li> <li>(d) finials, where missing on gable ends, are reinstated to re-establish original building skylines;</li> <li>(e) new shopfronts are designed and constructed in compatible heritage style to existing examples in the streetscape;</li> <li>(f) shopfronts and windows comprise materials with similar profiles and incorporate recessed entrance and timber framed windows;</li> <li>(g) renovations of buildings which exhibit a heritage character are designed with appropriate detailing for the period of the building;</li> <li>(h) building facades are compatible in height to existing adjacent buildings and incorporate any repetitive architectural accent common both along the streetscape and the horizontal or vertical accents.</li> </ul> <p><b>AO14.2</b>                      Where located in a residential neighbourhood character area, no acceptable outcome provided.</p>
<b>Reconfiguring a lot in a residential neighbourhood character area</b>	
<p><b>PO15</b>                      Reconfiguring a lot in a residential neighbourhood character area does not obscure or adversely impact upon any of the following elements relating to neighbourhood character:-</p> <ul style="list-style-type: none"> <li>(a) the pattern of historic subdivision;</li> <li>(b) the landscape setting; or</li> <li>(c) the scale and consistency of the urban fabric.</li> </ul>	<p><b>AO15</b>                      No acceptable outcome provided.</p>

## 8.2.10 Infrastructure overlay code<sup>23 24</sup>

### 8.2.10.1 Application

This code applies to development:-

- (a) subject to the Infrastructure overlay shown on the overlay maps contained within **Schedule 2 (Mapping)** or infrastructure identified in the SPP interactive mapping system; and
- (b) identified as requiring assessment against the Infrastructure overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned infrastructure and facilities within the region:-
  - (a) gas pipelines;
  - (b) major electricity infrastructure and electricity substations;
  - (c) wastewater treatment plants;
  - (d) waste management facilities;
  - (e) State controlled roads;
  - (f) railways (including cane railways);
  - (g) stock routes.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) existing and planned infrastructure facilities, networks and corridors are protected from incompatible development;
  - (b) development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:-
    - (i) avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities;
    - (ii) protect the amenity, health and safety of people and property;
  - (c) the number of people exposed to the potential adverse impacts emanating from existing and planned infrastructure facilities, networks and corridors is minimised.

### 8.2.10.3 Specific benchmarks for assessment

Table 8.2.10.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Gas pipelines</b>	
<b>PO1</b> Development provides and maintains adequate separation between buildings and structures and a gas pipeline corridor so as to minimise risk of harm to people and property.	<b>AO1</b> Buildings and structures are setback a minimum of 40m from a gas pipeline as identified on an Infrastructure overlay map.  Editor's note—should a lesser setback distance be proposed, it is recommended that applicants consult with the relevant

<sup>23</sup> Editor's note—infrastructure elements referred to in this code include:-  
 (a) major electricity infrastructure and electricity substations identified in the SPP interactive mapping system under the 'Infrastructure' theme, subsection 'Energy and water supply – major electricity infrastructure';  
 (b) State controlled road and railway corridors identified in the SPP interactive mapping system under the 'Infrastructure' theme, subsection 'Transport infrastructure';  
 (c) stock routes identified in the SPP interactive mapping system under the 'Economic growth' theme, subsection 'Agriculture';  
 (d) cane railway corridors, gas pipeline corridors, wastewater treatment plants, waste management facilities and associated buffers identified on the Infrastructure overlay maps in **Schedule 2 (Mapping)**.

<sup>24</sup> Editor's note—buffer areas for major electricity infrastructure, electricity substations, state controlled roads and railways are not identified in the SPP interactive mapping system, but are identified as areas within a specified distance from mapped infrastructure.

Performance outcomes	Acceptable outcomes
	gas pipeline manager prior to the lodgement of any development application to help determine how compliance with the performance outcome can be achieved.
<p><b>PO2</b> Development, including uses and works, is constructed and operated to avoid:-</p> <ul style="list-style-type: none"> <li>(a) compromising the viability of the gas pipeline corridor; or</li> <li>(b) damaging or adversely affecting the existing or future operation of major gas pipelines and the supply of gas.</li> </ul>	<p><b>AO2</b> No acceptable outcome provided.</p> <p>Editor's note—it is recommended that applicants consult with the relevant gas pipeline manager prior to the lodgement of any development application in the vicinity of a gas pipeline corridor.</p>
<b>Major electricity infrastructure and electricity substations</b>	
<p><b>PO3</b> Development does not adversely impact on existing and planned major electricity infrastructure and electricity substations.</p>	<p><b>AO3.1</b> Urban residential lots and buildings and structures are not located within the area of major electricity infrastructure.</p> <p><b>AO3.2</b> Development does not intensify development within an easement for electricity infrastructure and does not restrict access to and along electricity infrastructure having regard to (among other things):-</p> <ul style="list-style-type: none"> <li>(a) property boundaries;</li> <li>(b) likely gates and fences;</li> <li>(c) landscaping or earthworks; or</li> <li>(d) stormwater or other infrastructure.</li> </ul> <p><b>AO3.3</b> Earthworks ensure stability of the land on or adjoining substations and major electricity infrastructure and maintain statutory clearances required under the <i>Electrical Safety Regulations 2002</i>.</p>
<p><b>PO4</b> Sensitive land uses are not located in close proximity to major electricity infrastructure or electricity substations.</p>	<p><b>AO4</b> Buildings and outdoor use areas associated with a sensitive land use are setback from the boundary of a substation or from major electricity infrastructure identified in the SPP interactive mapping system in accordance with the following:-</p> <ul style="list-style-type: none"> <li>(a) 20m for major electricity infrastructure up to 132kV and electricity substations;</li> <li>(b) 30m for major electricity infrastructure between 133kV and 275kV; and</li> <li>(c) 40m for major electricity infrastructure exceeding 275kV.</li> </ul>
<p><b>PO5</b> Development avoids noise nuisance from substations.</p>	<p><b>AO5.1</b> Noise emissions do not exceed 5dB(A) above background noise level at the facia of a building measured in accordance with <i>AS 1055</i>.</p> <p><b>AO5.2</b> For reconfiguring a lot, lots are of a sufficient size and depth to ensure buildings likely to be established on the site are not exposed to noise emissions greater than 5dB(A) above background noise level at the facia of a building measured in accordance with <i>AS 1055</i>, without the use of acoustic fences or other screening devices.</p>
<p><b>PO6</b> There is no worsening of flooding, drainage, erosion or sediment conditions affecting electricity infrastructure.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<b>Wastewater treatment plants</b>	
<p><b>PO7</b> Residential activities and other sensitive land uses are not adversely affected by odour emissions from existing or planned wastewater treatment plants.</p>	<p><b>AO7.1</b> A sensitive land use involving a residential activity is not located or intensified within a wastewater treatment plant buffer as identified on an Infrastructure overlay map.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO7.2</b> A sensitive land use (other than a residential activity) located within a wastewater treatment plant buffer as identified on an Infrastructure overlay map demonstrates that occupants and users will not be adversely affected by odour emissions from activities associated with the wastewater treatment plant.</p> <p><b>AO7.3</b> Reconfiguring a lot within a wastewater treatment plant buffer as identified on an Infrastructure overlay map:-</p> <ul style="list-style-type: none"> <li>(a) does not result in the creation of additional lots used or capable of being used for residential purposes;</li> <li>(b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the wastewater treatment plant.</li> </ul>
<b>Waste management facilities</b>	
<p><b>PO8</b> Residential activities and other sensitive land uses are not adversely affected by noise emissions from existing or planned waste management facilities.</p>	<p><b>AO8.1</b> A sensitive land use involving a residential activity is not located or intensified within a waste management facility buffer as identified on an Infrastructure overlay map.</p> <p><b>AO8.2</b> A sensitive land use (other than a residential activity) located within a waste management facility buffer as identified on a Infrastructure overlay map:-</p> <ul style="list-style-type: none"> <li>(a) incorporates appropriate measures to minimise noise impacts; and</li> <li>(b) demonstrates that occupants and users will not be adversely affected by noise emissions from activities associated with the waste management facility.</li> </ul> <p><b>AO8.3</b> Reconfiguring a lot within a waste management facility buffer as identified on an Infrastructure overlay map:-</p> <ul style="list-style-type: none"> <li>(a) does not result in the creation of additional lots used or capable of being used for residential purposes;</li> <li>(b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the waste management facility.</li> </ul>
<b>State controlled road, railway and cane railway corridors</b>	
<p><b>PO9</b> Sensitive land uses are located, designed and constructed to ensure that noise emissions from State controlled roads, railway corridors and cane railway corridors do not adversely affect:-</p> <ul style="list-style-type: none"> <li>(a) the development's primary function;</li> <li>(b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic and railway noise.</li> </ul>	<p><b>AO9</b> No acceptable outcome provided.</p> <p>Editor's note—Council may require an impact assessment report prepared by a suitably qualified consultant to demonstrate compliance with performance outcome PO9.</p> <p>Notes—</p> <ul style="list-style-type: none"> <li>(a) The Department of Transport and Main Roads' <i>Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure</i> may be used to provide guidance on acceptable levels of amenity for different sensitive land uses.</li> <li>(b) Part 4.4 of the Queensland Development Code provides requirements for residential buildings in designated transport corridors.</li> </ul>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO10</b>                      Development within a State controlled road, railway or cane railway corridor buffer maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.</p>	<p><b>AO10</b>                      No acceptable outcome provided.</p>
<b>Stock routes</b>	
<p><b>PO11</b>                      The stock route network is protected from development (both on the stock route and adjacent) that would compromise the network's primary use or capacity for stock movement and other values, including conservation and recreational.</p>	<p><b>AO11</b>                      Where possible, avoid locating development that may compromise the use of the stock route by travelling stock, particularly if the stock route has a record of frequent use.</p> <p><b>OR</b></p> <p>Where development or land use impacts on a stock route cannot be avoided:-</p> <ul style="list-style-type: none"> <li>(a) alternate watered stock route access is provided;</li> <li>(b) where railways, haul roads or other transport infrastructure crosses the stock route, ensure that grade separation is provided; and</li> <li>(c) consider revocation of the stock route declaration if a suitable alternative stock route exists.</li> </ul>

## 8.2.11 Sea turtle sensitive area overlay code

### 8.2.11.1 Application

This code applies to development:-

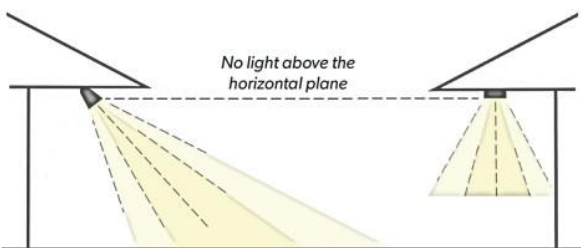
- (a) subject to the Sea turtle sensitive area in the Coastal protection overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Sea turtle sensitive area overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.11.2 Purpose and overall outcomes

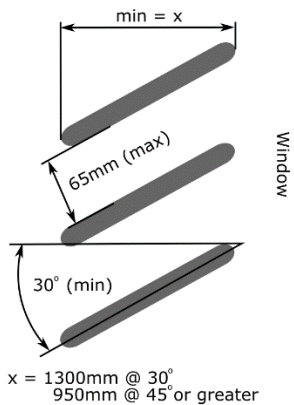
- (1) The purpose of the Sea turtle sensitive area overlay code is to ensure that development does not create harm to sea turtle nesting and sea turtle activity by avoiding adverse impacts generated from artificial lighting.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) development avoids artificial lighting that is directly visible from the beach or the ocean;
  - (b) development avoids ambient lighting that contributes to sky glow within the Sea turtle sensitive area.

### 8.2.11.3 Specific benchmarks for assessment

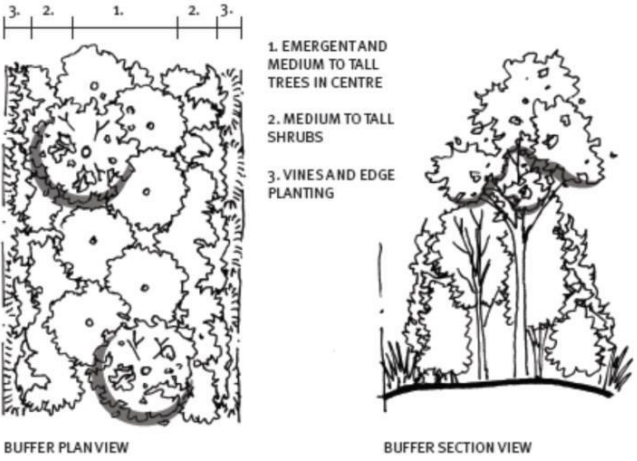
Table 8.2.11.3.1 Requirements for assessable development

Performance outcomes	Acceptable outcomes
<b>Management of impacts of development in a Sea turtle sensitive area<sup>25</sup></b>	
<p><b>PO1</b> All outside lighting provided as part of the development avoids direct illumination of the beach, ocean, and sky at night.</p>	<p><b>AO1.1</b> Use outside lighting (inclusive of public and private) that is:- (a) shielded by 25cm shields; (b) mounted down low to avoid direct horizontal light or downwards glare onto the beach or ocean; and (c) directed downwards and away from the coast.</p> <p>Note—<b>Figure 8.2.11A (Shielded outside light fittings)</b> demonstrates how outside lighting associated with a building is to be shielded and directed to avoid light spill.</p> <p><b>Figure 8.2.11A      Shielded outside light fittings</b></p>  <p><b>AO1.2</b> All outside lights are fitted with light motion detection sensors and/or timers to ensure lighting is turned off when not required.</p>

<sup>25</sup> Editor's note—Sea turtle sensitive areas are identified on the Coastal Protection Overlay Maps in **Schedule 2 (Mapping)**.

Performance outcomes	Acceptable outcomes
<p><b>PO2</b>                      Development minimises the use and intensity (brightness/luminance) of outside lighting required to achieve the light's purpose to avoid reflection from the ground, buildings, and other surfaces.</p>	<p><b>AO2</b>                      No acceptable outcome provided</p>
<p><b>PO3</b>                      Development minimises reflective glare that contributes to sky glow.</p>	<p><b>AO3.1</b>                      External building materials, colours, and finishes have low reflectivity.</p> <p><b>AO3.2</b>                      Impervious areas use coloured (non-reflective) concrete or other pavement materials.</p> <p><b>AO3.3</b>                      Building design, architectural elements or landscaping treatments block or reduce excessive reflective glare.</p>
<p><b>PO4</b>                      All interior lighting provided as part of the development avoids direct illumination of the beach, ocean and sky at night.</p>	<p><b>AO4.1</b>                      All windows and glass doors visible from the coast are:-                      (a) tinted with non-reflective tinting, or utilise smart glass technology, to block a minimum of 50% of light to reduce light transmission or spill from indoor lighting (i.e. allows a maximum of 50% of light to pass through); or                      (b) shielded by external screens to reduce light spill from indoor lighting.</p> <p><b>AO4.2</b>                      All windows are shielded with external fixed louvres, and are to be:-                      (a) solid (i.e. no holes);                      (b) directed downward from the window at a minimum angle of 30°;                      (c) in accordance with the dimensions identified within <b>Figure 8.2.11B (Fixed louvres detail)</b>.</p> <p><b>Figure 8.2.11B Fixed louvres detail</b></p>  <p>The diagram illustrates the required dimensions for fixed louvres. It shows three louvre blades angled downwards towards a window. The horizontal distance between the top of one blade and the top of the next is labeled 'min = x'. The vertical gap between the blades is labeled '65mm (max)'. The angle of the louvres from the horizontal is labeled '30° (min)'. Below the diagram, the text specifies: 'x = 1300mm @ 30° or 950mm @ 45° or greater'. The window is indicated by a vertical line on the right side of the diagram.</p>
<b>Where development is located on land visible to the beach or ocean</b>	
<p><b>PO5</b>                      Development provides for landscape buffers that:-                      (a) protect the edges of existing native vegetation or any other areas of environmental significance; and                      (b) screen the development (including associated artificial light) to a level where it is not visible from the beach or ocean.</p>	<p><b>AO5</b>                      Landscape buffers are required to be designed, constructed, and maintained in accordance with the following:-                      (a) plant species selected are appropriate for the location, drainage and soil type, and require minimal ongoing maintenance;                      (b) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the buffer;</p>



Performance outcomes	Acceptable outcomes
	<p>(c) planting density results in the creation of upper, mid and understorey strata with:-</p> <ul style="list-style-type: none"> <li>(i) large trees planted at 6m centres;</li> <li>(ii) small trees planted at 2m centres;</li> <li>(iii) shrubs planted at 1m centres;</li> </ul> <p>(d) tufting plants, vines and groundcovers are planted at 0.5m to 1m centres; and</p> <p>(e) where adjoining the edge of native vegetation or watercourse understorey, shrubs and vines are used to bind the buffer edges against degradation and weed infestation.</p> <p>Note—planting density is such that is maximises the blocking of light spillage between development and the beach or ocean.</p> <p>Note—<b>Figure 8.2.11C (Design of landscape buffers)</b> demonstrates the preferred form and structure of landscape buffers.</p> <p><b>Figure 8.2.11C      Design of landscape buffers</b></p> 
<p><b>PO6</b>                  Development involving sport and recreation activities avoids floodlighting.</p>	<p><b>AO6</b>                  No acceptable outcome provided</p>
<p><b>PO7</b>                  No new beach access points are established unless the beach access is designed to reduce interference on turtle nesting areas, and:-</p> <ul style="list-style-type: none"> <li>(a) is required to enhance public access to the beach; or</li> <li>(b) there is no increase in the number of beach access points, with any replaced beach accesses fenced off and revegetated.</li> </ul>	<p><b>AO7</b>                  No acceptable outcome provided</p>
<p><b>Additional criteria for building and operational work</b></p>	
<p><b>PO8</b>                  Effective measures are implemented during the construction and operation of development to avoid impacts from lighting, noise and vibration on sea turtle activity and sea turtle nesting beaches.</p>	<p><b>AO8</b>                  No acceptable outcome provided</p>

## 8.2.12 Steep land (slopes >15%) overlay code<sup>26</sup>

### 8.2.12.1 Application

This code applies to development:-

- (a) subject to the steep land (slopes >15%) overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Steep land (slopes >15%) overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.12.2 Purpose and overall outcomes

- (1) The purpose of the Steep land (slopes >15%) overlay code is to ensure that development avoids or mitigates the potential adverse impacts of landslide hazard on people, property, economic activity and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) development in areas at risk from landslide hazard is compatible with the nature of the hazard;
  - (b) development does not result in a material increase in the extent or severity of landslide hazard.
  - (c) the risk to people, property and the natural environment from landslide hazard is minimised; and
  - (d) wherever practical, community infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a landslide event.

### 8.2.12.3 Specific benchmarks for assessment

**Table 8.2.12.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b><i>Risk of harm to people and property</i></b>	
<p><b>PO1</b>                      Development does not increase the risk of harm to people and property as a result of landslide, by:-</p> <ul style="list-style-type: none"> <li>(a) avoiding development in a landslide hazard area; or</li> <li>(b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.</li> </ul>	<p><b>AO1</b>                      Development, including associated access, is not located on steep land as identified on a Steep land (slopes &gt;15%) overlay map.</p> <p><b>OR</b></p> <p>Development, including associated access, is located in a low or very low landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p> <p>Note—a site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown as steep land on a Steep land (slopes &gt;15%) overlay map, the landslide hazard risk is in fact very low.</p> <p><b>OR</b></p> <p>Where development is located on steep land (slopes &gt;15%), a site-specific geotechnical assessment prepared by a competent person certifies that:-</p> <ul style="list-style-type: none"> <li>(a) the stability of the site, including associated buildings and infrastructure, will be maintained during both the construction and operational life of the development;</li> </ul>

<sup>26</sup> Editor's note—steep land (slopes >15%) is identified on the Steep land (slopes >15%) overlay maps in **Schedule 2 (Mapping)**.

Performance outcomes	Acceptable outcomes
	<p>(b) the site is not subject to risk of landslide activity originating from other land, including land above the site;</p> <p>(c) the development will not increase the risk of landslide on other land.</p>

**Table 8.2.12.3.2 Benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<b>Community infrastructure</b>	
<p><b>PO2</b>            Community infrastructure is able to function effectively during and immediately after landslide events.</p>	<p><b>AO2</b>            Development involving community infrastructure is not located steep land as identified on a Steep land (slopes &gt;15%) overlay map.</p> <p><b>OR</b></p> <p>Development involving community infrastructure is located in a low or very low landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p> <p><b>OR</b></p> <p>Development involving community infrastructure:-</p> <p>(a) does not involve any new building work (other than minor building work);</p> <p>(b) does not involve vegetation clearing;</p> <p>(c) does not alter ground levels or stormwater conditions.</p> <p><b>OR</b></p> <p>Development involving community infrastructure includes measures that ensure:-</p> <p>(a) the long term stability of the site, including associated buildings and infrastructure;</p> <p>(b) access to the site will not be impeded by a landslide event;</p> <p>(c) the community infrastructure will not be adversely affected by landslides originating on sloping land above the site.</p>
<b>Hazardous materials</b>	
<p><b>PO3</b>            Public safety and the environment are not adversely affected by the detrimental impact of landslide on hazardous materials manufactured or stored in bulk.</p>	<p><b>AO3</b>            Development involving the manufacture or storage of hazardous materials in bulk is not located on steep land as identified on a Steep land (slopes &gt;15%) overlay map.</p> <p><b>OR</b></p> <p>Development involving the manufacture or storage of hazardous materials in bulk is located in a low or very low landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p> <p><b>OR</b></p> <p>Where located steep land (slopes &gt;15%), a site-specific geotechnical investigation prepared by a competent person certifies that:-</p> <p>(a) the stability of the site, including associated buildings and infrastructure, will be maintained during both the construction and operational phases of the development; and</p> <p>(b) the site is not subject to risk of landslide activity originating from other land.</p>

## 8.2.13 Water resource catchments overlay code<sup>27 28</sup>

### 8.2.13.1 Application

This code applies to development:-

- (a) subject to the water resource catchments overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Water resource catchments overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.13.2 Purpose and overall outcomes

- (1) The purpose of the Water resource catchments overlay code is to ensure that development preserves and, where possible, enhances water quality and quantity entering the following declared water catchment areas:-
  - (a) Burnett Barrage;
  - (b) Kolan River Barrage;
  - (c) Lake Monduran.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) development is located, designed and managed to avoid adverse impacts on the quality of surface water and groundwater in water resource catchments;
  - (b) development maintains and, where possible, improves the quantity of surface water and groundwater entering water resource catchments;
  - (c) development promotes sustainable land use practices within water resource catchments;
  - (d) development protects and, where possible, enhances land resources, natural systems and vegetation within water resource catchments.

### 8.2.13.3 Specific benchmarks for assessment

**Table 8.2.13.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>High risk land use activities</b>	
<b>PO1</b> High risk development and land use activities which have the potential to adversely affect water quality are not located or intensified within a water resource catchment.	<b>AO1</b> High risk land uses, including but not limited to the following uses are not located or intensified within a water resource catchment area as identified on a Water resource catchment overlay map:- <ul style="list-style-type: none"> <li>(a) animal keeping;</li> <li>(b) aquaculture (other than minor aquaculture);</li> <li>(c) cemetery;</li> <li>(d) intensive animal industry;</li> <li>(e) motor sport facility;</li> <li>(f) service station;</li> <li>(g) uses in the industry activity group;</li> <li>(h) utility installation (where a landfill or refuse transfer station).</li> </ul>

<sup>27</sup> Editor's note—water supply storages and declared water resource catchment areas are identified on the Water resource catchments overlay maps in **Schedule 2 (Mapping)**.

<sup>28</sup> Editor's note—in addition to the assessment benchmarks contained in this code, the Council will have regard to any catchment management plan prepared by the responsible management entity.

Performance outcomes	Acceptable outcomes
<b>Water quality, waste water disposal and stormwater management</b>	
<p><b>PO2</b> Development does not have adverse effects on the quality or quantity of surface water or groundwater entering water resource catchments, including effects on:-</p> <ul style="list-style-type: none"> <li>(a) nutrient or other chemical levels;</li> <li>(b) sediment loads;</li> <li>(c) turbidity;</li> <li>(d) volumes and velocities.</li> </ul>	<p><b>AO2.1</b> Development is connected to the reticulated sewerage infrastructure network or installs a proprietary on-site waste water treatment system which releases only Class A reclaimed water.</p> <p><b>AO2.2</b> All on-site waste water treatment facilities are maintained and managed in a manner which ensures their ongoing efficient operation in accordance with the manufacturer's specifications.</p> <p><b>AO2.3</b> Development is designed and constructed so that it:-</p> <ul style="list-style-type: none"> <li>(a) does not increase stormwater quantity or flow velocity from the subject site;</li> <li>(b) releases stormwater of a quality that will not adversely impact on receiving waters;</li> <li>(c) releases stormwater of a high quality and which will require minimum treatment before supply;</li> <li>(d) minimises the potential for erosion;</li> <li>(e) minimises disturbance to natural or artificial drainage systems (including the bed and banks of receiving waters) and riparian areas).</li> </ul> <p><b>AO2.4</b> Development, including effluent disposal facilities are a set-back at least:-</p> <ul style="list-style-type: none"> <li>(a) 200m from the full supply level or planned full supply level of a water supply storage;</li> <li>(b) for that section of a watercourse within 1km of the full supply level of a water supply storage, 100m from the top of the high bank of the watercourse.</li> </ul>
<p><b>PO3</b> The storage and/or use of chemicals or other potential contaminants does not adversely impact on water quality within a water resource catchment.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<b>Protection and maintenance of natural systems</b>	
<p><b>PO4</b> Development which adjoins or incorporates watercourses or wetlands:-</p> <ul style="list-style-type: none"> <li>(a) does not alter their physical form;</li> <li>(b) provides for the retention and enhancement of their natural environmental values.</li> </ul>	<p><b>AO4</b> No acceptable outcome provided.</p>
<p><b>PO5</b> Development maintains and, where possible, enhances riparian vegetation along watercourses so as to:-</p> <ul style="list-style-type: none"> <li>(a) maintain their natural drainage function;</li> <li>(b) minimise erosion of stream banks and verges;</li> <li>(c) reduce sediment and nutrient loads reaching watercourses within the water resource catchment.</li> </ul>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> Development does not create or increase weed or pest management problems within a water resource catchment area.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>

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## Part 9 Development codes

### 9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in **Part 5 (Tables of assessment)**.

Editor's note—assessment benchmarks for certain assessable development and requirements for certain accepted development are also contained in the Planning Regulation.

- (2) Use codes and other development codes are specific to each planning scheme area.

- (3) The following are the use codes for the planning scheme:-

- (a) Business uses code;
- (b) Caretaker's accommodation code;
- (c) Child care centre code;
- (d) Community activities code;
- (e) Dual occupancy code;
- (f) Dwelling house code;
- (g) Extractive industry code;
- (h) Home based business code;
- (i) Industry uses code;
- (j) Market code;
- (k) Multi-unit residential uses code;
- (l) Nature and rural based tourism code;
- (m) Relocatable home park and tourist park code;
- (n) Residential care facility and retirement facility code;
- (o) Rural uses code;
- (p) Sales office code;
- (q) Service station code;
- (r) Telecommunications facility code; and
- (s) Utility code.

- (4) The following are the other development codes for the planning scheme:-

- (a) Advertising devices code;
- (b) Landscaping code;
- (c) Nuisance code;
- (d) Reconfiguring a lot code;
- (e) Transport and parking code;
- (f) Vegetation management code; and
- (g) Works, services and infrastructure code.

## 9.2 Use codes

### 9.2.1 Business uses code

#### 9.2.1.1 Application

This code applies to development identified as requiring assessment against the Business uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 9.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Business uses code is to ensure that business uses and other centre activities:-
  - (a) are developed in a manner consistent with the Bundaberg Region Activity Centre Network; and
  - (b) are of a high quality design which reflects good centre design principles and appropriately responds to local character, environment and amenity considerations.
- (2) The purpose of the Business uses code will be achieved through the following overall outcomes:-
  - (a) a business use is consistent with the role and function of the centre and the intentions of the zone it is located in;
  - (b) a business use incorporates building and landscape design that responds to the character of the particular local area;
  - (c) a business use is integrated into its surrounds and reflects high quality town centre design, streetscape and landscaping principles; and
  - (d) a business use avoids or mitigates adverse impacts upon the amenity, privacy or environmental quality of nearby residential uses.

#### 9.2.1.3 Specific benchmarks for assessment

**Table 9.2.1.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Requirements for business uses (other than corner stores in residential areas)</b>	
<b>Activity centre role and function</b>	
<b>PO1</b> The business use is of a type, scale and intensity that is consistent with the role and function of the centre and the intentions of the zone it is located in.	<b>AO1</b> No acceptable outcome provided.
<b>Relationship of buildings to streets and public spaces</b>	
<b>PO2</b> The business use is in a building that:- <ol style="list-style-type: none"> <li>(a) clearly defines, frames or encloses the street and other useable public and semi-public open space;</li> <li>(b) has a front building line that is consistent with the existing or intended built form of the locality; and</li> <li>(c) has a positive street front address and helps create or maintain an attractive and coherent local streetscape character.</li> </ol>	<b>AO2.1</b> Buildings located in a main street or a core retail area <sup>1</sup> are built to the front boundary for all or most of its length so as to create a continuous or mostly continuous edge.  <b>AO2.2</b> Buildings located in areas other than as specified in AO2.1 are setback at least 6m from the street frontage and main entrances front the street.
<b>PO3</b> Car parking areas, service areas and driveways are located so as not to dominate the streetscape.	<b>AO3</b> The development provides for:- <ol style="list-style-type: none"> <li>(a) shared driveways;</li> <li>(b) rear access lanes; and</li> </ol>

<sup>1</sup> Note—for the purposes of this code, a ‘main street or core retail area’ refers to traditional street based areas within the historic town centres of townships and cities that incorporate a mix of retail, residential, community, and administration uses.



Performance outcomes	Acceptable outcomes
<p><b>PO4</b> The business use provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.</p>	<p>(c) parking and service areas situated at the rear or the site or in a basement.</p> <p><b>AO4.1</b> Development located in a main street or a core retail area provides adequate and appropriate pedestrian shelter along the full length of the street frontage in the form of an awning, colonnade, verandah or the like for the width of the verge.</p> <p><b>AO4.2</b> Development in areas other than as specified in AO4.1 no acceptable outcome provided.</p>
<p><b>PO5</b> The business use is in a building which is designed to create vibrant and active streets and public spaces.</p>	<p><b>AO5.1</b> Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear or relatively clear windows and glazed doors.</p> <p><b>AO5.2</b> The ground storey level of any building in a main street or core retail area incorporates activities that are likely to foster casual, social and business interaction for extended periods such as shops, restaurants and the like.</p> <p><b>AO5.3</b> Development minimises vehicular access across active street frontages.</p>
<b>Building mass and composition</b>	
<p><b>PO6</b> The business use is in a building that enhances and complements the character and amenity of streets and neighbouring premises via a built form that:-</p> <ul style="list-style-type: none"> <li>(a) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building;</li> <li>(b) ensures access to attractive views and prevailing cooling breezes; and</li> <li>(c) reduces the apparent scale and bulk of buildings, to the extent practicable.</li> </ul>	<p><b>AO6.1</b> Other than where located in a main street or a core retail area, site cover does not exceed:-</p> <ul style="list-style-type: none"> <li>(a) 70% for that part of the development not exceeding 2 storeys in height;</li> <li>(b) 40% for that part of the development exceeding 2 storeys in height.</li> </ul> <p><b>AO6.2</b> Buildings are set back from street frontages:-</p> <ul style="list-style-type: none"> <li>(a) in accordance with Acceptable Outcome AO2.1 and AO2.2 (as applicable) for that part of building up to 2 storeys in height;</li> <li>(b) at least 6m for that part of a building exceeding 2 storeys in height.</li> </ul> <p><b>AO6.3</b> If not adjoining premises used for a residential activity or included in a residential zone, buildings are set back from other site boundaries as follows:-</p> <ul style="list-style-type: none"> <li>(a) for that part of a building up to 2 storeys in height:- <ul style="list-style-type: none"> <li>(i) 0m if adjoining an existing blank wall or vacant land on an adjoining site; or</li> <li>(ii) at least 3m if adjoining an existing wall with openings on an adjoining site;</li> </ul> </li> <li>(b) at least 4m for that part of a building exceeding 2 storeys in height.</li> </ul> <p><b>OR</b></p> <p>If adjoining premises used for a residential activity or included in a residential zone, buildings are set back from other site boundaries as follows:-</p> <ul style="list-style-type: none"> <li>(a) at least 3m for that part of a building up to 2 storeys or 8.5m in height;</li> <li>(b) at least 6m for that part of a building exceeding 2 storeys or 8.5m in height.</li> </ul>

Performance outcomes	Acceptable outcomes
	<p><b>AO6.4</b> Any projection above the podium level outside the boundaries of the building envelope is limited to balconies that do not project more than 1.5m into the setback.</p> <p><b>AO6.5</b> All storeys of a building above the second storey have a plan area that does not exceed 1,000m<sup>2</sup> with no horizontal facade exceeding 45m in length.</p>
<b>Building features and articulation</b>	
<p><b>PO7</b> The business use is in a building which:-</p> <ul style="list-style-type: none"> <li>(a) provides visual interest through form and facade design;</li> <li>(b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces;</li> <li>(c) takes advantage of local climatic conditions in ways that reduce demand on non-renewable energy sources for cooling and heating; and</li> <li>(d) appropriately responds to the character and amenity of neighbouring premises.</li> </ul>	<p><b>AO7.1</b> The building has articulated and textured facades that incorporates some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:-</p> <ul style="list-style-type: none"> <li>(a) pedestrian awning, colonnades, verandahs, balconies and eaves;</li> <li>(b) recesses, screens and shutters;</li> <li>(c) textural and material variation;</li> <li>(d) windows that are protected from excessive direct sunlight during warmer months.</li> </ul> <p><b>AO7.2</b> The building is articulated and finished in a manner that positively responds to attractive and notable elements of adjacent buildings and the streetscape, such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.</p> <p><b>AO7.3</b> The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15m.</p>
<p><b>PO8</b> Where the business use involves the development of a multi-storey building, the building is designed to:-</p> <ul style="list-style-type: none"> <li>(a) display the functional differences between the ground level and the above ground level spaces;</li> <li>(b) have a top level and roof form that is shaped to provide a visually attractive skyline silhouette; and</li> <li>(c) effectively screen rooftop mechanical plants from view.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided.</p>
<b>Environmental management and amenity of residential premises</b>	
<p><b>PO9</b> The business use does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises.</p>	<p><b>AO9.1</b> Undesirable visual, noise and odour impacts on public spaces and residential uses, are avoided or reduced by:-</p> <ul style="list-style-type: none"> <li>(a) where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site context and setting;</li> <li>(b) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and</li> <li>(c) not locating site service facilities and areas along any frontage to a street or other public space.</li> </ul> <p><b>AO9.2</b> Where the business use requires the use of acoustic attenuation measures to mitigate adverse</p>

Performance outcomes	Acceptable outcomes
	<p>impacts on nearby sensitive land uses, such measures are designed and constructed to be compatible with the local streetscape.</p> <p><b>AO9.3</b> If adjoining premises are used for a residential activity or included in a residential zone, buildings are sited and designed to mitigate adverse micro-climatic impacts from overshadowing or wind tunnelling.</p>
<p><b>PO10</b> The business use maintains the reasonable privacy and amenity of residential premises such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.</p>	<p><b>AO10</b> Where the development is adjacent to an existing or approved building containing residential uses, the reasonable privacy and amenity of such uses is maintained by:-</p> <ul style="list-style-type: none"> <li>(a) siting and orienting buildings to minimise the likelihood of overlooking occurring;</li> <li>(b) having windows and outdoor areas, (including balconies and terraces) located and designed so that they do not look into dwellings or rooming units; and</li> <li>(c) incorporating screening over building openings.</li> </ul>
<b>Safety and security</b>	
<p><b>PO11</b> Development contributes to a safe and secure pedestrian environment by:-</p> <ul style="list-style-type: none"> <li>(a) allowing casual surveillance to and from the street and other public spaces;</li> <li>(b) orienting the upper level windows so that they overlook the street and other public spaces;</li> <li>(c) ensuring entrances to businesses are clearly defined and visible from the street, car parking areas and pathways;</li> <li>(d) providing adequate lighting of entrances;</li> <li>(e) providing clear sightlines for pathways and routes;</li> <li>(f) presenting an active face to the street by generous provision of windows and openings and avoiding the use of security shutters;</li> <li>(g) using external building materials and finishes that are robust and durable; and</li> <li>(h) avoidance of blank exposed walls to discourage vandalism.</li> </ul>	<p><b>AO11</b> No acceptable outcome provided.</p>
<b>Requirements for corner stores in residential areas</b>	
<p><b>PO12</b> Where the business use involves the establishment of a corner store in a residential area, the corner store:-</p> <ul style="list-style-type: none"> <li>(a) is appropriately located in the residential area taking account of the size and configuration of the neighbourhood and the location of other existing or approved retail facilities; and</li> <li>(b) is compatible with the scale and intensity of development in the neighbourhood.</li> </ul>	<p><b>AO12.1</b> The corner store is located on a site that:-</p> <ul style="list-style-type: none"> <li>(a) has access and frontage to a collector street or higher order road; or</li> <li>(b) is adjacent to a community activity or an existing non-residential use.</li> </ul> <p><b>AO12.2</b> The corner store is located on a site that is more than 400m radial distance from:-</p> <ul style="list-style-type: none"> <li>(a) any existing shop;</li> <li>(b) any site with a current approval for a shop; or</li> <li>(c) any land included in a centre zone.</li> </ul> <p><b>AO12.3</b> Site cover for a corner store does not exceed 50%.</p>

## 9.2.2 Caretaker's accommodation code

### 9.2.2.1 Application

This code applies to development identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Caretaker's accommodation code is to provide for the development of bona fide caretaker's accommodation uses which provide acceptable levels of amenity for occupants.
- (2) The purpose of the Caretaker's accommodation code will be achieved through the following overall outcomes:-
  - (a) caretaker's accommodation is used for genuine caretaking or property management purposes;
  - (b) caretaker's accommodation remains ancillary to non-residential premises on the same site;
  - (c) an acceptable level of residential amenity is provided for occupants of caretaker's accommodation; and
  - (d) caretaker's accommodation does not adversely impact upon the amenity of the local area.

### 9.2.2.3 Specific benchmarks for assessment

**Table 9.2.2.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Bona fide use</b>	
<b>PO1</b> The caretaker's accommodation is used for bona fide caretaking or property management purposes.	<b>AO1</b> The caretaker's accommodation is occupied by a person or persons having responsibility for the security, maintenance or management of non-residential activities conducted on the same site and, if applicable, that person's immediate family.
<b>PO2</b> The caretaker's accommodation is ancillary to the non-residential premises on the same site.	<b>AO2.1</b> Only one caretaker's accommodation is established on the site.  <b>AO2.2</b> The caretaker's accommodation has a gross floor area not exceeding 200m <sup>2</sup> .  <b>AO2.3</b> The caretaker's accommodation does not have a separate land title from the balance of the site.
<b>Protection of residential amenity</b>	
<b>PO3</b> The design of the caretaker's accommodation achieves an acceptable level of residential amenity for residents of the caretaker's accommodation.	<b>AO3.1</b> Bedrooms and living rooms of the caretaker's accommodation do not adjoin and face away from noise generating activities conducted on the site or adjoining sites.  <b>AO3.2</b> The caretaker's accommodation is located at least 3m away from any waste servicing area.
<b>PO4</b> The caretaker's accommodation is provided with adequate private open space that is useable and directly accessible from the caretaker's accommodation.	<b>AO4</b> The caretaker's accommodation contains an area of private open space which is directly accessible from a habitable room, and:-

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<p>(a) if at ground level, has an area of not less than 50m<sup>2</sup>, with no horizontal dimension of less than 4m; or</p> <p>(b) if a balcony, verandah or deck, has an area of not less than 15m<sup>2</sup>, with no horizontal dimension of less than 2.5m.</p>
<p><b>PO5</b>            The design of the caretaker's accommodation is compatible with the preferred character of the zone in which it is located.</p>	<p><b>AO5</b>            The caretaker's accommodation does not exceed the maximum building height for the zone in which it is located as specified in the applicable zone code.</p>
<b><i>On-site car parking</i></b>	
<p><b>PO6</b>            Sufficient on-site car parking is provided to satisfy the projected needs of the caretaker's accommodation.</p>	<p><b>AO6.1</b>            A minimum of one (1) covered on-site parking space is provided for exclusive use by the occupants of the caretaker's accommodation.</p> <p><b>AO6.2</b>            Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with <i>AS2890 Parking facilities – Off-street car parking</i>.</p>

## 9.2.3 Child care centre code

### 9.2.3.1 Application

This code applies to development identified as requiring assessment against the Child care centre code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Child care centre code is to ensure child care centres are appropriately located and are designed in a manner which provides a safe environment for users and protects the amenity of surrounding premises.
- (2) The purpose of the Child care centre code will be achieved through the following overall outcomes:-
  - (a) a child care centre is located in a convenient location close to residential communities and major employment nodes;
  - (b) the health and safety of children is protected by avoiding conflicts with incompatible land use activities or poor design; and
  - (c) a child care centre does not have a detrimental impact on the amenity of surrounding residential premises.

### 9.2.3.3 Specific benchmarks for assessment

**Table 9.2.3.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Location and site suitability</b>	
<b>PO1</b> The child care centre is co-located with compatible land uses or located on a site that is conveniently accessible from residential and/or employment areas.	<b>AO1</b> The child care centre is located adjacent to or is integrated with another compatible community activity.  <b>OR</b>  The child care centre is located at the entrance to a residential neighbourhood or in another prominent location.  <b>OR</b>  The child care centre is located in an activity centre or other employment area.
<b>PO2</b> The child care centre is located on a road which is accessible and safe but which is not predominately used by local residential traffic.	<b>AO2</b> The child care centre is located on a site with access and frontage to a collector street.
<b>PO3</b> The child care centre is located on a site that is capable of accommodating a well-designed and integrated facility, incorporating:- (a) required buildings and structures; (b) private motor vehicle access, parking and manoeuvring; (c) on-site landscaping; and (d) any necessary buffering.	<b>AO3</b> The child care centre is located on a site having:- (a) a slope of not more than 10%; (b) a regular shape; and (c) a minimum area of 1,500m <sup>2</sup> .
<b>Scale of buildings and structures</b>	
<b>PO4</b> The scale of buildings and structures associated with the child care centre is appropriate for its setting having regard to the location of the use and the nature and scale of surrounding development.	<b>AO4</b> Where a standalone use and not located in a centre zone, the child care centre has a maximum site cover of 50%.  <b>OR</b>

Performance outcomes	Acceptable outcomes
	Where not a standalone use or where located in a centre zone—no acceptable outcome provided.
<b><i>Protection of residential amenity</i></b>	
<p><b>PO5</b>                      The child care centre is designed to minimise potential conflict with surrounding residential premises.</p>	<p><b>AO5.1</b>                      All buildings, structures and outdoor play areas are set back at least 3m from all site boundaries adjoining a residential use or land included in a Residential zone.</p> <p><b>AO5.2</b>                      A minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential activity or land included in a residential zone.</p>

## 9.2.4 Community activities code

### 9.2.4.1 Application

This code applies to development identified as requiring assessment against the Community activities code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Community activities code is to ensure community activities are appropriately located to maximise community benefit and are designed in a manner which meets the needs of users and protects the amenity of surrounding premises.
- (2) The purpose of the Community activities code will be achieved through the following overall outcomes:-
  - (a) a community activity is established in a manner that maximises community benefit;
  - (b) where practicable, a community activity is integrated and co-located with other community or business activities; and
  - (c) the operation of a community activity does not have a detrimental impact on the amenity of adjoining residential premises.

### 9.2.4.3 Specific benchmarks for assessment

**Table 9.2.4.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Location and site suitability</b>	
<b>PO1</b> The community activity is located:- (a) conveniently to the population that it is intended to serve; and (b) in an area that is intended for a community activity use.	<b>AO1</b> The community activity is located within the Community facilities zone.  <b>OR</b>  The community activity is located within a centre zone.  <b>OR</b>  The community activity is located in another zone, other than an industry zone, adjacent to an existing compatible community activity.
<b>PO2</b> The community activity is located on a site that is capable of accommodating a well-designed and integrated facility.	<b>AO2</b> No acceptable outcome provided.
<b>Scale of buildings and structures</b>	
<b>PO3</b> The scale of buildings and structures used for the community activity is appropriate for its setting having regard to the location of the community activity and the nature and scale of surrounding development.	<b>AO3</b> Where a standalone use and not located in a centre zone, the community activity has a maximum site cover of 50%.  <b>OR</b>  Where not a standalone use or where located in a centre zone—no acceptable outcome provided.
<b>PO4</b> The layout and design of the community activity provides a safe and secure environment for all users and incorporates crime prevention through environmental design (CPTED) principles.	<b>AO4</b> No acceptable outcome provided.



Performance outcomes	Acceptable outcomes
<b>Protection of residential amenity</b>	
<p><b>PO5</b> The community activity does not impose unreasonable adverse impacts on any surrounding residential area.</p>	<p><b>AO5.1</b> Where adjoining a residential use, a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscaping strip is provided along the full length of all common site boundaries.</p> <p><b>AO5.2</b> Intrusive outdoor activities are located and orientated away from residential premises.</p> <p><b>AO5.3</b> Any building is set back a minimum of 3m from all site boundaries adjoining a residential use or land included in a residential zone.</p> <p><b>AO5.4</b> Waste bin storage areas are enclosed and screened from the street frontage.</p>
<b>Recommended flood level</b>	
<p><b>PO6</b> The functioning of a community activity that is essential community service infrastructure is maintained during and immediately after flood and storm tide inundation events.</p> <p>Editor's note—essential community service infrastructure is defined in <b>Schedule 1 (Definitions)</b>.</p>	<p><b>AO6.1</b> A community activity that is essential community service infrastructure is:-</p> <p>(a) located in an area that is above the recommended flood levels identified in <b>Table 9.2.4.3.2 (Recommended flood level for a community activity that is essential community service infrastructure)</b>; and</p> <p>(b) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are:</p> <p>(i) located above the recommended flood level; or</p> <p>(ii) designed and constructed to exclude floodwater intrusion/infiltration.</p> <p><b>AO6.2</b> A community activity that is emergency services and shelters, police facilities and hospitals, and associated facilities has an emergency rescue area above the recommended flood level in <b>Table 9.2.4.3.2</b> for that activity.</p>

**Table 9.2.4.3.2 Recommended flood level for a community activity that is essential community service infrastructure**

Type of community activity	Recommended flood level
Emergency service facilities (refer to note)	0.2% annual exceedance probability (AEP)
Emergency shelters	In accordance with the <i>Design guidelines for Queensland public cyclone shelters</i> (available at <a href="http://www.hpw.qld.gov.au">www.hpw.qld.gov.au</a> )
Hospitals and associated facilities	0.2% AEP
Police facilities (refer to note)	0.5% AEP
School facilities	0.5% AEP
Stores of valuable records or items of historic or cultural significance	0.5% AEP

Note—some police and emergency services facilities (e.g. water police and search and rescue operations) are dependent on direct water access. The recommended flood levels do not apply to these aspects but other operational areas should be located above the recommended flood level to the greatest extent feasible.

## 9.2.5 Dual occupancy code

### 9.2.5.1 Application

This code applies to development identified as requiring assessment against the Dual occupancy code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note—this code does not apply to a dual occupancy which may be established as part of a mixed use building.

### 9.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Dual occupancy code is to ensure that development involving a dual occupancy achieves a high level of comfort and amenity for occupants, maintains the amenity and enjoyment of neighbouring premises and is compatible with the character of the streetscape and surrounding area.
- (2) The purpose of the Dual occupancy code will be achieved through the following overall outcomes:-
  - (a) a dual occupancy makes a positive contribution to the streetscape character of the area in which it is located;
  - (b) a dual occupancy is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;
  - (c) a dual occupancy provides a high level of amenity and safety for residents of the dual occupancy; and
  - (d) a dual occupancy is provided with an acceptable level of infrastructure and services.

### 9.2.5.3 Specific benchmarks for assessment

**Table 9.2.5.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Site suitability</b>	
<b>PO1</b> The dual occupancy is located on a site which is situated within a low or medium density residential area and has sufficient area to accommodate the dual occupancy and associated access, parking, landscaping, servicing, effluent disposal and setback requirements.	<b>AO1</b> Where in a sewered area, the dual occupancy is located on a lot:- (a) in the Medium density residential zone; or (b) in the Low density residential zone which has a minimum area of 800m <sup>2</sup> .  <b>OR</b> Where not located in a sewered area, the dual occupancy is located on a lot:- (a) in the Medium density residential zone or Low density residential zone; and (b) which has a minimum area of 2,000m <sup>2</sup> .
<b>PO2</b> Where located in a low density residential area, the dual occupancy provides an attractive and open development that maintains the low density residential amenity and character of the surrounding area.	<b>AO2</b> Where in the Low density residential zone, the development provides for a net residential density of not more than 25 dwellings per hectare.
<b>Site cover</b>	
<b>PO3</b> The dual occupancy and any associated buildings or structures:- (a) are of a scale that is compatible with surrounding development; (b) do not present the appearance of bulk to adjacent premises or other areas in the vicinity of the site; and	<b>AO3</b> The site cover of the dual occupancy, inclusive of any associated garage, carport or shed, does not exceed 50%.

Performance outcomes	Acceptable outcomes
<p>(c) maximise opportunities for the retention of existing vegetation; and</p> <p>(d) retain sufficient area to accommodate soft landscaping, outdoor recreation and other site facilities, on-site stormwater management and vehicle access and manoeuvring.</p>	
<b>Building height</b>	
<p><b>PO4</b> The height of the dual occupancy and associated buildings and structures is consistent with the preferred character of a local area and does not adversely impact on the amenity of adjoining premises having regard to:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) views and vistas;</p> <p>(d) building appearance; and</p> <p>(e) building massing and scale as seen from neighbouring premises.</p>	<p><b>AO4.1</b> The dual occupancy does not exceed a maximum height of 2 storeys and 8.5m.</p> <p><b>AO4.2</b> Any garage, carport or shed does not exceed a maximum height of 4.2m.</p>
<b>Design and siting</b>	
<p><b>PO5</b> The dual occupancy is located, designed and constructed to:-</p> <p>(a) be dispersed across predominantly low density residential neighbourhoods;</p> <p>(b) provide an attractive address to all street frontages;</p> <p>(c) make a positive contribution to the preferred streetscape character of the locality;</p> <p>(d) minimise opportunities for residents to overlook the private open space of neighbouring premises; and</p> <p>(e) provide opportunities for casual surveillance of public and communal spaces.</p>	<p><b>AO5.1</b> Where located in the Low density residential zone, the dual occupancy is developed on a lot that does not:</p> <p>(a) adjoin another lot used or approved for a dual occupancy fronting the same street; or</p> <p>(b) result in a dwelling house or a vacant lot included in the Low density residential zone to be adjoined by more than one dual occupancy development fronting the same street.</p> <p><b>AO5.2</b> Each dwelling has an individual design and appearance that is not a mirror image of the adjoining dwelling.</p> <p><b>AO5.3</b> The total width of garage openings facing each street frontage does not exceed 6m or 50% of the street frontage, whichever is the lesser.</p> <p><b>AO5.4</b> Where the site has an approved development footprint plan and the plan nominates setbacks from front, side or rear property boundaries, the dual occupancy is setback in accordance with the approved plan.</p> <p><b>AO5.5</b> Where there is no approved development footprint plan that nominates setbacks from a property boundary for the site, the dual occupancy is setback in accordance with the following:-</p> <p>(a) the dual occupancy is setback at least 6m from any street frontage;</p> <p>(b) the dual occupancy, other than any garage, carport or shed, is setback from any side or rear property boundary in accordance with the following:-</p> <p>(i) 1.5m for any part of the building that is 4.5m in height or less;</p> <p>(ii) 2m for any part of the building that is higher than 4.5m but not higher than 8.5m; and</p> <p>(iii) 2m plus 0.5m for every 3m of any part of the building that exceeds 8.5m in height.</p>

Performance outcomes	Acceptable outcomes
	<p>(c) any garage, carport or shed may be sited within the side and rear boundary setbacks specified in AO5.5(b) above provided that:-</p> <ul style="list-style-type: none"> <li>(i) the total length of all buildings within the setback is not more than 9m along any one boundary; and</li> <li>(ii) any part of the garage, carport or shed within the setback are located no closer than 1.5m to a window in a habitable room of an adjoining dwelling.</li> </ul>
<b>Site landscaping</b>	
<p><b>PO6</b> The dual occupancy incorporates on-site landscaping that:-</p> <ul style="list-style-type: none"> <li>(a) provides an attractive landscape setting for the enjoyment and appreciation of residents;</li> <li>(b) integrates the development into the surrounding urban landscape;</li> <li>(c) effectively defines and screens private open space and service areas; and</li> <li>(d) maintains opportunities for casual surveillance to the street.</li> </ul>	<p><b>AO6.1</b> The site is landscaped with turf and tree and shrub species.</p> <p><b>AO6.2</b> At least 25% of the site is retained for soft landscaping (i.e. not used as hardstand area).</p> <p><b>AO6.3</b> A 1.8m high no-gap screen fence is provided along all side and rear boundaries of the site, tapering to a maximum height of 1.2m for any fence:-</p> <ul style="list-style-type: none"> <li>(a) within the front building line; or</li> <li>(b) within 6m from a street frontage, for any hatchet shaped lot or lot accessed via an easement.</li> </ul> <p>Note—the change in height of the fence may be stepped down or tapered over a maximum distance of 2.5m.</p> <p><b>AO6.4</b> Any fence provided to a street frontage or in front of the building line (where not a side or rear boundary referred to in AO6.3) is not more than 1.2m high.</p>
<b>Private open space</b>	
<p><b>PO7</b> Occupants of the dual occupancy are 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) is adequately separated from each other to provide visual privacy.</li> </ul>	<p><b>AO7</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 16m<sup>2</sup>;</li> <li>(b) has a minimum dimension of 4m;</li> <li>(c) is directly accessible from a living area of the dwelling; and</li> <li>(d) provides visual privacy from other private open space areas by a screen, wall or fence.</li> </ul>
<b>Safety and security</b>	
<p><b>PO8</b> The dual occupancy including buildings and outdoor spaces is designed to protect the personal safety and security of residents by allowing for natural surveillance.</p>	<p><b>AO8.1</b> Each dwelling has a front door (not being a garage door) that is visible and clearly identifiable from the street (except where on a hatchet shaped lot or lot accessed via an easement) and from the driveway.</p> <p><b>AO8.2</b> The internal pathway network has clear sightlines to each dwelling's front door and street access points.</p>
<b>Services and utilities</b>	
<p><b>PO9</b> The dual occupancy is provided with and connected to essential infrastructure and services, where available.</p>	<p><b>AO9.1</b> The dual occupancy is connected to the reticulated water supply, sewerage, stormwater drainage and electricity supply infrastructure networks (where available to the lot).</p> <p><b>AO9.2</b> Where not located in a sewered area, the dual occupancy is provided with an effluent treatment</p>

Performance outcomes	Acceptable outcomes
	<p>and disposal system in accordance with the <i>Plumbing and Drainage Act 2018</i>.</p> <p><b>AO9.3</b> Where reticulated water supply is not available to the lot, each dwelling in the dual occupancy is provided with water supply via a minimum 45,000 litre rainwater collection tank.</p> <p>Editor's note—Standards Australia <i>HB230-2008 Rainwater Tank Design and Installation Handbook</i> includes information for the collection, storage and use of rainwater for private domestic use.</p>
<p><b>PO10</b> The dual occupancy is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.</p>	<p><b>AO10</b> The dual occupancy provides for the storage and collection of mobile garbage bins, with bin storage via a separate waste storage area for each dwelling or a common waste storage area, in accordance with the requirements specified in the <b>Planning scheme policy for waste management</b>.</p>
<b>Access and On-site car parking</b>	
<p><b>PO11</b> The dual occupancy provides sufficient on-site car parking to satisfy the projected needs of residents having regard to:-</p> <ul style="list-style-type: none"> <li>(a) the availability of public transport;</li> <li>(b) the availability of on-street parking;</li> <li>(c) the desirability of on-street parking in respect to streetscape character; and</li> <li>(d) the residents' likelihood to have or need a vehicle.</li> </ul>	<p><b>AO11</b> The dual occupancy provides 2 on-site car parking spaces per dwelling, of which a minimum of 1 space per dwelling is covered.</p> <p>Note—Car parking spaces may be in a tandem configuration provided that these spaces are wholly contained within the site such that parked vehicles do not protrude into the road reserve.</p>
<p><b>PO12</b> Development ensures that vehicle access and parking is safe, and does not interfere with the function, safety and operation of the transport network.</p>	<p><b>AO12.1</b> Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with <i>AS2890 Parking facilities – Off-street car parking</i> and the <b>Planning scheme policy for development works</b>. Access driveways are to be concrete, while internal driveway and car parking areas are to be minimum asphalt or concrete paved.</p> <p><b>AO12.2</b> Where the development is accessed via a collector road or trunk road, on-site car parking and manoeuvring areas are designed to ensure vehicles can enter and leave the site in a forward motion.</p>

## 9.2.6 Dwelling house code

### 9.2.6.1 Application

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

### 9.2.6.2 Purpose and overall outcomes

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

### 9.2.6.3 Specific benchmarks for assessment

**Table 9.2.6.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Editor's notes—

- (a) Acceptable outcomes are quantifiable standards and performance outcomes are qualitative statements for the purposes of the *Building Act 1975*.
- (b) Where an acceptable outcome is nominated as an alternative provision, development that does not comply with one or more of these acceptable outcomes will require referral to Council pursuant to Schedule 9, Part 3, Division 2, Table 3 of the Regulation.
- (c) Acceptable outcomes AO9.1 to AO9.5 and AO10.1 to AO10.3 in Table 9.2.6.3.1 of this code are planning provisions. Development that does not comply with one or more of these acceptable outcomes will require assessment by Council as the assessment manager, except where Council is identified as a referral agency pursuant to Schedule 9, Part 3, Division 2, Table 8 of the Regulation.

Performance outcomes	Acceptable outcomes
<b>Development footprint plan and alternative setbacks</b>	
<p><b>PO1</b>            A dwelling house is sited to complement and be consistent with the form and character of the local area, having regard to:-            (a) the existing or intended built form of the locality; and            (b) the individual constraints of the site.</p> <p>Note—PO1 is an alternative provision to QDC MP1.1 and MP1.2, P1 and P2, for development involving siting a dwelling house on a site where a development footprint plan has been approved.</p>	<p><b>AO1</b>            (a) Where the site has an approved development footprint plan and the plan nominates setbacks from front, side or rear property boundaries, the dwelling house is setback in accordance with the approved plan.</p> <p><b>OR</b>            (b) Where there is no approved development footprint plan that nominates setbacks from a property boundary for the site, and the site is not included in the Rural zone or Rural residential zone, the dwelling house is sited as per QDC MP1.1 and MP1.2, A1(a), (b) and (c) and A2(a), (b), (c) and (d).</p> <p>Note—AO1(a) is an alternative provision to QDC MP1.1 and MP1.2, A1(a), (b) and (c), and A2(a), (b), (c), and (d) for development involving siting a dwelling house.</p>

Performance outcomes	Acceptable outcomes
<b>Building setbacks in the Rural zone and Rural residential zone (where there is no development footprint plan that nominates alternative setbacks for the site)</b>	
<p><b>PO2</b> Where located in the Rural zone or Rural residential zone, a dwelling house is set well back from any road frontage so as to:-</p> <ul style="list-style-type: none"> <li>(a) maintain an open or mostly open rural landscape;</li> <li>(b) protect the visual amenity of scenic rural roads;</li> <li>(c) avoid or minimise noise or other nuisance from sealed and unsealed roads; and</li> <li>(d) protect the functional characteristics of the State and local road networks.</li> </ul> <p>Note—PO2 is an alternative provision to QDC MP1.2, P1, for development involving siting a dwelling house in a Rural zone or Rural residential zone only.</p>	<p><b>AO2.1</b> Where located in the Rural zone on a lot exceeding 2ha in area, the dwelling house is setback at least:-</p> <ul style="list-style-type: none"> <li>(a) 40m from a State-controlled road; or</li> <li>(b) 20m from any other road; or</li> <li>(c) where there is an existing dwelling house on the site, the same distance as the existing dwelling house.</li> </ul> <p><b>AO2.2</b> Where located in the Rural residential zone, or on a lot not exceeding 2ha in area in the Rural zone, the dwelling house is setback at least:-</p> <ul style="list-style-type: none"> <li>(a) 10m from any road; or</li> <li>(b) where there is an existing dwelling house on the site, the same distance as the existing dwelling house.</li> </ul> <p>Note—AO2.1 and AO2.2 are alternative provisions to QDC MP1.2, A1(a), (b) and (c), for development involving siting a dwelling house in a Rural zone or Rural residential zone only.</p>
<p><b>PO3</b> Where located in the Rural zone or Rural residential zone, a dwelling house is well back from side and rear boundaries so as to:-</p> <ul style="list-style-type: none"> <li>(a) preserve the low intensity character and amenity of the area; and</li> <li>(b) maintain a high level of privacy between neighbouring premises.</li> </ul> <p>Note—PO3 is an alternative provision to QDC MP1.2, P2, for development involving siting a dwelling house in a Rural zone or Rural residential zone only.</p>	<p><b>AO3</b> Where located in the Rural zone or Rural residential zone, the dwelling house is setback from any side or rear boundary in accordance with the following:-</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10m where the lot is more than 2ha in area; or</li> <li>(b) a minimum of 3m where the lot is not more than 2ha in area.</li> </ul> <p>Note—AO3 is an alternative provision to QDC MP1.2, A2, for development involving siting a dwelling house in a Rural zone or Rural residential zone only.</p>
<b>Building height</b>	
<p><b>PO4</b> As per QDC MP 1.1, P4 and QDC MP 1.2, P4.</p> <p>Editor's note—as specified in the Flood hazard overlay code, an alternative provision applies to building height for premises subject to the Flood hazard overlay.</p>	<p><b>AO4</b></p> <ul style="list-style-type: none"> <li>(a) Where the site has an approved development footprint plan and the plan nominates an envelope for the height of buildings or structures on a site, the dwelling house is located within the approved building envelope.</li> </ul> <p><b>OR</b></p> <ul style="list-style-type: none"> <li>(b) Where there is no approved development footprint plan for the site that nominates alternative outcomes for building height, the dwelling house is as per QDC MP 1.1, A4 and QDC MP 1.2, A4.</li> </ul> <p>Editor's note—as specified in the Flood hazard overlay code, an alternative provision applies to building height for premises subject to the Flood hazard overlay.</p> <p>Note—AO4 is an alternative provisions to QDC MP1.1 and MP1.2, A1(a), (b) and (c), and A2(a), (b), (c), and (d) for development involving siting a dwelling house.</p>
<b>Visual privacy</b>	
<p><b>PO5</b> As per QDC MP 1.1, P5 and QDC MP 1.2, P5.</p>	<p><b>AO5</b> As per QDC MP 1.1, A5 and QDC MP 1.2, A5.</p>
<b>Structures on corner sites</b>	
<p><b>PO6</b> As per QDC MP 1.1, P7 and QDC MP 1.2, P7.</p>	<p><b>AO6</b> As per QDC MP 1.1, A7 and QDC MP 1.2, A7.</p>

Performance outcomes	Acceptable outcomes
<b>Access and On-site car parking</b>	
<p><b>PO7</b> As per QDC MP 1.1, P8 and QDC MP 1.2, P8.</p> <p>Editor's note—PO9(f) specifies an alternative provision to on-site car parking for development involving a secondary dwelling.</p>	<p><b>AO7</b> As per QDC MP 1.1, A8 and QDC MP 1.2, A8, except minimum dimensions of:-</p> <ul style="list-style-type: none"> <li>(a) for a single garage, 5.7m by 3m wide internally; and</li> <li>(b) for a double garage, 5.7m by 5.7m wide internally.</li> </ul> <p>Note—AO7(a) and (b) are alternative provisions to QDC MP1.1, A8(A)(i)(D) and (E), and QDC MP1.2, A8(a)(iv) and (v).</p> <p>Editor's note—AO9.6 specifies an alternative provision to on-site car parking for development involving a secondary dwelling.</p>
<b>Outdoor living space (only applicable to lots less than 450m<sup>2</sup>)</b>	
<p><b>PO8</b> As per QDC MP 1.1, P9.</p>	<p><b>AO8</b> As per QDC MP 1.1, A9.</p>
<b>Secondary dwellings</b>	
<p><b>PO9</b> Any secondary dwelling:-</p> <ul style="list-style-type: none"> <li>(a) is used for a domestic residential purpose;</li> <li>(b) is smaller in size and scale than the dwelling house;</li> <li>(c) has the appearance of a building ancillary to the dwelling house;</li> <li>(d) is occupied by members of the same household who occupy the dwelling house;</li> <li>(e) is located on a site that has sufficient area to accommodate the secondary dwelling while maintaining the residential amenity of the surrounding area; and</li> <li>(f) provides on-site car parking to satisfy the projected needs of occupants of the secondary dwelling.</li> </ul> <p>Note—PO9(f) is an alternative provision to QDC MP1.1, P8 and QDC MP1.2, P8, for development involving a secondary dwelling only.</p>	<p><b>AO9.1</b> Only one secondary dwelling is established in association with the dwelling house.</p> <p><b>AO9.2</b> Where located in the Low density residential zone, the secondary dwelling is located on a lot that has a minimum area of 800m<sup>2</sup>.</p> <p><b>AO9.3</b> The secondary dwelling has a maximum gross floor area of 60m<sup>2</sup>.</p> <p><b>AO9.4</b> Any dwelling house that includes a secondary dwelling is designed to function and have the appearance of a single dwelling, including:-</p> <ul style="list-style-type: none"> <li>(a) the secondary dwelling is to be:- <ul style="list-style-type: none"> <li>(i) inter-connected with other parts of the dwelling house (e.g. via a connecting door, hall or breezeway); or</li> <li>(ii) where free standing, located within 20m of the primary dwelling and connected by a minimum 1.2m wide concrete or paved ribbon path between the doors of each dwelling;</li> </ul> </li> <li>(b) the dwelling house has a single front door (main entrance) and any entrance to the secondary dwelling is not clearly visible from the street;</li> <li>(c) garage door openings and/or carports visible from the street are grouped together and located on one side of the front (street) elevation; and</li> <li>(d) the secondary dwelling shares the same open space areas, driveway, street address and letter box as the primary dwelling (only one letter box is provided for the dwelling house).</li> </ul> <p>Editor's note—a secondary dwelling should be designed to respond to changing household needs such that if or when the secondary dwelling is no longer required, the building (or part) can be used as part of the primary dwelling, or can be relocated off the site.</p> <p><b>AO9.5</b> The secondary dwelling is occupied by members of the same household who occupy the dwelling house. Where an occupant of the secondary</p>



Performance outcomes	Acceptable outcomes
	<p>dwelling is not related by blood, marriage or adoption to a person residing in the primary dwelling, a functional relationship or connection must exist between the occupants of both dwellings.</p> <p>Editor's note—examples of a functional relationship or connection include:-</p> <ul style="list-style-type: none"> <li>• the carer of, or person that is cared for by, an occupant of the dwelling house;</li> <li>• the occupant shares meals with or is provided with board and lodging directly by the occupant/s of the primary dwelling (e.g. cooking, laundry etc.).</li> </ul> <p><b>AO9.6</b>            In addition to the car parking requirements for the dwelling house as nominated within the QDC, at least one (1) on-site car parking space is provided to service the secondary dwelling.</p> <p>Note—AO9.6 is an alternative provision to QDC MP1.1, A8 and QDC MP1.2, A8, for development involving a secondary dwelling only.</p>
<b>Services and utilities</b>	
<p><b>PO10</b>            The dwelling house is provided with and connected to essential infrastructure and services, where available.</p>	<p><b>AO10.1</b>            The dwelling house is to have a single point of connection to the reticulated water supply, sewerage, stormwater drainage and electricity supply infrastructure networks (where available to the lot).</p> <p><b>AO10.2</b>            Where not located in a seweried area, the dwelling house is provided with an effluent treatment and disposal system in accordance with the <i>Plumbing and Drainage Act 2018</i>.</p> <p><b>AO10.3</b>            Where reticulated water supply is not available to the lot, the dwelling house is provided with an alternative supply of potable water.</p> <p>Editor's note—for water supply provided via rainwater collection, a minimum 45,000 litre rainwater tank is recommended for domestic supply. Standards Australia <i>HB230-2008 Rainwater Tank Design and Installation Handbook</i> includes information for the collection, storage and use of rainwater for private domestic use.</p>

## 9.2.7 Extractive industry code

### 9.2.7.1 Application

This code applies to development identified as requiring assessment against the Extractive industry code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.7.2 Purpose and overall outcomes

- (1) The purpose of the Extractive industry code is to ensure that the exploitation of extractive resources is undertaken in a sustainable manner which protects environmental and landscape values, public safety and the amenity of surrounding premises.
- (2) The purpose of the Extractive industry code will be achieved through the following overall outcomes:-
  - (a) exploitation of extractive resources occurs in an environmentally sound manner;
  - (b) natural values and water quality are protected from any environmental degradation potentially arising from extractive industry operations;
  - (c) extractive industry operations are located, designed and constructed to avoid or effectively mitigate adverse impacts on any sensitive land use, particularly residential or rural residential premises;
  - (d) transport routes allow extractive materials to be transported with the least amount of impact on development along those roads and on the function of those roads; and
  - (e) land used for extractive industry operations is effectively rehabilitated.

### 9.2.7.3 Specific benchmarks for assessment

**Table 9.2.7.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Site planning</b>	
<b>PO1</b> The extractive industry is designed and established so as to provide:- <ol style="list-style-type: none"> <li>(a) adequate separation distance to protect the surrounding area from significant noise, dust, vibration and visual impacts of operations;</li> <li>(b) suitable vehicle access;</li> <li>(c) protection against erosion;</li> <li>(d) acceptable quality of water leaving the site;</li> <li>(e) public safety;</li> <li>(f) acceptable restoration measures;</li> <li>(g) protection of groundwater quality and quantity;</li> <li>(h) avoidance of land contamination;</li> <li>(i) effective stormwater management; and</li> <li>(j) waste management practices which maximise recycling and reuse of wastes.</li> </ol>	<b>AO1</b> No acceptable outcome provided.  Editor's note—in order to demonstrate compliance with Performance Outcome PO1, Council may require submission of an impact assessment report prepared in accordance with the <b>Planning scheme policy for information Council may request, and preparing well made applications and technical reports.</b>
<b>PO2</b> Environmental management requirements for the extractive industry are properly identified, and their effective implementation and monitoring appropriately planned, to minimise environmental impact.	<b>AO2</b> No acceptable outcome provided.  Editor's note—the Council may require submission of an environmental management plan prepared in accordance with the <b>Planning scheme policy for information Council may request, and preparing well made applications and technical reports</b> to demonstrate compliance with Performance Outcome PO2.
<b>PO3</b> The design, operation and staging of the extractive industry:-	<b>AO3</b> No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>(a) promotes the efficient utilisation of the resource;</p> <p>(b) ensures that a suitable and sustainable landscape form remains on the extraction site, having regard to its context and setting; and</p> <p>(c) optimises potential alternative land uses after the cessation of the use.</p>	
<b>Vehicle access and manoeuvring</b>	
<p><b>PO4</b> Vehicle access to, from, and within the extractive industry site is provided so as to:-</p> <p>(a) be adequate for the type and volume of traffic to be generated;</p> <p>(b) not create or worsen any traffic hazard;</p> <p>(c) not have adverse impacts on the amenity of the locality; and</p> <p>(d) ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised.</p>	<p><b>AO4.1</b> The proposed transport route to and from the site is along sealed roads and does not require heavy vehicles to traverse lower order residential or rural residential streets.</p> <p><b>AO4.2</b> All driveways, car parking and manoeuvring areas between the site entrance and site offices are sealed.</p> <p><b>AO4.3</b> Vehicle access is provided in accordance with the standards specified in the <b>Planning scheme policy for development works</b>.</p>
<b>Separation distances</b>	
<p><b>PO5</b> The extractive industry is located on a site which has sufficient area to provide for adequate setback of operations from road frontages, site boundaries, surrounding residential uses and other sensitive receptors such that the extractive industry achieves an acceptable standard of visual amenity and control of noise, light, dust and vibration impacts.</p>	<p><b>AO5.1</b> Hard rock extraction and processing activities involving blasting are not carried out within 40m of any boundary of the site or within 1km of any residential premises, land included within a residential zone or the Rural residential zone or other sensitive land use on surrounding land.</p> <p><b>AO5.2</b> Extractive and processing activities not involving blasting are not carried out within 30m of any boundary of the site or within 200m of any residential premises, land included within a residential zone or Rural residential zone or other sensitive land use on surrounding land.</p> <p>Note—a topographic feature providing a natural buffer between extractive and processing activities and a sensitive land use may provide justification for a lesser setback distance.</p> <p><b>AO5.3</b> A mounded landscape buffer having a minimum width of 10m is provided to all boundaries of the site.</p> <p>Editor’s note—<b>section 9.3.2 (Landscaping code)</b> sets out requirements for landscape buffers.</p> <p><b>AO5.4</b> Extraction and processing activities are screened from view from any major road and any land included in a residential zone, centre zone, recreation zone, Community facilities zone, Emerging community zone or the Rural residential zone.</p>
<b>Site drainage</b>	
<p><b>PO6</b> The extractive industry provides on-site drainage that is designed, constructed and maintained so as to:-</p> <p>(a) prevent ponding in excavated areas;</p>	<p><b>AO6.1</b> Banks and channels are constructed to divert stormwater run-off away from disturbed areas.</p>

Performance outcomes	Acceptable outcomes						
<p>(b) minimise erosion;</p> <p>(c) avoid pollution of groundwater and surface water;</p> <p>(d) protect downstream water quality; and</p> <p>(e) provide opportunities to recycle water for beneficial reuse on the site.</p>	<p><b>AO6.2</b> Sediment basins and other suitable runoff controls are provided to detain stormwater run-off from disturbed areas such that there is no off-site discharge likely to cause environmental harm.</p> <p><b>AO6.3</b> Bundling, diversion, containment, treatment clearing, recycling, collection and disposal of wastes is carried out such that no environmental harm is caused.</p> <p><b>AO6.4</b> Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.</p> <p><b>AO6.5</b> Harvested water is re-used on the extractive industry site for a range of purposes including, but not limited to, the following:-</p> <ul style="list-style-type: none"> <li>(a) processing, washing and/or screening materials;</li> <li>(b) dust suppression and for use on product stockpiles and overburden stockpiles;</li> <li>(c) irrigation to revegetation or rehabilitation areas; and</li> <li>(d) wheel wash facilities.</li> </ul>						
Management of blasting and other operations							
<p><b>PO7</b> The extractive industry provides for blasting, crushing, screening, loading and other operations to be carried out safely and in accordance with best practice management standards so that disturbance to surrounding sensitive land uses is minor and that impacts from emissions are minimised.</p>	<p><b>AO7.1</b> Blasting, all haulage vehicle movements and other operations associated with the extractive industry are confined to the hours of operation identified in <b>Table 9.2.7.3.1A (Extractive industry hours of operation)</b>.</p> <p><b>Table 9.2.7.3.1A Extractive industry hours of operation</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #f2f2f2;">Column 1 Extractive industry activity</th> <th style="background-color: #f2f2f2;">Column 2 Hours of operation</th> </tr> </thead> <tbody> <tr> <td>Blasting operations</td> <td>9am to 5pm Monday to Friday.  No operations occur on Saturday, Sunday or on public holidays.</td> </tr> <tr> <td>Extraction, haulage, crushing, screening, loading, operation of plant equipment, ancillary activities</td> <td>6am to 6pm Monday to Saturday.  No operations occur on Sunday or on public holidays.</td> </tr> </tbody> </table> <p>Note—maintenance of plant equipment and vehicles may occur outside of the hours of operation prescribed in the above table provided that there is no disturbance or nuisance to surrounding sensitive land uses.</p> <p>Note—extractive industry operations may only occur outside of the hours of operation specified in the above table provided that it can be demonstrated that the use will achieve Performance outcome PO7.</p> <p><b>AO7.2</b> Vibration levels do not exceed the relevant provisions contained in the <i>Environmental Protection Act 1994</i>.</p>	Column 1 Extractive industry activity	Column 2 Hours of operation	Blasting operations	9am to 5pm Monday to Friday.  No operations occur on Saturday, Sunday or on public holidays.	Extraction, haulage, crushing, screening, loading, operation of plant equipment, ancillary activities	6am to 6pm Monday to Saturday.  No operations occur on Sunday or on public holidays.
Column 1 Extractive industry activity	Column 2 Hours of operation						
Blasting operations	9am to 5pm Monday to Friday.  No operations occur on Saturday, Sunday or on public holidays.						
Extraction, haulage, crushing, screening, loading, operation of plant equipment, ancillary activities	6am to 6pm Monday to Saturday.  No operations occur on Sunday or on public holidays.						
Noise emissions							
<p><b>PO8</b> Noise emissions from the extractive industry, including along transportation routes, is managed to acceptable levels to ensure that there are no significant adverse impacts to any existing or</p>	<p><b>AO8.1</b> For a proposed new extractive industry, noise from the site complies with the 'controlling background creep' criteria for 'noise that varies over time' specified in the <i>Queensland Environmental Protection (Noise) Policy 2008</i>.</p>						

Performance outcomes	Acceptable outcomes
<p>planned sensitive land uses on surrounding premises.</p>	<p><b>AO8.2</b> For a proposed extension to, or intensification of, an existing extractive industry, noise from the proposed extension/intensification does not result in a significant increase in noise levels at premises containing a sensitive land use.</p> <p><b>AO8.3</b> All haulage vehicle movements associated with the extractive industry do not generate road traffic noise levels that exceed 63 dB(A) L10 (18 hour) or 80 dB(A) L<sub>Amax</sub> at residential dwellings on the nominated transportation route.</p> <p><b>OR</b></p> <p>Where existing road traffic noise levels at residential dwellings on the nominated transportation route exceed 63 dB(A) L10 (18 hour) or 80 dB(A) L<sub>Amax</sub>, haulage vehicle movements associated with the extractive industry do not result in a significant increase in noise levels.</p>
<b>Public safety</b>	
<p><b>PO9</b> Public access to the extractive industry site is effectively managed to discourage unauthorised or accidental public entry.</p>	<p><b>AO9.1</b> Safety fencing is provided to prevent unauthorised or accidental public access to the extractive industry site to the greatest extent practicable.</p> <p><b>AO9.2</b> Public signage to warn of extractive industry operations and safety hazards is provided to all boundaries of the site.</p>
<b>Hazardous materials</b>	
<p><b>PO10</b> Development is appropriately designed and managed to minimise the risk and impact of any accidental spills and/or releases of fuels, chemicals and other hazardous materials that may contaminate soil, stormwater, groundwater and/or air.</p>	<p><b>AO10</b> Storage of fuels and chemicals on-site is undertaken in accordance with <i>Australian Standard AS1940 – Storage and Handling of Flammable and Combustible Liquids</i>.</p>
<b>Site rehabilitation</b>	
<p><b>PO11</b> Rehabilitation of the site, both during the operating life of the extractive industry and at its cessation:-</p> <ul style="list-style-type: none"> <li>(a) provides for progressive/staged rehabilitation works;</li> <li>(b) includes appropriate clean-up works (taking particular account of areas of possible soil or water contamination);</li> <li>(c) results in a stable and appropriate final landform;</li> <li>(d) provides suitable drainage and hydraulic conditions; and</li> <li>(e) achieves a suitable degree of revegetation consistent with potential post-extraction land uses.</li> </ul>	<p><b>AO11</b> No acceptable outcome provided.</p> <p>Editor's note—the Council may require submission of a final landform design and site rehabilitation plan prepared in accordance with the <b>Planning scheme policy for information Council may request, and preparing well made applications and technical reports</b> to demonstrate compliance with Performance Outcome PO11.</p> <p>Editor's note—the Council may require rehabilitation works to be bonded to ensure the effective return of disturbed areas to acceptable land use suitability.</p>
<p><b>PO12</b> Rehabilitation allows for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.</p>	<p><b>AO12.1</b> Rehabilitation is carried out to provide water quality of a standard that can support aquatic vertebrates and invertebrates.</p> <p><b>AO12.2</b> Fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.</p>

## 9.2.8 Home based business code

### 9.2.8.1 Application

This code applies to development identified as requiring assessment against the Home based business code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.8.2 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 preferred character of the area and protects the amenity of surrounding premises.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) a home based business is domestic in scale and operates in a manner that is subservient and ancillary to the residential use of the premises; and
  - (b) a home based business is compatible with the preferred character of the local area and does not adversely impact upon the amenity of adjoining or nearby residential uses.

### 9.2.8.3 Specific benchmarks for assessment

**Table 9.2.8.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b><i>Operation as bona fide working from home activity</i></b>	
<b>PO1</b> The home based business is conducted as a bona fide working from home activity.	<b>AO1.1</b> Except where a bed and breakfast, the home based business is conducted:- (a) in, under or within the curtilage of a dwelling house; (b) within a dual occupancy; or (c) within a multiple dwelling.  <b>OR</b>  For a home based business operating as a bed and breakfast, the bed and breakfast is conducted within the dwelling house.  <b>AO1.2</b> An occupant of the dwelling conducts the home based business.
<b><i>Appearance of a residential dwelling</i></b>	
<b>PO2</b> The home based business is conducted such that buildings on the site retain a residential appearance and character.	<b>AO2</b> The external appearance and character of the dwelling is not modified to accommodate the home based business.
<b><i>Scale of use and protection of amenity</i></b>	
<b>PO3</b> The home based business is limited in size and scale so that:- (a) the amenity of the existing neighbourhood is protected; and (b) the home based business remains ancillary to the residential use of the premises.	<b>AO3.1</b> For a home based business, other than a bed and breakfast, conducted in association with a dwelling house:- (a) the total area used for the home based business does not exceed:- (i) 40m <sup>2</sup> where the dwelling house is located on a lot not exceeding 2,000m <sup>2</sup> in area; or (ii) 80m <sup>2</sup> where the dwelling house is located on a lot exceeding 2,000m <sup>2</sup> in area; (b) no more than 3 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and

Performance outcomes	Acceptable outcomes
	<p>(c) the home based business does not involve more than 1 equivalent full-time person who is not a resident of the dwelling.</p> <p><b>OR</b></p> <p>For a home based business conducted within a dual occupancy or multiple dwelling:-</p> <p>(a) the total gross floor area used for the home based business does not exceed 20m<sup>2</sup>;</p> <p>(b) the home based business does not involve outdoor use areas;</p> <p>(c) 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; and</p> <p>(d) the home based business involves only the persons who are residents of the dwelling.</p> <p><b>OR</b></p> <p>For a home based business operating as a bed and breakfast:-</p> <p>(a) at least one bedroom within the dwelling house is excluded from use by guests; and</p> <p>(b) the maximum number of bedrooms used to accommodate guests is 3 and the maximum number of guests accommodated at any one time is 6.</p> <p><b>AO3.2</b>            Not more than one home based business is conducted on the premises.</p> <p><b>AO3.3</b>            The home based business does not involve the repair or servicing of motor vehicles.</p>
<p><b>PO4</b>            The home based business does not involve any materials, equipment or processes that cause nuisance or impact on residential amenity.</p>	<p><b>AO4.1</b>            The home based business does not produce any dust emissions.</p> <p><b>AO4.2</b>            The home based business does not produce a noticeable smell in excess of 1 odour unit at the site boundaries.</p> <p><b>AO4.3</b>            The home based business does not produce noise at the property boundary which exceeds the background noise level plus 5 dB(A) (8.00am – 6.00pm) (measured as an adjusted sound level).</p> <p><b>AO4.4</b>            A maximum of one commercial vehicle associated with the home based business is parked/garaged on the site.</p> <p><b>AO4.5</b>            Materials or equipment used or goods manufactured, serviced or repaired are stored within a building on the premises.</p> <p><b>AO4.6</b>            Trade person's storage and horticultural activities are located at the rear of the dwelling and any vehicle, or stored equipment or materials, is</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<p>screened from view from all public places and adjoining residential premises.</p> <p><b>AO4.7</b> The home based business does not involve the storage of any chemicals, gases or other hazardous materials on the site.</p> <p><b>AO4.8</b> Where goods are offered for sale or hire from the premises, there is no public display of such goods.</p>
<p><b>PO5</b> The hours of operation of the home based business do not cause a nuisance or impact on residential amenity.</p>	<p><b>AO5</b> The hours of operation of the home based business, except in respect to a bed and breakfast or office activities, are limited to:-                      (a) between 8.00am and 5.00pm, Mondays to Saturdays; and                      (b) not at all on Sundays or public holidays.</p>
<b>Traffic impacts</b>	
<p><b>PO6</b> Traffic impacts of the home based business are no greater than that which might reasonably be expected in a residential location</p>	<p><b>AO6.1</b> The home based business does not involve the use of a motor vehicle with a carrying capacity exceeding 2.5 tonnes.</p> <p><b>AO6.2</b> Commercial deliveries or collections are limited to a vehicle no larger than a courier van and no more than 2 deliveries or collections per day.</p> <p><b>AO6.3</b> Loading or unloading activity is undertaken entirely within the site and only during the hours of operation of the home based business.</p>
<b>Signage</b>	
<p><b>PO7</b> Any signage associated with the home based business is small, unobtrusive and appropriate to its location and setting.</p>	<p><b>AO7</b> Not more than one advertising device is erected on the premises and the sign:-                      (a) includes only the name of the occupier and/or the business conducted on the premises;                      (b) has a maximum sign face area of 0.5m<sup>2</sup>;                      (c) is attached to a fence or wall; and                      (d) is not illuminated or in motion.</p>
<b>Impact on services and utilities</b>	
<p><b>PO8</b> The home based business does not impact on the capacity of infrastructure services.</p>	<p><b>AO8</b> No greater load is imposed on any public utility than would reasonably be expected from the normal residential use of the dwelling.</p>
<b>Additional requirements for bed and breakfast accommodation</b>	
<b>Temporary accommodation</b>	
<p><b>PO9</b> Bed and breakfast accommodation is provided for short-term stay only.</p>	<p><b>AO9</b> Guests stay no more than 14 consecutive nights.</p>
<b>Guest facilities</b>	
<p><b>PO10</b> An acceptable standard of facilities is provided for guests of the bed and breakfast.</p>	<p><b>AO10.1</b> Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family or other guests.</p> <p><b>AO10.2</b> A separate bathroom and toilet facility is provided for the exclusive use of guests.</p>



## 9.2.9 Industry uses code

### 9.2.9.1 Application

This code applies to development identified as requiring assessment against the Industry uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Industry uses code is to ensure industry uses are designed and operated in a manner which meets the needs of the industry use, protects public safety and environmental values and appropriately responds to amenity considerations.
- (2) The purpose of the Industry uses code will be achieved through the following overall outcomes:-
  - (a) the scale and intensity of an industry use is compatible with its location and setting;
  - (b) an industry use incorporates a site layout and building design that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;
  - (c) an industry use does not cause environmental harm or nuisance, including the contamination of land or water;
  - (d) an industry use avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industrial uses where these uses are located in a zone other than an industry zone; and
  - (e) an industry use incorporates service areas and waste management processes that are efficient and maximise opportunities for reuse or recycling.

### 9.2.9.3 Specific benchmarks for assessment

**Table 9.2.9.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b><i>Built form, streetscape character and protection of amenity</i></b>	
<p><b>PO1</b> Buildings and structures associated with the industrial use:-</p> <ol style="list-style-type: none"> <li>(a) are of a scale and design which is appropriate to an industrial setting whilst contributing positively to the visual character and streetscape of the area; and</li> <li>(b) are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses.</li> </ol>	<p><b>AO1.1</b> Buildings have a maximum building height of:-</p> <ol style="list-style-type: none"> <li>(a) 12m if located in the Industry zone or in another zone other than the High impact industry zone; and</li> <li>(b) 20m if located in the High impact industry zone.</li> </ol> <p><b>AO1.2</b> Site cover does not exceed 70%.</p> <p><b>AO1.3</b> Buildings and structures are setback a minimum of:-</p> <ol style="list-style-type: none"> <li>(a) 6m to the primary street frontage;</li> <li>(b) 3m to any secondary street frontage; and</li> <li>(c) 3m from any side or rear boundary except where:-           <ol style="list-style-type: none"> <li>(i) a built to boundary wall, in which case no setback requirement applies; or</li> <li>(ii) adjoining a sensitive land use or land in a residential zone or the Community facilities zone, in which case a minimum setback of 10m applies.</li> </ol> </li> </ol> <p><b>AO1.4</b> Where the site has a common boundary with a sensitive land use:-</p>

Performance outcomes	Acceptable outcomes
	<p>(a) no openings occur in walls facing a common boundary;</p> <p>(b) effective acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause a nuisance; and</p> <p>(c) noise emitting services such as air conditioning equipment, pumps and ventilation fans are located as far away as possible from sensitive land uses.</p> <p><b>AO1.5</b>  The main entry to any building is easily identifiable, and directly accessible, from the street, or the primary street frontage if the site has more than one street frontage.</p> <p><b>AO1.6</b>  Where the industrial use has frontage to or overlooks a major road, building design incorporates variations in parapet design, roofing heights and treatments.</p> <p>Note—major road is defined in <b>Schedule 1 (Definitions)</b>.</p>
<b>Landscaping and buffering</b>	
<p><b>PO2</b>  The industrial use incorporates landscaping that:-</p> <p>(a) makes a positive contribution to the streetscape;</p> <p>(b) provides shade to open car parking areas; and</p> <p>(c) buffers the development from adjoining sensitive uses.</p>	<p><b>AO2.1</b>  Landscaping strips with a minimum width of 2m are provided within the site boundaries adjacent to all street frontages.</p> <p><b>AO2.2</b>  Any security fencing is set within or located behind any required landscaping strips rather than adjacent to the street.</p> <p><b>AO2.3</b>  For car parking areas with 12 or more spaces, shade trees are provided in car parking areas at a ratio of 1 tree for every 6 car parking spaces.</p> <p><b>AO2.4</b>  Where adjoining a sensitive land use, or land included in a residential zone, a minimum 1.8m high solid screen fence and a minimum 3m wide landscaping strip is provided for the full length of the common boundary.</p>
<b>Services and utilities</b>	
<p><b>PO3</b>  The industrial use is provided with and connected to essential infrastructure and services, where available.</p>	<p><b>AO3.1</b>  The industrial use is connected to the reticulated water supply (where available), stormwater drainage and electricity infrastructure networks.</p> <p><b>AO3.2</b>  Where reticulated water supply is not available, the industrial use is provided with an alternate potable water supply source (e.g. rainwater, bore water) that complies with the <i>Australian Drinking Water Guidelines</i> (NHMRC, 2011).</p> <p><b>AO3.3</b>  Where located in a sewered area, the industrial use is connected to the reticulated sewer infrastructure network.</p> <p><b>OR</b></p>

Performance outcomes	Acceptable outcomes
	Where not located in a sewerage area, the industrial use is provided with an effluent treatment and disposal system in accordance with the <i>Plumbing and Drainage Act 2018</i> .
<p><b>PO4</b> The use provides the site frontage works, access and manoeuvring arrangements and on-site infrastructure and services necessary to accommodate the use and facilitate the coordinated development of the site.</p>	<p><b>AO4.1</b> Kerb and channel or other frontage works in accordance with the road classification are constructed for the full length of the road frontage of the site in accordance with the standards specified in the <b>Planning scheme policy for development works</b>.</p> <p><b>AO4.2</b> Reinforced industrial rated crossovers are provided in accordance with the standards specified in the <b>Planning scheme policy for development works</b>.</p> <p><b>AO4.3</b> The layout and design of the development provides for the manoeuvring and parking of all vehicles associated with the use to be accommodated on the site, including the loading and un-loading of goods.</p> <p><b>AO4.4</b> The layout and design of the industrial use provides for on-site storage of refuse so that it is not visible from the street.</p>
<b>Environmental performance</b>	
<p><b>PO5</b> The industrial use ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to or have an unreasonable impact on adjoining or nearby premises.</p> <p>Editor's note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will also need to comply with relevant environmental legislation including the <i>Environmental Protection Act 1994</i> and subordinate legislation.</p>	<p><b>AO5.1</b> The industrial use achieves the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the <i>Environment Protection (Noise) Policy</i>.</p> <p><b>AO5.2</b> The industrial use achieves the air quality objectives set out in the <i>Environmental Protection (Air) Policy</i>.</p> <p><b>AO5.3</b> The industrial use does not produce any odour emissions in excess of 1 odour unit beyond the site boundaries.</p> <p><b>AO5.4</b> The industrial use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5m outside the site boundaries and at any level from ground level upwards.</p> <p><b>AO5.5</b> Vibrations resulting from the industrial use do not exceed the maximum acceptable levels identified in <i>Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i>.</p>
<p><b>PO6</b> The industrial use ensures that stormwater does not contaminate surface water and provides for the collection, treatment and disposal of all liquid waste such that:-</p> <ul style="list-style-type: none"> <li>(a) there is no off-site release of contaminants;</li> <li>(b) all wastes are collected and disposed of in accordance with relevant license and</li> </ul>	<p><b>AO6.1</b> Areas where potentially contaminating substances are stored or used:-</p> <ul style="list-style-type: none"> <li>(a) are roofed and designed to prevent intrusion from stormwater; and</li> <li>(b) make provision for potential spills to be bunded and retained on site for removal and disposal by an approved means.</li> </ul>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>approval conditions and/or relevant government or industry standards; and</p> <p>(c) there are no adverse impacts on the quality of surface water or groundwater resources.</p>	<p><b>AO6.2</b> Waste water associated with the industrial use is disposed of to the Council's sewerage system or an on-site industrial waste treatment system.</p> <p><b>AO6.3</b> Liquid wastes that cannot be disposed of to the Council's sewerage system or the on-site industrial waste treatment system are disposed of off-site to an approved waste disposal facility.</p> <p><b>AO6.4</b> No discharge of waste occurs to local watercourses (including dry watercourses) or wetlands.</p>
<b>On-site retail, office or administration functions</b>	
<p><b>PO7</b> Any retail, office or administration functions conducted from the premises are ancillary to the industrial use.</p>	<p><b>AO7.1</b> On-site retail sales are limited to goods manufactured or assembled on the premises.</p> <p><b>OR</b></p> <p>On-site retail sale of goods not manufactured or assembled on the premises, including display areas, is limited to a gross floor area of 50m<sup>2</sup> or 5% of the gross floor area of the premises, whichever is the lesser.</p> <p><b>AO7.2</b> The area used for office and administration functions is limited to 200m<sup>2</sup> or 10% of the gross floor area of the premises, whichever is the lesser.</p>

**Table 9.2.9.3.2 Benchmarks for assessable development only**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Location and site suitability</b>	
<p><b>PO8</b> The industry use is established on a site included in an industry zone that is suitable having regard to:-</p> <p>(a) the nature, scale and intensity of the industry use;</p> <p>(b) the odour and noise emissions likely to be emitted by the industrial use;</p> <p>(c) the proximity of the industrial use to any residential use or other sensitive receptor; and</p> <p>(d) the infrastructure and services needs of the industry use.</p>	<p><b>AO8</b> No acceptable outcome provided.</p>
<p><b>PO9</b> The industrial use is established on a site that has sufficient area and dimensions to appropriately accommodate the operational requirements of the use including required buildings, parking and service areas, storage areas, vehicle access and on-site movement, landscaping and buffering.</p>	<p><b>AO9</b> No acceptable outcome provided.</p>
<b>Site layout</b>	
<p><b>PO10</b> The layout and design of the industrial use ensures that:-</p> <p>(a) premises are safe, secure and legible;</p> <p>(b) movement systems and accessible on-site parking and manoeuvring areas, meet the needs of users;</p> <p>(c) premises contribute to an attractive address to the street, with buildings integrated with</p>	<p><b>AO10</b> No acceptable outcome provided.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
landscaping and security fencing to provide a quality contemporary appearance; and (d) surplus areas that may become unsightly or difficult to manage due to their size, configuration or access limitations are not created.	
<b><i>Integration of site infrastructure and services</i></b>	
<b>PO11</b> Where the industrial use is located on a large site which is intended to be developed incrementally or in stages, the industrial use is designed to allow for the infrastructure and service requirements of future users.	<b>AO11</b> No acceptable outcome provided.

## 9.2.10 Market code

### 9.2.10.1 Application

This code applies to development identified as requiring assessment against the Market code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Market code is to ensure markets are appropriately located, and are operated in a manner which is economically, environmentally and socially sustainable and appropriately responds to local amenity issues.
- (2) The purpose of the Market code will be achieved through the following overall outcomes:-
  - (a) markets are established in locations of community attraction;
  - (b) markets are established where infrastructure and services are available or can easily be provided to meet the needs of users; and
  - (c) markets operate in a manner which takes account of:-
    - (i) the amenity of the local area; and
    - (ii) the viability of local businesses.

### 9.2.10.3 Specific benchmarks for assessment

**Table 9.2.10.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Location and site suitability</b>	
<b>PO1</b> The market is operated at a location where the attraction of a large number of people is consistent with the preferred character of the local area.	<b>AO1</b> The market is located on or adjoining land included in a centre zone, the Community facilities zone, the Open space zone or the Sport and recreation zone <sup>2</sup> .
<b>PO2</b> The market:- <ol style="list-style-type: none"> <li>(a) promotes community, entertainment, farmers and food production and non-profit uses in the market; and</li> <li>(b) minimises economic impacts on established businesses in the vicinity of the market.</li> </ol>	<b>AO2.1</b> A minimum of 10% of stalls are used for one or more of the following:- <ol style="list-style-type: none"> <li>(a) entertainment;</li> <li>(b) sales of fresh food and produce;</li> <li>(c) home-made goods; and</li> <li>(d) activities conducted by or on behalf of a non-profit or community organisation.</li> </ol> <b>AO2.2</b> Where market stalls are proposed to be located adjacent to existing shops the market is not held on more than 1 day per week.
<b>Site layout</b>	
<b>PO3</b> The market is designed to provide for:- <ol style="list-style-type: none"> <li>(a) convenient pedestrian access and movement;</li> <li>(b) legibility and accessibility between stalls and existing surrounding uses; and</li> <li>(c) pedestrian comfort and safety, including the provision of public convenience facilities.</li> </ol>	<b>AO3.1</b> Pedestrian access or pathways a minimum of 2m wide are provided between:- <ol style="list-style-type: none"> <li>(a) stall fronts; and</li> <li>(b) stalls and existing shop fronts.</li> </ol> <b>AO3.2</b> Public toilets:- <ol style="list-style-type: none"> <li>(a) are provided within the area of the market or are located within 250m of the market;</li> </ol>

<sup>2</sup> Editor's note—a market conducted on public land and roads requires authorisation from the Council as the land manager for these community assets. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a market to be conducted. Potential market operators should contact Council for further information.

Performance outcomes	Acceptable outcomes
	<p>(b) remain open and accessible for use during market hours; and</p> <p>(c) are maintained in a clean, safe and tidy state.</p> <p><b>AO3.3</b> Directional signage is provided to identify the location of and the entry to public toilet facilities.</p>
<b>Operation and protection of amenity</b>	
<p><b>PO4</b> The market is operated in a manner that does not cause environmental nuisance to neighbouring and nearby residents and other sensitive uses having regard to:-</p> <p>(a) the generation of noise, dust, odour and light emissions; and</p> <p>(b) hours and frequency of operation.</p>	<p><b>AO4.1</b> The market is conducted, including set-up and pack-up time, between the hours of 5.00am and 10.00pm.</p> <p><b>AO4.2</b> The market is conducted, excluding set-up and pack-up time, for not more than 8 hours.</p> <p><b>AO4.3</b> The market is held on not more than two days per week.</p> <p><b>AO4.4</b> The use of amplified music, megaphones, public address systems and noise generating plant and equipment is avoided.</p> <p><b>AO4.5</b> Noise generated from the market complies with the level of noise emissions prescribed under the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p><b>AO4.6</b> Any outdoor lighting associated with the market is designed, installed, operated and maintained in accordance with <i>AS4282 – The Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p><b>AO4.7</b> Any temporary lighting is dismantled immediately on closure of the markets.</p>
<b>Waste management</b>	
<p><b>PO5</b> The market is established and operated to provide a safe and healthy environment and provides waste disposal facilities which are appropriate to the type and scale of the market.</p>	<p><b>AO5.1</b> The market is operated in accordance with an approved waste management plan.</p> <p><b>AO5.2</b> The use area of the market is left in a clean state at the end of each market day.</p>
<b>Maintenance of pedestrian movement</b>	
<p><b>PO6</b> The market maintains safe pedestrian movement through the market area.</p>	<p><b>AO6</b> Where the market is conducted on a footpath and the adjoining road remains open to vehicle use, a minimum 1.2m clearance from the kerb to any market structure or use area is provided.</p>

## 9.2.11 Multi-unit residential uses code

### 9.2.11.1 Application

This code applies to development identified as requiring assessment against the Multi-unit residential uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.11.2 Purpose and overall outcomes

- (1) The purpose of the Multi-unit residential uses code is to ensure multi-unit residential uses are of a high quality design which appropriately responds to local character, environment and amenity considerations.
- (2) The purpose of the Multi-unit residential uses code will be achieved through the following overall outcomes:-
  - (a) a multi-unit residential use is visually attractive with a built form which addresses the street and integrates with surrounding development;
  - (b) a multi-unit residential use incorporates building design that responds to the character of the particular local area;
  - (c) a multi-unit residential use provides a high standard of privacy and amenity for residents, including well designed and usable open space areas; and
  - (d) a multi-unit residential use incorporates and is supported by infrastructure and services commensurate with the scale of the use and its location.

### 9.2.11.3 Assessment Specific benchmarks for assessment

**Table 9.2.11.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Site suitability</b>	
<b>PO1</b> The multi-unit residential use is located on a site which has an area and configuration capable of accommodating the intended use and that is compatible with the intended character of the locality, including associated:- <ol style="list-style-type: none"> <li>(a) vehicle access, parking and manoeuvring areas;</li> <li>(b) communal and private open space areas and landscaping;</li> <li>(c) on-site servicing areas; and</li> <li>(d) buffering or separation areas to incompatible uses or sensitive environments.</li> </ol>	<b>AO1.1</b> The multi-unit residential use is located on a lot having a minimum area of 800m <sup>2</sup> .  <b>OR</b> Where situated in the Low density residential zone, the multi-unit residential use is located on a lot having a minimum area of 4,000m <sup>2</sup> .  <b>AO1.2</b> The multi-unit residential use is not located on a hatchet/battle axe lot or a lot otherwise relying upon access via an easement.
<b>Site analysis</b>	
<b>PO2</b> The multi-unit residential use is sited and designed so as to:- <ol style="list-style-type: none"> <li>(a) take account of its setting and site context;</li> <li>(b) create an attractive living environment for residents; and</li> <li>(c) make a positive contribution to the character of the street and local area.</li> </ol>	<b>AO2</b> No acceptable outcome provided.  Editor's note—the Council may require submission of a site analysis plan prepared in accordance with the <b>Planning scheme policy for information Council may request, and preparing well made applications and technical reports</b> to demonstrate compliance with Performance Outcome PO2.
<b>Relationship of buildings to streets, public spaces and private open space</b>	
<b>PO3</b> The multi-unit residential use is sited and designed to:- <ol style="list-style-type: none"> <li>(a) provide a visibly clear pedestrian entrance to and from the building;</li> <li>(b) minimise the potential for pedestrian and vehicular conflict;</li> </ol>	<b>AO3.1</b> The building is sited and designed such that:- <ol style="list-style-type: none"> <li>(a) street and parkland frontages of the site comprise "semi-active uses/spaces" such as habitable rooms, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and</li> </ol>



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>(c) provide a semi-active frontage and promote casual surveillance of the street, adjacent parkland or other public spaces; and</p> <p>(d) ensure that car parking areas, services, mechanical plant and site facilities are not visually prominent.</p>	<p>(b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is maximised; and</p> <p>(c) pedestrian access to the site and the entrances of buildings and individual dwellings is easily discerned, and is separate from vehicular access.</p> <p><b>AO3.2</b>  Any car parking area or other associated structures are integrated into the design of the development such that:-</p> <p>(a) they are screened from view from frontages to streets, parks and adjoining land;</p> <p>(b) they are not located between the building and the road frontage (excluding visitor car parking); and</p> <p>(c) a basement car parking area does not protrude above the adjacent ground level by more than 1m.</p> <p><b>AO3.3</b>  External clothes drying facilities, building services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, are visually integrated into the design and finish of the building or effectively screened from view.</p>
<b>Building mass and composition</b>	
<p><b>PO4</b>  The multi-unit residential use is sited and designed in a manner which:-</p> <p>(a) maximises the retention of existing vegetation and allows for spaces and landscaping between buildings; and</p> <p>(b) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.</p>	<p><b>AO4.1</b>  Where a standalone multi-unit residential use, site cover does not exceed:-</p> <p>(a) 50% if 1 storey; and</p> <p>(b) 40% if 2 or more storeys.</p> <p><b>OR</b></p> <p>Where forming part of a mixed use development, site cover does not exceed:-</p> <p>(a) 70% for that part of a building not exceeding 2 storeys; and</p> <p>(b) 40% for that part of a building exceeding 2 storeys.</p> <p><b>AO4.2</b>  The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15m.</p> <p><b>AO4.3</b>  The building incorporates most or all of the following design features:-</p> <p>(a) variations in plan shape, such as curves, steps, recesses, projections or splays;</p> <p>(b) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure;</p> <p>(c) balconies, verandahs or terraces; and</p> <p>(d) planting, particularly on podiums, terraces and low level roof decks.</p>
<p><b>PO5</b>  The multi-unit residential use is in a building which has a top level and roof form that is shaped to reduce the apparent bulk of the building and provide a visually attractive skyline silhouette.</p>	<p><b>AO5</b>  No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<b>Relationship of buildings to streets and adjoining premises</b>	
<p><b>PO6</b>                      The multi-unit residential use is sited and designed so as to:-</p> <ul style="list-style-type: none"> <li>(a) provide amenity and privacy for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties;</li> <li>(b) provide adequate separation from adjoining uses;</li> <li>(c) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings;</li> <li>(d) maintain satisfactory access to prevailing breezes and sunlight penetration to adjacent properties; and</li> <li>(e) maintain the visual continuity and pattern of buildings and landscape elements within the street.</li> </ul>	<p><b>AO6.1</b>                      Buildings and structures comply with the minimum boundary setbacks in <b>Table 9.2.11.3.2 (Minimum boundary setbacks for multi-unit residential uses)</b>.</p> <p><b>AO6.2</b>                      The potential for overlooking to adjoining properties from windows, balconies, stairs, landings, terraces, decks and the like is minimised through building design, screening devices, distance and/or landscaping.</p> <p><b>AO6.3</b>                      Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 3m at the ground floor or 9m at levels above the ground floor, privacy is protected by:-</p> <ul style="list-style-type: none"> <li>(a) window sill heights being a minimum of 1.5m above floor level; or</li> <li>(b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; or</li> <li>(c) fixed external screens; or</li> <li>(d) if at the ground floor, the provision of screen fencing to a minimum height of 1.8m.</li> </ul> <p><b>AO6.4</b>                      For buildings greater than 2 storeys, sunlight to open space and habitable rooms of buildings on adjacent properties is not reduced to less than 4 hours, or reduced by more than 20% than existing, between the hours of 9:00am and 3:00pm on 21 June.</p>
<b>Open space</b>	
<p><b>PO7</b>                      The multi-unit residential use provides sufficient open space to meet the needs of residents and visitors.</p>	<p><b>AO7.1</b>                      At least 25% of the site area is provided as private and/or communal open space.</p> <p><b>AO7.2</b>                      Each ground floor dwelling or rooming unit has a courtyard or similar private open space area directly accessible from the main living area that complies with the following minimum areas and dimensions respectively:-</p> <ul style="list-style-type: none"> <li>(a) 10m<sup>2</sup> and 2.5m for a studio unit, 1 bedroom unit or rooming unit;</li> <li>(b) 15m<sup>2</sup> and 2.5m for a 2 bedroom unit; and</li> <li>(c) 20m<sup>2</sup> and 3m for a 3 or more bedroom unit.</li> </ul> <p><b>AO7.3</b>                      Each dwelling or rooming unit above the ground floor has a balcony or similar private open space area directly accessible from a living area that complies with the following minimum areas and dimensions respectively:-</p> <ul style="list-style-type: none"> <li>(a) 4.5m<sup>2</sup> and 1.7m for a studio unit, 1 bedroom unit or rooming unit; and</li> <li>(b) 8m<sup>2</sup> and 2.1m for a 2 or more bedroom unit.</li> </ul>
<b>Boundary fences and walls</b>	
<p><b>PO8</b>                      Fences and walls are designed and located to:-</p> <ul style="list-style-type: none"> <li>(a) protect the privacy and amenity of residents of the site and adjacent residential properties while maximising opportunities for casual</li> </ul>	<p><b>AO8.1</b>                      A minimum 1.8m high solid screen fence is provided and maintained along all side (behind the front building line) and rear boundaries of the site to the front building line.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>surveillance of public spaces external to the site;</p> <p>(b) highlight site and building entrances; and</p> <p>(c) not unduly impact upon the amenity of the site or surrounding areas.</p>	<p><b>AO8.2</b></p> <p>Any fence or wall provided along a street frontage (or other public space), or side boundaries forward of the front building line, does not exceed a height of:-</p> <p>(a) 1.8m if 50% transparent; or</p> <p>(b) 1.2m if solid.</p> <p>Editor's note—the height of the fence or wall may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p>
<b>Site facilities and waste management</b>	
<p><b>PO9</b></p> <p>Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.</p>	<p><b>AO9</b></p> <p>Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor clothes drying areas are provided in an accessible location, equipped with robust clothes lines.</p>
<p><b>PO10</b></p> <p>Refuse disposal and storage areas:-</p> <p>(a) are located in convenient and unobtrusive positions on the site; and</p> <p>(b) are able to be efficiently and effectively serviced by the Council's cleansing contractor.</p>	<p><b>AO10</b></p> <p>The multi-unit residential use provides for the on-site storage and collection of refuse in accordance with the requirements specified in the <b>Planning scheme policy for waste management</b>.</p>
<b>Additional requirements for a rooming accommodation or short-term accommodation</b>	
<p><b>PO11</b></p> <p>Except where in the form of a serviced apartment or self-contained accommodation, the rooming accommodation or short-term accommodation use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.</p>	<p><b>AO11</b></p> <p>No acceptable outcome provided.</p>
<b>Additional requirements for non-resident workforce accommodation or rural workers accommodation if located in a Rural zone<sup>3</sup></b>	
<p><b>PO12</b></p> <p>The non-resident workforce accommodation or rural workers accommodation use is sited and designed to:-</p> <p>(a) provide amenity for users of the premises;</p> <p>(b) avoid conflicts with residents and rural activities on surrounding properties; and</p> <p>(c) maintain the visual continuity and pattern of buildings and landscape elements within the locality.</p>	<p><b>AO12</b></p> <p>The non-resident workforce accommodation or rural workers accommodation use is setback at least:-</p> <p>(a) 20m from any site frontage; and</p> <p>(b) 50m from any other site boundary.</p>
<p><b>PO13</b></p> <p>The scale, design and external finish of buildings:-</p> <p>(a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and</p> <p>(b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.</p>	<p><b>AO13</b></p> <p>No acceptable outcome provided.</p>
<b>Additional requirements for mixed use development</b>	
<p><b>PO14</b></p> <p>Where the multi-unit residential use forms part of a mixed use development (i.e. involving non-residential activities in the same building), the development provides residents with reasonable privacy and security.</p>	<p><b>AO14.1</b></p> <p>Entry areas for the residents of and visitors to dwellings or rooming units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.</p> <p><b>AO14.2</b></p> <p>Clearly marked, safe and secure parking areas are provided for residents and visitors which are</p>

<sup>3</sup> For these particular uses, where there is inconsistency between the assessment benchmarks in this table and the assessment benchmarks contained elsewhere in this code, the provisions in this table will prevail to the extent of the inconsistency.

Performance outcomes	Acceptable outcomes
	separate from parking areas provided for other building users.  <b>AO14.3</b> Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of and visitors to residential accommodation.

**Table 9.2.11.3.2 Minimum boundary setbacks for multi-unit residential uses**

Column 1 Building height	Column 2 Boundary type	Column 3 Minimum boundary setback
1 storey	Front (primary)	6m
	Front (secondary)	4.5m
	Side	2m
	Rear	3m
2 storeys	Front (primary)	6m
	Front (secondary)	4.5m
	Side	3m
	Rear	4.5m
3 storeys and above	Front (primary)	6m
	Front (secondary)	6m
	Side	4m
	Rear	6m

## 9.2.12 Nature and rural based tourism code

### 9.2.12.1 Application

This code applies to development identified as requiring assessment against the Nature and rural based tourism code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.12.2 Purpose and overall outcomes

- (1) The purpose of the Nature and rural based tourism code is to ensure nature and rural based tourism uses are appropriately located and designed in a manner which meets visitor needs, preserves environmental and landscape values, protects the amenity of surrounding premises and avoids land use conflicts.
- (2) The purpose of the Nature and rural based tourism code will be achieved through the following overall outcomes:-
  - (a) a nature or rural based tourism use is located and designed in a manner which sensitively responds to site characteristics;
  - (b) a nature or rural based tourism use provides high quality amenities and facilities commensurate with its location and setting, the types of accommodation supplied and the length of stay accommodated;
  - (c) a nature or rural based tourism use is of a scale and intensity that is compatible with and subservient to its rural or natural setting and the preferred character of the local area;
  - (d) a nature or rural based tourism use does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities; and
  - (e) a nature or rural based tourism use is provided with appropriate utilities and services.

### 9.2.12.3 Specific benchmarks for assessment

**Table 9.2.12.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Location and site suitability</b>	
<p><b>PO1</b> A nature or rural based tourism use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.</p>	<p><b>AO1.1</b> The nature or rural based tourism use is sited so as to not overlook the living areas of neighbouring or surrounding residential properties.</p> <p><b>AO1.2</b> The nature or rural based tourism use is setback at least:- (a) 50m from the common boundary of any property included in the Rural zone; and (b) 20m from any site boundary where the circumstances identified in (a) above do not apply.</p>
<p><b>PO2</b> The area of the site is sufficient to accommodate the nature or rural based tourism use without detracting from the natural or rural character and amenity of the local area.</p>	<p><b>AO2</b> The site is at least 4 hectares in area.</p>
<p><b>PO3</b> A nature or rural based tourism use:- (a) provides an opportunity to access and appreciate an area or feature of environmental, natural or scenic significance or a recreational or rural feature or activity; and</p>	<p><b>AO3.1</b> <u>For assessable development only:-</u> The nature or rural based tourism use is based on and has a direct association with:- (a) an area of environmental, natural or scenic significance; (b) a rural-based activity or feature; (c) a valued recreational feature or activity; or</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
(b) remains subordinate to the area or feature of significance.	(d) a place of local interest.  <b>AO3.2</b> <u>For assessable development only:-</u> The environmental, agricultural, recreational or rural feature or activity with which the nature or rural based tourism use is associated remains the dominant or primary land use on the site.
<b>Building design and appearance</b>	
<b>PO4</b> The scale, design and external finish of buildings:- (a) complements the natural and/or rural character of the area and integrates with the surrounding natural landscape; (b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.	<b>AO4.1</b> <u>For assessable development only:-</u> Buildings take the form of small, separate buildings which are visually separated.  <b>AO4.2</b> <u>For assessable development only:-</u> The architectural style and materials used for any new building comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron.
<b>PO5</b> The height of any building or structure associated with the nature or rural based tourism use does not:- (a) overshadow adjoining residences; (b) obstruct the outlook from adjoining lots; or (c) visually dominate the rural or natural landscape.	<b>AO5</b> The maximum height of any building or structure associated with the use does not exceed two (2) storeys and 8.5m above ground level.
<b>Temporary accommodation</b>	
<b>PO6</b> Accommodation is provided for short-term stays only.	<b>AO6</b> Guests stay no more than 14 consecutive nights.
<b>Intensity of use</b>	
<b>PO7</b> The size, scale and density of accommodation facilities:- (a) is appropriate to its environmental or rural location and setting; and (b) does not detract from the environmental or rural character and amenity of the local area.	<b>AO7.1</b> For cabin accommodation:- (a) the gross floor area of each cabin does not exceed 60m <sup>2</sup> ; (b) site density does not exceed 4 cabins per hectare; and (c) the maximum number of cabins on any site does not exceed 8.  <b>AO7.2</b> For camping grounds:- (a) site density does not exceed 20 camp sites per hectare; (b) the maximum number of camp sites on any site does not exceed 100; and (c) the total gross floor area of all buildings associated with the operation of the camping ground does not exceed 500m <sup>2</sup> .  <b>AO7.3</b> For other forms of accommodation, no acceptable outcome provided.
<b>Guest facilities</b>	
<b>PO8</b> An acceptable standard of facilities is provided for guests.	<b>AO8.1</b> For cabin accommodation:- (a) guest accommodation is self-contained; or (b) a common area or building is provided for meals and other facilities.  <b>AO8.2</b> For camping grounds, a minimum of 1 unisex toilet is provided on-site for every 10 camp sites.

Performance outcomes	Acceptable outcomes
	<p><b>AO8.3</b> For other forms of accommodation, no acceptable outcome provided.</p>
<b>Site access and car parking</b>	
<p><b>PO9</b> A nature or rural based tourism use:- (a) ensures that the location and design of any new site access does not interfere with the planned function, safety, capacity and operation of the transport network; (b) provides sufficient on-site car parking for the demand anticipated to be generated by the use; and (c) ensures that the layout and design of vehicle access, on-site circulation systems and parking areas is safe, convenient and legible for all users.</p>	<p><b>AO9.1</b> The location and design of any new site access is in accordance with the standards specified in the <b>Planning scheme policy for development works.</b></p> <p><b>AO9.2</b> The nature or rural based tourism use provides on-site car parking at a rate of 1 space per cabin, camp site or guest suite.</p> <p><b>AO9.3</b> Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with <i>AS2890 Parking facilities – Off-street car parking.</i></p>
<b>Services and utilities</b>	
<p><b>PO10</b> A nature or rural based tourism use is provided with a level of infrastructure and services that: (a) is appropriate to its location and setting; (b) maintains environmental and public health; and (c) is commensurate with the needs of users.</p>	<p><b>AO10.1</b> The nature or rural based tourism use is:- (a) connected to the reticulated sewer infrastructure network; or (b) where not located in a sewer area, an on-site effluent treatment and disposal system is provided in accordance with the <i>Plumbing and Drainage Act 2018.</i></p> <p><b>AO10.2</b> The nature or rural based tourism use is:- (a) connected to the reticulated water supply infrastructure network; or (b) where reticulated water supply is not available, provided with an alternate potable water supply source (e.g. rainwater, bore water) that complies with the <i>Australian Drinking Water Guidelines</i> (NHMRC, 2011).</p>

## 9.2.13 Relocatable home park and tourist park code

### 9.2.13.1 Application

This code applies to development identified as requiring assessment against the Relocatable home park and tourist park code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.13.2 Purpose and overall outcomes

- (1) The purpose of the Relocatable home park and tourist park code is to ensure relocatable home parks and tourist parks are appropriately located and are designed in a manner which meets the needs of residents and visitors and protects the amenity of surrounding premises.
- (2) The purpose of the Relocatable home park and tourist park code will be achieved through the following overall outcomes:-
  - (a) a relocatable home park and tourist park is well located and offers convenient access to the services and facilities required to support residents' and travellers' needs;
  - (b) a relocatable home park and tourist park provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
  - (c) a relocatable home park and tourist park is of a scale and intensity that is compatible with the preferred character of the local area;
  - (d) a relocatable home park and tourist park does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities; and
  - (e) a relocatable home park and tourist park is provided with appropriate utilities and services.

### 9.2.13.3 Specific benchmarks for assessment

**Table 9.2.13.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b><i>Design and layout</i></b>	
<b>PO1</b> The design and layout of the relocatable home park or tourist park ensures that residents and guests are provided with a high quality living environment.	<b>AO1</b> No acceptable outcome provided.
<b><i>Location and site suitability</i></b>	
<b>PO2</b> The relocatable home park or tourist park is located so that residents and guests have convenient access to:- <ol style="list-style-type: none"> <li>(a) tourist attractions if a tourist park;</li> <li>(b) everyday commercial, community and recreation facilities;</li> <li>(c) public transport services if a relocatable home park.</li> </ol>	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> The relocatable home park or tourist park is located on a site of an appropriate size and has suitable levels of accessibility.	<b>AO3.1</b> The relocatable home park or tourist park is located on a site which:- <ol style="list-style-type: none"> <li>(a) is at least 2ha in area in the case of a tourist park or at least 4ha in area in the case of a relocatable home park; and</li> <li>(b) has a road frontage of at least 20m.</li> </ol> <b>AO3.2</b> Roads to which the site has access:- <ol style="list-style-type: none"> <li>(a) have a minimum reserve width of 20m;</li> <li>(b) are fully constructed with bitumen paving for the full frontage of the site; and</li> </ol>



Performance outcomes	Acceptable outcomes
	(c) are capable of accommodating any projected increase in traffic generated by the development.
<b>Residential amenity and landscaping</b>	
<p><b>PO4</b> The relocatable home park or tourist park does not impact on the amenity of adjoining or nearby residential areas.</p>	<p><b>AO4.1</b> A 1.8m high solid screen fence is provided for the full length of any property boundary adjoining an existing residential use or land included in a residential zone.</p> <p><b>AO4.2</b> A 3m wide landscaping strip is provided to the front, side and rear property boundaries of the site.</p> <p><b>AO4.3</b> Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing residential use.</p>
<b>Privacy and separation</b>	
<p><b>PO5</b> A reasonable level of privacy and separation is available to all residents within the relocatable home park or tourist park.</p>	<p><b>AO5.1</b> Individual relocatable home sites:- (a) are at least 200m<sup>2</sup> in area; (b) are setback at least 6m from any external road frontage; (c) have a minimum boundary width to any internal accessway of 10m; and (d) are clearly delineated and separated from adjoining sites by trees or shrubs.</p> <p><b>AO5.2</b> Relocatable homes are not sited within 1.5m of the side and rear boundaries or within 3m of the front boundary of the individual relocatable home site.</p> <p><b>AO5.3</b> Individual caravan and cabin sites:- (a) are set back at least 12m from any external road frontage and 5m from any other property boundary; (b) are sited such that no part of any caravan is within 3m of any other caravan, tent, cabin or building; (c) have a frontage of at least 10m to any internal accessway; (d) are clearly delineated and separated from adjoining sites by trees or shrubs; (e) contain a clear area of at least 2.5m by 2.5m for outdoor space; and (f) ensure that no part of any caravan or cabin is within 2m of any internal accessway.</p>
<b>Residential density</b>	
<p><b>PO6</b> The relocatable home park or tourist park has a residential density that is compatible with the preferred character of the local area in which it is located.</p>	<p><b>AO6.1</b> The maximum site density for the relocatable home park or tourist park does not exceed 30 relocatable home or caravan sites per hectare.</p> <p><b>AO6.2</b> The total number of cabins within a tourist park does not exceed 1 cabin for every 3 caravan sites.</p>
<b>Recreational open space</b>	
<p><b>PO7</b> The relocatable home park or tourist park provides recreational open space that is:- (a) provided to meet the needs of all residents; and</p>	<p><b>AO7.1</b> A minimum of 10% of the total site area, exclusive of landscaping strips, is provided as recreational open space.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>(b) designed to promote resident safety through casual surveillance.</p>	<p><b>AO7.2</b> 50% of the required recreational open space is provided in one area.</p> <p><b>AO7.3</b> Recreational open space:-                      (a) has a minimum dimension of 15m;                      (b) contains one area at least 150m<sup>2</sup> in size;                      (c) is independent of landscaping strips and clothes drying areas;                      (d) is located not more than 80m from any caravan or cabin site or 150m from any relocatable home park site; and                      (e) includes a fenced children’s playground.</p> <p><b>AO7.4</b> A communal recreation building is provided for the use of residents.</p>
<b>Site access and parking</b>	
<p><b>PO8</b> The design and management of access and entry parking arrangements:-                      (a) facilitates the safe and convenient use of the relocatable home park or tourist park by residents and visitors; and                      (b) minimises the demand upon external roads and other public spaces for car parking associated with the use.</p>	<p><b>AO8.1</b> Excluding any required emergency access points, vehicle access is limited to 1 major entry/exit point on 1 road frontage.</p> <p><b>AO8.2</b> Visitor parking is located with direct access to the entry driveway and is located and sign-posted to encourage visitor use.</p> <p><b>AO8.3</b> For a tourist park, a short-term standing area with a minimum dimension of 4m by 20m is provided either as a separate bay or as part of a one-way entrance road.</p> <p><b>AO8.4</b> No caravan or relocatable home site has direct access to any public road.</p>
<b>Internal access and circulation</b>	
<p><b>PO9</b> The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the site facilitates the safe and convenient use of the relocatable home park or tourist park.</p>	<p><b>AO9</b> The design of internal access roads and footpaths and the location of visitor parking areas complies with the following:-                      (a) vehicular access to each site is via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians;                      (b) accessways are designed to discourage vehicle speeds in excess of 15km/hr;                      (c) the accessway and footpath system together provide adequate access for service and emergency vehicles to each site and connect sites with amenities, recreational open space and external roads;                      (d) internal accessways comply with the following:-                      (i) carriageway width is not less than 6m for two way traffic and not less than 4m for one way traffic;                      (ii) the verge width on both sides is not less than 1.5m;                      (iii) a loop circulation system is provided, with culs-de-sac avoided or minimised;                      (iv) where culs-de-sac are provided, turning bays are incorporated capable of allowing conventional service trucks to reverse direction with a maximum of two movements;</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	(v) all internal roads are sealed to the carriageway widths stated above; and (vi) internal footpaths are a minimum width of 1.2m (internal footpaths may be accommodated within the carriageway of internal accessways serving 10 sites or less).
<b>Amenities and refuse management</b>	
<b>PO10</b> Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	<b>AO10.1</b> Except where private facilities are provided to each site, toilet, shower and laundry amenities are located:- (a) within 100m of every caravan, tent or cabin site; and (b) not closer than 6m to any caravan, tent or cabin site.  <b>AO10.2</b> Laundry and clothes drying facilities are provided for guests.
<b>PO11</b> The relocatable home park or tourist park provides on-site facilities for the storage and collection of refuse, with such facilities:- (a) located in convenient and unobtrusive positions; and (b) capable of being serviced by the Council's cleansing contractor.	<b>AO11</b> In the case of a tourist park, a central waste collection area is provided for every 50 caravan sites.  <b>OR</b> In the case of a relocatable home park, refuse collection is provided to every relocatable home park site.
<b>Relocatable homes in tourist parks</b>	
<b>PO12</b> A section of a tourist park may be used as a relocatable home park (i.e. long-term residential accommodation) provided that the relocatable home park section is subservient to the tourist park section.	<b>AO12</b> Not more than 40% of the total area of a tourist park is used to accommodate relocatable homes.

## 9.2.14 Residential care facility and retirement facility code

### 9.2.14.1 Application

This code applies to development identified as requiring assessment against the Residential care facility and retirement facility code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.14.2 Purpose and overall outcomes

- (1) The purpose of the Residential care facility and retirement facility code is to ensure residential care facilities and retirement facilities:-
  - (a) are appropriately located;
  - (b) are designed in a manner which meets the needs of and provides a comfortable and safe environment for residents; and
  - (c) protect the amenity of surrounding premises.
- (2) The purpose of the Residential care facility and retirement facility code will be achieved through the following overall outcomes:-
  - (a) a residential care facility or retirement facility is located where residents can have easy and direct access to public transport and community services and facilities;
  - (b) a residential care facility or retirement facility provides a home-like, non-institutional environment that promotes individuality, sense of belonging and independence;
  - (c) a residential care facility or retirement facility achieves a balance between providing specialised housing for residents whilst providing the opportunity for residents to participate in the wider community;
  - (d) a residential care facility or retirement facility is designed to be integrated with surrounding development;
  - (e) a residential care facility or retirement facility is sited such that there is ease of movement, safety and legibility for residents and visitors; and
  - (f) a residential care facility or retirement facility is designed such that the comfort, safety, security, individuality, privacy and wellbeing of residents are promoted.

### 9.2.14.3 Specific benchmarks for assessment

**Table 9.2.14.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Location and site suitability</b>	
<b>PO1</b> The residential care facility or retirement facility is located so that residents have convenient access to:- (a) everyday commercial facilities; (b) community facilities and social services; and (c) regular public transport or facility specific transport that provides a comparable or better level of service.	<b>AO1</b> The residential care facility or retirement facility is located on a site within 400m walking distance from land in a centre zone or a public transport stop.  <b>OR</b> Where the residential care facility or retirement facility is not located close to an activity centre or public transport stop, a regular, convenient and affordable transport service is provided for residents of the residential care facility by the facility operator to the nearest activity centre or public transport connection.
<b>Site area and dimensions</b>	
<b>PO2</b> The residential care facility or retirement facility is located on a site which has an area and	<b>AO2</b> No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>dimensions suitable to enable the development of a well-designed and integrated facility that incorporates:-</p> <ul style="list-style-type: none"> <li>(a) accommodation and support facilities;</li> <li>(b) vehicles access, parking and manoeuvring;</li> <li>(c) stormwater treatment areas;</li> <li>(d) open space areas and landscaping; and</li> <li>(e) any necessary buffering to adjoining uses or other elements.</li> </ul>	
<b>Integration of large sites with neighbourhoods and street networks</b>	
<p><b>PO3</b> The residential care facility or retirement facility is integrated with the neighbourhood and local transport network.</p>	<p><b>AO3</b> The residential care facility or retirement facility:-</p> <ul style="list-style-type: none"> <li>(a) is connected to and forms part of the surrounding neighbourhood rather than establishing as a separate private enclave;</li> <li>(b) is integrated with and extends the existing or proposed local transport network;</li> <li>(c) provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby activity centres, community facilities and public open space; and</li> <li>(d) clearly defines the boundaries of public, communal and private open space.</li> </ul>
<b>Building scale and bulk</b>	
<p><b>PO4</b> The residential care facility or retirement facility is sited and designed in a manner which:-</p> <ul style="list-style-type: none"> <li>(a) results in a building scale that is compatible with surrounding development;</li> <li>(b) does not represent an appearance of excessive bulk to adjacent premises, the streetscape or other areas external to the site;</li> <li>(c) maximises the retention of existing vegetation and allows for spaces and landscaping between buildings;</li> <li>(d) allows sufficient area at ground level of private and communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape; and</li> <li>(e) facilitates onsite stormwater management and vehicle access.</li> </ul>	<p><b>AO4.1</b> Site cover does not exceed 50%.</p> <p><b>AO4.2</b> Building bulk is reduced by incorporating a combination of the following elements in building design:-</p> <ul style="list-style-type: none"> <li>(a) verandahs;</li> <li>(b) recesses;</li> <li>(c) variation in materials, colours, and/or textures including between levels; and</li> <li>(d) variation in building form.</li> </ul> <p><b>AO4.3</b> The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15m.</p> <p><b>AO4.4</b> Any building does not exceed 40m in length, with separation between buildings for the purposes of cross ventilation, articulation and light, of at least 6m.</p>
<b>Building design and streetscape appearance</b>	
<p><b>PO5</b> The residential care facility or retirement facility is designed to:-</p> <ul style="list-style-type: none"> <li>(a) take account of its setting and site context;</li> <li>(b) create an attractive living environment for residents; and</li> <li>(c) make a positive contribution to the character of the street and local area.</li> </ul>	<p><b>AO5.1</b> The residential care facility or retirement facility incorporates a high standard of facility design that is responsive to the specific needs of its residents.</p> <p><b>AO5.2</b> Buildings are oriented to the street and provide casual surveillance of the street.</p> <p><b>AO5.3</b> Buildings and structures are setback a minimum of:-</p> <ul style="list-style-type: none"> <li>(a) 6m from the front boundary; and</li> <li>(b) 4.5m from the side and rear boundaries.</li> </ul> <p><b>AO5.4</b> Screening of balconies is limited to the side and rear boundaries and the sides of balconies where needed to prevent noise and overlooking of other rooming units or dwellings and recreation areas.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO5.5</b>            Services structures and mechanical plant are screened or designed as part of the building.</p>
<p><b>PO6</b>            The site layout and design of buildings forming part of the residential care facility or retirement facility promote a domestic scale, individuality and sense of belonging.</p>	<p><b>AO6.1</b>            Rooming units and dwellings are configured in clusters with each cluster having a clearly defined street address and each rooming unit and dwelling having clearly defined private open space and a prominent front door.</p> <p><b>AO6.2</b>            Clusters of rooming units and dwellings are supported by unique design features that help identify and individualise them.</p> <p><b>AO6.3</b>            Rooming units and dwellings have clear addresses within a conventional address system of streets and dwellings.</p> <p><b>AO6.4</b>            Logical, direct and separated pedestrian and vehicle routes are provided between rooming units and dwellings, communal buildings and other on-site facilities and facilities in the neighbourhood.</p>
<b>Open space and landscaping</b>	
<p><b>PO7</b>            The residential care facility or retirement facility incorporates communal and private open space areas and landscaping that provides:-</p> <ul style="list-style-type: none"> <li>(a) sufficient spaces for residents to engage in and enjoy outdoor activities;</li> <li>(b) community gardens and or edible landscape elements; and</li> <li>(c) an attractive sub-tropical setting for the development that is able to be appreciated by residents.</li> </ul>	<p><b>AO7.1</b>            At least 30% of the area of the site is provided as communal and private open space, exclusive of required setbacks and buffers with:-</p> <ul style="list-style-type: none"> <li>(a) each ground floor dwelling having a courtyard or similar private open space area, not less than 20m<sup>2</sup> and with a minimum dimension of 3m directly accessible from the living area of the dwelling;</li> <li>(b) each dwelling above ground level having a balcony or similar private open space area, not less than 10m<sup>2</sup> and with a minimum dimension of 2.5m directly accessible from the living area of the dwelling; and</li> <li>(c) each nursing care rooming unit having a courtyard or similar private open space area not less than 10m<sup>2</sup> with a minimum dimension of 2.5m directly accessible from the living area.</li> </ul> <p><b>AO7.2</b>            A landscaping strip at least 3m wide and located within the boundaries of the site is provided along the full frontage of the site.</p>
<p><b>PO8</b>            Fences and walls used in landscaping for the residential care facility or retirement facility:-</p> <ul style="list-style-type: none"> <li>(a) assist the development to address the street;</li> <li>(b) enable the use of private open space abutting the street;</li> <li>(c) provide an acoustic barrier for traffic noise when other measures cannot be implemented;</li> <li>(d) highlight site and building entrances;</li> <li>(e) maintain safety and opportunities for casual surveillance; and</li> <li>(f) do not unduly impact upon the amenity of the site or surrounding areas.</li> </ul>	<p><b>AO8.1</b>            Except where adjoining a public space, a 1.8m high solid screen fence is provided along the full length of all side and rear boundaries of the site.</p> <p><b>AO8.2</b>            Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.</p> <p>Editor's note—dwelling design utilising noise reduction construction techniques and landscaping are the preferred solutions to ameliorate traffic noise and headlight glare.</p> <p><b>AO8.3</b>            Any fence or wall provided along a street frontage (or other public space), or side boundaries forward</p>

Performance outcomes	Acceptable outcomes
	<p>of the front building line, does not exceed a height of:-</p> <p>(c) 1.8m if 50% transparent; or</p> <p>(d) 1.2m if solid.</p> <p>Editor's note—the height of the fence or wall may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p> <p><b>AO8.4</b> Front fences and walls are setback behind the 3m wide landscaping strip.</p>
<b>Management, residential care and social facilities</b>	
<p><b>PO9</b> The residential care facility or retirement facility provides appropriate management, social and care facilities on site.</p>	<p><b>AO9.1</b> The residential care facility or retirement facility provides management facilities, supervised care facilities and social facilities in communal buildings.</p> <p><b>AO9.2</b> Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the site on foot or with the assistance of mobility aids.</p>
<b>Accessibility</b>	
<p><b>PO10</b> The residential care facility or retirement facility incorporates easy and safe pedestrian access and movement.</p>	<p><b>AO10.1</b> No dwelling or rooming unit is more than 250m walking distance from a site entry or exit point.</p> <p><b>AO10.2</b> All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.</p> <p><b>AO10.3</b> Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.</p> <p><b>AO10.4</b> Buildings exceeding one storey in height incorporate lifts and ramped access to each storey.</p>
<b>Safety and security</b>	
<p><b>PO11</b> The residential care facility or retirement facility provides a safe and secure living environment.</p>	<p><b>AO11.1</b> Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.</p> <p><b>AO11.2</b> Entrances and exits to the site are clearly marked and well lit.</p> <p><b>AO11.3</b> Bollard or overhead lighting (which achieves lighting levels of at least category 2 as specified in <i>Australian Standard AS1158</i>) is provided along all footways and roads, and in all car parking areas.</p> <p><b>AO11.4</b> External lighting to dwellings is controlled by light photo cell sensor devices.</p>

## 9.2.15 Rural uses code

### 9.2.15.1 Application

This code applies to development identified as requiring assessment against the Rural uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.15.2 Purpose and overall outcomes

- (1) The purpose of the Rural uses code is to facilitate rural uses and ensure rural uses are developed in a sustainable manner which conserves the productive characteristics of rural land and protects environmental and landscape values and the amenity of surrounding premises.
- (2) The purpose of the Rural uses code will be achieved through the following overall outcomes:-
  - (a) rural uses are undertaken on a sustainable basis;
  - (b) agricultural land classification (ALC) Class A and Class B land is not alienated or encroached upon by incompatible land uses or development;
  - (c) rural uses are established in suitable locations where potential adverse environmental, amenity and other impacts can be effectively managed; and
  - (d) adverse impacts on the surrounding or downstream environments or natural environmental processes are avoided.

### 9.2.15.3 Specific benchmarks for assessment

**Table 9.2.15.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Requirements for animal husbandry, cropping, intensive horticulture, minor aquaculture and wholesale nursery</b>	
<b>PO1</b> The rural use is conducted on a lot that is of sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the rural use.	<b>AO1</b> The rural use is conducted on a site with an area of at least 4,000m <sup>2</sup> .
<b>PO2</b> The rural use is sited such that natural watercourses and wetlands are protected.	<b>AO2</b> Where the rural use is located on land adjoining a natural watercourse or wetland, as identified in the SPP interactive mapping system, the rural use is set back at least 10m from the high bank of the watercourse or wetland.
<b>PO3</b> Buildings and structures associated with the rural use are set well back from site boundaries so as to:- <ol style="list-style-type: none"> <li>(a) maintain an open or mostly open rural landscape character;</li> <li>(b) protect the visual amenity of scenic rural roads;</li> <li>(c) protect the functional characteristics of the State and local road networks; and</li> <li>(d) provide adequate privacy and visual separation to adjoining properties.</li> </ol>	<b>AO3.1</b> Where located on a lot exceeding 2ha in area, buildings and structures associated with the rural use have front boundary setbacks of at least:- <ol style="list-style-type: none"> <li>(a) 40m from a State-controlled road; or</li> <li>(b) 20m from any other road; or</li> <li>(c) where there is an existing building or structure on the lot with a setback less than (a) or (b) above, the same setback as the existing building or structure.</li> </ol> <b>AO3.2</b> Where located on a lot not exceeding 2ha in area, buildings or structures associated with the rural use have front boundary setbacks of at least:- <ol style="list-style-type: none"> <li>(a) 10m; or</li> <li>(b) where there is an existing building or structure on the lot with a setback less than (a) above, the same setback as the existing building or structure.</li> </ol>



Performance outcomes	Acceptable outcomes
	<p><b>AO3.3</b> Buildings and structures associated with the rural use are setback from side and rear boundaries in accordance with the following:-</p> <p>(a) a minimum of 10m where the lot is more than 2ha in area; or</p> <p>(b) a minimum of 3m where the lot is not more than 2ha in area.</p>
<b>Requirements for permanent plantation</b>	
<p><b>PO4</b> The permanent plantation is located such that it conserves the productive characteristics of agricultural land classification (ALC) Class A and Class B land.</p>	<p><b>AO4</b> No part of the permanent plantation is located on land identified as ALC Class A or Class B land in the SPP interactive mapping system.</p>
<b>Requirements for roadside stall</b>	
<p><b>PO5</b> The roadside stall:-</p> <p>(a) only displays and offers for sale local rural produce; and</p> <p>(b) has a scale and intensity that is appropriate to a rural area.</p>	<p><b>AO5.1</b> The display and sale of goods at the roadside stall is limited to fresh or processed rural produce that is grown, produced or manufactured on the site or an adjoining site.</p> <p><b>AO5.2</b> The roadside stall has a GFA not exceeding 50m<sup>2</sup>, and:-</p> <p>(a) is located in an existing building or part of an existing building; or</p> <p>(b) buildings or structures used for the roadside stall are temporary or mobile or are constructed of materials that can easily be dismantled following cessation of the use.</p> <p><b>AO5.3</b> The roadside stall is ancillary to a rural use occurring on the same site.</p>
<p><b>PO6</b> The roadside stall does not have an adverse impact on the safety or functioning of the road network.</p>	<p><b>AO6.1</b> The roadside stall is located on a site adjoining a road other than a State-controlled road or a principal rural road identified in Council's plans for trunk infrastructure in <b>Schedule 3</b>.</p> <p><b>AO6.2</b> The roadside stall is located on a site with sufficient area to park at least three (3) cars clear of the road reserve and within 20m of the roadside stall.</p>
<p><b>PO7</b> Signage associated with the roadside stall is small, unobtrusive and appropriate to a rural location.</p>	<p><b>AO7</b> Not more than one (1) sign is placed on the premises and the sign:-</p> <p>(a) has a maximum sign face area of 0.5m<sup>2</sup> per side; and</p> <p>(b) is not illuminated or in motion.</p>

**Table 9.2.15.3.2 Benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<b>Requirements for aquaculture (other than minor aquaculture), animal keeping, intensive animal industry and rural industry (intensive rural uses)</b>	
<b>Location and site suitability</b>	
<p><b>PO8</b> The intensive rural use, including associated buildings, pens, ponds, other structures and waste disposal areas, is located on a site which:-</p> <p>(a) has sufficient area to physically accommodate the intended use;</p> <p>(b) provides for adequate setbacks to:-</p> <p>(i) road frontages;</p> <p>(ii) site boundaries;</p>	<p><b>AO8.1</b> The intensive rural use is located on a site which has a minimum site area that complies with <b>Table 9.2.15.3.3 (Siting and setback requirements for intensive rural uses)</b>.</p> <p><b>AO8.2</b> The use area for the intensive rural use is setback to roads, residential buildings on surrounding land,</p>

Performance outcomes	Acceptable outcomes
<p>(iii) residential uses on surrounding land; and (iv) watercourses or wetlands; and (c) is sufficiently separated from any existing or planned residential area or other sensitive receptor to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants</p>	<p>wetlands and watercourses in accordance with the requirements specified in <b>Table 9.2.15.3.3 (Siting and setback requirements for intensive rural uses)</b>.</p> <p><b>AO8.3</b> The intensive rural use, other than a rural industry, is located on a site which is not less than:- (a) 5,000m from land included in a residential zone; or (b) 1,000m from land included in the Rural Residential zone; or (c) 1,000m from any community activity where people gather (e.g. educational establishment or child care centre).</p> <p><b>OR</b></p> <p>If the intensive rural use is a rural industry, the use is located on a site which is not less than 500m from land included in a residential zone, the Rural residential zone or any community activity where people gather (e.g. educational establishment or child care centre).</p>
<p><b>PO9</b> The intensive rural use is located on land which is physically suitable and is sufficiently elevated to facilitate ventilation and drainage.</p>	<p><b>AO9</b> The intensive rural use is located on a site which:- (a) has slopes not exceeding 10%; (b) is not subject to the Flood hazard overlay or otherwise identified as being subject to inundation in the defined flood event; and (c) is not located in an overland flow path.</p>
<p><b>PO10</b> The intensive rural use is located on a site which has appropriate access to necessary infrastructure including:- (a) a reliable, good quality water supply; (b) adequate vehicle access; and (c) reticulated sewerage or on-site treatment and disposal facilities.</p>	<p><b>AO10</b> The intensive rural use is:- (a) provided with a reliable water supply with capacity to store a minimum of two weeks supply; (b) located on a site which has sealed or fully formed gravel road access; and (c) provided with appropriate on-site effluent treatment and disposal facilities, where reticulated sewerage is not available.</p>
<p><b>PO11</b> Buildings and structures associated with the intensive rural use are sited and designed to avoid or minimise adverse visual impacts on the rural landscape.</p>	<p><b>AO11</b> No acceptable outcome provided.</p>
<b>Environmental and amenity impacts</b>	
<p><b>PO12</b> The intensive rural use incorporates waste disposal systems and practices which:- (a) ensure that off-site release of contaminants does not cause environmental harm or nuisance; (b) ensure no significant adverse impacts on surface or ground water resources; and (c) comply with relevant Government or industry guidelines, codes and standards applicable to a specific use or on-site waste disposal.</p>	<p><b>AO12</b> No acceptable outcome provided.</p>
<p><b>PO13</b> The intensive rural use provides for all animals to be effectively contained within the site.</p>	<p><b>AO13</b> All animals are kept in suitable enclosures or appropriate property fencing is erected to prevent the escape of animals from the site.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO14</b> The intensive rural use prevents or manages any discharges of stormwater runoff or wastewater from the site to any watercourse, wetland, roadside gutter or stormwater drainage system such that:-</p> <p>(a) no unacceptable levels of sediment, nutrients, chemicals or other pollutants enter a watercourse or wetland; and</p> <p>(b) the ecological and hydraulic processes of the watercourse or wetland are not adversely affected.</p>	<p><b>AO14</b> No acceptable outcome provided.</p>
<b>Requirements for winery</b>	
<b>Bona fide use</b>	
<p><b>PO15</b> The winery is associated with, and ancillary to, a bona fide cropping use located on the same site.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>
<p><b>PO16</b> Ancillary activities associated with the winery are limited to those which are legitimately associated with a winery.</p>	<p><b>AO16</b> Ancillary activities associated with the winery are limited to cellar door sales, winery tours and restaurant facilities.</p>
<b>Location and site suitability</b>	
<p><b>PO17</b> The winery is in a location, and is of a size, scale, and design that is compatible with the desired character of the local area.</p>	<p><b>AO17</b> No acceptable outcome provided.</p>
<p><b>PO18</b> The winery is sited and designed to avoid or minimise conflict between the winery and its ancillary uses and:-</p> <p>(a) existing or potential rural uses on surrounding properties; or</p> <p>(b) residential uses on surrounding properties.</p>	<p><b>AO18</b> Any public areas or manufacturing areas associated with the winery are set back a minimum of 100m from all site boundaries.</p>
<b>Site layout, building design and landscaping</b>	
<p><b>PO19</b> Buildings and structures associated with the winery are designed and landscaped so as to complement the rural character, integrate with the surrounding natural landscape and minimise adverse visual impacts.</p>	<p><b>AO19.1</b> Manufacturing activities associated with the winery including wine-making and wine-storage activities and any ancillary bottling activities occur within enclosed buildings.</p> <p><b>AO19.2</b> Buildings and structures associated with the winery, other than public areas, are set back at least 10m from all side and rear property boundaries.</p> <p><b>AO19.3</b> On-site landscaping provides for the effective screening of all non-residential buildings, structures, parking areas and other outdoor use areas from surrounding roads and dwellings.</p>

**Table 9.2.15.3.3 Siting and setback requirements for intensive rural uses**

<b>Column 1 Rural use</b>	<b>Column 2 Minimum site area</b>	<b>Column 3 Minimum boundary setbacks</b>	<b>Column 4 Minimum distance from a residential building on surrounding land</b>	<b>Column 5 Distance from a wetland or watercourse</b>
Animal keeping	4ha	50m from any road frontage. 15m from any side or rear boundary.	100m	50m
Aquaculture (other than minor aquaculture)	5ha	50m from any road frontage. 15m from any side or rear boundary.	100m	100m
Intensive animal industry	20ha	200m from any road frontage. 100m from any side or rear boundary.	400m	100m
Rural industry	1ha	50m from any road frontage. 10m from any side or rear boundary.	100m	50m

Editor's note—the minimum site areas and setback requirements for intensive rural uses specified in **Table 9.2.15.3.3** may be varied having regard to relevant industry guidelines and/or an impact assessment report, prepared by an appropriately qualified person, demonstrating that no significant environmental harm or nuisance will arise from adopting a lesser site area or setback distance.

## 9.2.16 Sales office code

### 9.2.16.1 Application

This code applies to development identified as requiring assessment against the Sales office code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.16.2 Purpose and overall outcomes

- (1) The purpose of the Sales office code is to ensure sales offices are temporary in nature and are developed in a manner which protects the amenity of surrounding premises.
- (2) The purpose of the Sales office code will be achieved through the following overall outcomes:-
  - (a) the siting, layout, design and operation of a sales office does not adversely impact upon the character and amenity of the surrounding area; and
  - (b) a sales office is operated for a temporary duration only.

### 9.2.16.3 Specific benchmarks for assessment

**Table 9.2.16.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Operational characteristics</b>	
<b>PO1</b> The duration of the use of premises for a sales office:- <ol style="list-style-type: none"> <li>(a) in the case of a display dwelling, display village (i.e. comprising 3 or more display dwellings) or estate sales office does not extend beyond a reasonable period required to construct and complete sales within the development or the applicable stage of the development; or</li> <li>(b) in the case of dwelling offered as a prize, does not extend beyond a reasonable period of time to allow for promotion of the prize.</li> </ol>	<b>AO1</b> Where a display dwelling, display village or estate sales office, the use operates for a maximum period of 2 years.  <b>OR</b>  Where a dwelling offered as a prize, the use operates for a maximum period of 6 months.
<b>PO2</b> At the cessation of sales office use involving temporary buildings or structures, the site is left in an appropriate condition.	<b>AO2</b> Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.
<b>PO3</b> The hours of operation of the sales office does not adversely affect the amenity of nearby residential premises.	<b>AO3</b> The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.
<b>PO4</b> The number of employees engaged in the operation of the sales office does not adversely affect the amenity of nearby residential premises.	<b>AO4</b> Where a display dwelling, dwelling offered as a prize or estate sales office, a maximum of 2 employees are engaged in the operation of the sales office at any one time.  <b>OR</b>  Where a display village, a maximum of 2 employees per display home are engaged in the operation of the sales office at any one time.
<b>Landscaping</b>	
<b>PO5</b> The sales office incorporates site landscaping and fencing that:-	<b>AO5.1</b> Private and public open space areas are landscaped with turf and tree and shrub species.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>(a) provides an attractive landscape setting for the enjoyment and appreciation of staff and visitors;</p> <p>(b) integrates the development into the surrounding landscape;</p> <p>(c) effectively defines and screens private open space and service areas;</p> <p>(d) protects the amenity of adjoining dwellings.</p>	<p><b>AO5.2</b>  A 1.8m high solid screen fence is provided to each side and rear boundary that has residential uses adjoining, to the front building line.</p>
<b>Public convenience facilities</b>	
<p><b>PO6</b>  The sales office provides appropriate public convenience facilities for users of the sales office.</p>	<p><b>AO6</b>  Public toilet facilities are provided for a display village comprising 4 or more display dwellings.</p>
<b>On-site car parking</b>	
<p><b>PO7</b>  Sufficient on-site car parking is provided to satisfy the projected needs of the sales office and is appropriately designed to facilitate ease of use.</p>	<p><b>AO7</b>  A minimum of 2 on-site parking spaces are provided for each display dwelling, estate sales office or dwelling offered as a prize.</p>

## 9.2.17 Service station code

### 9.2.17.1 Application

This code applies to development identified as requiring assessment against the Service station code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.17.2 Purpose and overall outcomes

- (1) The purpose of the Service station code is to ensure service stations are developed in appropriate locations and in a manner which meets the needs of users, provides safe access and protects the environment and amenity of surrounding premises.
- (2) The purpose of the Service station code will be achieved through the following overall outcomes:-
  - (a) a service station is established at a suitable location and on a site that is capable of accommodating all necessary and associated activities;
  - (b) a service station does not adversely impact upon the amenity of the surrounding local area;
  - (c) a service station incorporates a high standard of built form and landscaping;
  - (d) a service station is provided with safe and convenient access to the road network; and
  - (e) a service station incorporates appropriate environment management measures and minimises the risk of land, ground and surface water contamination.

### 9.2.17.3 Specific benchmarks for assessment

**Table 9.2.17.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Location and site suitability</b>	
<b>PO1</b> The service station is located on a site having sufficient area and dimensions to accommodate required buildings and structures, vehicle access and manoeuvring areas and site landscaping and buffer areas.	<b>AO1</b> The service station is located on a site that:- <ol style="list-style-type: none"> <li>(a) is at least 1,500m<sup>2</sup> in area; and</li> <li>(b) has a road frontage of at least 40m.</li> </ol>
<b>PO2</b> The service station is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	<b>AO2</b> The service station is located on land included in a centre zone, industry zone or the Specialised centre zone.  <b>OR</b> The service station is located in the Rural zone on a major road and at least 15km from any existing or approved service station.
<b>Siting of building and structures</b>	
<b>PO3</b> Buildings and structures associated with the service station are sited so as to:- <ol style="list-style-type: none"> <li>(a) ensure the safe and efficient use of the site and operation of the facility;</li> <li>(b) protect streetscape character; and</li> <li>(c) provide adequate separation to adjoining land uses.</li> </ol>	<b>AO3.1</b> For front boundary setbacks:- <ol style="list-style-type: none"> <li>(a) fuel pumps and canopies are setback a minimum of 7.5m from the property boundary; and</li> <li>(b) all other buildings or structures are setback at least 10m from the property boundary.</li> </ol> <b>AO3.2</b> For side and rear boundary setbacks, all buildings or structures are setback at least 2m from the property boundary.  <b>OR</b>

Performance outcomes	Acceptable outcomes
	Where adjoining an existing residential use or land included a residential zone, all buildings and structures are setback at least 5m from the property boundary.
<b>Siting of fuel pumps and bulk fuel storage</b>	
<p><b>PO4</b> Fuels pumps and bulk fuel storage tanks are located:-</p> <ul style="list-style-type: none"> <li>(a) wholly within the site;</li> <li>(b) to avoid queuing of vehicles beyond the site boundaries and impairment of on-site vehicle movement; and</li> <li>(c) a safe distance from all site boundaries.</li> </ul>	<p><b>AO4.1</b> Fuel pumps are located in accordance with <i>Australian Standard AS1940 – The storage and handling of flammable and combustible liquids</i>.</p> <p><b>AO4.2</b> Fuel pumps are located such that vehicles while fuelling and refuelling are standing wholly within the site and are parked away from entrances and circulation driveways.</p> <p><b>AO4.3</b> Bulk fuel storage tanks are situated no closer than 8m to any road frontage.</p> <p><b>AO4.4</b> Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.</p>
<b>Site access</b>	
<p><b>PO5</b> The service station:-</p> <ul style="list-style-type: none"> <li>(a) does not impair traffic flow or road safety; and</li> <li>(b) facilitates, through the design and arrangement of vehicular crossovers, safe and convenient movement to and from the site.</li> </ul>	<p><b>AO5.1</b> Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use.</p> <p><b>AO5.2</b> Reinforced industrial crossovers are constructed to provide suitable access for fuel delivery vehicles.</p> <p><b>AO5.3</b> Vehicle crossovers are at least 8m wide.</p> <p><b>AO5.4</b> No part of a vehicle crossover is closer than:-</p> <ul style="list-style-type: none"> <li>(a) 14m from any other vehicle crossover on the same site;</li> <li>(b) 12m from an intersection; and</li> <li>(c) 3m from any property boundary.</li> </ul>
<b>Environmental performance</b>	
<p><b>PO6</b> The service station is designed and constructed so as to ensure that on-site operations:-</p> <ul style="list-style-type: none"> <li>(a) do not cause any environmental nuisance or harm;</li> <li>(b) do not result in the release of untreated pollutants; and</li> <li>(c) achieve acceptable levels of stormwater run-off quality and quantity.</li> </ul>	<p><b>AO6.1</b> Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur.</p> <p><b>AO6.2</b> Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.</p>
<p><b>PO7</b> Automatic mechanical carwash facilities (where provided) are designed to collect, treat and recycle waste water for reuse.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>
<p><b>PO8</b> The collection, treatment and disposal of solid and liquid wastes ensures that:</p> <ul style="list-style-type: none"> <li>(a) off-site releases of contaminants do not occur; and</li> <li>(b) measures to minimise waste generation and to maximise recycling are implemented.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided.</p>



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Protection of residential amenity</b>	
<p><b>PO9</b> The service station ensures the amenity of existing or planned residential activities on adjoining premises is protected.</p>	<p><b>AO9</b> Where the service station adjoins a residential use or land included in a residential zone:- (a) a 2m high solid screen fence is provided along all common property boundaries of the site; and (b) the hours of operation of the service station are limited to between 6.00am and 10.00pm.</p>
<b>Landscaping</b>	
<p><b>PO10</b> The service station incorporates landscaping that softens the development and contributes to the development providing an attractive appearance.</p>	<p><b>AO10.1</b> At least 10% of the site area is provided as landscaped area.</p> <p><b>AO10.2</b> A minimum 2m wide landscaping strip is provided along each street frontage and common property boundary of the site.</p>
<b>On-site amenities</b>	
<p><b>PO11</b> Customer air and water facilities, and any automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use such facilities are standing wholly within the site; and (b) an adequate buffer is provided to any adjoining residential use.</p>	<p><b>AO11</b> No acceptable outcome provided.</p>
<b>Extent of retail sale of goods</b>	
<p><b>PO12</b> The associated sale of goods, including food stuffs, is ancillary to the provision of fuel and automotive repairs and service.</p>	<p><b>AO12</b> The gross floor area used for the associated retail sale of goods is limited to 150m<sup>2</sup>.</p>

## 9.2.18 Telecommunications facility code

### 9.2.18.1 Application

This code applies to development identified as requiring assessment against the Telecommunications facility code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.18.2 Purpose and overall outcomes

- (1) The purpose of the Telecommunications facility code is to ensure telecommunication facilities are developed in a manner which protects public health, the environment and the amenity of surrounding premises.
- (2) The purpose of the Telecommunication facility code will be achieved through the following overall outcomes:-
  - (a) a telecommunications facility is visually integrated with its natural or townscape setting;
  - (b) a telecommunications facility does not adversely affect the amenity of surrounding sensitive uses;
  - (c) a telecommunications facility does not adversely impact upon community wellbeing; and
  - (d) a telecommunications facility is located with compatible uses and facilities.

### 9.2.18.3 Specific benchmarks for assessment

**Table 9.2.18.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Visual amenity</b>	
<p><b>PO1</b>                      The telecommunications facility is not visually prominent and does not adversely impact on the amenity of nearby residential, community or other sensitive uses.</p>	<p><b>AO1.1</b>                      The telecommunications facility:-                      (a) is of a similar height to surrounding structures or vegetation; and                      (b) has a colour and finish that reduces visual recognition in the landscape.</p> <p><b>AO1.2</b>                      Except where collocated with an existing telecommunications facility, the telecommunications facility is located at least:-                      (a) 400m from a residential activity;                      (b) 500m from any child care centre, community care centre, educational establishment or park;                      (c) 20m from any public pathway; and                      (d) 1km from any other existing or approved telecommunications facility.</p> <p><b>AO1.3</b>                      Any building associated with the telecommunications facility is setback from any street front boundary a distance at least equal to the front setback required for the adjoining use.</p> <p><b>AO1.4</b>                      A 3m wide landscaping strip is provided between any building associated with the telecommunications facility and any street front boundary or adjoining use.</p>
<b>Health and safety</b>	
<p><b>PO2</b>                      The telecommunications facility does not cause human exposure to electromagnetic radiation beyond accepted precautionary limits.</p>	<p><b>AO2</b>                      The telecommunications facility is designed and operated to restrict human exposure to electromagnetic radiation in accordance with the:-</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	(a) <i>Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2003</i> ; and (b) <i>Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields</i> .
<b>PO3</b> The telecommunications facility is publicly inaccessible.	<b>AO3.1</b> Security fencing is provided to prevent unauthorised entry to the telecommunications facility.  <b>AO3.2</b> Safety and warning signage is displayed where necessary.
<b>Facility co-location</b>	
<b>PO4</b> The telecommunications facility is designed to facilitate co-location with other telecommunications facilities.	<b>AO4</b> The structural elements of the telecommunications facility are designed to support co-masting or co-siting with other carriers.

## 9.2.19 Utility code

### 9.2.19.1 Application

This code applies to development identified as requiring assessment against the Utility code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.2.19.2 Purpose and overall outcomes

- (1) The purpose of the Utility code is to ensure major utilities and other large scale infrastructure projects are provided in a co-ordinated and efficient way and are developed in a manner which effectively services and protects local communities.
- (2) The purpose of the Utility code will be achieved through the following overall outcomes:-
  - (a) major utility infrastructure and facilities are provided in a co-ordinated and efficient manner;
  - (b) major utility infrastructure and facilities do not adversely affect the amenity of surrounding sensitive uses;
  - (c) major utility infrastructure and facilities maximise the efficient use of natural resources, including water and energy;
  - (d) major utility infrastructure and facilities do not adversely impact upon community wellbeing; and
  - (e) where essential community infrastructure, major utility infrastructure and facilities are designed to function during and immediately after flood events.

### 9.2.19.3 Specific benchmarks for assessment

**Table 9.2.19.3.1 Benchmarks for assessable development**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b><i>Location and site suitability</i></b>	
<b>PO1</b> The utility is located such that:- (a) it is well placed relative to the infrastructure network that it services; (b) opportunities for cost efficiencies and reduction in environmental and social impacts are maximised; and (c) a high standard of accessibility is available for maintenance purposes and at times of emergency.	<b>AO1.1</b> The utility is established on a site that is well located relative to any supply or distribution network.  <b>AO1.2</b> Where practicable, the utility is co-located with another utility of a similar or compatible type.  <b>AO1.3</b> The utility is located on a site that can be easily accessed for maintenance purposes or at times of emergency.
<b><i>Visual and amenity impacts</i></b>	
<b>PO2</b> The utility is sited and designed to:- (a) minimise adverse visual impacts beyond the boundaries of the site; and (b) minimise adverse impacts on the amenity of nearby residential, community or other sensitive uses.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> The utility provides an attractive street front address with unsightly elements screened from view by walls and landscaping strips.	<b>AO3</b> No acceptable outcome provided.
<b><i>Water, energy and waste use efficiency</i></b>	
<b>PO4</b> The utility is designed, constructed and operated in a manner that:- (a) minimises energy use and greenhouse gas emissions; (b) minimises the use of water; and	<b>AO4</b> No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
(c) maximises the re-use and recycling of by-products associated with the operation of the utility.	
<b>Building siting and design</b>	
<b>PO5</b> The siting and design of any buildings or structures associated with the utility are compatible with the setting and character of the local area in which the facility is located.	<b>AO5</b> No acceptable outcome provided.
<b>Health and safety</b>	
<b>PO6</b> Public access is discouraged to those parts of the utility that pose a health or safety risk.	<b>AO6.1</b> Security fencing is provided to prevent unauthorised access to those parts of the utility that pose a health or safety risk.  <b>AO6.2</b> Safety and warning signage is displayed where necessary.
<b>Recommended flood level</b>	
<b>PO7</b> The functioning of a utility that is essential community service infrastructure is maintained during and immediately after flood and storm tide inundation events.  Editor's note—essential community service infrastructure is defined in <b>Schedule 1 (Definitions)</b> .	<b>AO7</b> A utility that is essential community service infrastructure is:- (a) located in an area that is above the recommended flood levels identified in <b>Table 9.2.19.3.2 (Recommended flood level for a utility that is essential community service infrastructure)</b> ; or (b) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are: (i) located above the recommended flood level; or (ii) designed and constructed to exclude floodwater intrusion/infiltration.

**Table 9.2.19.3.2 Recommended flood level for a utility that is essential community service infrastructure**

Type of utility	Recommended flood level
Major switch yards and substations (refer to note)	0.5% AEP
Power stations	0.2% AEP
Sewage treatment plants (refer to note)	1% AEP
Water treatment plants (refer to note)	0.5% AEP
<ul style="list-style-type: none"> <li>o Works of an electricity entity not otherwise listed in this table</li> <li>o Communication network facilities</li> </ul>	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Note—the recommended flood level applies only to electrical and other equipment that, if damaged by floodwater or debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation.

## 9.3 Other development codes

### 9.3.1 Advertising devices code<sup>4 5</sup>

#### 9.3.1.1 Application

This code applies to development identified as requiring assessment against the Advertising devices code by the tables of assessment in **Part 5 (Tables of assessment)**.


#### 9.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Advertising devices code is to ensure that advertising devices are established in a manner which is consistent with the desired character and amenity of the Bundaberg Region.
- (2) The purpose of the Advertising devices code will be achieved through the following overall outcomes:-
  - (a) an advertising device complements and does not detract from the desirable characteristics of the natural and built environment in which the advertising device is exhibited;
  - (b) an advertising device is designed and integrated into the built form so as to minimise visual clutter;
  - (c) an advertising device does not adversely impact on the amenity of rural, rural residential or residential areas;
  - (d) an advertising device does not adversely impact on the visual amenity of a scenic route, high scenic area, heritage or character area or public open space;
  - (e) an advertising device does not pose a hazard for pedestrians, cyclists or drivers of motor vehicles;
  - (f) an advertising device accommodates the legitimate need to provide directions and business identification in a manner that is consistent with achieving overall outcomes (a) to (e) above; and
  - (g) an advertising device located within the Sea turtle sensitive area avoids illumination of the beach, ocean, and sky at night.

#### 9.3.1.3 Description of advertising devices<sup>6</sup>

**Table 9.3.1.3.1 Description of advertising device types**


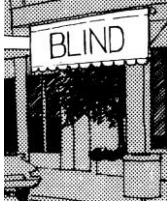



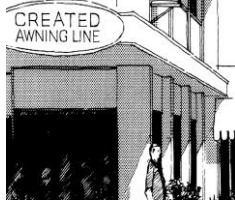

Various types of advertising device are described and illustrated below.

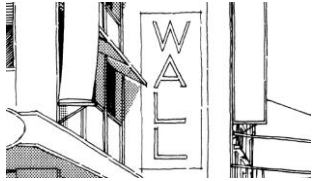


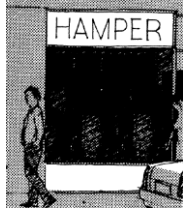
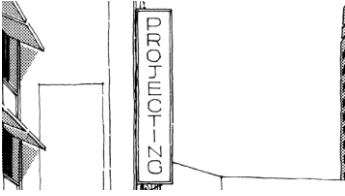
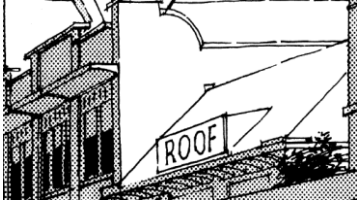
Advertising device type	Written description	Pictorial description
Above awning sign	An advertising device located on top of an awning or verandah.	

<sup>4</sup> Editor's note—temporary advertising devices are not regulated by the Advertising devices code but may require an approval or license under a local law.







<sup>5</sup> Editor's note—an advertising device which is not visible from a public place or premises other than the premises on which the advertising device is erected is not regulated by the Advertising devices code.

<sup>6</sup> Editor's note—other terms used in the Advertising devices code are defined in **Schedule 1 (Definitions)**.

Advertising device type	Written description	Pictorial description
Awning fascia sign	An advertising device painted on or attached to the end or front or end face of an awning.	
Blind sign	An advertising device painted or affixed to a solid or flexible material suspended from an awning, verandah or wall.	
Business name plate / Home based business sign	An advertising device displaying the name, occupation and contact details for the business occupant and which may also include the hours of operation of the business.	
Canopy sign	An advertising device painted on or affixed to a canopy structure.	
Commercial flag sign	An advertising device in the form of a flag (excluding national, state, local government and institutional crests) which is flown from a masthead or suspended from any pole or structure.	
Created awning sign	An advertising device positioned on the face, or aligned with the face of an awning where the shape interrupts the natural line of the awning.	
Fence sign	An advertising device painted or otherwise affixed to a fence (e.g. sporting field fence).	

Advertising device type	Written description	Pictorial description
Flush wall sign	An advertising device painted or otherwise affixed upon and confined within the limits of a wall.	
Freestanding sign	A freestanding advertising device, typically in the form of a billboard (the width of which is greater than the height) or a pylon (the height of which is greater than the width) and which may be positioned on the ground or mounted to one or more vertical supports.	
Ground sign	An advertising device that is independent of a building and that is normally erected at a driveway entrance to identify the business or points of entry.	
Hamper sign	An advertising device painted or otherwise affixed above the door head or its equivalent height and below the awning level or verandah of a building.	
Projecting sign	An advertising device attached and mounted at a right angle to the façade of a building.	
Roof sign	An advertising device placed at or near the top of a building where the roof of that building would normally form the predominant backdrop to the sign when it is viewed from the ground.	



Advertising device type	Written description	Pictorial description
Roof-top sign	An advertising device fitted to the roof of a building with no relation to the architectural design or appearance of the building.	
Sign written roof sign	An advertising device painted or otherwise affixed to the roof cladding of a building.	
Stallboard sign	An advertising device located below the ground storey window of a building.	
Structure sign	An advertising device painted or otherwise affixed to any structure which is not a building.	
Under awning sign	An advertising device attached or suspended under an awning or verandah.	
Window sign	An advertising device painted or affixed to the exterior or on the inner surface of a glazed area of any window. It includes any devices that are suspended from the window frame. The term does not include product displays or showcases for viewing by pedestrians.	

### 9.3.1.4 Specific benchmarks for assessment

**Table 9.3.1.4.1 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) maintain views or vistas of public value; and</li> <li>(iii) protect the visual amenity of scenic routes;</li> </ul> </li> <li>(f) is designed to achieve high standards of architectural and urban design or least not detract from the architectural or urban design standards of a locality (including any streetscape improvement programs implemented by the Council); and</li> <li>(g) is designed, sited and integrated so as not to contribute to the proliferation of visual clutter.</li> </ul>	<p><b>AO1</b>  <u>Accepted subject to requirements development</u></p> <p>For accepted subject to requirements development, the advertising device complies with the requirements specified in Column 2 of <b>Table 9.3.1.4.2 (Specific requirements for types of advertising device)</b>.</p> <p><u>Assessable development</u></p> <p>For assessable development, in partial fulfilment of the performance outcome—the advertising device complies with the requirements specified in Column 2 of <b>Table 9.3.1.4.2 (Specific requirements for types of advertising device)</b>.</p> <p>Note—the Council may require a streetscape or landscape analysis to demonstrate compliance with Performance outcome PO1.</p>
<b>Maximum site based sign face area</b>	
<p><b>PO2</b>            The maximum sign face area of an advertising device does not unduly detract from a building or location where the device is positioned, including:-</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 natural landscape setting.</li> </ul>	<p><b>AO2.1</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>AO2.2</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>PO3</b>            An advertising device does not incorporate elements that move or give the impression of movement.</p> <p>Note—this performance outcome does not apply to a flag associated with a commercial flag sign.</p>	<p><b>AO3</b>            The advertising device does not revolve, contain moving parts or otherwise contain mechanisms that give the impression of movement.</p>
<p><b>PO4</b>            An advertising device only incorporates illumination and lighting where it:-</p>	<p><b>AO4.1</b>            The advertising device is only illuminated where it is:-</p> <ul style="list-style-type: none"> <li>(a) located in an urban area;</li> <li>(b) located in the Rural zone adjacent to a major road; or</li> </ul>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>(a) is appropriate to the setting and is compatible with and will not detract from the amenity of the local area;</p> <p>(b) does not cause nuisance to surrounding or adjoining uses;</p> <p>(c) limits impacts on areas of environmental significance; and</p> <p>(d) will not cause distraction or create a potential safety hazard, including a traffic safety hazard.</p>	<p>(c) associated with a business that operates at night.</p> <p><b>AO4.2</b> Where the advertising device is illuminated, it:-</p> <p>(a) has a maximum luminance of 350 candelas per m<sup>2</sup>;</p> <p>(b) does not incorporate flashing lights;</p> <p>(c) complies with <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>; and</p> <p>(d) is switched off between the hours of 11.00pm and 5.00am or at any time the business is not operating between these hours.</p> <p><b>AO4.3</b> Any electronic display component or digital advertising device:-</p> <p>(a) includes static writing and/or images with a minimum dwell time of 8 seconds;</p> <p>(b) does not contain video, animated or scrolling content (including in any message change);</p> <p>(c) does not contain images that emulate a traffic control device such as traffic lights or regulatory or advisory signs;</p> <p>(d) has a maximum surface brightness or luminance of 3000 candelas per m<sup>2</sup> during the daytime and 150 candelas per m<sup>2</sup> during night-time hours;</p> <p>(e) incorporates a light sensor to adjust illumination levels according to ambient light levels; and</p> <p>(f) defaults to a blank (black) screen in the event of a malfunction.</p>
<b>Safety of pedestrians and vehicles</b>	
<p><b>PO5</b> An advertising device is designed so as not create a traffic or pedestrian safety hazard.</p>	<p><b>AO5.1</b> The advertising device does not physically obstruct the passage of pedestrians or vehicles.</p> <p><b>AO5.2</b> The advertising device does not mimic and is not able to be confused with a traffic control device.</p> <p><b>AO5.3</b> The advertising device does not restrict sight lines at intersections and site access points.</p>
<b>Appropriate and safe construction</b>	
<p><b>PO6</b> An advertising device is constructed and installed to an appropriate standard to ensure public safety.</p>	<p><b>AO6</b> No support, fixing or other system required for the proper installation of the advertising device is exposed.</p>
<b>Electrical systems</b>	
<p><b>PO7</b> An advertising device utilising electricity is safe and electrical componentry is integrated into the device</p>	<p><b>AO7.1</b> All conduits, wiring, switches or other electrical apparatus installed on the advertising device are concealed from view.</p> <p><b>AO7.2</b> No electrical equipment is mounted on exposed surfaces of the advertising device.</p>
<b>Additional requirements for third party advertising devices</b>	
<p><b>PO8</b> An advertising device that is used for third party advertising (a third party advertising device):-</p> <p>(a) is located in an appropriately zoned area or in an area that is already used for commercial purposes;</p> <p>(b) is not located within an area which has an intact or mostly intact rural</p>	<p><b>AO8.1</b> The third party advertising device is located only:-</p> <p>(a) in a centre zone or the Specialised centre zone; or</p> <p>(b) in an industry zone; or</p> <p>(c) in the Rural zone adjacent to a major road, other than where in a third party advertising device exclusion area as identified in <b>Figures 9.3.1A to 9.3.1C (Third party advertising device exclusion areas)</b>; or</p> <p>(d) on a site in another zone with an existing lawful commercial use.</p>

Performance outcomes	Acceptable outcomes
<p>landscape with no or only minimal intrusion of advertising devices;</p> <p>(c) is of a form, size and scale which does not dominate the natural, rural or built environment;</p> <p>(d) is well separated from other third party advertising devices so as not to create visual clutter; and</p> <p>(e) is located and designed so as not to detract from the overall character and amenity of the local area in which it is placed (i.e. streetscape, town entrance, landscape feature, and vista or view corridor).</p>	<p><b>AO8.2</b> The third party advertising device is not located in a third party advertising device exclusion area as identified on <b>Figures 9.3.1A to 9.3.1C (Third party advertising device exclusion areas)</b>.</p> <p><b>AO8.3</b> The third party advertising device is in the form of a freestanding (billboard or pylon) sign or wall sign.</p> <p><b>AO8.4</b> The third party advertising device does not exceed a sign face area of 18m<sup>2</sup> per side.</p> <p><b>AO8.5</b> The third party advertising device does not exceed a maximum height of 7m above ground level.</p> <p><b>AO8.6</b> The third party advertising device is sited at least 3 metres from any adjoining site</p> <p><b>AO8.7</b> The third party advertising device is separated from another third party advertising device:-                      (a) at least 100m where located in a centre zone, the Specialised centre zone or an industry zone; or                      (b) at least 300m where located in another zone.</p>
<b>Advertising devices in commercial neighbourhood character areas</b>	
<p><b>PO9</b> Advertising devices in commercial neighbourhood character areas are positioned in a manner that respects the architecture and streetscape presentation of the building, including window and façade treatments.</p>	<p><b>AO9.1</b> Advertising devices:-                      (a) are located below the verandah;                      (b) are mounted on the verandah fascia; or                      (c) take the form of window lettering at street level.</p> <p><b>AO9.2</b> Advertising devices are not roof mounted.</p> <p><b>AO9.3</b> No form of advertising device alters the form of the existing building.</p> <p><b>AO9.4</b> No illuminated or moving advertising devices are located on or above the ground floor awning fascia.</p>
<b>Additional requirements for advertising devices in a Sea Turtle Sensitive Area<sup>7</sup></b>	
<p><b>PO10</b> Where development within a Sea turtle sensitive area involves advertising devices:-                      (a) illuminated signage is avoided; or                      (b) where associated with a use on the same site, signage only incorporates illumination and lighting where it:-                      (i) limits impacts on sea turtle nesting areas; and                      (ii) avoids direct illumination of the beach, ocean, and sky at night.</p>	<p><b>AO10</b> Where associated with an approved use on the same site, any advertising device illuminated at night involves lighting that is:-                      (a) where the development is visible from the coast, directed downward and away from the coast and shielded appropriately;                      (b) of an intensity and design that casts little or no upward light (above the horizontal) or light spill towards the coast;                      (c) minimised in intensity (brightness/luminance) to achieve the light's purpose;                      (d) of a wavelength less likely to cause nuisance to sea turtles (e.g. amber lighting); and                      (e) turned off by timer between the hours of 9.00pm and 6.00am, and at any other time at night that the business is not operating.</p> <p><b>OR</b></p>

<sup>7</sup> Editor's note—Sea turtle sensitive areas are identified on the Coastal Protection Overlay Maps in **Schedule 2 (Mapping)**.

Performance outcomes	Acceptable outcomes
	In all other circumstances, no acceptable outcome provided.

**Table 9.3.1.4.2 Specific requirements for types of advertising device**

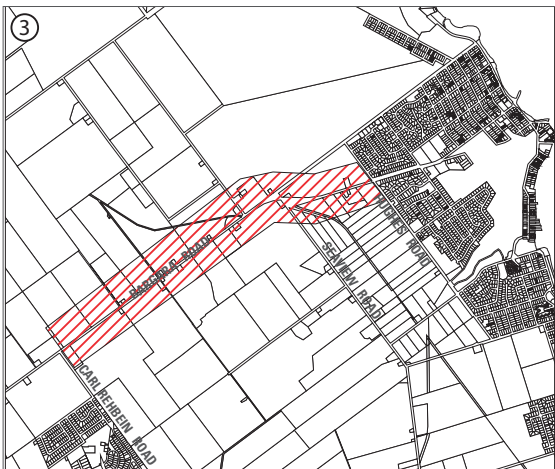
Column 1 Advertising device type	Column 2 Specific requirements
Above awning sign	<p>(a) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type;</p> <p>(b) does not project above the roofline of the building to which it is attached;</p> <p>(c) 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>(d) 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—an above awning sign is unlikely to satisfy the outcomes of the Advertising devices code and this advertising device type is generally discouraged.</p>
Awning fascia sign	<p>(a) has a sign face area contained within the outline of the fascia; and</p> <p>(b) does not exceed 600mm in height.</p>
Blind sign	<p>(a) has a sign face area contained within the outline of the blind;</p> <p>(b) is affixed to/painted on a ground storey blind only;</p> <p>(c) if fixed to an awning above a footpath, has a minimum clearance of:-</p> <p>(i) 2.1m between the footway pavement and any flexible part of the blind; and</p> <p>(ii) 2.4m between the footway pavement and any rigid part of the blind.</p>
Business name plate/ Home based business sign	<p>(a) is limited to one sign per business entry point (if a business name plate) or 1 sign per premises (if a home based business sign);</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 erected in an urban area of 0.6m<sup>2</sup> where erected other than in an urban area.</p>
Canopy sign	<p>(a) has a sign face area contained within the outline of the canopy;</p> <p>(b) is affixed to/painted on a ground storey canopy only;</p> <p>(c) if fixed to an awning above a footpath, has a minimum clearance of:-</p> <p>(i) 2.1m between the footway pavement and any flexible part of the canopy; and</p> <p>(ii) 2.4m between the footway pavement and any rigid part of the canopy.</p>
Commercial flag sign	<p>(a) Is limited to one sign per 20m of road frontage;</p> <p>(b) does not exceed a maximum sign face area of 4m<sup>2</sup>; and</p> <p>(c) does not exceed a maximum height of 7m above ground level.</p>
Created awning sign	<p>(a) does not project out from either face of the awning;</p> <p>(b) does not project more than 500mm above the height of the fascia;</p> <p>(c) does not exceed a sign face area equivalent to 25% of the area of the fascia; and</p> <p>(d) has a minimum clearance of 2.4m between the lowest part of the sign and the footway surface.</p>
Fence sign	<p>(a) does not project above or beyond the fence to which it is attached;</p> <p>(b) does not exceed 1.2m in height;</p> <p>(c) if erected on a sporting field fence, is positioned on the inside (sports field) facing side of the fence only; and</p> <p>(d) if erected on another type of fence, does not exceed a maximum sign face area of 2m<sup>2</sup>.</p>
Flush wall sign	<p>(a) is erected only in a centre zone, the Specialised centre zone or an industry zone;</p> <p>(b) is positioned so as not obscure any window or architectural feature;</p> <p>(c) does not project beyond the edges of the wall or structure to which it is painted/affixed;</p> <p>(d) does not exceed a maximum sign face area of 18m<sup>2</sup>; and</p> <p>(e) does not cover more than 30% of the total surface area of the wall face.</p>
Freestanding sign (excluding third party advertising devices)	<p>(a) 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;</p> <p>(b) is mounted as a freestanding structure in a landscaped environment;</p> <p>(c) is sited at least 3 metres from any adjoining site;</p>

Column 1 Advertising device type	Column 2 Specific requirements
	<p>(d) does not exceed a maximum sign face area of 6m<sup>2</sup> where erected in a centre zone, the Specialised centre zone or an industry zone or 4m<sup>2</sup> where erected in another zone;</p> <p>(e) does not exceed a maximum height of 7m above ground level where erected in a centre zone, the Specialised centre zone or an industry zone or 4m above ground level where erected in another zone.</p>
Ground sign	<p>(a) is mounted as a freestanding structure in a landscaped environment;</p> <p>(b) does not exceed a maximum sign face area of 6m<sup>2</sup></p> <p>(c) does not exceed a maximum height of 1.8m above ground level; and</p> <p>(d) does not face an adjoining site unless at least 3m from the boundary of that site.</p>
Hamper sign	<p>(a) is limited to the area between the door head and the underside of the verandah or awning roof above; and</p> <p>(b) does not project more than 300mm from the face of the wall to which it is painted on/affixed to.</p>
Projecting sign	<p>(a) is erected only in a centre zone, the Specialised centre zone or an industry zone;</p> <p>(b) does not exceed a maximum sign face area of 2m<sup>2</sup>;</p> <p>(c) does not extend beyond a height of 10m above the ground, 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>
Roof sign	<p>(a) is contained within an existing or created outline of a building;</p> <p>(b) does not extend horizontally beyond the edge of the roof of the building;</p> <p>(c) 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;</p> <p>(d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and</p> <p>(e) matches, aligns or is otherwise compatible with any other roof signs on the building.</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>
Roof-top sign	<p>(a) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type;</p> <p>(b) 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>(c) 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-top sign is unlikely to satisfy the outcomes of the Advertising devices code and this advertising device type is discouraged.</p>
Sign-written roof sign	<p>(a) is erected only in a centre zone, the Specialised centre zone, an industry zone or the Rural zone; and</p> <p>(b) displays only the name of the property, business or facility on which it is painted.</p>
Stallboard sign	<p>(a) is limited to the stallboard area below a street front window;</p> <p>(b) does not project more than 300mm from the face of the wall to which it is painted/affixed; and</p> <p>(c) does not protrude in a manner which could injure pedestrians.</p>
Structure sign	<p>(a) is erected only in a centre zone, the Specialised centre zone or an industry zone;</p> <p>(b) does not project beyond the surface of the structure; and</p> <p>(c) does not exceed a maximum sign face area of 4m<sup>2</sup></p>
Under awning sign	<p>(a) is oriented at right angles to the building frontage;</p> <p>(b) is not larger than 2.5m long and is not more than 0.5m high;</p> <p>(c) 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>(d) is not located closer than 3m to another under awning sign; and</p> <p>(e) has a minimum clearance of 2.4m between the lowest part of the sign and the footway surface.</p>
Window sign	<p>(a) is affixed/painted on a ground storey window only; and</p> <p>(b) does not cover/obscure more than 50% of a window or if obscuring more than 50% of a window, provides for every second window to be kept free of advertising.</p>

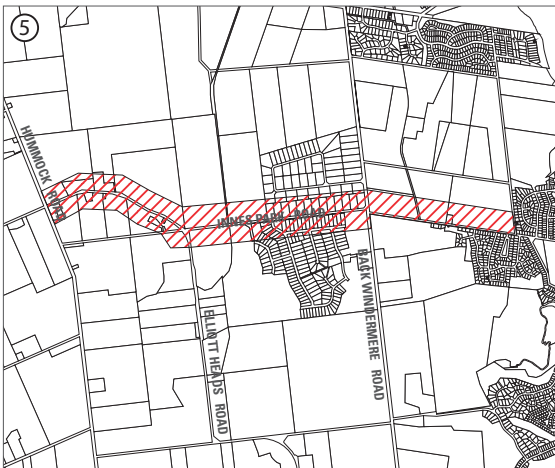
**MOORE PARK ROAD (FROM FAIRYDALE ROAD TO THE TOWNSHIP OF MOORE PARK BEACH)**



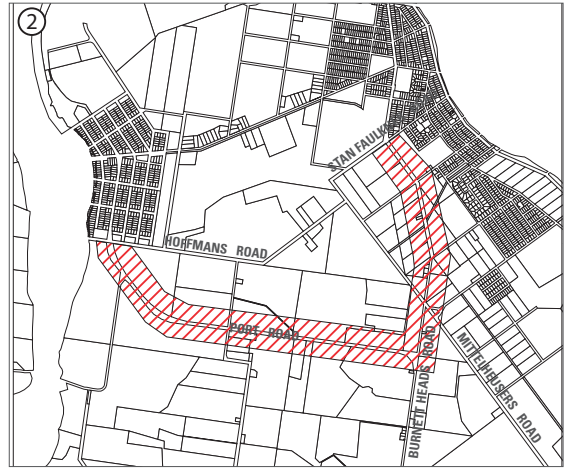
**BARGARA ROAD (FROM CARL REHBEIN ROAD TO HUGHES ROAD)**



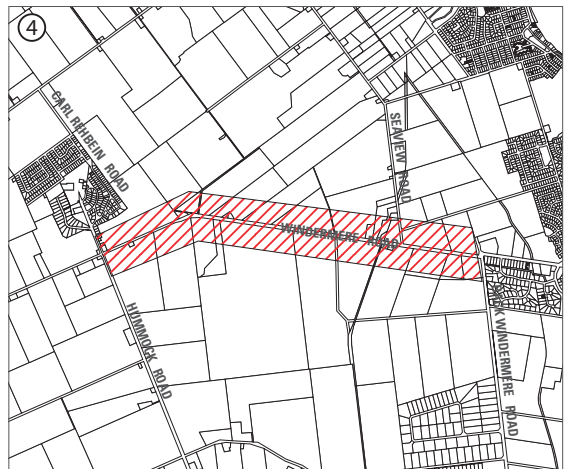
**ELLIOTT HEADS ROAD AND INNES PARK ROAD (FROM HUMMOCK ROAD TO LOGAN ROAD)**



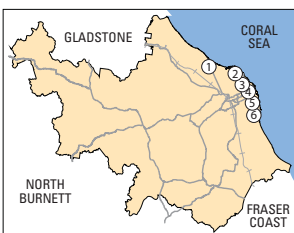
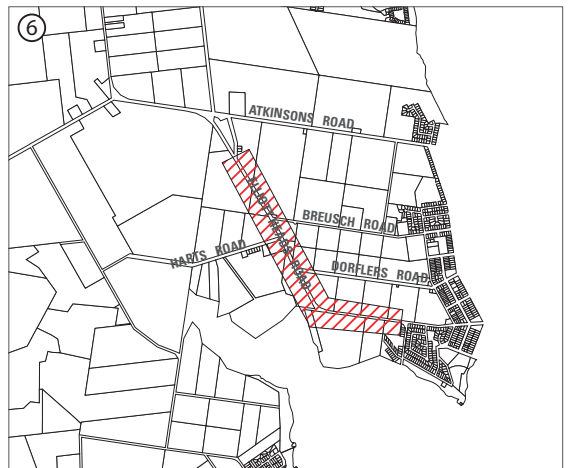
**PORT ROAD AND BURNETT HEADS ROAD (FROM HOFFMANS ROAD TO THE INTERSECTION OF PORT ROAD AND BURNETT HEADS ROAD, NORTH TO STAN FAULKNER ROAD)**



**WINDERMERE ROAD (FROM HUMMOCK ROAD) TO BACK WINDERMERE ROAD**



**ELLIOTT HEADS ROAD (FROM ATKINSONS ROAD TO THE INTERSECTION OF MOORE STREET AND SAUNDERS STREET)**



**Figure 9.3.1A**  
**Third Party Advertising Device Exclusion Areas**

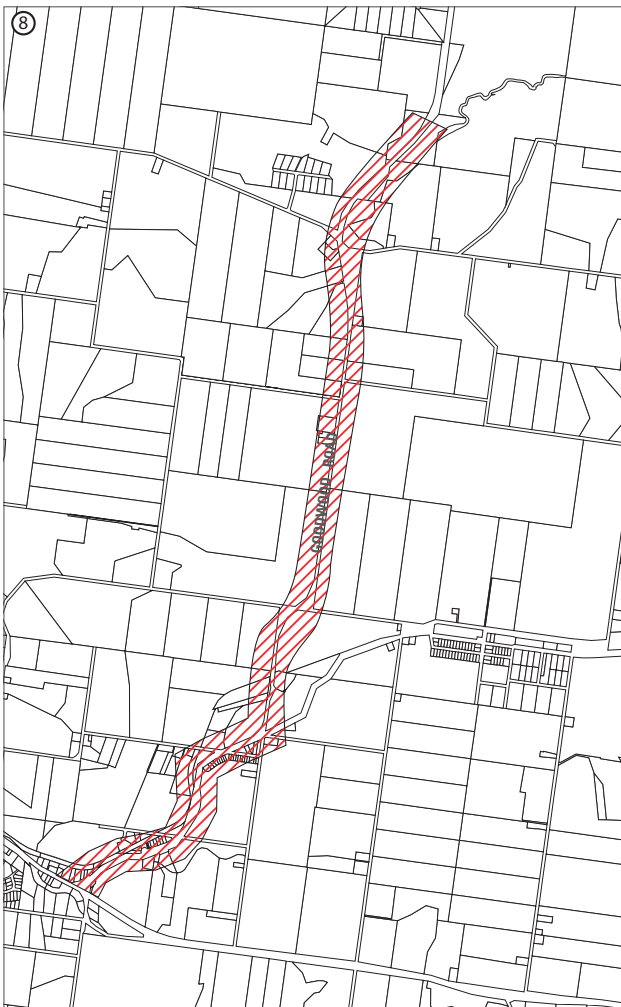
Version 5.0 effective 10 February 2020



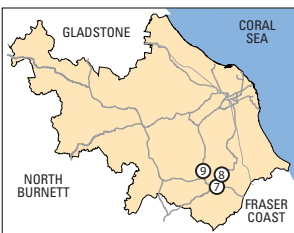
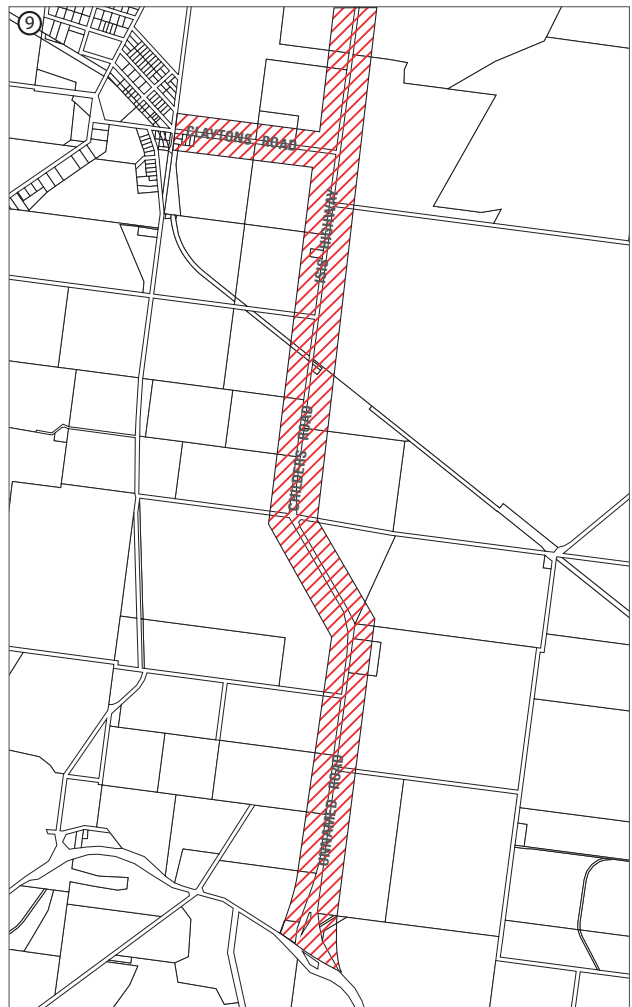
**BRUCE HIGHWAY, CHILDERS (GELSOMINUS ROAD/CONLONS ROAD TO GOODWOOD ROAD)**



**GOODWOOD ROAD, DOOLBI (STOCKYARD CREEK TO THE BRUCE HIGHWAY)**



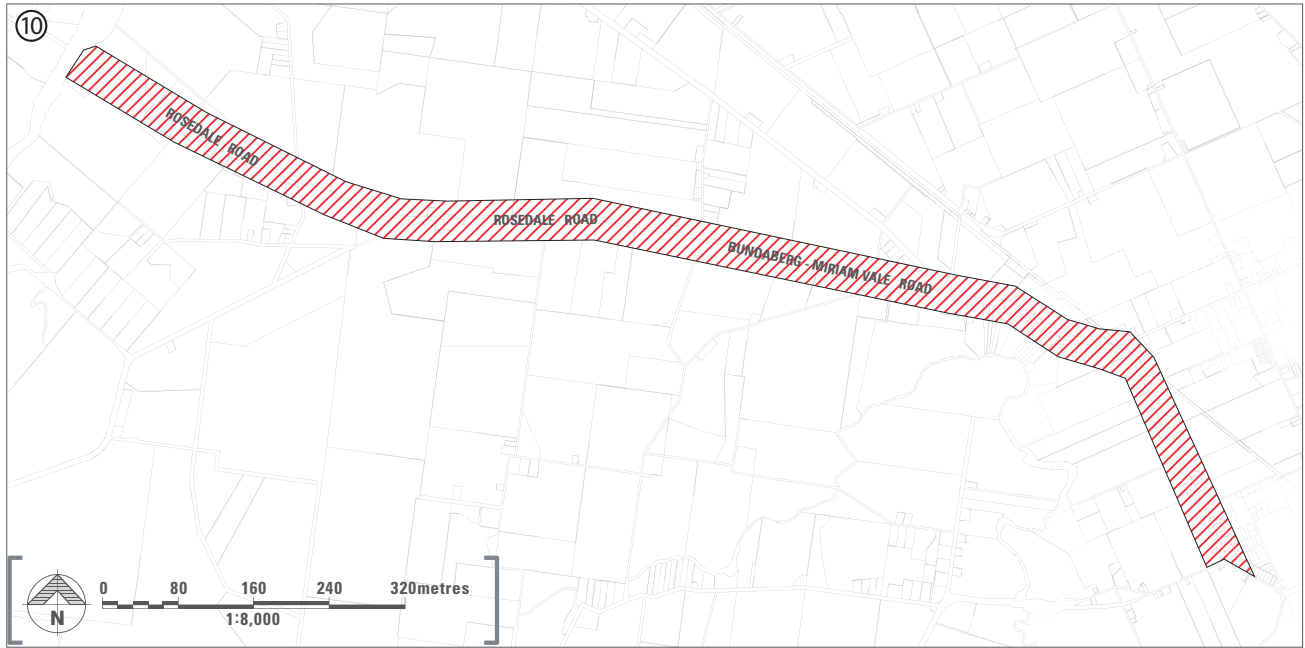
**ISIS HIGHWAY (CORDALBA TURNOFF AND CHILDERS ROAD TO START OF KEVIN LIVINGSTONE DRIVE)**



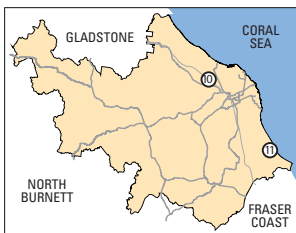
**Figure 9.3.1B**  
**Third Party Advertising Device Exclusion Areas**



**ROSEDALE ROAD (FROM ROSEDALE ROAD TURN OFF FROM BUNDABERG GIN GIN ROAD TO KOLAN RIVER)**



**WOODGATE ROAD (FROM DRAPER DRIVE TO FRIZZELLS ROAD)**



**Figure 9.3.1C**  
**Third Party Advertising Device Exclusion Areas**

## 9.3.2 Landscaping code<sup>8</sup>

### 9.3.2.1 Application

This code applies to development identified as requiring assessment against the Landscaping code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.3.2.2 Purpose and overall outcomes

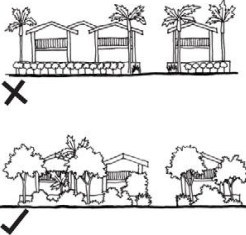
- (1) The purpose of the Landscaping code is to ensure that landscaping is provided in a manner which is consistent with the desired character and amenity of the Bundaberg Region.
- (2) The purpose of the Landscaping code will be achieved through the following overall outcomes:-
  - (a) development provides for landscaping that complements and enriches the natural landscapes and built environment of the Bundaberg Region;
  - (b) development provides for landscaping that integrates the built form with its surroundings and adds to the desired character of places;
  - (c) development provides landscaping that minimises the consumption of energy and water, and encourages the use of local provenance plant species and landscape materials; and
  - (d) development provides landscaping that enhances personal safety and security, is functional and durable, and is practical and economic to maintain.

### 9.3.2.3 Specific benchmarks for assessment

**Table 9.3.2.3.1 Benchmarks for assessable development – general requirements**

Performance outcomes	Acceptable outcomes
<b>Landscaping design generally</b>	
<p><b>PO1</b>            Development provides for landscaping that:-</p> <ol style="list-style-type: none"> <li>(a) protects and enhances the character and amenity of the site, street and surrounding locality;</li> <li>(b) promotes the character of the Bundaberg Region as a sub-tropical environment;</li> <li>(c) is sensitive to site conditions, natural landforms and landscape characteristics;</li> <li>(d) as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value;</li> <li>(e) clearly defines public and private spaces;</li> <li>(f) promotes passive surveillance of public and semi-public spaces; and</li> <li>(g) is of an appropriate scale to integrate successfully with development.</li> </ol>	<p><b>AO1.1</b>            Existing significant trees, vegetation and topographic features are retained and integrated within the landscaping concept for the development.</p> <p><b>OR</b></p> <p>Where significant trees and vegetation cannot practicably be retained, mature vegetation of the same or similar species is provided elsewhere on the development site.</p> <p><b>AO1.2</b>            Development provides landscaping which:-</p> <ol style="list-style-type: none"> <li>(a) defines territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces that encourage loitering; and</li> <li>(b) allows passive surveillance into, and visibility within, communal recreational spaces, children’s play areas/playgrounds, pathways and car parks.</li> </ol> <p><b>AO1.3</b>            Elements of built form are softened and integrated within a broader landscape that incorporates structured landscape planting.</p> <p>Note—<b>Figure 9.3.2A (Landscaping screening of built form elements)</b> demonstrates how landscape screening is intended to soften and integrate with the built form.</p>

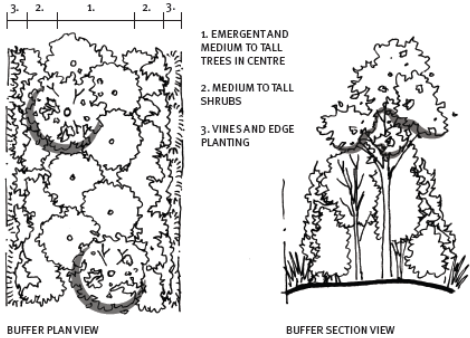
<sup>8</sup> Editor’s note—the **Planning scheme policy for development works** provides guidance for satisfying certain outcomes of this code, including details of how to prepare a landscape plan and preferred plant species to be used in landscaping.

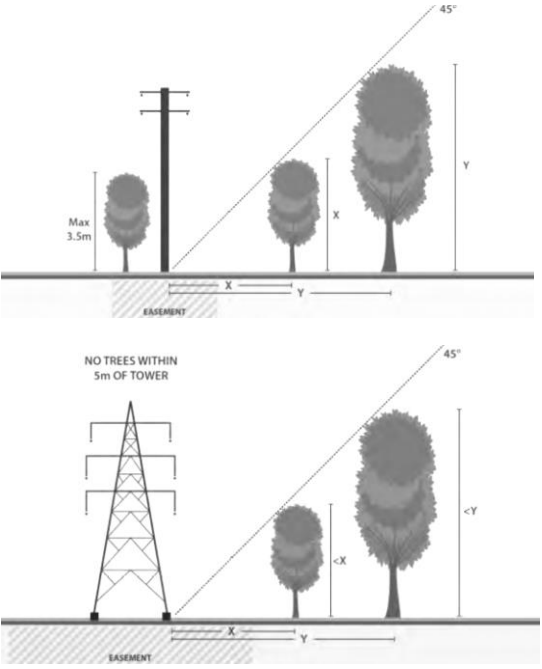
Performance outcomes	Acceptable outcomes
	<p><b>Figure 9.3.2A Landscaping screening of built form elements</b></p>  <p><b>AO1.4</b> Unless otherwise specified in an applicable use code, driveways and car parking areas are screened by a landscaping strip with a minimum width of:- (a) 1.5m where adjacent to a residential use; or (b) 3m where adjacent to a street frontage or public open space.</p> <p><b>AO1.5</b> Car parking areas are provided with a minimum of 1 shade tree for every 6 car parking spaces. Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by raised kerbs, wheel stops or bollards as required.</p> <p><b>AO1.6</b> Any solid screen fence or wall greater than 1.2m in height provided along a street frontage is set behind landscaping strips or articulated by recesses to allow for dense vegetative screening.</p> <p><b>AO1.7</b> Storage and utility areas are screened by vegetation or built screens.</p>
<p><b>PO2</b> Development provides sufficient areas to cater for landscaping.</p>	<p><b>AO2</b> Site layout and design provides sufficient area, in appropriate locations, for landscaping, including catering for water sensitive urban design devices.</p>
<b>Streetscape landscaping</b>	
<p><b>PO3</b> Development provides for streetscape landscaping that:- (a) incorporates shade trees; (b) contributes to the continuity, character and form of existing and proposed streetscapes in the locality, including streetscape works; (c) in established urban areas, towns and villages, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; and (d) in new or establishing urban areas, incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<b>Climate control and energy efficiency</b>	
<p><b>PO4</b> Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.</p>	<p><b>AO4.1</b> Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO4.2</b> Landscaping allows winter sun access to living areas, north facing windows and public spaces.</p> <p><b>AO4.3</b> Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.</p>

**Table 9.3.2.3.2 Benchmarks for assessable development – additional requirements for operational work only**

Performance outcomes	Acceptable outcomes
<b>Species selection</b>	
<p><b>PO5</b> Development provides for landscaping which incorporates plant species that are:-            (a) fit for the intended purpose;            (b) suited to local environmental conditions;            (c) non-toxic; and            (d) not declared environmental weeds.</p>	<p><b>AO5.1</b> Landscape planting utilises locally endemic and/or other native species as specified in the <b>Planning scheme policy for development works</b>.</p> <p><b>AO5.2</b> Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in landscaping.</p>
<b>Safety, security and accessibility</b>	
<p><b>PO6</b> Development provides for landscaping that:-            (a) enhances personal safety and security; and            (b) provides universal and equitable access.</p>	<p><b>AO6</b> Development provides landscaping which:-            (a) incorporates trees with a minimum of 1.8m clear trunk and understorey planting that is a maximum of 0.3m in height where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways;            (b) minimises the use of dense shrubby vegetation over 1.5m in height along open street frontages and adjacent to open space areas;            (c) incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions;            (d) provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and            (e) facilitates universal access.</p>
<b>Water sensitive urban design and environmental management</b>	
<p><b>PO7</b> Development provides for landscaping that promotes the efficient and sensitive use of water through appropriate plant selection and layout and by maximising opportunities for water infiltration.</p>	<p><b>AO7</b> Landscaping maximises the infiltration and conservation of water by:-            (a) selecting locally endemic and/or other native plant species and appropriate turf species that require minimal irrigation after establishment;            (b) grouping plants and street trees (where appropriate) in mulched beds;            (c) minimising impervious surfaces;            (d) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and            (e) draining hard surface areas to landscaped areas and water sensitive urban design devices.</p>
<b>Landscape buffers</b>	
<p><b>PO8</b> Development provides for landscape buffers that:-            (a) effectively protect the edges of existing native vegetation or another area of environmental significance;            (b) achieve visual screening of acoustic attenuation devices; and</p>	<p><b>AO8</b> Where a landscape buffer is required by an applicable planning scheme code, it is designed, constructed and maintained in accordance with the following:-            (a) earth mounding is provided where necessary to achieve satisfactory acoustic attenuation, visual screening or land use separation;</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>(c) provide separation between incompatible land uses or between major infrastructure elements (such as State-controlled roads) and land uses.</p>	<p>(b) selected plant species are appropriate to the location, drainage and soil type; meet the buffer's functional requirements and require minimal ongoing maintenance;</p> <p>(c) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the buffer;</p> <p>(d) planting density results in the creation of upper, mid and understorey strata with:-</p> <ul style="list-style-type: none"> <li>(i) large trees planted at 6m centres;</li> <li>(ii) small trees planted at 2m centres;</li> <li>(iii) shrubs planted at 1m centres; and</li> </ul> <p>(e) tufting plants, vines and groundcovers are planted at 0.5m to 1m centres; and</p> <p>(f) where adjoining the edge of native vegetation or watercourse understorey, shrubs and vines are used to bind appropriately the buffer edges against degradation and weed infestation.</p> <p>Note—<b>Figure 9.3.2B (Design of landscape buffers)</b> demonstrates the preferred form and structure of landscape buffers.</p> <p><b>Figure 9.3.2B Design of landscape buffers</b></p> 
<p><b>Traffic safety and infrastructure</b></p> <p><b>PO9</b>  Development ensures that landscaping does not adversely impact upon the provision, operation and maintenance of infrastructure.</p>	<p><b>AO9.1</b>  Development ensures that landscaping (including fencing) does not impede traffic visibility at access points, speed control devices and intersections.</p> <p><b>AO9.2</b>  Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like.</p> <p><b>AO9.3</b>  Root barriers are installed around tree root balls to minimise the risk of damage to infrastructure, services or utilities.</p> <p><b>AO9.4</b>  Trees and large shrubs are located a minimum of:-</p> <ul style="list-style-type: none"> <li>(a) 6m from electricity poles and pillars;</li> <li>(b) 4m from street lights and landscape pole top lights;</li> <li>(c) 2m from stormwater catchment pits; and</li> <li>(d) 1m from underground services and utilities.</li> </ul> <p><b>AO9.5</b>  Vegetation planted in the vicinity of major electricity infrastructure complies with the vegetation</p>

Performance outcomes	Acceptable outcomes
	<p>clearance dimensions illustrated in <b>Figure 9.3.2C Vegetation within or adjoining major electricity infrastructure</b>.</p> <p><b>Figure 9.3.2C Vegetation within or adjoining major electricity infrastructure</b></p> 

### 9.3.3 Nuisance code

#### 9.3.3.1 Application

This code applies to development identified as requiring assessment against the Nuisance code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 9.3.3.2 Purpose and overall outcomes

- (1) The purpose of the Nuisance code is to maintain community wellbeing and protect environmental values by preventing or mitigating:-
  - (a) nuisance emissions from development adversely impacting on surrounding sensitive land use; and
  - (b) the exposure of proposed sensitive land uses to nuisance emissions from surrounding development.
  
- (2) The purpose of the Nuisance code will be achieved through the following overall outcomes:-
  - (a) development is located, designed, constructed and operated to maintain appropriate levels of amenity and environmental performance by:-
    - (i) not imposing unacceptable noise, light, glare, dust or odour emissions on surrounding sensitive land uses; and
    - (ii) ensuring that proposed sensitive land uses are not subject to unacceptable nuisance emissions generated from surrounding development; and
  - (b) environmental values are protected by preventing or minimising potential environmental harm or environmental nuisance resulting from the release of contaminants or emissions, particularly noise, odour, light, glare, dust and particulates.

#### 9.3.3.3 Specific benchmarks for assessment<sup>9</sup>

**Table 9.3.3.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Acoustic amenity<sup>10</sup></b>	
<p><b>PO1</b> Development is located, designed, constructed and operated to ensure that noise emissions do not adversely impact upon surrounding sensitive land uses.</p> <p>Note—this performance outcome also applies to noise emissions generated by sensitive land uses, from sources such as communal areas, service areas, plant and equipment (e.g. air conditioning units) and the like.</p>	<p><b>AO1</b> No acceptable outcome provided.</p>
<p><b>PO2</b> Development that is a sensitive land use is located, designed, constructed and operated to achieve a satisfactory level of acoustic amenity where there is potential for noise emissions generated from surrounding development to adversely affect the sensitive land use.</p> <p>Editor's note—this is often referred to as a "reverse amenity" situation where a proposed sensitive land use may be adversely affected by nuisance emissions from surrounding development. In such cases it is contingent upon the proposed sensitive land use to implement measures to ensure that a satisfactory level of acoustic</p>	<p><b>AO2</b> The sensitive land use achieves the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the <i>Environment Protection (Noise) Policy</i>.</p>

<sup>9</sup> Editor's note—the Council may require an impact assessment report prepared in accordance with the **Planning scheme policy for information the Council may request and preparing well made applications and technical reports** to demonstrate compliance with certain performance outcomes of this code.

<sup>10</sup> Note—Council will take the order of occupancy of new and existing noise sources into consideration in implementing the Performance outcomes for the Acoustic amenity section of this code. The intent of these particular Performance outcomes is not to require existing lawful uses to control noise emissions in response to encroachment by proposed sensitive land uses.

Performance outcomes	Acceptable outcomes
amenity is provided to prospective occupants and users of the development.	
<p><b>PO3</b>            A satisfactory level of acoustic amenity is achieved for:-</p> <p>(a) external private and communal open space areas (including gardens and balconies) of sensitive land uses; and</p> <p>(b) parks and other areas of public open space (where not used for outdoor sport, recreation and entertainment).</p> <p>Note—this performance outcome will not be met if significant increases (i.e. more than 3 dB(A)) over and above pre-existing noise levels are likely to occur post-development.</p>	<p><b>AO3</b>            No acceptable outcome provided.</p>
<b>Live entertainment and amplified sound</b>	
<p><b>PO4</b>            Development involving live entertainment or amplified music and voices maintains a satisfactory level of acoustic amenity for surrounding sensitive land uses.</p>	<p><b>AO4</b>            No acceptable outcome provided.</p>
<b>Odour, dust and particulate nuisance</b>	
<p><b>PO5</b>            Development is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause environmental nuisance to sensitive land uses (whether existing or proposed uses) in the surroundings of the proposed development.</p>	<p><b>AO5.1</b>            Dust emissions do not result in levels at sensitive land uses which exceed the Air Quality Objectives contained in the <i>Environmental Protection (Air) Policy 2008</i> and do not cause environmental nuisance by dust deposition.</p> <p><b>AO5.2</b>            For odour and particulate emissions—no acceptable outcome provided.</p>
<p><b>PO6</b>            Development that is a sensitive land use is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.</p>	<p><b>AO6</b>            No acceptable outcome provided.</p>
<b>Lighting and glare nuisance</b>	
<p><b>PO7</b>            Development ensures that lighting and glare does not have any significant adverse amenity impacts or create nuisance to surrounding premises.</p>	<p><b>AO7.1</b>            Lighting devices are located, designed and installed to:-</p> <p>(a) minimise light spillage on surrounding premises;</p> <p>(b) preserve an acceptable degree of lighting amenity at surrounding premises;</p> <p>(c) provide covers or shading around lights;</p> <p>(d) direct lights downwards;</p> <p>(e) position lights away from possibly affected areas; and</p> <p>(f) enable brightness of lights to be adjusted to low levels.</p> <p><b>AO7.2</b>            Streets, driveways and servicing areas are located and designed to minimise vehicle headlight impacts on any surrounding residential premises.</p> <p><b>AO7.3</b>            Reflective glare that would cause a nuisance to residents or the general public at surrounding premises and public spaces is avoided or minimised through the use of:-</p> <p>(a) external building materials and finishes with low-reflectivity; or</p>



Performance outcomes	Acceptable outcomes
	(b) building design/architectural elements or landscape treatments to block or reduce excessive reflective glare.
<b><i>Management of impacts to fauna</i></b>	
<p><b>PO8</b> Effective measures are implemented during the construction and operation of development to protect fauna that is sensitive to disturbance from noise, vibration, odour, light, dust and particulates.</p>	<p><b>AO8.1</b> Any noise, odour, light, dust, particulates or vibration generated during the construction and operation of development is managed to ensure it does not have an adverse impact on fauna within an area of environmental significance.</p>

## 9.3.4 Reconfiguring a lot code

### 9.3.4.1 Application

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

### 9.3.4.2 Purpose and overall outcomes

- (1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:-
  - (a) is appropriate for their intended use;
  - (b) is responsive to local character and site constraints;
  - (c) ensures protection of productive rural land and the minimisation of conflict between rural activities and other uses;
  - (d) provides appropriate access (including access for services); and
  - (e) supports high quality urban design outcomes.
- (2) The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes:-
  - (a) development provides for lots that are of a size and have dimensions 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 the consolidation of rural land and minimises further fragmentation of rural land;
  - (c) development provides for lots that have a suitable and safe means of access to a public road; and
  - (d) 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 (where available), sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

### 9.3.4.3 Specific benchmarks for assessment

**Table 9.3.4.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Lot layout and site responsive design</b>	
<p><b>PO1</b>            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"> <li>(a) the setting of the site within an urban or non-urban context;</li> <li>(b) the likely future use to be undertaken on the site;</li> <li>(c) any natural environmental values or hazards present on, or adjoining the site;</li> <li>(d) any places of cultural heritage significance or character areas present on, or adjoining the site;</li> <li>(e) any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from the site;</li> <li>(f) any economic resources present on, adjoining or near the site; and</li> <li>(g) 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.</li> </ul>	<p><b>AO1</b>            No acceptable outcome provided.</p> <p>Note—the Council may require submission of a local area structure plan for a site exceeding five hectares in area or a development involving the creation of 10 or more new lots to demonstrate compliance with Performance outcome PO1.</p>
<b>Lot layout and neighbourhood/estate design</b>	
<p><b>PO2</b>            Development provides for a lot layout, land use and infrastructure configuration that:-</p> <ul style="list-style-type: none"> <li>(a) provides for an efficient land use pattern;</li> <li>(b) effectively connects and integrates the site with existing or planned development on adjoining sites;</li> <li>(c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles;</li> <li>(d) creates legible and interconnected movement and open space networks;</li> <li>(e) provides defined edges to public open space and avoids direct interface between public open space or drainage reserves and freehold lots;</li> <li>(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 zone;</li> <li>(g) promotes a sense of community identity and belonging;</li> <li>(h) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources;</li> <li>(i) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting;</li> <li>(j) avoids the use of culs-de-sac; and</li> <li>(k) avoids the sporadic or out-of-sequence creation of lots.</li> </ul>	<p><b>AO2</b>            No acceptable outcome provided.</p> <p>Note—the Council may require submission of a local area structure plan for a site exceeding 5 hectares in area or a development involving the creation of 10 or more lots so as to demonstrate compliance with Performance outcome PO2.</p>
<p><b>PO3</b>            In Woodgate Beach, development provides for the extension and continuation of residential access streets between First Avenue and Seventh Avenue, including but not limited to Palm</p>	<p><b>AO3</b>            No acceptable outcome provided.</p>

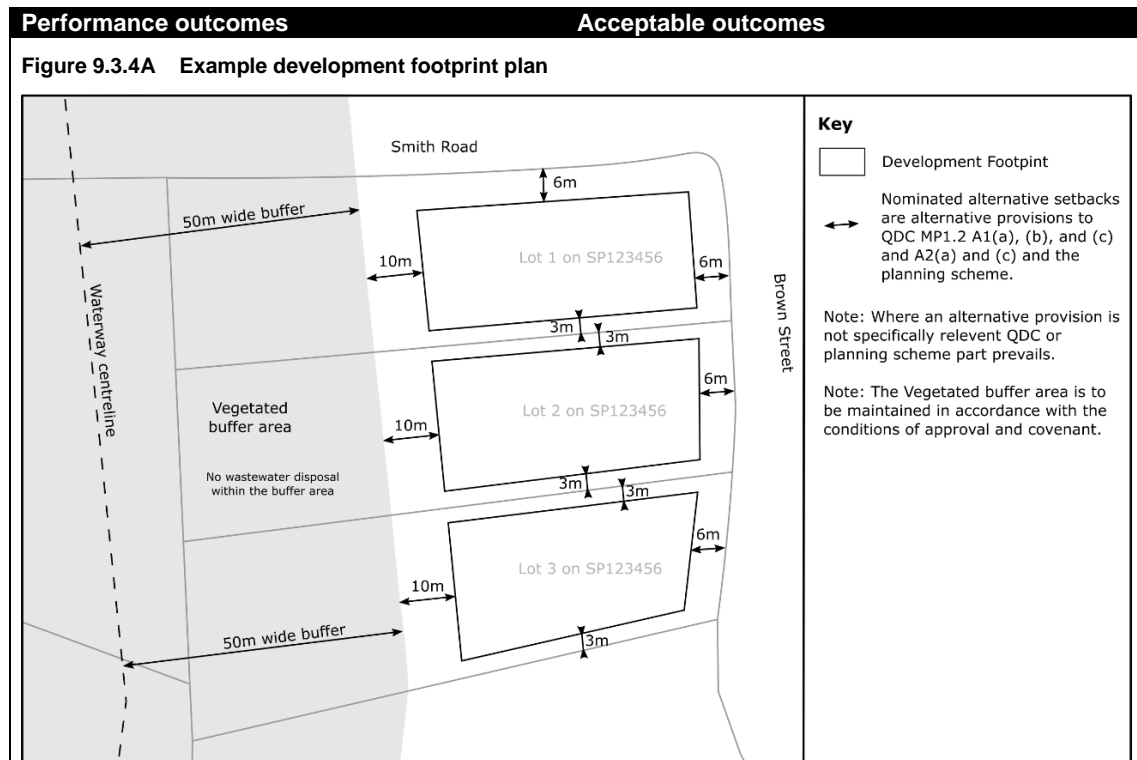
Performance outcomes	Acceptable outcomes
Court, Jacaranda Court, Oleander Court and Banksia Court, consistent with the established cadastral and road alignment pattern in the area, and so as not to preclude or prejudice access to and development of adjacent and nearby properties.	
<i>Size and dimensions of lots</i>	
<p><b>PO4</b>            Development provides for the size, dimensions and orientation of lots to:-</p> <ul style="list-style-type: none"> <li>(a) be appropriate for their intended use;</li> <li>(b) be compatible with the preferred character of the local area;</li> <li>(c) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls;</li> <li>(d) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space;</li> <li>(e) where not located in a sewerred area, provide for the safe and sustainable on-site treatment and disposal of effluent;</li> <li>(f) take account of and respond sensitively to site constraints;</li> <li>(g) in the case of land included in the Rural zone, maintain or enhance the productive use of rural land and minimise its further fragmentation; and</li> <li>(h) in the case of land in the Rural residential zone, maintain or enhance the low density amenity of the locality.</li> </ul>	<p><b>AO4.1</b>            Unless otherwise specified in this code, all reconfigured lots comply with the minimum lot size specified in <b>Table 9.3.4.3.2 (Minimum lot size and dimensions)</b>.</p> <p><b>AO4.2</b>            All reconfigured lots (except rear (hatchet) lots) have a minimum frontage and a maximum depth to frontage ratio that complies with <b>Table 9.3.4.3.2 (Minimum lot size and dimensions)</b>.</p> <p><b>AO4.3</b>            All reconfigured lots on land subject to a constraint or valuable feature, as identified on an overlay map or the SPP interactive mapping system, contain a development envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable feature or that appropriately responds to the constraint or valuable feature.</p> <p><b>AO4.4</b>            Except where for essential infrastructure and services, no additional lots are created on land included in the Limited development (constrained land) zone.</p> <p><b>AO4.5</b>            Lot boundaries are aligned to avoid traversing areas of environmental significance.</p>
<i>Small residential lots<sup>11</sup></i>	
<p><b>PO5</b>            Development may provide for small residential lots to be created where:-</p> <ul style="list-style-type: none"> <li>(a) they are within easy walking distance of an activity centre;</li> <li>(b) the development will be consistent with the preferred character for the zone in which the land is located;</li> <li>(c) the land is fit for purpose and not subject to significant topographic constraints; and</li> <li>(d) the lots have adequate dimensions and proportions to accommodate future housing construction.</li> </ul>	<p><b>AO5.1</b>            Despite acceptable outcome AO4.1 above, small residential lots may be created on land in one of the following zones:-</p> <ul style="list-style-type: none"> <li>(a) Medium density residential zone;</li> <li>(b) Emerging community zone; or</li> <li>(c) Low density residential zone, where the parent lot has a minimum area of 2,000m<sup>2</sup>.</li> </ul> <p><b>AO5.2</b>            The land does not have a slope of greater than 10%.</p> <p><b>AO5.3</b>            Small residential lots have the following dimensions and proportions:-</p> <ul style="list-style-type: none"> <li>(a) a minimum frontage of 10m; and</li> <li>(b) a maximum depth to frontage ratio of 2.5:1.</li> </ul>
<p><b>PO6</b>            Small residential lots are distributed across a development in a configuration that avoids an area being dominated by a particular lot type whilst providing for the development of a diverse range of housing products.</p>	<p><b>AO6</b>            No acceptable outcome provided.</p>

<sup>11</sup> Note—for the purposes of this code, a small residential lot is a residential lot with an area less than 600m<sup>2</sup>.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO7</b>            Small residential lots are developed in accordance with a local area structure plan/plan of development which demonstrates that:-</p> <ul style="list-style-type: none"> <li>(a) the majority of lots are provided with a north-south orientation to optimise opportunities for passive solar design;</li> <li>(b) the development is efficiently configured and provides laneway access that optimises the use of public streets by pedestrians and minimises pedestrians/vehicle conflict points;</li> <li>(c) an appropriate building envelope can be accommodated;</li> <li>(d) any building contained within the building envelope is unlikely to impact adversely upon the amenity of adjoining premises as a result of overshadowing, privacy and access to sunlight; and</li> <li>(e) landscape planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.</li> </ul>	<p><b>AO7</b>            No acceptable outcome provided.</p>
<b>Rear (hatchet) lots</b>	
<p><b>PO8</b>            Development provides for rear lots to be created only where:-</p> <ul style="list-style-type: none"> <li>(a) the lots are not likely to prejudice the subsequent development of adjoining land;</li> <li>(b) it is not desirable nor practicable for the site to be reconfigured so that all lots have full frontage to a road;</li> <li>(c) the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area;</li> <li>(d) uses on surrounding land will not have a detrimental effect on the use and amenity of the rear lot;</li> <li>(e) the safety and efficiency of the road from which access is gained is not adversely affected; and</li> <li>(f) vehicular access to rear lots does not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like.</li> </ul>	<p><b>AO8</b>            Rear lots are designed such that:-</p> <ul style="list-style-type: none"> <li>(a) the minimum area of the lot, exclusive of any access strip, complies with the minimum lot size specified in <b>Table 9.3.4.3.2 (Minimum lot size and dimensions)</b>;</li> <li>(b) the gradient of the access strip does not exceed 10%;</li> <li>(c) no more than four lots directly adjoin the rear lot, excluding lots that adjoin at one point;</li> <li>(d) no more than three lots gain access from the same access handle;</li> <li>(e) no more than 10% of lots within a subdivision are accessed from an access handle;</li> <li>(f) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided;</li> <li>(g) 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);</li> <li>(h) rear lot access strips are located on only one side of a full frontage lot; and</li> <li>(i) rear lot access strips and driveways comply with the requirements of <b>Table 9.3.4.3.3 (Access strip requirements for rear lots)</b> and the standards specified in the <b>Planning scheme policy for development works</b>.</li> </ul>
<b>Irregular shaped lots</b>	
<p><b>PO9</b>            Development provides for irregular shaped lots to be created only where:-</p> <ul style="list-style-type: none"> <li>(a) the creation of regular lots is impractical such as at a curve in the road;</li> <li>(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</li> <li>(c) the irregular lot is demonstrably suitable for its intended purpose.</li> </ul>	<p><b>AO9</b>            Irregular shaped lots are designed so that they:-</p> <ul style="list-style-type: none"> <li>(a) satisfy the requirements for maximum to depth to frontage ratio specified in <b>Table 9.3.4.3.2 (Minimum lot size and dimensions)</b>; and</li> <li>(b) comply with requirements of <b>Table 9.3.4.3.4 (Minimum width for irregular shaped lots)</b>.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Rearrangement of lot boundaries</b>	
<p><b>PO10</b>            Development provides that the rearrangement of lot boundaries is an improvement to the existing situation.</p>	<p><b>AO10</b>            The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with <b>Table 9.3.4.3.2 (Minimum lot size and dimensions)</b>, and at least one of the following is achieved:-</p> <ul style="list-style-type: none"> <li>(a) the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas;</li> <li>(b) the rearranged lots will be made more regular in shape;</li> <li>(c) access is provided to a lot that previously had no access or an unsuitable access;</li> <li>(d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the site is situated;</li> <li>(e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings; or</li> <li>(f) the rearrangement of lots provides for a material improvement in rural productivity.</li> </ul>
<b>Volumetric subdivision</b>	
<p><b>PO11</b>            Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the site is located, or is consistent with a development approval that has not lapsed.</p>	<p><b>AO11</b>            No acceptable outcome provided.</p>
<b>Buffers to sensitive land, incompatible uses and infrastructure</b>	
<p><b>PO12</b>            Development provides for lots to be created in locations that:-</p> <ul style="list-style-type: none"> <li>(a) are adequately buffered to prevent potential adverse impacts on future users of the lots;</li> <li>(b) separate the lots from incompatible uses and infrastructure; and</li> <li>(c) do not create “reverse amenity” situations where the continued operation of existing uses is compromised by the proposed development.</li> </ul>	<p><b>AO12</b>  <i>In partial fulfilment only of Performance outcome PO12:-</i></p> <p>Where located adjacent to rural land, separation areas comply with the <i>State Planning Policy Guideline: State Interest—Agriculture</i> and <b>Section 9.3.2 (Landscaping code)</b>.</p>
<p><b>PO13</b>            Development provides for the separation of lots from electricity transmission line easements, major electricity infrastructure and substation sites.</p>	<p><b>AO13.1</b>            Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:-</p> <ul style="list-style-type: none"> <li>(a) achieves the minimum lot size specified in <b>Table 9.3.4.3.2 (Minimum lot size and dimensions)</b> clear of any electricity transmission line easement;</li> <li>(b) is not located within 500m of an existing or planned high voltage transmission grid substation site;</li> <li>(c) is not located within 100m of an existing bulk supply transformer;</li> <li>(d) is not located within 60m of an existing zone transformer; and</li> <li>(e) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.</li> </ul> <p><b>AO13.2</b>            Any reconfiguring a lot involving land in a residential zone, the Emerging community zone or the Rural residential zone provides for the number of lots</p>

Performance outcomes	Acceptable outcomes
burdened by electricity transmission line easements to be reduced to one.	
<b>Public parks and open space infrastructure</b>	
<p><b>PO14</b>            Development provides for public parks and open space infrastructure that:-</p> <ul style="list-style-type: none"> <li>(a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community;</li> <li>(b) is well distributed and contributes to the legibility, accessibility and character of the locality;</li> <li>(c) creates attractive settings and focal points for the community;</li> <li>(d) benefits the amenity of adjoining land uses;</li> <li>(e) incorporates appropriate measures for stormwater and flood management;</li> <li>(f) facilitates the retention of native vegetation, watercourses, wetlands and other areas of environmental significance and natural and cultural features;</li> <li>(g) is cost effective to maintain; and</li> <li>(h) is dedicated as public land in the early stages of the subdivision.</li> </ul>	<p><b>AO14</b>            No acceptable outcome provided.</p> <p>Editor's note—<b>Section 9.3.2 (Landscaping code)</b> includes requirements for the design and construction of landscape elements in public parks and open space infrastructure.</p>
<b>Development footprint plan</b>	
<p><b>PO15</b>            Development uses development footprint plans to ensure the ongoing:-</p> <ul style="list-style-type: none"> <li>(a) separation of incompatible land uses;</li> <li>(b) protection of natural or heritage features;</li> <li>(c) avoidance of natural hazard areas;</li> <li>(d) implementation of alternative built environment outcomes for individual sites to suit a preferred character identified for the locality by a local plan or local area structure plan.</li> </ul>	<p><b>AO15.1</b>            Any reconfiguring a lot that involves an agricultural buffer, areas with natural or heritage features, areas of natural hazard, or creates a small lot is to be provided with a development footprint plan to ensure future development of the site is appropriately located.</p> <p><b>AO15.2</b>            Each development footprint plan is to state:-</p> <ul style="list-style-type: none"> <li>(a) the detail of each alternative setback or site cover outcome; and</li> <li>(b) whether the QDC or planning scheme is to apply where an alternative outcome has not been nominated.</li> </ul> <p>Note—development footprint plans are only required for small lot subdivisions where alternative setbacks or site cover outcomes are nominated to achieve alternative built environment outcomes.</p> <p>Note—<b>Figure 9.3.4A Example development footprint plan</b> demonstrates how a development footprint plan may detail nominated alternative outcomes.</p>



**Bundaberg State Development Area**

**PO16**

Where located wholly or partly on land regulated by the Bundaberg State Development Area Development Scheme, development provides for a lot layout and configuration that:-

- (a) is consistent with a current approval given by the Coordinator-General under the Bundaberg State Development Area Development Scheme or the intent for land identified in the Bundaberg State Development Area Development Scheme;
- (b) maintains or enhances the productive use of rural land within the State Development Area and avoids its fragmentation until the land is required for infrastructure or industry purposes consistent with the Bundaberg State Development Area Development Scheme; and
- (c) maintains or enhances the productive use of rural land outside of the Bundaberg State Development Area, and avoids its fragmentation.

**AO16**

No acceptable outcome provided.



**Table 9.3.4.3.2 Minimum lot size and dimensions**<sup>12 13 14 15</sup>

Column 1 Zone	Column 2 Minimum lot size (excluding access strips in rear (hatchet) lots)	Column 3 Minimum frontage (metres)	Column 4 Maximum depth to frontage ratio
<b>Residential zones category</b>			
Low density residential zone	600m <sup>2</sup> if in a sewered area	15	3:1
	1,500m <sup>2</sup> if not in a sewered area	20	3:1
Medium density residential zone	800m <sup>2</sup> if in a sewered area	15	3:1
	1,500m <sup>2</sup> if not in a sewered area	20	3:1
High density residential zone	1,000m <sup>2</sup>	20	3:1
<b>Centre zones category</b>			
Principal centre zone	400m <sup>2</sup>	Not specified	4:1
Major centre zone	400m <sup>2</sup>	Not specified	4:1
District centre zone	400m <sup>2</sup>	Not specified	4:1
Local centre zone	400m <sup>2</sup>	Not specified	4:1
Neighbourhood centre zone	400m <sup>2</sup>	Not specified	4:1
<b>Industry zones category</b>			
Industry zone	1,000m <sup>2</sup> if in a sewered area	20	4:1
	1,500m <sup>2</sup> if not in a sewered area	25	4:1
High impact industry zone	2,000m <sup>2</sup>	30	4:1
<b>Recreation zones category</b>			
Sport and recreation zone	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified
<b>Environmental zones category</b>			
Environmental management and conservation zone	Not specified	Not specified	Not specified
<b>Other zones category</b>			
Community facilities zone	Not specified	Not specified	Not specified
Emerging community zone	10ha	100	4:1
Limited development zone	Not specified	Not specified	Not specified
Rural zone	100ha	200	4:1
Rural residential zone	2,000m <sup>2</sup> if located in Precinct RRZ1.	30	4:1
	4,000m <sup>2</sup> if located in Precinct RRZ2.	40	4:1
	4ha if located in Precinct RRZ3	60	4:1
	2ha otherwise.	60	4:1
Special purpose zone	4,000m <sup>2</sup>	40	4:1
Specialised centre zone	1,000m <sup>2</sup>	20	4:1

<sup>12</sup> Note—for land included in the Low density residential zone or Medium density residential zone, the minimum lot size and dimension requirements specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)** may be varied by a plan of development that complies with the assessment benchmarks for small lot housing.

<sup>13</sup> Note—for land included in the Emerging community zone, the minimum lot size and dimension requirements specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)** may be varied by an approved local area structure plan/plan of development that provides for development of the land for urban purposes.

<sup>14</sup> Note—for land included in the Rural residential zone, the minimum lot size and dimension requirements specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)** may be varied by using the minimum lot size to calculate a lot yield so as to provide lots that vary in size and shape with boundaries that respond to site constraints such as vegetation, watercourses, wetlands, other areas of environmental significance and natural hazards. An alternative lot layout should not create lots that can be further subdivided (excluding balance lots) or lots of a size that are more likely to be located within a Low density residential zone. The alternative lot layout is required to satisfy Performance outcome PO4.

<sup>15</sup> Note—where **Table 9.3.4.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development is required to satisfy Performance outcome PO4.

**Table 9.3.4.3.3 Access strip requirements for rear lots**

Column 1 Zone	Column 2 Minimum width of single access strip (metres)	Column 3 Minimum width of combined access strips with reciprocal easement (metres)	Column 4 Minimum driveway width (metres)	Column 5 Maximum driveway length (metres)
Residential zones	5	6 (2x3)	3.5	40
Rural residential zone	6	6 (2x3)	3.5	60
Rural zone	10	10 (2x5)	4	100

**Table 9.3.4.3.4 Minimum width for irregular shaped lots**

Column 1 Zone	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6m from site frontage (metres)
Low density residential zone Medium density residential zone	6	10
High density residential zone	10	15
Principal centre zone Major centre zone District centre zone Local centre zone Neighbourhood centre zone Specialised centre zone	6	10
Industry zone	12	20
High impact industry zone	15	25
Rural zone Rural residential zone	12	20

## 9.3.5 Transport and parking code<sup>16 17</sup>

### 9.3.5.1 Application

This code applies to development identified as requiring assessment against the Transport and parking code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.3.5.2 Purpose and overall outcomes

- (1) The purpose of the Transport and parking code is to ensure that transport infrastructure (including pathways, public transport infrastructure, roads, parking and service areas) is provided in a manner which meets the needs of the development, whilst maintaining a safe and efficient road network, promoting active and public transport use and preserving the character and amenity of the Bundaberg Region.
- (2) The purpose of the Transport and parking code will be achieved through the following overall outcomes:-
  - (a) development is consistent with the objectives of the strategic transport network, which are to:-
    - (i) provide for a highly permeable and integrated movement network;
    - (ii) improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use;
    - (iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users;
    - (iv) limit road construction to the minimum necessary to meet the endorsed levels of service for ultimate development of the Bundaberg Region;
    - (v) provide for staging of Council's limited trunk road construction program to maximise sustainability; and
    - (vi) maintain the safety and efficiency of the road network;
  - (b) transport infrastructure is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including ongoing maintenance costs; and
  - (c) development provides for on-site parking, access, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development.

### 9.3.5.3 Specific benchmarks for assessment

**Table 9.3.5.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>On-site parking and access</b>	
<b>PO1</b> Development ensures that the location, layout and design of vehicle access, on-site circulation systems and parking and service areas:- <ol style="list-style-type: none"> <li>(a) is safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant;</li> <li>(b) does not interfere with, and minimises any adverse impacts on, the planned function, safety, capacity, efficiency and operation of the transport network;</li> <li>(c) provides sufficient on-site parking to meet the needs of, and anticipated demand generated by, the development;</li> </ol>	<b>AO1.1</b> The location, design and provision of any site access, access driveways, internal circulation and manoeuvring areas, service areas and parking areas is in accordance with the standards specified in the <b>Planning scheme policy for development works</b> , including ensuring:- <ol style="list-style-type: none"> <li>(a) the number and type of vehicles planned for the development can be accommodated on-site;</li> <li>(b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion; and</li> <li>(c) a progressive reduction in vehicle speed between the external transport corridor and</li> </ol>

<sup>16</sup> Editor's note—the Council may require the preparation of a traffic impact assessment report to demonstrate compliance with certain outcomes of the **Transport and parking code**.

<sup>17</sup> Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying certain outcomes of the Transport and parking code.

Performance outcomes	Acceptable outcomes
<p>(d) limit potential conflict between service vehicles, other vehicles and pedestrians; and</p> <p>(e) minimises adverse impacts on the local streetscape character and amenity of the surrounding area.</p>	<p>internal parking spaces such that lower speeds occur near areas of high pedestrian activity.</p> <p><b>AO1.2</b>                      For assessable development, the number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints.</p> <p><b>AO1.3</b>                      Development provides on-site parking spaces at the rate specified in <b>Table 9.3.5.3.3 (Minimum on-site parking requirements)</b>.</p> <p>Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number.</p> <p>Note—the minimum on-site parking rates specified in <b>Table 9.3.5.3.3</b> provide for the needs of all users of the development including employees, customers, students and visitors.</p> <p><b>AO1.4</b>                      Development provides clearly defined pedestrian paths within and around on-site vehicle parking areas that:-</p> <ul style="list-style-type: none"> <li>(a) are located in areas where people will choose to walk; and</li> <li>(b) ensure pedestrian movement through vehicle parking areas is along aisles rather than across them.</li> </ul> <p><b>AO1.5</b>                      The layout and design of the development provides for the manoeuvring and parking of all vehicles associated with the use to be accommodated on the site. Driveways, internal circulation areas, manoeuvring areas and service areas (including loading and unloading areas and refuse collection facilities) are:-</p> <ul style="list-style-type: none"> <li>(a) designed and provided to accommodate the nominated design vehicles for each development type and other vehicles likely to be associated with the use; and</li> <li>(b) constructed in accordance with the standards specified in the <b>Planning scheme policy for development works</b>.</li> </ul> <p><b>AO1.6</b>                      For assessable development in a centre zone or Specialised centre zone, development provides for inter-connectivity with the internal vehicle circulation, pedestrian movement, and car parking areas of adjacent development, to enable the sharing of access and merging of customer car parking where appropriate, and to reduce impacts on the external road network.</p>

**Table 9.3.5.3.2 Benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<b>Strategic transport network</b>	
<p><b>PO2</b>                      Development, particularly where involving high trip generating land uses or the creation of new</p>	<p><b>AO2</b>                      No acceptable outcome provided.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>roads and other transport corridors, ensures provision of a transport network that:-</p> <ul style="list-style-type: none"> <li>(a) accords with the Strategic transport network as shown on <b>Strategic Framework Map SFM-003 (Transport and infrastructure elements)</b> and the <b>Local Government Infrastructure Plan</b>;</li> <li>(b) provides visible distinction of roads, with the design of streets and roads based on function, safety and efficiency;</li> <li>(c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements;</li> <li>(d) allows for unimpeded and practical access to the development site and each proposed lot;</li> <li>(e) facilitates and promotes the use of public and active transport, including access to cycle and pedestrian pathways;</li> <li>(f) facilitates a high standard of urban design which reflects a grid pattern (or modified grid pattern) to assist in connectivity and permeability, particularly for pedestrians and cyclists;</li> <li>(g) connects to and integrates with existing roads and other relevant facilities within and external to the land to be developed or subdivided;</li> <li>(h) provides for the dedication and construction of roads where required to allow access to, and proper development of, adjoining land that is intended for development;</li> <li>(i) provides for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be developed;</li> <li>(j) minimises any adverse impacts on the existing transport network, surrounding land uses, and the amenity of the surrounding environment; and</li> <li>(k) does not adversely impact on wildlife movement corridors.</li> </ul>	<p>Editor's note—the <b>Planning scheme policy for development works</b> specifies standards and provides guidance for the design and construction of roads and transport corridors.</p> <p>Editor's note—the Council may require submission of a traffic impact assessment report prepared in accordance with the <b>Planning scheme policy for information that Council may require</b> to demonstrate compliance with Performance outcome PO1.</p>
<p><b>PO3</b>            In Woodgate Beach, development provides for the extension and continuation of residential access streets between First Avenue and Seventh Avenue, including but not limited to Palm Court, Jacaranda Court, Oleander Court and Banksia Court, consistent with the established cadastral and road alignment pattern in the area, and so as not to preclude or prejudice access to and development of adjacent and nearby properties.</p>	<p><b>AO3</b>            No acceptable outcome provided.</p>
<b><i>Pedestrian and bicycle network and facilities</i></b>	
<p><b>PO4</b>            Development provides for the establishment of a safe and convenient network of pedestrian and bicycle paths that:-</p> <ul style="list-style-type: none"> <li>(a) provides a high level of permeability and connectivity;</li> <li>(b) provide for joint usage where appropriate;</li> <li>(c) maximises opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops located internally and externally to the site;</li> </ul>	<p><b>AO4</b>            No acceptable outcome provided.</p> <p>Editor's note—the <b>Planning scheme policy for development works</b> specifies standards and provides guidance for the design and construction of pedestrian and bicycle paths.</p>

Performance outcomes	Acceptable outcomes
<p>(d) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other infrastructure;</p> <p>(e) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; and</p> <p>(f) is well lit and located where there is casual surveillance from nearby premises.</p>	
<p><b>PO5</b>            Appropriate on-site end of trip facilities are provided to encourage walking and cycling as an alternative to private car travel.</p>	<p><b>AO5.1</b>            Development for a business activity, community activity, sport and recreation activity, or for rooming accommodation, short-term accommodation, resort complex or air services provides residents, employees and visitors with shower cubicles and ancillary change rooms and lockers (including provision for both males and females) at the following rates:-</p> <p>(a) 1 cubicle and 5 lockers for the first 5,500m<sup>2</sup> of gross floor area, provided that the development exceeds a minimum gross floor area of 1,500m<sup>2</sup>; plus</p> <p>(b) 1 additional cubicle and 5 additional lockers for that part of the development that exceeds 5,500m<sup>2</sup> gross floor area up to a maximum of 30,000m<sup>2</sup> gross floor area; plus</p> <p>(c) 2 additional cubicles and 10 additional lockers for that part of the development that exceeds 30,000m<sup>2</sup> gross floor area.</p> <p><b>AO5.2</b>            Development provides bicycle access, parking and storage facilities that:-</p> <p>(a) are located close to the building's pedestrian entrance;</p> <p>(b) are obvious and easily and safely accessible from outside the site;</p> <p>(c) do not adversely impact on visual amenity; and</p> <p>(d) are designed in accordance with the <b>Planning scheme policy for development works</b>.</p>
<b>Public transport facilities</b>	
<p><b>PO6</b>            Development encourages the use of public transport through:-</p> <p>(a) appropriate development design which maximises accessibility via existing and planned public transport facilities; and</p> <p>(b) appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development, and the number of people or lots involved.</p>	<p><b>AO6.1</b>            Development is designed and arranged to provide safe, convenient and functional linkages to existing and proposed public transport facilities.</p> <p><b>AO6.2</b>            On-site public transport facilities are provided in conjunction with the following development:-</p> <p>(a) shopping centre, where having a gross floor area of greater than 10,000m<sup>2</sup>;</p> <p>(b) tourist attraction, having a total use area of greater than 10,000m<sup>2</sup>;</p> <p>(c) educational establishment, where accommodating more than 500 students;</p> <p>(d) major sport, recreation and entertainment facility;</p> <p>(e) indoor sport and recreation, where having a gross floor area of more than 1,000m<sup>2</sup> or for spectator sports; and</p> <p>(f) outdoor sport and recreation where for spectator sports.</p> <p><b>AO6.3</b>            On-street public transport facilities are provided as part of the following development:-</p>

Performance outcomes	Acceptable outcomes
	<p>(a) shopping centre, where having a gross floor area of 10,000m<sup>2</sup> or less;</p> <p>(b) tourist attraction, where having a gross floor area of 10,000m<sup>2</sup> or less;</p> <p>(c) educational establishment, where accommodating 500 or less students; and</p> <p>(d) indoor sport and recreation where having a gross floor area of 500m<sup>2</sup> or less and not for spectator sports.</p> <p><b>AO6.4</b> Where not otherwise specified above, on-street public transport facilities are provided where development is located on an existing or future public transport route.</p> <p><b>AO6.5</b> Public transport facilities are located and designed in accordance with the standards specified in the <b>Planning scheme policy for development works.</b></p>
<b>Amenity and environmental impacts of transport infrastructure</b>	
<p><b>PO7</b> Development ensures that on-site vehicle access, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities, with regard to light, noise, emissions or stormwater run-off.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>
<b>Transport corridor widths, pavement, surfacing and verges</b>	
<p><b>PO8</b> Development provides the reserve width and external road works along the full extent of the site frontage, and other transport corridors where appropriate, to support the function and amenity of the transport corridor, including where applicable:-</p> <p>(a) paved roadway;</p> <p>(b) kerb and channel;</p> <p>(c) safe vehicular access;</p> <p>(d) safe footpaths and bikeways;</p> <p>(e) safe on-road cycle lanes or verges for cycling.</p> <p>(f) stormwater drainage;</p> <p>(g) provision of public utility services;</p> <p>(h) streetscaping and landscaping; and</p> <p>(i) provision of street lighting systems, road signage and line marking.</p>	<p><b>AO8</b> The design and construction of road works, including external road works, is:-</p> <p>(a) undertaken in accordance with the <b>Planning scheme policy for development works</b>; and</p> <p>(b) consistent with the characteristics intended for the particular type of transport corridor specified in the <b>Planning scheme policy for development works.</b></p>
<b>Intersections and traffic controls</b>	
<p><b>PO9</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> <p>(a) ensure the function, safety and efficiency of the road network is maintained;</p> <p>(b) minimise unacceptable traffic noise to adjoining land uses; and</p> <p>(c) maintain convenience and safety levels for pedestrians, cyclists and public transport.</p>	<p><b>AO9</b> Intersections and speed control devices are designed and constructed in accordance with the <b>Planning scheme policy for development works.</b></p>
<b>Development staging</b>	
<p><b>PO10</b> Staged development is planned, designed and constructed to ensure that:-</p> <p>(a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages;</p>	<p><b>AO10</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
(b) transport infrastructure provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development.	

**Table 9.3.5.3.3 Minimum on-site parking requirements**

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
<b>Residential activities</b>			
<b>Dwelling unit</b>	1 space (covered) per dwelling	Not required	Not required
<b>Nature based tourism</b>	1 space per cabin/site	Not specified	Not required
<b>Multiple dwelling</b>	1 space (covered) per dwelling + 1 visitor space per 10 dwellings if in the Bundaberg CBD, otherwise 1 visitor space per 2 dwellings	1 SRV where more than 10 dwellings	1 space / 4 dwellings (minimum 4 spaces)
<b>Relocatable home park</b>	1 space (covered) per relocatable home site + 1 visitor space per 2 relocatable home sites + 1 manager space (covered) + boat and trailer storage area	1 SRV where more than 10 relocatable home sites	1 space / relocatable home site (minimum 4 spaces)
<b>Residential care facility</b>	1 space per 4 beds/rooming units	1 MRV + Ambulance (if required)	1 space / 10 beds/rooming units (minimum 4 spaces), if required
<b>Resort complex</b>	Not specified	Not specified	Not specified
<b>Retirement facility</b>	1 space (covered) per dwelling + 1 visitor space per 4 dwellings + boat and trailer storage area	1 MRV + Ambulance	1 space / unit
<b>Rooming accommodation</b>	1 space (covered) per rooming unit + 1 visitor space per 10 rooming units	1 SRV	1 space / 10 rooming units (minimum 4 spaces)
<b>Short-term accommodation</b>	1 space (covered) per rooming unit + 1 visitor space per 10 rooming units	1 MRV	1 space / 10 rooming units (minimum 4 spaces)
<b>Tourist park</b>	1 space per caravan or cabin site + 1 visitor space per 10 sites + 1 manager space (covered) + boat and trailer storage area	1 LRV	1 space / 10 sites (minimum 4 spaces)
<b>Business activities in the Bundaberg, Childers or Gin Gin CBDs as identified in Figure 9.3.5 (CBD Parking Areas)</b>			
<b>Food and drink outlet</b>	1 space / 50m <sup>2</sup> GFA + separate queuing for 6 vehicles if a drive through facility is provided	1 SRV	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)



Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
<b>Outdoor sales</b>	1 space / 150m <sup>2</sup> total display area + 4 spaces per maintenance bay	1 AV	1 space 400m <sup>2</sup> total use area (minimum 4 spaces)
<b>All other Business activities</b>	1 space / 50m <sup>2</sup> GFA	1 SRV if less than 500m <sup>2</sup> GFA or 1 ARV and 1 LRV if 500m <sup>2</sup> to 1,999m <sup>2</sup> GFA or not specified if 2,000m <sup>2</sup> GFA or above	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 200m <sup>2</sup> GFA (minimum 4 space)
<b>Business activities other than where in the Bundaberg, Childers or Gin Gin CBDs as identified in Figure 9.3.5 (CBD Parking Areas)</b>			
<b>Adult store</b>	1 space / 20m <sup>2</sup> GFA	1 SRV if less than 500m <sup>2</sup> GFA or 1 SRV and 1 LRV if 500m <sup>2</sup> to 1,999m <sup>2</sup> GFA or not specified if 2,000m <sup>2</sup> GFA or above	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Agricultural supplies store</b>	1 space / 20m <sup>2</sup> total use area if less than 100m <sup>2</sup> total use area + 1 space / 50m <sup>2</sup> total use area for that part exceeding 100m <sup>2</sup> total use area	Not specified	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Food and drink outlet</b>	1 space / 15m <sup>2</sup> GFA + separate queuing for 6 vehicles if a drive through facility is provided	1 SRV	1 space / 200m <sup>2</sup> GFA (minimum 4 spaces)
<b>Garden centre</b>	1 space / 20m <sup>2</sup> total use area if less than 100m <sup>2</sup> total use area + 1 space / 50m <sup>2</sup> total use area for that part exceeding 100m <sup>2</sup> total use area	1 SRV if less than 500m <sup>2</sup> GFA or 1 SRV and 1 LRV if 500m <sup>2</sup> to 1,999m <sup>2</sup> GFA or not specified if 2,000m <sup>2</sup> GFA or above	1 space / 400m <sup>2</sup> total use area (minimum 4 spaces)
<b>Hardware and trade supplies</b>	1 space / 20m <sup>2</sup> total use area if less than 100m <sup>2</sup> total use area + 1 space / 50m <sup>2</sup> total use area for that part exceeding 100m <sup>2</sup> total use area	1 SRV if less than 500m <sup>2</sup> GFA or 1 SRV and 1 LRV if 500m <sup>2</sup> to 1,999m <sup>2</sup> GFA or not specified if 2,000m <sup>2</sup> GFA or above	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Market</b>	1 space / 20m <sup>2</sup> total use area	1 SRV	1 space / 50m <sup>2</sup> total use area (minimum 4 spaces)
<b>Office</b>	1 space / 40m <sup>2</sup> GFA where in a centre zone or 1 space / 30m <sup>2</sup> where not in a centre zone	Not specified	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Outdoor sales</b>	1 space / 150m <sup>2</sup> total display area + 4 spaces per maintenance bay	1 AV	1 space / 400m <sup>2</sup> total use area (minimum 4 spaces)
<b>Service station</b>	1 space / 20m <sup>2</sup> GFA (when involving sale of goods) + 2 spaces / service bay (minimum of 4 spaces)	AV	1 space / 400m <sup>2</sup> GFA (minimum 6 spaces)
<b>Shop</b>	1 space / 20m <sup>2</sup> GFA	1 SRV if less than 500m <sup>2</sup> GFA or 1 SRV and 1 LRV if 500m <sup>2</sup> to 1,999m <sup>2</sup> GFA or not	1 space / 200m <sup>2</sup> GFA (minimum 4 spaces)

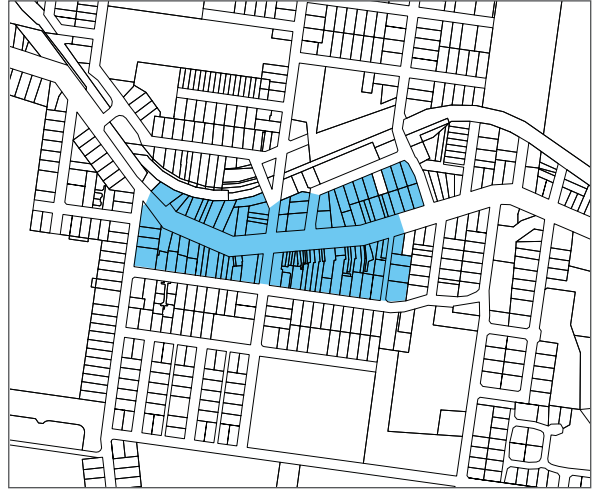
Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
		specified if 2,000m <sup>2</sup> GFA or above	
<b>Shopping centre</b>	1 space / 20m <sup>2</sup> GFA	1 SRV if less than 500m <sup>2</sup> GFA or 1 SRV and 1 LRV if 500m <sup>2</sup> to 1,999m <sup>2</sup> GFA or not specified if 2,000m <sup>2</sup> GFA or above	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 200m <sup>2</sup> GFA (minimum 4 spaces)
<b>Showroom</b>	1 space / 50m <sup>2</sup> GFA	1 AV	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Veterinary service</b>	1 space / 25m <sup>2</sup> GFA	1 SRV	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Entertainment activities</b>			
<b>Club</b>	Not specified	Not specified	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Function facility</b>	1 space / 15m <sup>2</sup> GFA	1 SRV	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Hotel</b>	1 space / 15m <sup>2</sup> of non-residential GFA + 1 space / rooming unit + separate queuing for 6 vehicles if a drive through bottle shop is provided	1 MRV	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Nightclub entertainment facility</b>	1 space / 15m <sup>2</sup> GFA	1 SRV	Not specified
<b>Theatre</b>	Not specified	Not specified	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Tourist attraction</b>	Not specified	Not specified	Not specified
<b>Industry activities</b>			
<b>Bulk landscape supplies</b>	1 space / 100m <sup>2</sup> total use area	1 LRV	Not required
<b>Extractive industry</b>	Not specified	Not specified	Not required
<b>Service industry</b>	1 space / 40m <sup>2</sup> GFA	1 MRV	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>All other industrial activities</b>	1 space / 50m <sup>2</sup> if less than 500m <sup>2</sup> GFA + 1 space / 100m <sup>2</sup> GFA for that part exceeding 500m <sup>2</sup> GFA	1 AV	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Community activities</b>			
<b>Cemetery</b>	Not specified	Not specified	Not specified
<b>Child care centre</b>	1 space / employee + 1 customer space / 10 children + on-site passenger set down area	Not specified	1 space / 100m <sup>2</sup> GFA (minimum 4 spaces)
<b>Community care centre</b>	1 space / 20m <sup>2</sup> GFA	Not specified	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Community use</b>	1 space / 20m <sup>2</sup> GFA	Not specified	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Crematorium</b>	Not specified	Not specified	Not specified
<b>Educational establishment</b>	Not specified	Not specified	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 100m <sup>2</sup> GFA (minimum 6 spaces)
<b>Emergency services</b>	Not specified	Not specified	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)

<b>Column 1 Land use</b>	<b>Column 2 Cars</b>	<b>Column 3 Service vehicles</b>	<b>Column 4 Bicycles</b>
<b>Funeral parlour</b>	1 space / 30m <sup>2</sup> GFA	1 SRV	Not specified
<b>Health care service</b>	1 space / 20m <sup>2</sup> GFA	1 SRV + Ambulance	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Hospital</b>	1 space per 3 beds plus 1 space per 2 employees + set-down area for emergency vehicles	Not specified	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b>Place of worship</b>	1 space / 30m <sup>2</sup> GFA	SRV	1 space / 400m <sup>2</sup> GFA (minimum 4 spaces)
<b><i>Recreation activities</i></b>			
<b>All recreation activities</b>	Not specified	Not specified	Not specified
<b><i>Rural activities</i></b>			
<b>Rural industry</b>	Not specified	AV	Not specified
<b>Wholesale nursery</b>	Not specified	AV	Not specified
<b>Winery</b>	Not specified	Not specified	Not required
<b>All other rural activities</b>	Not specified	Not specified	Not specified
<b><i>Other activities</i></b>			
<b>All other activities</b>	Not specified	Not specified	Not specified

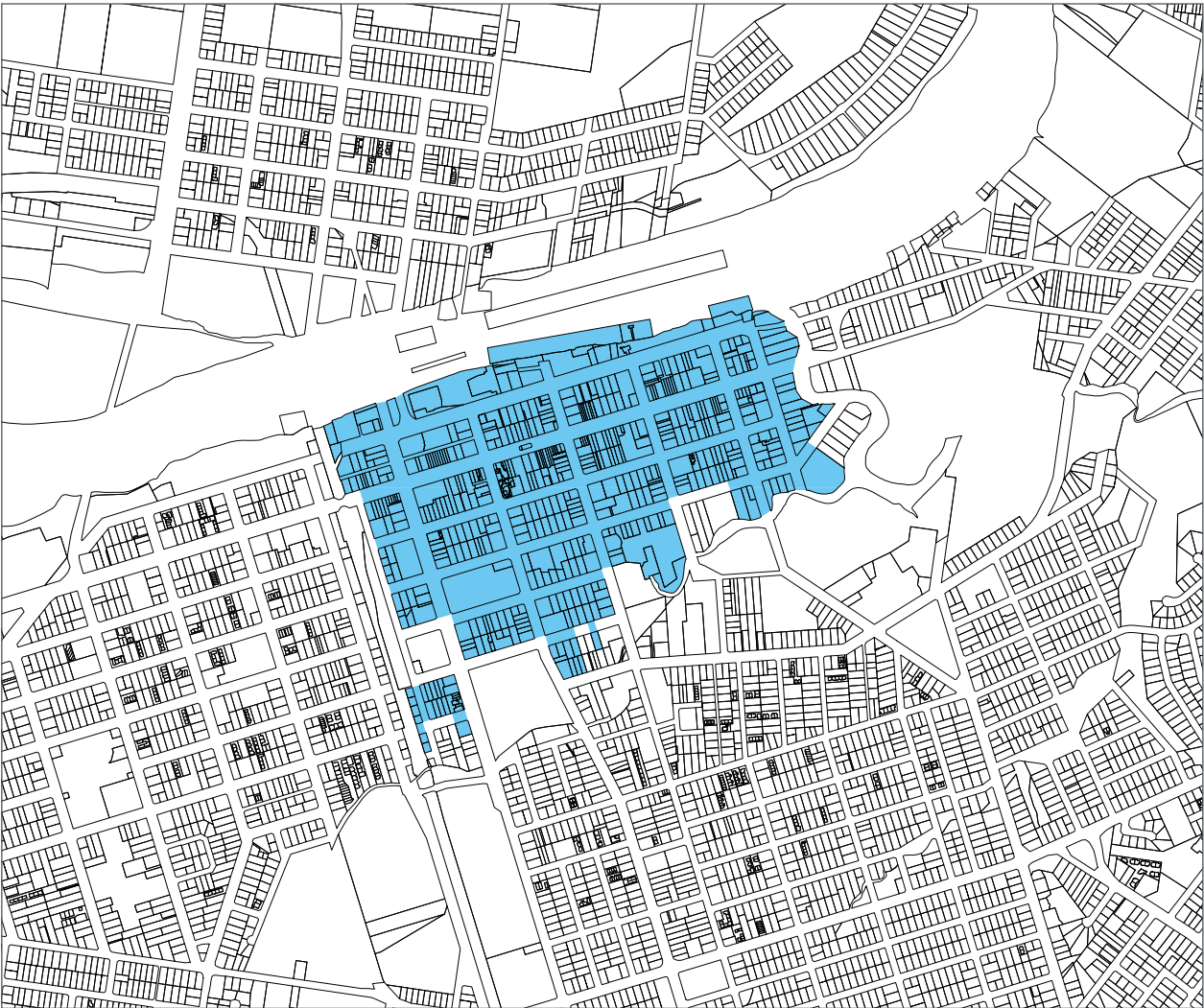
**GIN GIN CBD - 1:200**



**CHILDERS CBD - 1:150**



**BUNDABERG CBD - 1:200**



**Figure 9.3.5**  
**CBD Parking Areas**

Version 5.0 effective 10 February 2020

### 9.3.6 Vegetation management code

#### 9.3.6.1 Application

This code applies to development identified as requiring assessment against the Vegetation management code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Vegetation management code is to provide for the management of vegetation in a manner which protects and enhances the biodiversity and landscape values of the Bundaberg Region.
- (2) The purpose of the Vegetation management code will be achieved through the following overall outcomes:-
  - (a) development provides for the protection of the Bundaberg Region’s ecosystems, biodiversity and environmental values, natural physical processes, landscape character and amenity;
  - (b) development ensures that vegetation within areas of environmental significance is conserved;
  - (c) development provides appropriate environmental offsets where vegetation clearing cannot practicably be avoided; and
  - (d) development involving vegetation clearing is undertaken in an environmentally responsible manner and does not cause adverse amenity impacts, public health and safety concerns or land degradation.

#### 9.3.6.3 Specific benchmarks for assessment

**Table 9.3.6.3.1 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Vegetation protection</b>	
<b>PO1</b> Vegetation is protected to ensure that:- <ol style="list-style-type: none"> <li>(a) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced;</li> <li>(b) ecosystems are protected from weed invasion and edge effects;</li> <li>(c) the functioning and connectivity of biodiversity corridors and fauna movement networks is maintained;</li> <li>(d) the ecological health and integrity of riparian corridors, watercourses and wetlands are maintained;</li> <li>(e) soil resources are protected against the loss of chemical and physical fertility through processes such as erosion, mass movement, salinity and water logging;</li> <li>(f) vegetation of historical, cultural or visual significance is retained.</li> </ol>	<b>AO1</b> Vegetation clearing, other than exempt vegetation clearing <sup>18</sup> , does not occur. <p><b>OR</b></p> Otherwise, no acceptable outcome provided. <p>Note—in assessing and deciding a development application for vegetation clearing the Council may consider such matters as:-</p> <ol style="list-style-type: none"> <li>(a) any current development approval attached to the land which may include conditions or measures relating to vegetation retention or protection;</li> <li>(b) whether the vegetation is specifically protected by a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant vegetation;</li> <li>(c) whether the vegetation is identified or referred to in State or Federal legislation;</li> <li>(d) whether the vegetation is located on a prominent hillside, slope or ridgeline;</li> <li>(e) whether vegetation clearing may cause or contribute to erosion or slippage;</li> <li>(f) whether the vegetation is or forms part of a riparian area or other habitat network and is valuable to the functioning of that network;</li> <li>(g) whether the vegetation is or is capable of forming or contributing to a buffer between different land uses;</li> </ol>

<sup>18</sup> Editor’s note—the term ‘exempt vegetation clearing’ is defined in **Schedule 1 (Definitions)**.

Performance outcomes	Acceptable outcomes
	<p>(h) whether the vegetation is or is capable of forming or contributing to a visual buffer, agricultural buffer or a buffer against pollution, light spillage or noise; and</p> <p>(i) whether the vegetation contributes to visual amenity, landscape quality or cultural heritage significance.</p>
<b>Management of vegetation clearing works</b>	
<p><b>PO2</b>  Vegetation clearing works are conducted in a manner that:-</p> <p>(a) protects natural landforms, including steep land, watercourses, gullies and wetlands; and</p> <p>(b) prevents soil degradation and controls erosion, slippage and sedimentation.</p>	<p><b>AO2</b>  No acceptable outcome provided.</p> <p>Editor's note—<b>Section 9.3.7 (Works, services and infrastructure code)</b> sets out requirements for sediment and erosion control.</p>
<p><b>PO3</b>  Vegetation clearing works are conducted in a manner that:-</p> <p>(a) protects the aesthetic and environmental values of retained vegetation; and</p> <p>(b) minimises impacts on fauna.</p>	<p><b>AO3.1</b>  The health and stability of retained vegetation is maintained or enhanced during vegetation clearing work by:-</p> <p>(a) clearly marking vegetation to be retained with temporary fencing and flagging tape;</p> <p>(b) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; and</p> <p>(c) removing all declared noxious weeds and environmental weeds from the site.</p> <p><b>AO3.2</b>  All clearing works carried out in the vicinity of the retained vegetation are to be undertaken in accordance with <i>AS4970 Protection of Trees on Development Sites</i> and <i>AS4687 Temporary Fencing and Hoarding</i>.</p> <p><b>AO3.3</b>  Where clearing works are likely to result in adverse impacts upon fauna and/or fauna habitat, all work is carried out under the supervision of a registered fauna spotter/catcher.</p>
<p><b>PO4</b>  Vegetation clearing is undertaken in a manner that minimises environmental harm and environmental nuisance to surrounding areas as a result of air or noise emissions.</p>	<p><b>AO4.1</b>  No dust emissions extend beyond the boundaries of the site.</p> <p><b>AO4.2</b>  No other air emissions, including odours, are detectable at the boundary of the site.</p> <p><b>AO4.3</b>  Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.</p>
<b>Vegetation disposal</b>	
<p><b>PO5</b>  Vegetation cleared from a site is disposed of in a manner that:-</p> <p>(a) maximises reuse and/or recycling;</p> <p>(b) minimises impacts on public health and safety; and</p> <p>(c) minimises the spread of weed species and non-indigenous plants.</p>	<p><b>AO5</b>  Where vegetation is cleared, vegetation waste is appropriately disposed of (other than by burning) 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 unless it is likely to cause the spreading of non-indigenous species; and</p> <p>(c) transportation off-site and disposal in an approved green waste disposal facility.</p>

## 9.3.7 Works, services and infrastructure code

### 9.3.7.1 Application

This code applies to development identified as requiring assessment against the Works, services and infrastructure code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.3.7.2 Purpose and overall outcomes

- (1) The purpose of the Works, services and infrastructure code is to ensure that development works and the provision of infrastructure and services meets the needs of the development, and is undertaken in a professional and sustainable manner.
- (2) The purpose of the Works, services and infrastructure code will be achieved through the following overall outcomes:-
  - (a) works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water are protected;
  - (b) development is designed and constructed to a standard that meets community expectations, maintains public health and safety, prevents unacceptable off-site impacts and minimises whole of life cycle costs;
  - (c) physical and human infrastructure networks that provide basic and essential services and facilities to local communities are able to meet the planned increase in demand resulting from a planned increase in development density;
  - (d) development is provided with an appropriate standard of water supply, wastewater treatment and disposal, drainage, energy and communications infrastructure and other services;
  - (e) infrastructure is designed, constructed and provided in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaptation costs;
  - (f) infrastructure is integrated with surrounding networks;
  - (g) development over or near infrastructure does not compromise or interfere with the integrity of the infrastructure;
  - (h) filling and excavation does not adversely or unreasonably impact on the natural environment, drainage conditions or adjacent properties;
  - (i) development has appropriate infrastructure and access for emergency services vehicles for the protection of people, property and the environment from fire and chemical incidents; and
  - (j) marina development facilitates the installation, maintenance and availability of reception facilities for ship-sourced pollutants to prevent marine pollution.

### 9.3.7.3 Specific benchmarks for assessment

**Table 9.3.7.3.1 Requirements for operational work accepted subject to requirements**

Performance outcomes	Acceptable outcomes
<b>Infrastructure, services and utilities</b>	
<b>PO1</b> The design and construction of works ensures safe and convenient use by users of the site and the general public.	<b>AO1</b> All development works are designed and constructed in accordance with the <b>Planning scheme policy for development works</b> .
<b>PO2</b> Development works and connections to infrastructure and services are undertaken in accordance with acceptable engineering standards.	<b>AO2.1</b> All development works are certified by a Registered Professional Engineer Queensland (RPEQ).

Performance outcomes	Acceptable outcomes
	<p><b>AO2.2</b>                      All connections to infrastructure and services are in accordance with the requirements of the relevant infrastructure entity.</p>

**Table 9.3.7.3.2 Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>Infrastructure, services and utilities</b>	
<p><b>PO3</b>                      Development is provided with infrastructure, services and utilities that:-                      (a) are appropriate to its location and setting;                      (b) are commensurate with the needs of the development and its users; and                      (c) maintain acceptable public health and environmental standards.</p>	<p><b>AO3.1</b>                      Subject to availability, development is provided with an appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services.</p> <p><b>AO3.2</b>                      Where not located in a seweraged area, development is provided with an on-site effluent treatment and disposal system in accordance with the requirements of the <i>Plumbing and Drainage Act 2018</i>.</p> <p><b>AO3.3</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 fire fighting needs.</p> <p><b>AO3.4</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), potable water supply complies with the <i>Australian Drinking Water Guidelines</i> (NHMRC, 2011).</p>
<p><b>PO4</b>                      Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which:-                      (a) ensures appropriate capacity to meet the current and planned future needs of the development;                      (b) is integrated with and efficiently extends existing networks;                      (c) minimises risk to life and property;                      (d) avoids areas of environmental significance;                      (e) minimises risk of environmental harm;                      (f) achieves acceptable maintenance, renewal and adaptation costs;                      (g) can be easily and efficiently maintained;                      (h) ensures the ongoing construction or operation of the development is not disrupted;                      (i) where development is staged, each stage is fully serviced before a new stage is released;                      (j) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; and                      (k) minimises adverse visual impacts, to the extent practicable.</p>	<p><b>AO4.1</b>                      Infrastructure is planned, and appropriate contributions made, in accordance with the Local Government Infrastructure Plan or any other applicable infrastructure charging instrument.</p> <p><b>AO4.2</b>                      Infrastructure is planned, designed and constructed in accordance with the Council's Local Government Infrastructure Plan, and the <b>Planning scheme policy for development works</b>, or where applicable, the requirements of the service provider.</p> <p><b>AO4.3</b>                      Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services.</p> <p><b>AO4.4</b>                      Stormwater drainage, sewerage and sullage systems are designed so that overflows do not enter residences.</p> <p><b>AO4.5</b>                      Infrastructure, services and utilities are located,</p>



Performance outcomes	Acceptable outcomes
	<p>designed and constructed to:-</p> <ul style="list-style-type: none"> <li>(a) avoid disturbance of areas of environmental significance;</li> <li>(b) minimise earthworks; and</li> <li>(c) avoid crossing watercourses or wetlands.</li> </ul> <p><b>AO4.6</b> The selection of materials used in the construction of infrastructure is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves best practice environmental management and energy savings.</p> <p><b>AO4.7</b> In urban areas, electrical and telecommunications reticulation infrastructure is provided underground.</p>
<b>Development over or near sewerage, water and stormwater drainage infrastructure</b>	
<p><b>PO5</b> Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:-</p> <ul style="list-style-type: none"> <li>(a) protects the infrastructure from physical damage; and</li> <li>(b) allows ongoing necessary access for maintenance purposes.</li> </ul>	<p><b>AO5</b> Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the <b>Planning scheme policy for development works</b>.</p> <p>Editor's note—QDC MP1.4 applies to building work for a building or structure proposed to be carried out on a lot that contains, or is adjacent to a lot that contains, relevant infrastructure.</p>
<b>Excavation and filling</b>	
<p><b>PO6</b> Excavation and filling:-</p> <ul style="list-style-type: none"> <li>(a) does not cause environmental harm;</li> <li>(b) does not impact adversely on visual amenity;</li> <li>(c) does not impact adversely on adjoining properties;</li> <li>(d) maintains natural landforms as far as reasonably practicable;</li> <li>(e) is stable in both the short and long term;</li> <li>(f) does not prevent or create difficult access to the property; and</li> <li>(g) does not result in ponding, concentration or diversion of overland runoff flows that cause damage to adjacent lands or infrastructure.</li> </ul>	<p><b>AO6.1</b> Development provides that:-</p> <ul style="list-style-type: none"> <li>(a) on sites of:- <ul style="list-style-type: none"> <li>(i) 15% or more in slope, the extent of excavation (cut) and fill does not involve a total change of more than 1.5m relative to the natural ground level at any point; or</li> <li>(ii) in other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1m relative to the natural ground level at any point;</li> </ul> </li> <li>(b) no part of any cut or fill batter is within 1.5m of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation;</li> <li>(c) retaining walls are no greater than 1m high; and</li> <li>(d) retaining walls are constructed a minimum 150mm from property boundaries.</li> </ul> <p><b>AO6.2</b> Driveways are able to be constructed and maintained accordance with the requirements of the <b>Planning scheme policy for development works</b>.</p> <p><b>AO6.3</b> For filling and excavation work altering overland runoff flows, no acceptable outcome is provided.</p>
<b>Fire services in developments accessed by common private title<sup>19 20</sup></b>	
<p><b>PO7</b> Hydrants are located in positions that will enable</p>	<p><b>AO7.1</b> Residential streets and common access ways within</p>

<sup>19</sup> Note—these outcomes apply where the development:

- (a) is for a material change of use or reconfiguring a lot where part of the development or any dwelling is more than 90 metres from the nearest located fire hydrant; and
- (b) for buildings not covered in other legislation or planning provisions mandating fire hydrants; and
- (c) the proposed development will include streets and common access ways within a common private title in areas serviced by reticulated water.

<sup>20</sup> Editor's note—the term common private title covers areas such as access roads in community title developments or strata title unit access which are private and under group or body corporate control.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
fire services to access water safely, effectively and efficiently.	<p>a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p> <p><b>AO7.2</b>            Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p>
<p><b>PO8</b>            Road widths and construction within the development area adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.</p>	<p><b>AO8</b>            Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.</p>
<p><b>PO9</b>            Hydrants are suitably identified so that fire services can locate them at all hours.</p>	<p><b>AO9</b>            Hydrants are identified as specified in the DTMR Traffic and Road Use Management manual (TRUM) Volume 1: Guide to Traffic Management, Part 10.</p> <p>Editor's note—For further information on how to address the above benchmarks please see Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.</p>
<b><i>Ship-sourced pollutants reception facilities in marinas with six or more berths</i></b>	
<p><b>PO10</b>            Marina development provides facilities for the handling and disposal of ship-sourced pollutants.</p>	<p><b>AO10.1</b>            Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewerage are provided at a suitable location at the marina;</p> <p><b>AND</b></p> <p>Facilities shall be designed and operated to ensure the risk of spillage from operations is minimised;</p> <p><b>AND</b></p> <p>Appropriate equipment to contain and remove spillages is stored in a convenient position near the facility and is available for immediate use;</p> <p><b>AND</b></p> <p>Boats visiting the marina are able to use the ship-sourced pollutants reception facilities.</p> <p>Editor's note—Refer to: Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Mariners and Boat Harbours in Australia and New Zealand.</p> <p><b>AO10.2</b>            Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure.</p> <p>Editor's note—Reception facilities require compliance assessment under the Plumbing and Drainage Act 2018. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p>

**Table 9.3.7.3.3 Additional benchmarks for operational work only**

Performance outcomes	Acceptable outcomes
<b>Excavation and filling</b>	
<p><b>PO11</b> Filling or excavation is consistent with the intended use of the site and does not:-</p> <ul style="list-style-type: none"> <li>(a) result in any contamination of land or water;</li> <li>(b) pose a health or safety risk to users and neighbours of the site; and</li> <li>(c) directly, indirectly or cumulatively cause any flooding or drainage problems or worsen any existing problems.</li> </ul>	<p><b>AO11.1</b> Development provides that:-</p> <ul style="list-style-type: none"> <li>(a) the extent of filling or excavation is in accordance with a current development approval for material change of use, reconfiguring a lot or building work;</li> <li>(b) all stored material is:- <ul style="list-style-type: none"> <li>(i) contained wholly within the site;</li> <li>(ii) located in a single manageable area that does not exceed 50m<sup>2</sup>; and</li> <li>(iii) located at least 10m from any property boundary; and</li> </ul> </li> <li>(c) any batter or retaining wall is structurally adequate.</li> </ul> <p><b>AO11.2</b> Development provides that:-</p> <ul style="list-style-type: none"> <li>(a) no contaminated material is used as fill;</li> <li>(b) for excavation, no contaminated material is excavated or contaminant disturbed; and</li> <li>(c) waste materials are not used as fill, including:- <ul style="list-style-type: none"> <li>(i) commercial waste;</li> <li>(ii) construction/demolition waste;</li> <li>(iii) domestic waste;</li> <li>(iv) garden/vegetation waste; and</li> <li>(v) industrial waste.</li> </ul> </li> </ul> <p><b>AO11.3</b> Filling and excavation material must be sourced from and disposed to lawfully approved sites.</p>
<p><b>PO12</b> Filling or excavation, including the associated transportation of materials:-</p> <ul style="list-style-type: none"> <li>(a) does not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material; and</li> <li>(b) minimises adverse impacts on the road system.</li> </ul>	<p><b>AO12</b> Filling or excavation, and transportation of material, is undertaken in accordance with the requirements of the <b>Planning scheme policy for development works</b>.</p>
<b>Construction management</b>	
<p><b>PO13</b> Air emissions, noise or lighting arising from construction activities and works 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><b>AO13.2</b> Air emissions, including odours, are not detectable at the boundary of the site.</p> <p><b>AO13.3</b> Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm.</p> <p><b>AO13.4</b> Outdoor lighting complies with <i>AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p><b>PO14</b> Construction activities and works provide for:-</p> <ul style="list-style-type: none"> <li>(a) the protection of the aesthetic and environmental values of retained vegetation; and</li> <li>(b) impacts on fauna to be minimised.</li> </ul>	<p><b>AO14.1</b> The health and stability of retained vegetation is maintained during construction activities by:-</p> <ul style="list-style-type: none"> <li>(a) clearly marking vegetation to be retained with temporary fencing and flagging tape;</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>(b) installing secure barrier fencing around the outer drip line and critical root zone of the vegetation;</p> <p>(c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area;</p> <p>(d) using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and</p> <p>(e) removing all declared noxious weeds and environmental weeds from the site.</p> <p><b>AO14.2</b>  All works carried out in the vicinity of retained vegetation comply with <i>AS4970 Protection of Trees on Development Sites</i> and <i>AS4687 Temporary Fencing and Hoarding</i>.</p> <p><b>AO14.3</b>  Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:-</p> <p>(a) all vacant hollows and nests are relocated or rendered unusable to prohibit fauna return during clearing works; and</p> <p>(b) all fauna is suitably relocated or humanely dealt with during the pre-clearing inspections or during clearing.</p>
<p><b>PO15</b>  Construction activities and works, including disposal of cleared vegetation:-</p> <p>(a) minimises waste;</p> <p>(b) maximises reuse and/or recycling;</p> <p>(c) minimises impacts on public health and safety and on the amenity of the surrounding area; and</p> <p>(d) minimises the spread of weed species and non-indigenous plants.</p>	<p><b>AO15</b>  No acceptable outcome provided.</p>
<p><b>PO16</b>  Construction activities and works (including traffic and parking generated by construction activities) are managed to ensure that:-</p> <p>(a) existing utilities and road and drainage infrastructure continue to function efficiently and can be accessed by the relevant authority for maintenance purposes;</p> <p>(b) Impacts on the transport network and on the amenity of the surrounding area are minimised; and</p> <p>(c) the environmental values of water and the functionality of stormwater infrastructure are protected from the impacts of erosion, turbidity and sedimentation.</p>	<p><b>AO16.1</b>  Existing utilities and road and drainage infrastructure are protected or relocated in accordance with the standards specified in the <b>Planning scheme policy for development works.</b></p> <p><b>AO16.2</b>  The costs of any alterations or repairs to utilities and road and drainage infrastructure are met by the developer.</p> <p><b>AO16.3</b>  Traffic and parking generated by construction activities is managed in accordance with a Traffic and Parking Management Plan.</p> <p><b>AO16.4</b>  Development is located, designed and constructed in accordance with an Erosion and Sediment Control Plan prepared in accordance with the requirements specified in the <b>Planning scheme policy for development works.</b></p>

# 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 (Use definitions)** 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 (Use definitions)** 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 (Use definitions)** 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 (Use definitions)** 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 (Use definitions)** are not exhaustive lists.
- (8) Uses listed in **Table SC1.1.2 (Use definitions)** columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Editor's note—the use terms and definitions in this planning scheme are as prescribed in the Planning Regulation, and are reproduced here for convenience.

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

Index of use definitions		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air service</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> </ul>	<ul style="list-style-type: none"> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Educational establishment</li> <li>• Emergency services</li> <li>• Environment facility</li> <li>• Extractive industry</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Funeral parlour</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Health care service</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> </ul>	<ul style="list-style-type: none"> <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>• Party house</li> <li>• Permanent plantation</li> </ul>

Index of use definitions		
<ul style="list-style-type: none"> <li>• Place of worship</li> <li>• Port service</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> </ul>	<ul style="list-style-type: none"> <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> </ul>	<ul style="list-style-type: none"> <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 service</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>

**Table SC1.1.2 Use definitions**

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
<b>Adult store</b>	The use of premises for the primary purpose of displaying or selling— (a) sexually explicit materials; or (b) products and devices that are 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>
<b>Agricultural supplies store</b>	The use of premises for the sale of agricultural supplies and products.	Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds	Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
<b>Air service</b>	The use of premises for— (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling,	Airport, air strip, helipad, public or private airfield	

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that— (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers.		
<b>Animal husbandry</b>	The use of premises for— (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
<b>Animal keeping</b>	The use of premises for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	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
<b>Aquaculture</b>	The use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
<b>Bar</b>	The use of premises, with seating for 60 or less people, for— (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
<b>Brothel</b>	Premises made available for prostitution by two or more prostitutes at the premises.  Note — See the <i>Prostitution Act 1999</i> , schedule 4.		Adult store, club, nightclub entertainment facility, shop
<b>Bulk landscape supplies</b>	The use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
<b>Caretaker's accommodation</b>	The use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
<b>Car wash</b>	The use of premises for the commercial cleaning of motor vehicles.		Service station
<b>Cemetery</b>	The use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
<b>Childcare centre</b>	The use of premises for the care, education and minding, but not residence, of children.	Before or after school care, crèche, early childhood centre, kindergarten, vacation care	Educational establishment, home based child care, family day care
<b>Club</b>	The use of premises for— (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
<b>Community care centre</b>	(a) The use of premises for— (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) Does not include the use of premises for providing accommodation to members of the public.	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
<b>Community residence</b>	(a) The use of premises for residential accommodation for— (i) no more than— A. 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act 1992</i> ; or B. 6 persons who require assistance or support with daily living needs; and (ii) no more than 1 support worker; and (b) Includes a building or structure that is reasonably associated with the use in paragraph (a).	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
<b>Community use</b>	The use of premises for— (a) providing artistic, social or cultural facilities or community	Art gallery, community centre, community hall,	Cinema, club, hotel, nightclub entertainment



Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	library, museum	facility, place of worship
<b>Crematorium</b>	The use of premises for the cremation or aquamation of bodies.		Cemetery
<b>Cropping</b>	The use of premises for— (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
<b>Detention facility</b>	The use of premises for the lawful detention of persons.	Correctional facility, detention centre, prison, youth detention centre	Police station, court cell complex
<b>Dual occupancy</b>	(a) A residential use of premises for 2 households involving— (i) 2 dwellings (whether attached or detached) on a single lot, or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings. (b) Does not include a residential use of premises that involves a secondary dwelling.	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
<b>Dwelling house</b>	A residential use of premises involving— (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
<b>Dwelling unit</b>	The use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house
<b>Educational establishment</b>	The use of premises for— (a) training and instruction to impart	College, outdoor education centre,	Child care centre, home based child

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).	preparatory school, preparatory school, primary school, secondary school, special education facility, technical institute, university	care, family day care
<b>Emergency services</b>	The use of premises by a government entity or community organisation to provide— (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services.	Ambulance station, auxiliary fire and rescue station, emergency management support facility, evacuation centres, police station, rural fire brigade, rural fire brigade, State emergency service facility, urban fire and rescue station	Community use, hospital, residential care facility
<b>Environment facility</b>	(a) The use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) Does not include the use of premises to provide accommodation for tourists and travellers.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
<b>Extractive industry</b>	The use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.	Quarry	
<b>Food and drink outlet</b>	The use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away shop, tearoom	Bar, club, hotel, shop, theatre, nightclub entertainment facility
<b>Function facility</b>	The use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
<b>Funeral parlour</b>	(a) The use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but		Cemetery, crematorium, place of worship

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(b) Does not include the use of premises for the burial or cremation of bodies.		
<b>Garden centre</b>	The use of premises for— (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
<b>Hardware and trade supplies</b>	The use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.	Hardware store	Shop, showroom, outdoor sales and warehouse
<b>Health care service</b>	The use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centre, natural medicine practice, nursing service, physiotherapy clinic	Community care centre, hospital
<b>High impact industry</b>	The use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry  Note—additional examples may be shown in section SC1.1.2 industry thresholds.	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
<b>Home-based business</b>	The use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
<b>Hospital</b>	The use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility

# Schedule 1 – Definitions

<b>Column 1 Use term</b>	<b>Column 2 Definition</b>	<b>Column 3 Includes the following examples</b>	<b>Column 4 Does not include the following examples</b>
<b>Hotel</b>	(a) The use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) Does not include a bar.	Pub, tavern	Bar, nightclub entertainment facility
<b>Indoor sport and recreation</b>	The use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, enclosed tennis court, gymnasium, squash courts	Cinema, hotel, nightclub entertainment facility, theatre
<b>Intensive animal industry</b>	(a) The use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) Does not include the cultivation of aquatic animals.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
<b>Intensive horticulture</b>	(a) The use of premises for— (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but (b) Does not include the cultivation of aquatic plants.	Greenhouse, and shade house plant production, hydroponic farm, mushroom farm	Wholesale nursery
<b>Landing</b>	The use of premises for a structure— (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
<b>Low impact industry</b>	The use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or	Repairing motor vehicles, fitting and turning workshop  Note—additional examples may be	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	treating of products; and (b) that a local planning instrument applying to the premises states is a low impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	shown in section SC1.1.2 industry thresholds.	laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
<b>Major electricity infrastructure</b>	(a) The use of premises for— (i) a transmission grid or supply network; or (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but (b) Does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5), unless the use involves— (i) a new zone substation or bulk supply substation; or (ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
<b>Major sport, recreation and entertainment facility</b>	The use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.	Convention centre, entertainment centre, exhibition centre, horse racing facility, sports stadium	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
<b>Marine industry</b>	The use of waterfront premises for— (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).	Boat building, boat storage, dry dock	Marina
<b>Market</b>	The use of premises on a regular basis for— (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales	Shop, roadside stall
<b>Medium impact industry</b>	The use of premises for an industrial activity—	Spray painting and surface coating,	Concrete batching, tyre manufacturing

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be shown in section SC1.1.2 industry thresholds.</p>	<p>and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry</p>
<b>Motor sport facility</b>	<p>The use of premises for—</p> <p>(a) organised or recreational motor sports; or</p> <p>(b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a)</p>	<p>Car race track, go-kart track, lawnmower race track, trail bike park, 4WD and all terrain park, motocross track, , motorcycle race track, off road motorcycle facility</p>	<p>Major sport, recreation and entertainment facility, outdoor sport and recreation</p>
<b>Multiple dwelling</b>	<p>A residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.</p>	<p>Apartments, flats, units, townhouses, row housing, triplex</p>	<p>Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility</p>
<b>Nature-based tourism</b>	<p>The use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—</p> <p>(a) an area of environmental, cultural or heritage value; or</p> <p>(b) a local ecosystem; or</p> <p>(c) the natural environment.</p>	<p>Environmentally responsible accommodation facilities including cabins, huts, lodges and tents</p>	<p>Environment facility</p>
<b>Nightclub entertainment facility</b>	<p>The use of premises for—</p> <p>(a) providing entertainment that is cabaret, dancing or music; or</p> <p>(b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>		<p>Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall</p>
<b>Non-resident workforce accommodation</b>	<p>The use of premises for—</p> <p>(a) accommodation for non-resident workers; or</p> <p>(b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in</p>	<p>Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation</p>	<p>Relocatable home park, short-term accommodation, tourist park</p>

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	paragraph (a).		
<b>Office</b>	(a) The use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) Does not include the use of premises for making, selling or hiring goods.	Bank, real estate agency	Home based business, home office, shop, outdoor sales
<b>Outdoor sales</b>	The use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
<b>Outdoor sport and recreation</b>	The use of premises for— (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
<b>Outstation</b>	The use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
<b>Park</b>	The use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
<b>Parking station</b>	The use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
<b>Party house</b>	Premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or		

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		
<b>Permanent plantation</b>	The use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.		Forestry for wood production, biofuel production
<b>Place of worship</b>	The use of premises for— (a) organised worship and other religious activities; or (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
<b>Port service</b>	The use of premises for— (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or (d) ancillary uses that directly service the needs of passengers of the vessels.	Marina, ferry terminal	Landing
<b>Relocatable home park</b>	The use of premises for— (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
<b>Renewable energy facility</b>	(a) The use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but (b) Does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.	Geothermal power, hydroelectric power, solar farm, tidal power, wind farm	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
<b>Research and technology industry</b>	The use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industries, computer component manufacturing,	



Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
		computer server facilities, energy industries, medical laboratories	
<b>Residential care facility</b>	The use of premises for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
<b>Resort complex</b>	The use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.	Island resort, bars, meeting and function facilities, restaurants, sporting and fitness facilities	
<b>Retirement facility</b>	A residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).	Retirement village	Residential care facility
<b>Roadside stall</b>	The use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
<b>Rooming accommodation</b>	The use of premises for— (a) residential accommodation, if each resident— (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> , schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p>		
<b>Rural industry</b>	<p>The use of premises for—</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
<b>Rural workers' accommodation</b>	<p>The use of premises as accommodation, whether or not self-contained, for employees of a rural use, if—</p> <p>(a) the premises, and the premises where the rural use is carried out, are owned by the same person; and</p> <p>(b) the employees are not non-resident workers.</p>	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwelling
<b>Sales office</b>	<p>The use of premises for temporary display of land parcels or buildings that—</p> <p>(a) are for sale or proposed to be sold; or</p> <p>(b) can be won as a prize in a competition.</p>	Display dwelling	Bank, office
<b>Service industry</b>	<p>The use of premises for an industrial activity that—</p> <p>(a) does not result in off-site air, noise or odour emissions; and</p> <p>(b) is suitable for location with other non-industrial uses.</p>	Audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, 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
<b>Service station</b>	<p>The use of premises for—</p> <p>(a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or</p>	Electric vehicle charging station	Car wash

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).		
<b>Shop</b>	The use of premises for— (a) displaying, selling or hiring goods; or (b) providing 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, hardware and trade supplies, market, showroom
<b>Shopping centre</b>	The use of premises for an integrated shopping complex consisting mainly of shops.		
<b>Short-term accommodation</b>	(a) The use of premises for— (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i). (b) Does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers accommodation, cabins, serviced apartments, hotel accommodation, farm stay	Hostel, rooming accommodation, tourist park
<b>Showroom</b>	The use of premises for the sale of goods that are of— (a) a related product line; and (i) a size, shape or weight that requires— (ii) a large area for handling, display or storage; and (b) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.	Bulk goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
<b>Special industry</b>	The use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and (b) that a local planning instrument applying to the premises states is a special industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example,	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers  Note—additional examples may be shown in section SC1.1.2 industry thresholds.	Low impact industry, medium impact industry, high impact industry, service industry

## Schedule 1 – Definitions

Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	thresholds relating to the number of products manufactured or the level of emissions produced by the activity.		
<b>Substation</b>	The use of premises— (a) as part of a transmission grid or supply network to— (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for— (i) works as defined under the Electricity Act, section s12(1); or (ii) workforce operational and safety communications.	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
<b>Telecommunications facility</b>	The use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
<b>Theatre</b>	The use of premises for— (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)— (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages.	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
<b>Tourist attraction</b>	The use of premises for— (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility

<b>Column 1 Use term</b>	<b>Column 2 Definition</b>	<b>Column 3 Includes the following examples</b>	<b>Column 4 Does not include the following examples</b>
<b>Tourist park</b>	The use of premises for— (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
<b>Transport depot</b>	The use of premises for— (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home based business, warehouse, low impact industry, service industry
<b>Utility installation</b>	The use of premises for— (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunication s tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
<b>Veterinary service</b>	The use of premises for— (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
<b>Warehouse</b>	The use of premises for— (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage facility, storage yards	Hardware and trade supplies, outdoor sales, showroom, shop
<b>Wholesale nursery</b>	The use of premises for— (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
<b>Winery</b>	The use of premises for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

### SC1.1.1 Defined activity groups

- (1) Defined uses listed in **Table SC1.1.2 (Use definitions)** 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 Index of defined activity groups**

Index of defined activity groups		
A. Residential activities	D. Industry activities	G. Rural activities
B. Business activities	E. Community activities	H. Other activities
C. Entertainment activities	F. Recreation activities	

**Table SC1.1.1.2 Defined activity groups**

Column 1 Activity group	Column 2 Uses
<b>A. Residential activities</b>	Caretaker’s accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home based business Multiple dwelling Nature-based tourism Non-resident workforce accommodation Relocatable home park Residential care facility Resort complex Retirement facility Rooming Accommodation Rural workers accommodation Short-term accommodation Tourist park
<b>B. Business activities</b>	Adult store Agricultural supplies store Bar Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Office Outdoor sales Sales office Service station Shop Shopping centre Showroom Veterinary services

Column 1 Activity group	Column 2 Uses
<b>C. Entertainment activities</b>	Club Function facility Hotel Nightclub entertainment facility Theatre Tourist attraction
<b>D. Industry activities</b>	Bulk landscape supplies Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Special industry Transport depot Warehouse
<b>E. Community activities</b>	Cemetery Child care centre Community care centre Community use Crematorium Detention facility Educational establishment Emergency services Funeral parlour Health care services Hospital Place of worship
<b>F. Recreation activities</b>	Environment facility Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park
<b>G. Rural activities</b>	Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Wholesale nursery Winery
<b>H. Other activities</b>	Air services Brothel Landing Major electricity infrastructure Outstation Parking station

Column 1 Activity group	Column 2 Uses
	Port services Renewable energy facility Substation Telecommunications facility Utility installation

### SC1.1.2 Industry thresholds

(1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1.2—low impact industry, medium impact industry, high impact industry and special industry.

**Table SC1.1.2.1 Industry thresholds**

Column 1 Use	Column 2 Additional examples include
<b>Low impact industry</b>	<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>
<b>Medium impact industry</b>	<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 <i>Work Health and Safety Act 2011</i>;</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 1,000 tonnes per annum;</li> <li>14. Manufacturing wooden products including cabinet making, joinery and wood working, where 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> </ol>



Column 1 Use	Column 2 Additional examples include
	<ol style="list-style-type: none"> <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 5,000 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, contractors depot and storage yard;</li> <li>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);</li> <li>25. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum;</li> <li>26. Reconditioning metal or plastic drums;</li> <li>27. Glass fibre manufacture less than 200 tonnes per annum;</li> <li>28. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum;</li> <li>29. Concrete batching and producing concrete products.</li> </ol>
<b>High impact industry</b>	<ol style="list-style-type: none"> <li>1. Metal foundry producing 10 tonnes or greater of metal castings per annum;</li> <li>2. Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum;</li> <li>3. Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes;</li> <li>4. Scrap metal yard including a fragmentiser;</li> <li>5. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum;</li> <li>6. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum;</li> <li>7. Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum;</li> <li>8. Manufacturing wooden products including cabinet making, joinery and wood working, producing greater than 500 tonnes per annum;</li> <li>9. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum;</li> <li>10. Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum;</li> <li>11. Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum;</li> <li>12. Enamelling workshop using 15,000 litres or greater of enamel per annum;</li> <li>13. Galvanising works using 100 tonnes or greater of zinc per annum;</li> <li>14. Anodising or electroplating workshop where tank area is 400 square metres or greater;</li> <li>15. Powder coating workshop using 500 tonnes or greater of coating per annum;</li> <li>16. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum;</li> <li>17. Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote;</li> <li>18. Manufacturing fibreglass pools, tanks and boats;</li> <li>19. 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);</li> </ol>

Column 1 Use	Column 2 Additional examples include
	<ul style="list-style-type: none"> <li>20. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum;</li> <li>21. Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre;</li> <li>22. Abattoir;</li> <li>23. Recycling chemicals, oils or solvents;</li> <li>24. Waste disposal facility (other than waste incinerator);</li> <li>25. Recycling, storing or reprocessing regulated waste;</li> <li>26. Manufacturing batteries;</li> <li>27. Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum;</li> <li>28. Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum;</li> <li>29. Crematoria;</li> <li>30. Glass fibre manufacture producing 200 tonnes or greater per annum;</li> <li>31. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum;</li> <li>32. Distilling alcohol in works producing greater than 2,500 litres per annum;</li> <li>33. Sugar milling or refining.</li> </ul>
<b>Special industry</b>	<ul style="list-style-type: none"> <li>1. Oil refining or processing;</li> <li>2. Producing, refining or processing gas or fuel gas;</li> <li>3. Power station;</li> <li>4. Producing, quenching, cutting, crushing or grading coke;</li> <li>5. Waste incinerator;</li> <li>6. Pulp or paper manufacturing;</li> <li>7. Tobacco processing;</li> <li>8. Tannery or works for curing animal skins, hides or finishing leather;</li> <li>9. Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing;</li> <li>10. Rendering plant;</li> <li>11. Manufacturing chemicals, poisons and explosives;</li> <li>12. Manufacturing fertilisers involving ammonia;</li> <li>13. Manufacturing polyvinyl chloride plastic;</li> <li>14. 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.</li> </ul>

## SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in **Table SC1.2.2 (Administrative definitions)** column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Editor's note—definitions for the administrative terms marked with an asterisk (\*) are as prescribed in the Planning Regulation, and are reproduced here for convenience.

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

Index of administrative definitions		
<ul style="list-style-type: none"> <li>• Access</li> <li>• Acid sulfate soil (ASS)</li> <li>• Active transport</li> <li>• Adjoining premises*</li> <li>• Advertising device*</li> <li>• Affordable housing*</li> <li>• Agricultural land classification (ALC) Class A and Class B land</li> <li>• Ancillary</li> <li>• Annual exceedance probability (AEP)</li> <li>• Articulation</li> <li>• Australian height datum (AHD)</li> <li>• Australian noise exposure forecast (ANEF)</li> <li>• Average width*</li> <li>• Aviation facility</li> <li>• Base date*</li> <li>• Basement*</li> <li>• Best practice</li> <li>• Boundary clearance*</li> <li>• Buffer</li> <li>• Building height*</li> <li>• Building restricted area</li> <li>• Bushfire hazard area</li> <li>• Coastal-dependent development</li> <li>• Community facilities zone annotation</li> <li>• Commercial building</li> <li>• Corner store</li> <li>• Council</li> <li>• Defined flood event (DFE)</li> </ul>	<ul style="list-style-type: none"> <li>• Defined flood level (DFL)</li> <li>• Defined storm tide event (DSTE)</li> <li>• Demand unit*</li> <li>• Department store</li> <li>• Development footprint*</li> <li>• Development footprint plan</li> <li>• Discount department store</li> <li>• Domestic outbuilding*</li> <li>• Dwell time</li> <li>• Dwelling*</li> <li>• Electronic display component</li> <li>• Equivalent dwelling</li> <li>• Erosion prone area</li> <li>• Essential community infrastructure</li> <li>• Exempt vegetation clearing</li> <li>• Existing development footprint</li> <li>• Extractive resources</li> <li>• Filling or excavation</li> <li>• Flood hazard area</li> <li>• Flood hazard level (FHL)</li> <li>• Freeboard</li> <li>• Frontage</li> <li>• Full line supermarket</li> <li>• Gross floor area (GFA)*</li> <li>• Gross leasable floor area (GLA)</li> <li>• Ground level*</li> <li>• Ground level of the building</li> <li>• Habitable room</li> <li>• Heritage place</li> </ul>	<ul style="list-style-type: none"> <li>• Highest astronomical tide (HAT)</li> <li>• Household*</li> <li>• Important agriculture areas (IAAs)</li> <li>• Landslide hazard area</li> <li>• Lighting area buffer</li> <li>• Local utility</li> <li>• Matters of state environmental significance (MSES)</li> <li>• Major full line supermarket</li> <li>• Major road</li> <li>• Maritime development</li> <li>• Minor aquaculture</li> <li>• Minor building work*</li> <li>• Minor electricity infrastructure*</li> <li>• Minor operational work</li> <li>• Mixed use building</li> <li>• Net developable area*</li> <li>• Non-resident worker*</li> <li>• Obstacle limitation surface (OLS)</li> <li>• Operational airspace</li> <li>• Outermost projection*</li> <li>• Planning assumption*</li> <li>• Plot ratio*</li> <li>• Primary street frontage</li> <li>• Private open space</li> <li>• Projection area*</li> <li>• Public open space</li> <li>• Public safety area</li> <li>• Resource/processing area of a KRA</li> </ul>

Index of administrative definitions		
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Table SC1.2.2 Administrative definitions

Column 1 Term	Column 2 Definition
<b>Access</b>	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.
<b>Acid sulfate soil (ASS)</b>	See the State Planning Policy.
<b>Active transport</b>	Non-motorised travel such as walking and cycling.
<b>Adjoining premises*</b>	Premises that share a common boundary, including premises that meet at a single point on a common boundary.
<b>Advertising device*</b>	(a) A permanent sign, structure or other device used, or intended to be used, for advertising; and (b) Includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
<b>Affordable housing*</b>	Housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
<b>Agricultural land classification (ALC) Class A and Class B land</b>	See the State Planning Policy.
<b>Ancillary</b>	Associated with, but incidental and subordinate to.
<b>Annual exceedance probability (AEP)</b>	See the State Planning Policy.
<b>Articulation</b>	Designing a building, or the façade of a building, with clearly distinguishable parts.
<b>Australian height datum (AHD)</b>	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
<b>Australian noise exposure forecast (ANEF)</b>	See the State Planning Policy.
<b>Average width*</b>	Of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
<b>Aviation facility</b>	See the State Planning Policy.
<b>Base date*</b>	The date from which the local government has estimated future infrastructure

Column 1 Term	Column 2 Definition
	demand and costs for the local government area.
<b>Basement*</b>	A space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
<b>Best practice</b>	The application of measures that are comparable with the acknowledged best measures applied nationally and internationally.
<b>Boundary clearance*</b>	The distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting.  <i>Examples—</i> If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
<b>Buffer</b>	An area required for ecological, acoustic or scenic amenity protection purposes that incorporates a separation distance and associated landscaping, structures and works: (a) between different land uses (b) from a major noise source (c) from a conservation area or a public recreation area or (d) from a wetland, watercourse or waterbody.
<b>Building height*</b>	Of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
<b>Building restricted area</b>	See the State Planning Policy.
<b>Bushfire hazard area</b>	An area shown on the SPP interactive mapping system as being a bushfire hazard area.
<b>Coastal-dependent development</b>	See the State Planning Policy.
<b>Community facilities zone annotation</b>	One of the following annotations attached to the Community facilities zone as identified on the zone maps in Schedule 2 (Mapping): 1. Air services 2. Cemetery 3. Child care centre 4. Community use (Examples—library, arts facilities, showgrounds, community halls, CWA, scout facilities, Council administration offices) 5. Crematorium 6. Educational establishment 7. Emergency services 8. Extractive resource (Example—a reserve for resource extraction) 9. Hospital 10. Place of worship 11. Residential care facility 12. Substation and other electricity infrastructure 13. Tourist park 14. Utility installation (Example—Council-owned infrastructure including water supply, sewerage, stormwater and waste infrastructure)

Column 1 Term	Column 2 Definition
<b>Commercial building</b>	A Class 5, 6, 7b, 8 or 9a building as classified under the Building Code of Australia.
<b>Corner store</b>	A shop used for the display and retail sale of convenience goods to members of the public in a residential setting, where the gross leasable floor area does not exceed 100m <sup>2</sup> .
<b>Council</b>	The Bundaberg Regional Council.
<b>Defined flood event (DFE)</b>	<p>The flood event and associated inundation level adopted by Council to manage the development of a particular area.</p> <p>Editor's note—the DFE is generally measured in terms of the likelihood of re-occurrence but can also refer to a historical flood event. The defined flood events adopted for the Bundaberg Region are identified in Council's flood hazard area resolution and associated 'Hazard Evaluation Report – Flood'.</p>
<b>Defined flood level (DFL)</b>	<p>The level to which it is reasonably expected flood waters may rise. The defined flood level for a flood hazard area is:</p> <p>(a) the water level reached during the defined flood event (DFE) or defined storm tide event (DSTE) declared by Council under the Building Regulation 2006, section 13, to be the defined flood level for the part of the area where the lot is located; or</p> <p>(b) if the defined flood level stated in a building development application for the lot is lower than the defined flood level declared by Council – the level stated in the application, subject to a referral agency's response.</p> <p>Note—if the defined flood level stated in a building development application is lower than the defined flood level declared by the local government, the local government must, as a referral agency, decide whether the defined flood level stated in the application is appropriate (see schedule 9, Part 3, Division 2, Table 12 of the Regulation).</p>
<b>Defined storm tide event (DSTE)</b>	<p>The event, measured in terms of likelihood of re-occurrence, and associated inundation level adopted by Council to manage the development of a particular area.</p> <p>Editor's note—the DSTE is the 1% annual exceedance probability (AEP) storm tide event (including climate change) adopted for the Bundaberg Region as identified in Council's flood hazard area resolution and associated 'Hazard Evaluation Report – Flood'.</p>
<b>Demand unit*</b>	A unit of measurement for measuring the level of demand for infrastructure.
<b>Department store</b>	<p>A single self-contained retailing outlet in a department based structure and with department based service facilities offering a wide variety of goods and services generally of a non-food nature for sale.</p> <p>Note—examples: David Jones, Myer.</p>
<b>Development footprint*</b>	<p>For development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—</p> <p>(a) buildings or structures, measured to their outermost projection; or</p> <p>(b) landscaping or open space; or</p> <p>(c) facilities relating to the development; or</p> <p>(d) on-site stormwater drainage or wastewater treatment; or</p> <p>(e) a car park, road, access track or area used for vehicle movement; or</p> <p>(f) another area of disturbance.</p>
<b>Development footprint plan</b>	<p>A plan, approved by Council through a previous development approval, that defines the location and extent for development on a site. This may include, but is not limited to, all buildings and structures, on-site wastewater treatment and disposal, and on-site parking, access and manoeuvring areas.</p> <p>Editor's note—an approved building location envelope, building location plan or development envelope has the same meaning.</p>

Column 1 Term	Column 2 Definition
<b>Discount department store</b>	<p>A single self-contained retailing outlet with fast service checkout facilities offering a wide variety of goods and services generally of a non-food nature for sale.</p> <p>Note—examples: Big W, K Mart, Target.</p>
<b>Domestic outbuilding*</b>	<p>A non-habitable class 10a building that is—</p> <ul style="list-style-type: none"> <li>(a) a shed, garage or carport; and</li> <li>(b) ancillary to a residential use carried out on the premises where the building is.</li> </ul> <p>Editor's note—for the purpose of the planning scheme, a non-habitable shed, garage or carport established on a vacant residential lot is considered to be a domestic outbuilding.</p>
<b>Dwell time</b>	<p>For an advertising device that is an electronic display component or digital advertising device – means the minimum time that each message or individual advertisement is required to be displayed.</p>
<b>Dwelling*</b>	<p>All or part of a building that—</p> <ul style="list-style-type: none"> <li>(a) is used, or capable of being used, as a self-contained residence; and</li> <li>(b) contains— <ul style="list-style-type: none"> <li>(i) food preparation facilities; and</li> <li>(ii) a bath or shower; and</li> <li>(iii) a toilet; and</li> <li>(iv) a wash basin; and</li> <li>(v) facilities for washing clothes.</li> </ul> </li> </ul>
<b>Electronic display component</b>	<p>An advertising device or part of an advertising device that utilises an image projector, bulbs, LED's, LCD or similar devices that are used to display the content of the sign. Also referred to as digital advertising devices.</p>
<b>Equivalent dwelling</b>	<p>The equivalence factor used to calculate density for a multiple-residential use, where:</p> <ul style="list-style-type: none"> <li>(a) a rooming unit is equivalent to 0.4 of a dwelling</li> <li>(b) a one bedroom dwelling is equivalent to 0.5 of a dwelling</li> <li>(c) a two bedroom dwelling is equivalent to 0.7 of a dwelling and</li> <li>(d) a three or more bedroom dwelling is equivalent to 1 dwelling.</li> </ul>
<b>Erosion prone area</b>	<p>See the State Planning Policy and the Coastal Act, schedule.</p>
<b>Essential community infrastructure</b>	<p>Any one of more of the following:</p> <ul style="list-style-type: none"> <li>(a) emergency services infrastructure</li> <li>(b) emergency shelters</li> <li>(c) police facilities</li> <li>(d) hospitals and associated facilities</li> <li>(e) stores of valuable records or heritage items</li> <li>(f) power stations and substations</li> <li>(g) major switch yards</li> <li>(h) communications facilities</li> <li>(i) sewage treatment plants and</li> <li>(j) water treatment plants.</li> </ul>
<b>Exempt vegetation clearing</b>	<p>Vegetation clearing under the following circumstances:</p> <ul style="list-style-type: none"> <li>(a) vegetation clearing on Rural zoned land and associated with the use of the land for a rural activity</li> <li>(b) vegetation clearing by a statutory authority on land other than freehold land</li> <li>(c) vegetation clearing undertaken by the Council in the exercise of its power under the <i>Local Government Act 2009</i></li> <li>(d) vegetation clearing that is reasonably necessary for carrying out work that is: <ul style="list-style-type: none"> <li>(i) authorised or required under legislation or a local law or</li> </ul> </li> </ul>

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> <li>(ii) specified in a notice served by Council or another statutory authority</li> <li>(e) vegetation clearing for development where the clearing is:               <ul style="list-style-type: none"> <li>(i) on land the subject of a current development approval issued by the Council or other statutory authority and</li> <li>(ii) necessary to give effect to the conditions of the development approval</li> </ul> </li> <li>(f) vegetation clearing within an approved footprint for a building, pool or associated infrastructure</li> <li>(g) vegetation clearing within:               <ul style="list-style-type: none"> <li>(i) 6 metres of an approved footprint for a building, pool or associated infrastructure where in the Rural residential zone or</li> <li>(ii) 4 metres of approved footprint for a building, pool or associated infrastructure where in another zone</li> </ul> </li> <li>(h) vegetation clearing where on a lot less than 5,000m<sup>2</sup> in area and outside of the areas specified in paragraph (g) above, where:               <ul style="list-style-type: none"> <li>(i) the girth of any tree to be cleared is less than 50cm measured one 1m from the ground or</li> <li>(ii) the height of the tree is less than 4m</li> </ul> </li> <li>(i) vegetation clearing where necessary to remove danger to people or property associated with falling trees or limbs provided that the vegetation is closer to an existing building, pool or other infrastructure than it is high</li> <li>(j) vegetation clearing necessary for bushfire management purposes, where involving:               <ul style="list-style-type: none"> <li>(i) the establishment or maintenance of a firebreak around an existing or approved building in a medium or high bushfire hazard area where the distance cleared from the building is not more than 1.5 times the height of the vegetation or 20 metres, whichever is the greater</li> <li>(ii) the establishment of a fire break or fire management line in a medium or high bushfire hazard area to a maximum width of 10 metres and in accordance with an approved bushfire management plan or</li> <li>(iii) the maintenance or re-clearing of an existing fire break or fire management line</li> </ul> </li> <li>(k) vegetation clearing essential for the survey of a property boundary by a licensed cadastral surveyor and where undertaken by hand tools (including motorised hand tools) and</li> <li>(l) vegetation clearing required for emergency works, where:               <ul style="list-style-type: none"> <li>(i) a person honestly and reasonably believes that an immediate threat exists to life or property</li> <li>(ii) no other lawful action is reasonably available to the person to avoid the immediate threat to life or property</li> <li>(iii) no reasonable opportunity exists for an application to be made to clear the vegetation and</li> <li>(iv) Council is advised in writing as soon as practicable after the vegetation clearing has occurred.</li> </ul> </li> </ul>
<b>Existing development footprint</b>	The location and extent of all development existing on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
<b>Extractive resources</b>	See the State Planning Policy.
<b>Filling or excavation</b>	Removal or importation of material to, from or within a lot that will change the ground level of the land.
<b>Flood hazard area</b>	<p>An area, whether or not mapped, designated by a local government as a flood hazard area under the Building Regulation 2006, section 13.</p> <p>Note—section 13 of the Building Regulation requires a local government to keep a register of the flood hazard area it designates and when the designation was made.</p>



Column 1 Term	Column 2 Definition
<b>Flood hazard level (FHL)</b>	The defined flood level (DFL) plus the freeboard.
<b>Freeboard</b>	The height above defined flood level that takes account of matters that may cause flood waters to rise above the defined flood level. The freeboard for a lot in a flood hazard area is: <ul style="list-style-type: none"> <li>(a) if a local government has declared a freeboard for the part of the area where the lot is located, under section 13 of the Building Regulation 2006 – the height above the defined flood level declared to be the freeboard or</li> <li>(b) otherwise—a height of at least 300mm.</li> </ul>
<b>Frontage</b>	Means any boundary line, or part thereof, of a lot which coincides with the alignment of a road.
<b>Full line supermarket</b>	A supermarket with a full range of goods including packaged groceries, fresh meat, bakery and deli departments, fresh fruit and vegetables and frozen foods.
<b>Gross floor area (GFA)*</b>	For a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for— <ul style="list-style-type: none"> <li>(a) building services, plant or equipment; or</li> <li>(b) access between levels; or</li> <li>(c) a ground floor public lobby; or</li> <li>(d) a mall; or</li> <li>(e) parking, loading or manoeuvring vehicles; or</li> <li>(f) unenclosed private balconies, whether roofed or not.</li> </ul>
<b>Gross leasable floor area (GLA)</b>	That part of the gross floor area of a building accommodating non-residential activities available to be rented by a tenant for exclusive use.
<b>Ground level*</b>	<ul style="list-style-type: none"> <li>(a) The level of the natural ground; or</li> <li>(b) If the level of the natural ground has changed, the level as lawfully changed.</li> </ul>
<b>Ground level of the building</b>	For building height, means the ground level of the building site.  Editor's note—the ground level of the building is to be measured from the ground level of the building site, not the floor level of the ground floor.
<b>Habitable room</b>	See the Building Code of Australia.
<b>Heritage place</b>	See the State Planning Policy.
<b>Highest astronomical tide (HAT)</b>	The highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm tides.
<b>Household*</b>	Means 1 or more individuals who— <ul style="list-style-type: none"> <li>(a) live in a dwelling with the intent of living together on a long-term basis; and</li> <li>(b) make common provision for food and other essentials for living.</li> </ul>
<b>Important agriculture areas (IAAs)</b>	See the State Planning Policy.
<b>Landslide hazard area</b>	An area of land with a slope greater than or equal to 15 per cent, as identified on a Steep land (slopes >15%) overlay map.
<b>Lighting area buffer</b>	See the State Planning Policy.
<b>Local utility</b>	A utility installation involving one or more of the following: <ul style="list-style-type: none"> <li>(a) any undertaking by the Council or other public sector entity for: <ul style="list-style-type: none"> <li>(i) the reticulation or conveyance of water, sewerage and stormwater drainage</li> <li>(ii) the provision or maintenance of roads and traffic controls or</li> <li>(iii) a public purpose carried out by the Council pursuant to the <i>Local Government Act 2009</i></li> </ul> </li> </ul>

Column 1 Term	Column 2 Definition
	(b) the reticulation of power (including electricity and gas) (c) activities and associated facilities that support the effective functioning of public transport services, including bus, rail, road and water transport (d) activities and associated facilities that support the effective management of a State Forest, National Park or Conservation Park (e) the provision of postal services or (f) the provision of telecommunication services not involving the erection of a telecommunications facility.  The term includes ancillary maintenance and storage depots and other facilities for the operation of the local utility.
<b>Matters of state environmental significance (MSES)</b>	See the State Planning Policy.
<b>Major full line supermarket</b>	A full line supermarket with a gross leasable floor area exceeding 3,000m <sup>2</sup> .
<b>Major road</b>	A major road includes a State-controlled road or any road that is identified as trunk infrastructure under the Council's Local Government Infrastructure Plan (LGIP).
<b>Maritime development</b>	Development that requires a location in, or adjacent to, tidal waters to function.
<b>Minor aquaculture</b>	Aquaculture development that is accepted development pursuant to Schedule 7 of the Planning Regulation 2017 and complies with the accepted development requirements prescribed under the <i>Fisheries Act 1994</i> .
<b>Minor building work*</b>	Building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m <sup>2</sup> ; (b) an area equal to 5% of the gross floor area of the building.
<b>Minor electricity infrastructure*</b>	Development stated in the Planning Regulation 2017, schedule 6, section 26(5).
<b>Minor operational work</b>	Operational work associated with a dwelling house, including any driveway, kerb crossover, internal path or outbuildings.
<b>Mixed use building</b>	A use of premises that integrates residential uses with non-residential uses such as business activities or community activities.
<b>Net developable area*</b>	For premises, means the area of the premises that— (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
<b>Non-resident worker*</b>	A person who— (a) performs work as part of— (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.  <i>Example of a non-resident worker</i> —a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements
<b>Obstacle limitation surface (OLS)</b>	Means the surface that establishes the limit to which objects may project into the airspace associated with an airport or aerodrome to maintain safe aeronautical operations. The OLS consists of an outer surface, a take-off/approach surface and a transitional surface.
<b>Operational airspace</b>	See the State Planning Policy.
<b>Outermost projection*</b>	Of a building or structure, means the outermost part of the building or structure, other than a part that is—

Column 1 Term	Column 2 Definition
	(a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
<b>Planning assumption*</b>	An assumption about the type, scale, location and timing of future growth in the local government area.
<b>Plot ratio*</b>	The ratio of the gross floor area of a building on a site to the area of the site.
<b>Primary street frontage</b>	Means: (a) where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot or (b) where a lot is not vacant, the frontage to which the front of the existing building addresses the street.
<b>Private open space</b>	An outdoor space for the exclusive use of occupants of a building.
<b>Projection area*</b>	Part of the local government area for which the local government has carried out demand growth projection.
<b>Public open space</b>	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
<b>Public safety area</b>	See the State Planning Policy.
<b>Resource / processing area of a KRA</b>	See the State Planning Policy.
<b>Rooming unit</b>	That part of a building used for residential accommodation which may include ensuite facilities but which is not a dwelling.
<b>Rural based tourism</b>	The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the interpretation, appreciation and/or enjoyment of rural areas and rural-based activities.  Note—examples include farm stays and rural holiday cabins.
<b>Secondary dwelling*</b>	A dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
<b>Sensitive land uses</b>	See the Planning Regulation 2017.
<b>Separation area</b>	See the State Planning Policy.
<b>Service catchment*</b>	An area serviced by an infrastructure network.  Editor's 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 catchments can be determined using local government accessibility standards</li> <li>• water network service catchments can be established as the area serviced by a particular reservoir.</li> </ul>
<b>Setback*</b>	For a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
<b>Sewered area</b>	See the <i>Plumbing and Drainage Act 2018</i> .
<b>Site*</b>	Of development, means the land that the development is to be carried out on.  <i>Examples—</i> <ol style="list-style-type: none"> <li>1. If development is to be carried out on part of a lot, the site of the development is that part of the lot.</li> <li>2. If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.</li> </ol>
<b>Site cover*</b>	Of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost

Column 1 Term	Column 2 Definition
	<p>projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <ul style="list-style-type: none"> <li>(a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or</li> <li>(b) a basement that is completely below ground level and used for car parking; or</li> <li>(c) the eaves of a building; or</li> <li>(d) a sun shade.</li> </ul>
<b>State-controlled road</b>	See the <i>Transport Infrastructure Act 1994</i> .
<b>Storey*</b>	<ul style="list-style-type: none"> <li>(a) A space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— <ul style="list-style-type: none"> <li>(i) a space containing only a lift shaft, stairway or meter room; or</li> <li>(ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or</li> <li>(iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or</li> <li>(iv) a basement with a ceiling that is not more than 1m above ground level; and</li> </ul> </li> <li>(b) Includes— <ul style="list-style-type: none"> <li>(i) a mezzanine; and</li> <li>(ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</li> </ul> </li> </ul>
<b>Streetscape</b>	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
<b>Structure</b>	See the <i>Building Act 1975</i> .
<b>Temporary and/or relocatable development</b>	<p>A land use or structure that if threatened by adverse coastal hazard impacts will be relocated, or discontinued and removed rather than protected from the impacts because:</p> <ul style="list-style-type: none"> <li>(a) it is not anticipated to remain in place for more than 10 years and/or is capable of being disassembled and/or easily removed and</li> <li>(b) there will be negligible adverse economic or social consequences associated with its relocation, or from it being discontinued or removed.</li> </ul> <p>It includes, but is not limited to, temporary accommodation such as tents or demountable buildings, picnic areas and associated picnic tables and barbeques, market or stall venues, surf life-saving observation towers, equipment sheds, recreation reserves, or walking and biking trails.</p>
<b>Temporary use*</b>	<p>A use that—</p> <ul style="list-style-type: none"> <li>(a) is carried out on a non-permanent basis; and</li> <li>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</li> </ul>
<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>Transport noise corridor</b>	<p>See the <i>Building Act 1975</i>.</p> <p>Note—land identified within the transport noise corridors and the detail about the levels of noise within the corridors can be accessed via the SPP interactive mapping system.</p>
<b>Transport route</b>	See the State Planning Policy.
<b>Transport route separation area</b>	See the State Planning Policy.
<b>Total use area</b>	<p>The sum of all parts of the lot used for that particular use including any ancillary use, but does not include areas used for:-</p> <ul style="list-style-type: none"> <li>(a) car parking;</li> <li>(b) landscaping; and</li> </ul>

Column 1 Term	Column 2 Definition
	(c) vehicle manoeuvring. For the purpose of calculating on-site parking requirements the term includes the gross floor area of all buildings.
<b>Ultimate development*</b>	For an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.
<b>Urban purposes</b>	For the purposes of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
<b>Vegetation</b>	Trees, plants and all other organisms of vegetable origin, whether living or dead, other than:- (a) grass or non-woody herbage; (b) a plant within a grassland regional ecosystem prescribed under a regulation; (c) declared plants within the meaning of the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; and (d) environmental weed species as identified in a pest management plan adopted by the Council.
<b>Vegetation clearing</b>	The destruction of vegetation or interference with its natural growth in any way including removing, clearing, slashing, cutting down, ringbarking, scar-barking, pushing or pulling over, poisoning (including by contamination), burning, flooding, draining or compacting of roots.  The term does not include:- (a) destruction of standing vegetation by stock; (b) lopping a tree by cutting or pruning its branches, provided that it does not involve:- (i) removing the tree's trunk; or (ii) cutting or pruning the tree's branches so severely that it is likely to die; or (c) mowing of grass or lawn for maintenance purposes provided that it is not undertaken in an area of remnant vegetation or high value regrowth vegetation.
<b>Verge</b>	That part of the street or a road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. The term may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting, poles and planting.
<b>Watercourse</b>	A river, creek or other stream, including a stream in the form of an anabranch or a tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events, in a natural channel, whether artificially modified or not or in an artificial channel that has changed the course of the stream.  A watercourse includes any of the following located in it:- (a) in-stream islands; (b) benches; (c) bars.  The term includes constructed storm water drains with surface water flows but not piped water drains.
<b>Wetland</b>	An area of permanent, periodic or intermittent inundation that includes areas of open water and/or native vegetation, with water that is static or flowing, fresh, brackish or salt. The term may include wetlands which lie within floodplains, but does not include the whole of a floodplain. This definition includes natural features as well as constructed water bodies but does not include watercourses as separately defined.
<b>Wildlife hazard buffer zone</b>	See the State Planning Policy.

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## Schedule 2 Mapping

### SC2.1 Map index

**Table SC2.1.1 (Map index)** lists any zoning and overlay maps applicable to the planning scheme area.

Editor's note—mapping for the Strategic Framework is contained in **Part 3 (Strategic framework)**.

Editor's note—mapping for the Local Government Infrastructure Plan is contained in **Schedule 3 (Local government infrastructure plan mapping and supporting material)**.

**Table SC2.1.1 Map index**

Map number	Map title	Gazettal date
<b>Zone maps</b>		
ZM-01	Zone Map	16 October 2015
ZM-02	Zone Map	31 January 2020
ZM-03	Zone Map	31 January 2020
ZM-04	Zone Map	16 October 2015
ZM-05	Zone Map	31 January 2020
ZM-06	Zone Map	31 January 2020
ZM-07	Zone Map	16 October 2015
ZM-08	Zone Map	4 December 2020
ZM-09	Zone Map	31 January 2020
ZM-10	Zone Map	31 January 2020
ZM-11	Zone Map	16 October 2015
ZM-12	Zone Map	16 October 2015
ZM-13	Zone Map	31 January 2020
ZM-14	Zone Map	31 January 2020
ZM-15	Zone Map	31 January 2020
ZM-16	Zone Map	31 January 2020
ZM-17	Zone Map	31 January 2020
ZM-18	Zone Map	31 January 2020
ZM-19	Zone Map	31 January 2020
ZM-20	Zone Map	31 January 2020
ZM-21	Zone Map	31 January 2020
ZM-22	Zone Map	31 January 2020
ZM-23	Zone Map	31 January 2020
ZM-24	Zone Map	31 January 2020
ZM-25	Zone Map	31 January 2020
ZM-26	Zone Map	10 June 2016
ZM-27	Zone Map	31 January 2020
ZM-28	Zone Map	31 January 2020
ZM-29	Zone Map	16 October 2015
ZM-30	Zone Map	31 January 2020
ZM-31	Zone Map	4 December 2020
ZM-32	Zone Map	31 January 2020
ZM-33	Zone Map	31 January 2020
<b>Overlay maps</b>		
OM-ASS-02	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-03	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-05	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-06	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-08	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-09	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-10	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-11	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-12	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-13	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-14	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-15	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-16	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-17	Acid Sulfate Soils Overlay Map	16 October 2015

Map number	Map title	Gazettal date
OM-ASS-18	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-19	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-20	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-21	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-22	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-23	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-24	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-25	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-26	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-28	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-32	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-33	Acid Sulfate Soils Overlay Map	16 October 2015
OM-CP-02	Coastal Protection Overlay Map	31 January 2020
OM-CP-03	Coastal Protection Overlay Map	31 January 2020
OM-CP-06	Coastal Protection Overlay Map	31 January 2020
OM-CP-09	Coastal Protection Overlay Map	31 January 2020
OM-CP-10	Coastal Protection Overlay Map	31 January 2020
OM-CP-13	Coastal Protection Overlay Map	31 January 2020
OM-CP-14	Coastal Protection Overlay Map	31 January 2020
OM-CP-16	Coastal Protection Overlay Map	31 January 2020
OM-CP-17	Coastal Protection Overlay Map	31 January 2020
OM-CP-21	Coastal Protection Overlay Map	31 January 2020
OM-CP-26	Coastal Protection Overlay Map	31 January 2020
OM-CP-32	Coastal Protection Overlay Map	31 January 2020
OM-HNC-02	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-03	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-05	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-06	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-07	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-08	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-10	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-12	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-14	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-16	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-17	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-19	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-20	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-21	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-23	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-24	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-26	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-27	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-29	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-30	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-HNC-31	Heritage and Neighbourhood Character Overlay Map	31 January 2020
OM-I-02	Infrastructure Overlay Map	31 January 2020
OM-I-03	Infrastructure Overlay Map	31 January 2020
OM-I-04	Infrastructure Overlay Map	31 January 2020
OM-I-05	Infrastructure Overlay Map	31 January 2020
OM-I-06	Infrastructure Overlay Map	31 January 2020
OM-I-07	Infrastructure Overlay Map	31 January 2020
OM-I-08	Infrastructure Overlay Map	31 January 2020
OM-I-09	Infrastructure Overlay Map	31 January 2020
OM-I-11	Infrastructure Overlay Map	31 January 2020
OM-I-12	Infrastructure Overlay Map	31 January 2020
OM-I-13	Infrastructure Overlay Map	31 January 2020
OM-I-14	Infrastructure Overlay Map	31 January 2020
OM-I-15	Infrastructure Overlay Map	31 January 2020
OM-I-16	Infrastructure Overlay Map	31 January 2020
OM-I-17	Infrastructure Overlay Map	31 January 2020
OM-I-18	Infrastructure Overlay Map	31 January 2020
OM-I-19	Infrastructure Overlay Map	31 January 2020



Map number	Map title	Gazettal date
OM-I-20	Infrastructure Overlay Map	31 January 2020
OM-I-21	Infrastructure Overlay Map	31 January 2020
OM-I-22	Infrastructure Overlay Map	31 January 2020
OM-I-23	Infrastructure Overlay Map	31 January 2020
OM-I-24	Infrastructure Overlay Map	31 January 2020
OM-I-25	Infrastructure Overlay Map	31 January 2020
OM-I-26	Infrastructure Overlay Map	31 January 2020
OM-I-27	Infrastructure Overlay Map	31 January 2020
OM-I-28	Infrastructure Overlay Map	31 January 2020
OM-I-29	Infrastructure Overlay Map	31 January 2020
OM-I-30	Infrastructure Overlay Map	31 January 2020
OM-I-31	Infrastructure Overlay Map	31 January 2020
OM-I-33	Infrastructure Overlay Map	31 January 2020
OM-SL-01	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-02	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-03	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-04	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-05	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-06	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-07	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-08	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-09	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-10	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-11	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-12	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-13	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-14	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-15	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-16	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-17	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-18	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-19	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-20	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-21	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-22	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-23	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-24	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-25	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-26	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-27	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-28	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-29	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-30	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-31	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-32	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-33	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-WRC-01	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-02	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-03	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-04	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-05	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-06	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-12	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-18	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-22	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-23	Water Resource Catchments Overlay Map	16 October 2015

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## SC2.2 Zone maps

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## SC2.3 **Overlay maps**

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## Schedule 3 Local government infrastructure plan mapping and supporting material

### SC3.1 Planning assumption tables

Table SC3.1.1 Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
Bargara	<i>Single dwelling</i>	8,118	9,010	9,783	10,674	11,349	13,391
	<i>Multiple dwelling</i>	750	832	903	986	1,048	1,237
	<i>Other dwelling</i>	356	395	429	468	497	587
	<b>Total</b>	<b>9,223</b>	<b>10,237</b>	<b>11,115</b>	<b>12,127</b>	<b>12,895</b>	<b>15,215</b>
Burnett Heads	<i>Single dwelling</i>	2,510	2,614	2,757	2,933	3,080	3,670
	<i>Multiple dwelling</i>	232	241	255	271	284	339
	<i>Other dwelling</i>	110	115	121	128	135	161
	<b>Total</b>	<b>2,852</b>	<b>2,970</b>	<b>3,133</b>	<b>3,332</b>	<b>3,499</b>	<b>4,170</b>
Childers	<i>Single dwelling</i>	1,383	1,509	1,636	1,775	1,851	2,117
	<i>Multiple dwelling</i>	128	139	151	164	171	195
	<i>Other dwelling</i>	61	66	72	78	81	93
	<b>Total</b>	<b>1,571</b>	<b>1,714</b>	<b>1,859</b>	<b>2,017</b>	<b>2,103</b>	<b>2,405</b>
Elliott Heads	<i>Single dwelling</i>	990	1,230	1,472	1,595	1,696	1,956
	<i>Multiple dwelling</i>	91	114	136	147	157	181
	<i>Other dwelling</i>	43	54	64	70	74	86
	<b>Total</b>	<b>1,124</b>	<b>1,397</b>	<b>1,672</b>	<b>1,812</b>	<b>1,927</b>	<b>2,223</b>
Gin Gin	<i>Single dwelling</i>	919	1,186	1,441	1,670	1,824	2,235
	<i>Multiple dwelling</i>	85	110	133	154	168	206
	<i>Other dwelling</i>	40	52	63	73	80	98
	<b>Total</b>	<b>1,044</b>	<b>1,348</b>	<b>1,637</b>	<b>1,898</b>	<b>2,073</b>	<b>2,539</b>
Greater Bundaberg	<i>Single dwelling</i>	43,089	44,859	46,591	48,260	49,241	54,786
	<i>Multiple dwelling</i>	3,979	4,143	4,302	4,457	4,547	5,059

# Schedule 3 – LGIP Mapping and supporting material

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
	<i>Other dwelling</i>	1,888	1,965	2,041	2,114	2,157	2,400
	<b>Total</b>	<b>48,956</b>	<b>50,967</b>	<b>52,935</b>	<b>54,831</b>	<b>55,945</b>	<b>62,245</b>
Innes Park/Coral Cove	<i>Single dwelling</i>	1,925	2,141	2,353	2,526	2,681	3,257
	<i>Multiple dwelling</i>	178	198	217	233	248	301
	<i>Other dwelling</i>	84	94	103	111	117	143
	<b>Total</b>	<b>2,187</b>	<b>2,433</b>	<b>2,674</b>	<b>2,870</b>	<b>3,046</b>	<b>3,701</b>
Moore Park	<i>Single dwelling</i>	1,595	1,646	1,720	1,836	1,929	2,681
	<i>Multiple dwelling</i>	147	152	159	170	178	248
	<i>Other dwelling</i>	70	72	75	80	84	117
	<b>Total</b>	<b>1,813</b>	<b>1,870</b>	<b>1,954</b>	<b>2,086</b>	<b>2,191</b>	<b>3,046</b>
Woodgate	<i>Single dwelling</i>	2,303	2,476	2,680	2,858	3,006	4,233
	<i>Multiple dwelling</i>	213	229	247	264	278	391
	<i>Other dwelling</i>	101	108	117	125	132	185
	<b>Total</b>	<b>2,616</b>	<b>2,814</b>	<b>3,045</b>	<b>3,248</b>	<b>3,415</b>	<b>4,809</b>
Inside priority infrastructure area (total)	<i>Single dwelling</i>	62,830	66,672	70,433	74,127	76,657	88,327
	<i>Multiple dwelling</i>	5,802	6,157	6,504	6,845	7,079	8,157
	<i>Other dwelling</i>	2,752	2,921	3,085	3,247	3,358	3,869
	<b>Total</b>	<b>71,384</b>	<b>75,749</b>	<b>80,023</b>	<b>84,220</b>	<b>87,094</b>	<b>100,353</b>
Outside priority infrastructure area (total)	<i>Single dwelling</i>	24,649	25,410	26,207	26,944	28,751	71,974
	<i>Multiple dwelling</i>	2,276	2,347	2,420	2,488	2,655	6,646
	<i>Other dwelling</i>	1,080	1,113	1,148	1,180	1,259	3,153
	<b>Total</b>	<b>28,005</b>	<b>28,870</b>	<b>29,775</b>	<b>30,613</b>	<b>32,665</b>	<b>81,773</b>
Bundaberg Regional Council	<i>Single dwelling</i>	87,479	92,082	96,640	101,072	105,407	160,301
	<i>Multiple dwelling</i>	8,078	8,503	8,924	9,333	9,734	14,803
	<i>Other dwelling</i>	3,832	4,034	4,233	4,428	4,618	7,022
	<b>Total</b>	<b>99,390</b>	<b>104,619</b>	<b>109,798</b>	<b>114,833</b>	<b>119,759</b>	<b>182,126</b>



Table SC3.1.2 Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
Bargara	<i>Retail</i>	263	280	292	300	308	418
	<i>Commercial</i>	642	682	712	731	752	1,021
	<i>Industry</i>	267	283	295	303	312	424
	<i>Community Purposes</i>	214	227	237	243	250	340
	<i>Rural and Other Uses</i>	189	201	210	215	222	301
	<b>Total</b>		<b>1,575</b>	<b>1,672</b>	<b>1,745</b>	<b>1,793</b>	<b>1,844</b>
Burnett Heads	<i>Retail</i>	20	21	22	23	24	32
	<i>Commercial</i>	50	53	55	57	58	79
	<i>Industry</i>	26	27	28	29	30	39
	<i>Community Purposes</i>	18	19	20	20	21	28
	<i>Rural and Other Uses</i>	17	18	19	20	20	27
	<b>Total</b>		<b>131</b>	<b>139</b>	<b>144</b>	<b>148</b>	<b>152</b>
Childers	<i>Retail</i>	209	222	231	237	244	330
	<i>Commercial</i>	508	539	562	577	593	802
	<i>Industry</i>	251	266	277	283	290	387
	<i>Community Purposes</i>	176	187	195	200	205	276
	<i>Rural and Other Uses</i>	170	180	187	192	197	263
	<b>Total</b>		<b>1,314</b>	<b>1,393</b>	<b>1,452</b>	<b>1,489</b>	<b>1,529</b>
Elliott Heads	<i>Retail</i>	2	3	3	3	3	4
	<i>Commercial</i>	6	7	7	7	7	10
	<i>Industry</i>	3	3	3	3	3	4
	<i>Community Purposes</i>	2	2	2	3	3	4
	<i>Rural and Other Uses</i>	2	2	2	2	2	3
	<b>Total</b>		<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>18</b>
Gin Gin	<i>Retail</i>	128	136	141	145	149	201
	<i>Commercial</i>	312	331	345	354	363	491
	<i>Industry</i>	170	180	187	191	195	258

## Schedule 3 – LGIP Mapping and supporting material

# Schedule 3 – LGIP Mapping and supporting material

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
	<i>Community Purposes</i>	112	118	123	127	130	174
	<i>Rural and Other Uses</i>	113	119	124	127	130	173
	<b>Total</b>	<b>834</b>	<b>884</b>	<b>921</b>	<b>944</b>	<b>968</b>	<b>1,297</b>
Greater Bundaberg	<i>Retail</i>	3,403	3,641	3,831	3,982	4,158	6,083
	<i>Commercial</i>	8,331	8,915	9,380	9,749	10,181	14,898
	<i>Industry</i>	6,472	6,936	7,307	7,609	7,965	11,757
	<i>Community Purposes</i>	3,380	3,619	3,810	3,963	4,142	6,084
	<i>Rural and Other Uses</i>	4,020	4,307	4,537	4,723	4,942	7,286
	<b>Total</b>	<b>25,606</b>	<b>27,418</b>	<b>28,864</b>	<b>30,025</b>	<b>31,389</b>	<b>46,107</b>
Innes Park/Coral Cove	<i>Retail</i>	9	9	10	10	10	14
	<i>Commercial</i>	22	23	24	25	26	35
	<i>Industry</i>	9	10	10	10	11	15
	<i>Community Purposes</i>	8	8	8	9	9	12
	<i>Rural and Other Uses</i>	7	7	7	8	8	11
	<b>Total</b>	<b>54</b>	<b>58</b>	<b>60</b>	<b>62</b>	<b>64</b>	<b>87</b>
Moore Park	<i>Retail</i>	24	26	27	28	28	38
	<i>Commercial</i>	60	63	66	68	70	94
	<i>Industry</i>	31	33	35	35	36	48
	<i>Community Purposes</i>	21	23	24	24	25	34
	<i>Rural and Other Uses</i>	21	22	23	24	25	33
	<b>Total</b>	<b>158</b>	<b>167</b>	<b>174</b>	<b>179</b>	<b>184</b>	<b>247</b>
Woodgate	<i>Retail</i>	10	11	11	12	12	16
	<i>Commercial</i>	26	27	28	29	30	41
	<i>Industry</i>	11	11	12	12	12	17
	<i>Community Purposes</i>	9	10	10	11	11	15
	<i>Rural and Other Uses</i>	8	8	9	9	9	13
	<b>Total</b>	<b>64</b>	<b>68</b>	<b>71</b>	<b>73</b>	<b>75</b>	<b>102</b>
	<i>Retail</i>	4,069	4,348	4,568	4,739	4,936	7,137

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
Inside priority infrastructure area (total)	<i>Commercial</i>	9,955	10,639	11,178	11,596	12,080	17,470
	<i>Industry</i>	7,240	7,749	8,154	8,477	8,855	12,948
	<i>Community Purposes</i>	3,940	4,213	4,429	4,598	4,796	6,966
	<i>Rural and Other Uses</i>	4,547	4,866	5,119	5,320	5,555	8,108
	<b>Total</b>	<b>29,751</b>	<b>31,814</b>	<b>33,449</b>	<b>34,729</b>	<b>36,222</b>	<b>52,629</b>
Outside priority infrastructure area (total)	<i>Retail</i>	297	315	327	335	342	455
	<i>Commercial</i>	869	920	959	982	1,006	1,351
	<i>Industry</i>	1,087	1,143	1,183	1,199	1,212	1,530
	<i>Community Purposes</i>	499	527	548	559	571	751
	<i>Rural and Other Uses</i>	1,589	1,687	1,762	1,811	1,864	2,561
	<b>Total</b>	<b>4,341</b>	<b>4,592</b>	<b>4,778</b>	<b>4,885</b>	<b>4,996</b>	<b>6,649</b>
Bundaberg Regional Council	<i>Retail</i>	4,366	4,663	4,896	5,073	5,279	7,592
	<i>Commercial</i>	10,824	11,559	12,137	12,578	13,087	18,821
	<i>Industry</i>	8,326	8,892	9,336	9,675	10,067	14,478
	<i>Community Purposes</i>	4,438	4,740	4,977	5,157	5,366	7,717
	<i>Rural and Other Uses</i>	6,136	6,553	6,881	7,130	7,419	10,670
	<b>Total</b>	<b>34,092</b>	<b>36,406</b>	<b>38,226</b>	<b>39,614</b>	<b>41,218</b>	<b>59,279</b>

## Schedule 3 – LGIP Mapping and supporting material

# Schedule 3 – LGIP Mapping and supporting material

**Table SC3.1.3 Planned density and demand generation rate for a trunk infrastructure network**

Column 1 Zone	Column 2 Precinct/ Location	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential density (floor Space (m <sup>2</sup> )/ employee)	Residential density (dwellings/ net dev ha)	Water supply network (EP/Ha)	Wastewater network (EP/Ha)	Transport network (Trips/Ha)	Stormwater network (impervious fraction)	PPCL network (Persons/ Ha)
<b>Residential development</b>								
Low density residential	Greater Bundaberg	N/A	10.5	22.6	22.6	89	0.5	22.6
Low density residential	Coastal	N/A	10.3	23.2	23.2	92	0.5	23.2
Low density residential	Woodgate	N/A	10.4	25.6	25.6	101	0.5	25.6
Low density residential	Other Areas	N/A	8.2	19.9	19.9	79	0.5	19.9
Medium density residential	Greater Bundaberg / Bargara	N/A	29.4	50.9	50.9	200	0.6	50.9
Medium density residential	MDRZ1	N/A	29.4	50.9	50.9	200	0.7	50.9
Medium density residential	MDRZ2	N/A	29.4	50.9	50.9	200	0.7	50.9
Medium density residential	Other Areas	N/A	17.9	35.0	35.0	138	0.6	35.0
Medium density residential	Coastal	N/A	22.8	41.6	41.6	164	0.6	41.6
High density residential	Greater Bundaberg	N/A	43.7	69.9	69.9	275	0.7	69.9
High density residential	Coastal	N/A	75.7	121.1	121.1	477	0.7	121.1
Emerging communities		N/A	10.5	22.6	22.6	89	0.5	22.6
Emerging communities	Childers	N/A	8.2	19.9	19.9	79	0.5	19.9
Limited development (constrained land)	Greater Bundaberg	N/A	10.5	22.6	22.6	89	0.5	22.6
Limited development (constrained land)	Coastal	N/A	10.3	18.7	18.7	74	0.5	18.7
Limited development (constrained land)		N/A	8.2	19.9	19.9	79	0.5	19.9
Local centre	Greater Bundaberg	N/A	21.0	33.6	33.6	132	0.9	33.6
Local centre	Coastal	N/A	32.4	51.8	51.8	204	0.9	51.8
Local centre	Other Areas	N/A	22.4	35.8	35.8	141	0.9	35.8
District centre		N/A	21.6	34.6	34.6	136	0.9	34.6
Major centre		N/A	21.6	193.5	193.5	762	0.9	193.5

Column 1 Zone	Column 2 Precinct/ Location	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential density (floor Space (m <sup>2</sup> / employee)	Residential density (dwellings/ net dev ha)	Water supply network (EP/Ha)	Wastewater network (EP/Ha)	Transport network (Trips/Ha)	Stormwater network (impervious fraction)	PPCL network (Persons/ Ha)
Principal centre	PCZ1 / PCZ2	N/A	52.7	84.2	84.2	332	1	84.2
Principal centre	PCZ3 / PCZ4	N/A	28.6	45.8	45.8	180	1	45.8
Rural		N/A	0.0	0.00114	0.00114	0.0045	0	0.00114
Rural residential		N/A	0.5	1.1	1.1	5	0.15	1.1
Rural residential	RRZ1	N/A	4.5	11.4	11.4	45	0.15	11.4
Rural residential	RRZ2 / Branyan LAP	N/A	2.3	5.7	5.7	23	0.15	5.7
Rural residential	RRZ3	N/A	0.2	0.6	0.6	2	0.1	0.6
<b>Non-residential development and mixed development<sup>1</sup></b>								
Local centre	Coastal	20	N/A	38.1	38.1	300	0.9	0
Neighbourhood centre		20	N/A	30.5	30.5	240	0.9	0
District centre		20	N/A	38.1	38.1	500	0.9	0
Major centre		20	N/A	76.2	76.2	750	0.9	0
Principal centre	PCZ1 / PCZ2	20	N/A	76.2	76.2	600	1	0
Principal centre	PCZ3 / PCZ4	20	N/A	76.2	76.2	600	1	0
Specialised centre		20	N/A	38.1	38.1	150	0.9	0
Industry		180	N/A	30.5	30.5	75	0.9	0
High impact industry		180	N/A	30.5	30.5	75	0.9	0
Strategic port land		180	N/A	38.1	38.1	225	0.7	0
Community Facilities		20	N/A	12.7	12.7	50	0.2	0
Open space		0	N/A	12.7	12.7	50	0	0
Sport and recreation		0	N/A	12.7	12.7	50	0.1	0
Environmental management and conservation		0	N/A	0.0	0.0	0	0	0

<sup>1</sup> Note—Mixed development is development that includes residential development and non-residential development.

## Schedule 3 – LGIP Mapping and supporting material

# Schedule 3 – LGIP Mapping and supporting material

**Table SC3.1.4 Existing and projected residential dwellings**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate development
Bargara	<i>Single dwelling</i>	3,198	3,592	3,934	4,319	4,610	5,440
	<i>Multiple dwelling</i>	468	526	576	632	675	796
	<i>Other dwelling</i>	197	221	242	266	284	335
	<b>Total</b>	<b>3,863</b>	<b>4,339</b>	<b>4,751</b>	<b>5,217</b>	<b>5,569</b>	<b>6,571</b>
Burnett Heads	<i>Single dwelling</i>	989	1,042	1,109	1,187	1,251	1,491
	<i>Multiple dwelling</i>	145	153	162	174	183	218
	<i>Other dwelling</i>	61	64	68	73	77	92
	<b>Total</b>	<b>1,195</b>	<b>1,259</b>	<b>1,339</b>	<b>1,433</b>	<b>1,511</b>	<b>1,801</b>
Childers	<i>Single dwelling</i>	545	602	658	718	752	860
	<i>Multiple dwelling</i>	80	88	96	105	110	126
	<i>Other dwelling</i>	34	37	40	44	46	53
	<b>Total</b>	<b>658</b>	<b>727</b>	<b>794</b>	<b>868</b>	<b>908</b>	<b>1,039</b>
Elliott Heads	<i>Single dwelling</i>	390	490	592	645	689	795
	<i>Multiple dwelling</i>	57	72	87	94	101	116
	<i>Other dwelling</i>	24	30	36	40	42	49
	<b>Total</b>	<b>471</b>	<b>592</b>	<b>715</b>	<b>780</b>	<b>832</b>	<b>960</b>
Gin Gin	<i>Single dwelling</i>	362	473	579	676	741	908
	<i>Multiple dwelling</i>	53	69	85	99	108	133
	<i>Other dwelling</i>	22	29	36	42	46	56
	<b>Total</b>	<b>437</b>	<b>571</b>	<b>700</b>	<b>816</b>	<b>895</b>	<b>1,097</b>
Greater Bundaberg	<i>Single dwelling</i>	16,978	17,885	18,733	19,527	20,003	22,255
	<i>Multiple dwelling</i>	2,484	2,617	2,741	2,857	2,927	3,257
	<i>Other dwelling</i>	1,045	1,101	1,153	1,202	1,231	1,370
	<b>Total</b>	<b>20,507</b>	<b>21,603</b>	<b>22,628</b>	<b>23,586</b>	<b>24,162</b>	<b>26,882</b>
Innes Park/Coral Cove	<i>Single dwelling</i>	758	854	946	1,022	1,089	1,323
	<i>Multiple dwelling</i>	111	125	138	150	159	194
	<i>Other dwelling</i>	47	53	58	63	67	81

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate development
	<b>Total</b>	<b>916</b>	<b>1,031</b>	<b>1,143</b>	<b>1,234</b>	<b>1,315</b>	<b>1,598</b>
Moore Park	<i>Single dwelling</i>	629	656	691	743	784	1,089
	<i>Multiple dwelling</i>	92	96	101	109	115	159
	<i>Other dwelling</i>	39	40	43	46	48	67
	<b>Total</b>	<b>759</b>	<b>793</b>	<b>835</b>	<b>897</b>	<b>946</b>	<b>1,315</b>
Woodgate	<i>Single dwelling</i>	907	987	1,077	1,157	1,221	1,720
	<i>Multiple dwelling</i>	133	144	158	169	179	252
	<i>Other dwelling</i>	56	61	66	71	75	106
	<b>Total</b>	<b>1,096</b>	<b>1,193</b>	<b>1,301</b>	<b>1,397</b>	<b>1,475</b>	<b>2,077</b>
<b>Inside priority infrastructure area (total)</b>	<i>Single dwelling</i>	24,756	26,582	28,319	29,993	31,140	35,881
	<i>Multiple dwelling</i>	3,623	3,890	4,144	4,389	4,557	5,251
	<i>Other dwelling</i>	1,524	1,636	1,743	1,846	1,917	2,209
	<b>Total</b>	<b>29,903</b>	<b>32,108</b>	<b>34,207</b>	<b>36,228</b>	<b>37,614</b>	<b>43,340</b>
<b>Outside priority infrastructure area (total)</b>	<i>Single dwelling</i>	9,712	10,131	10,537	10,902	11,679	29,238
	<i>Multiple dwelling</i>	1,421	1,483	1,542	1,595	1,709	4,279
	<i>Other dwelling</i>	598	624	649	671	719	1,800
	<b>Total</b>	<b>11,731</b>	<b>12,237</b>	<b>12,727</b>	<b>13,168</b>	<b>14,107</b>	<b>35,316</b>
<b>Bundaberg Regional Council</b>	<i>Single dwelling</i>	34,468	36,713	38,856	40,895	42,819	65,118
	<i>Multiple dwelling</i>	5,044	5,372	5,686	5,984	6,266	9,529
	<i>Other dwelling</i>	2,122	2,260	2,392	2,517	2,636	4,008
	<b>Total</b>	<b>41,634</b>	<b>44,345</b>	<b>46,934</b>	<b>49,397</b>	<b>51,721</b>	<b>78,656</b>

## Schedule 3 – LGIP Mapping and supporting material

# Schedule 3 – LGIP Mapping and supporting material

**Table SC3.1.5 Existing and projected non-residential floor space**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)					
		2016	2021	2026	2031	2036	Ultimate development
<b>Bargara</b>	<i>Retail</i>	5,268	5,591	5,834	5,993	6,165	8,364
	<i>Commercial</i>	12,848	13,636	14,231	14,619	15,039	20,412
	<i>Industry</i>	48,006	50,951	53,174	54,625	56,197	76,277
	<i>Community Purposes</i>	4,272	4,534	4,732	4,862	5,002	6,792
	<i>Rural and Other Uses</i>	3,786	4,019	4,194	4,309	4,433	6,020
	<b>Total</b>	<b>74,179</b>	<b>78,730</b>	<b>82,165</b>	<b>84,408</b>	<b>86,836</b>	<b>117,866</b>
<b>Burnett Heads</b>	<i>Retail</i>	403	428	446	458	471	637
	<i>Commercial</i>	994	1,055	1,101	1,130	1,162	1,573
	<i>Industry</i>	4,606	4,875	5,074	5,192	5,314	7,064
	<i>Community Purposes</i>	355	377	393	403	414	558
	<i>Rural and Other Uses</i>	348	369	384	393	403	539
	<b>Total</b>	<b>6,707</b>	<b>7,103</b>	<b>7,398</b>	<b>7,577</b>	<b>7,764</b>	<b>10,371</b>
<b>Childers</b>	<i>Retail</i>	4,180	4,434	4,626	4,749	4,881	6,602
	<i>Commercial</i>	10,154	10,772	11,237	11,536	11,857	16,036
	<i>Industry</i>	45,205	47,861	49,832	51,012	52,242	69,575
	<i>Community Purposes</i>	3,524	3,736	3,896	3,996	4,104	5,527
	<i>Rural and Other Uses</i>	3,395	3,596	3,746	3,837	3,933	5,258
	<b>Total</b>	<b>66,457</b>	<b>70,400</b>	<b>73,336</b>	<b>75,130</b>	<b>77,018</b>	<b>102,997</b>
<b>Elliott Heads</b>	<i>Retail</i>	47	50	53	54	56	76
	<i>Commercial</i>	124	132	138	142	146	200
	<i>Industry</i>	471	500	522	537	554	758
	<i>Community Purposes</i>	45	48	50	51	53	73
	<i>Rural and Other Uses</i>	40	43	44	46	47	65
	<b>Total</b>	<b>727</b>	<b>772</b>	<b>807</b>	<b>830</b>	<b>855</b>	<b>1,171</b>
<b>Gin Gin</b>	<i>Retail</i>	2,557	2,712	2,828	2,903	2,982	4,027
	<i>Commercial</i>	6,232	6,610	6,894	7,075	7,270	9,816
	<i>Industry</i>	30,601	32,363	33,659	34,400	35,156	46,407
	<i>Community Purposes</i>	2,236	2,370	2,469	2,531	2,597	3,484



Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)					
		2016	2021	2026	2031	2036	Ultimate development
	<i>Rural and Other Uses</i>	2,255	2,387	2,484	2,541	2,600	3,450
	<b>Total</b>	<b>43,881</b>	<b>46,441</b>	<b>48,335</b>	<b>49,450</b>	<b>50,605</b>	<b>67,184</b>
<b>Greater Bundaberg</b>	<i>Retail</i>	68,060	72,830	76,626	79,638	83,166	121,665
	<i>Commercial</i>	166,613	178,295	187,595	194,976	203,625	297,956
	<i>Industry</i>	1,165,006	1,248,408	1,315,236	1,369,584	1,433,705	2,116,268
	<i>Community Purposes</i>	67,598	72,378	76,194	79,253	82,850	121,675
	<i>Rural and Other Uses</i>	80,401	86,139	90,732	94,454	98,841	145,711
	<b>Total</b>	<b>1,547,679</b>	<b>1,658,050</b>	<b>1,746,382</b>	<b>1,817,906</b>	<b>1,902,187</b>	<b>2,803,274</b>
<b>Innes Park/Coral Cove</b>	<i>Retail</i>	175	186	194	199	205	278
	<i>Commercial</i>	439	466	487	500	515	701
	<i>Industry</i>	1,650	1,752	1,829	1,880	1,935	2,637
	<i>Community Purposes</i>	151	161	168	173	178	243
	<i>Rural and Other Uses</i>	135	143	149	153	158	216
	<b>Total</b>	<b>2,550</b>	<b>2,707</b>	<b>2,826</b>	<b>2,905</b>	<b>2,991</b>	<b>4,075</b>
<b>Moore Park</b>	<i>Retail</i>	485	514	536	550	566	765
	<i>Commercial</i>	1,192	1,264	1,319	1,354	1,391	1,882
	<i>Industry</i>	5,663	5,992	6,234	6,376	6,522	8,644
	<i>Community Purposes</i>	428	454	473	485	498	670
	<i>Rural and Other Uses</i>	424	449	468	479	490	653
	<b>Total</b>	<b>8,191</b>	<b>8,673</b>	<b>9,030</b>	<b>9,244</b>	<b>9,468</b>	<b>12,615</b>
<b>Woodgate</b>	<i>Retail</i>	202	214	224	230	237	322
	<i>Commercial</i>	513	545	569	585	602	821
	<i>Industry</i>	1,912	2,030	2,120	2,179	2,243	3,057
	<i>Community Purposes</i>	185	196	205	211	217	297
	<i>Rural and Other Uses</i>	160	169	177	182	187	256
	<b>Total</b>	<b>2,972</b>	<b>3,156</b>	<b>3,295</b>	<b>3,387</b>	<b>3,487</b>	<b>4,753</b>
<b>Inside priority infrastructure area (total)</b>	<i>Retail</i>	81,376	86,959	91,367	94,774	98,729	142,736
	<i>Commercial</i>	199,110	212,775	223,569	231,917	241,608	349,396
	<i>Industry</i>	1,303,118	1,394,732	1,467,680	1,525,785	1,593,868	2,330,686

## Schedule 3 – LGIP Mapping and supporting material

# Schedule 3 – LGIP Mapping and supporting material

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)					
		2016	2021	2026	2031	2036	Ultimate development
	<i>Community Purposes</i>	78,794	84,254	88,580	91,965	95,912	139,320
	<i>Rural and Other Uses</i>	90,944	97,314	102,379	106,395	111,094	162,167
	<b>Total</b>	<b>1,753,343</b>	<b>1,876,033</b>	<b>1,973,574</b>	<b>2,050,836</b>	<b>2,141,211</b>	<b>3,124,306</b>
<b>Outside priority infrastructure area (total)</b>	<i>Retail</i>	5,948	6,293	6,548	6,696	6,849	9,103
	<i>Commercial</i>	17,376	18,405	19,172	19,638	20,129	27,029
	<i>Industry</i>	195,641	205,761	212,851	215,765	218,181	275,359
	<i>Community Purposes</i>	9,973	10,539	10,953	11,182	11,411	15,029
	<i>Rural and Other Uses</i>	31,782	33,744	35,232	36,213	37,286	51,230
	<b>Total</b>	<b>260,719</b>	<b>274,741</b>	<b>284,756</b>	<b>289,493</b>	<b>293,856</b>	<b>377,749</b>
<b>Bundaberg Regional Council</b>	<i>Retail</i>	87,324	93,251	97,915	101,470	105,577	151,839
	<i>Commercial</i>	216,485	231,180	242,741	251,555	261,738	376,425
	<i>Industry</i>	1,498,759	1,600,493	1,680,531	1,741,550	1,812,048	2,606,045
	<i>Community Purposes</i>	88,767	94,793	99,533	103,147	107,322	154,349
	<i>Rural and Other Uses</i>	122,727	131,057	137,611	142,608	148,380	213,397
	<b>Total</b>	<b>2,014,062</b>	<b>2,150,774</b>	<b>2,258,330</b>	<b>2,340,329</b>	<b>2,435,067</b>	<b>3,502,055</b>

**Table SC3.1.6 Existing and projected demand for the water supply network**

Column 1 Service catchment <sup>2</sup>	Column 2 Existing and projected demand (EP)					
	2016	2021	2026	2031	2036	Ultimate development
Gin Gin	3,578	4,131	4,624	5,209	5,565	8,175
Gregory River	6,715	7,652	8,521	9,583	10,239	18,674
Lake Monduran	0	0	0	0	0	2
Bundaberg	69,700	73,379	76,759	80,153	83,384	123,163
Rocky Point	244	241	239	238	237	271
Moore Park Beach	2,648	2,761	2,883	3,097	3,228	4,287
River Park	295	292	290	289	288	293
Wallaville	237	238	239	240	243	324
Gooburrum	120	119	118	118	118	123
Kalkie	24,729	27,205	29,601	32,001	34,227	57,762
<b>Total</b>	<b>108,265</b>	<b>116,018</b>	<b>123,275</b>	<b>130,928</b>	<b>137,529</b>	<b>213,072</b>

**Table SC3.1.7 Existing and projected demand for the wastewater network**

Column 1 Service catchment <sup>3</sup>	Column 2 Existing and projected demand (EP)					
	2016	2021	2026	2031	2036	Ultimate development
Future Rubyanna	7,563	8,196	8,886	9,615	10,364	18,888
Bargara - Future Rubyanna	13,976	15,689	17,256	18,774	20,091	33,707
Lake Monduran	2	2	2	2	3	5
Childers	3,134	3,512	3,788	4,291	4,426	5,559
Woodgate	2,689	2,908	3,152	3,383	3,572	5,495
Millbank	23,518	24,338	25,133	26,132	27,133	42,097
Gin Gin	3,496	4,048	4,541	5,126	5,482	8,087
North	1,273	1,263	1,258	1,259	1,260	1,293
Thabeban	5,230	6,371	7,353	8,308	9,051	16,438
Coral Cove - Future Rubyanna	1,119	1,204	1,285	1,381	1,476	1,873
Bundaberg East - Future Rubyanna	38,317	39,966	41,494	42,875	44,292	60,924
<b>Total</b>	<b>100,318</b>	<b>107,497</b>	<b>114,150</b>	<b>121,146</b>	<b>127,148</b>	<b>194,366</b>

<sup>2</sup> Note—The service catchments for the water supply network as listed in **Table SC3.1.6, Column 1** are identified on Local Government Infrastructure Plan Map LGIP-WSN-2, 3, 5, 6, 8-10, 13-32 (Plan for trunk water supply infrastructure) in Schedule 3 (Local government infrastructure plan mapping and supporting material).

<sup>3</sup> Note—The service catchments for the wastewater network as listed in **Table SC3.1.7, Column 1** are identified on Local Government Infrastructure Plan Map LGIP-WWN-3, 5, 6, 8, 9, 14-21, 23-27, 31 and 32 (Plan for trunk sewerage infrastructure) in Schedule 3 (Local government infrastructure plan mapping and supporting material).

**Table SC3.1.8 Existing and projected demand for the stormwater network**

Column 1 Service catchment <sup>4</sup>	Column 2 Existing and projected demand (imp ha)					
	2016	2021	2026	2031	2036	Ultimate development
Burnett Heads	125	141	157	173	186	346
Bargara	229	250	269	289	305	501
CBD	14	14	14	14	14	15
Moore Park	43	46	49	52	55	85
Gin Gin	62	68	72	77	81	130
Childers	57	62	66	71	74	121
Hummock	12	12	12	12	12	14
Riverview	4	4	4	4	4	5
Elliott Heads	27	35	42	50	56	132
Woodgate Beach	58	62	65	69	72	111
Bundaberg North	47	51	54	58	61	97
Mccoys Creeks	119	134	149	164	177	329
Palmers Creek	67	69	70	71	72	85
O'Connells Creek	78	78	79	79	79	82
Saltwater Creek	932	943	953	964	974	1,082
Bundaberg Creek	1,479	1,496	1,513	1,529	1,544	1,712
East Bundbaerg Drain	56	57	59	60	61	75
Watreview Creek	46	46	47	47	48	52
Gahan's Road Drain	51	58	65	72	78	147
Yellow Water Holes	93	110	125	142	156	320
Remainder of LGA	5,769	5,915	6,050	6,191	6,313	7,718
<b>Total</b>	<b>9,366</b>	<b>9,650</b>	<b>9,913</b>	<b>10,189</b>	<b>10,425</b>	<b>13,159</b>

**Table SC3.1.9 Existing and projected demand for the transport network**

Column 1 Service catchment <sup>5</sup>	Column 2 Existing and projected demand (vpd)					
	2016	2021	2026	2031	2036	Ultimate development
Bundaberg North	25,069	26,260	27,422	29,117	30,393	44,584
Bundaberg South	227,028	248,541	267,559	286,689	303,922	497,497
Moore Park Beach	10,184	11,633	12,922	14,844	15,806	23,386
Coastal	100,532	114,626	128,078	142,554	154,246	274,526
Woodgate	10,726	12,000	13,311	14,671	15,668	25,747
Gin Gin	12,029	15,248	18,091	21,560	23,727	41,109
Childers	12,048	14,085	15,592	17,994	19,038	27,896
Remainder of LGA	157,936	174,040	190,131	205,567	220,831	437,338
<b>Total</b>	<b>555,551</b>	<b>616,433</b>	<b>673,107</b>	<b>732,996</b>	<b>783,630</b>	<b>1,372,082</b>

<sup>4</sup> Note—The service catchments for the stormwater network as listed in **Table SC3.1.8, Column 1** are identified on Local Government Infrastructure Plan Map LGIP-SWN-1-33 (Plan for trunk stormwater infrastructure) in Schedule 3 (Local government infrastructure plan mapping and supporting material).

<sup>5</sup> Note—The service catchments for the transport network as listed in **Table SC3.1.9, Column 1** are identified on Local Government Infrastructure Plan Map LGIP-TNP-1-33 (Plan for trunk transport infrastructure) in Schedule 3 (Local government infrastructure plan mapping and supporting material).

**Table SC3.1.10 Existing and projected demand for the parks and land for community facilities network**

Column 1 Service catchment <sup>6</sup>	Column 2 Existing and projected demand (persons)					
	2016	2021	2026	2031	2036	Ultimate development
Bundaberg North	5,390	5,441	5,516	5,704	5,822	7,244
Bundaberg South	44,352	46,689	48,945	50,966	53,076	79,642
Moore Park Beach	2,299	2,415	2,563	2,727	2,860	3,792
Coastal	16,197	18,013	19,708	21,393	22,927	38,351
Woodgate	2,618	2,818	3,051	3,255	3,442	5,290
Gin Gin	1,086	1,422	1,746	2,056	2,302	3,366
Childers	1,955	2,116	2,271	2,435	2,574	3,748
Remainder of LGA	25,493	25,706	25,997	26,296	26,756	40,694
<b>Total</b>	<b>99,390</b>	<b>104,619</b>	<b>109,798</b>	<b>114,833</b>	<b>119,759</b>	<b>182,126</b>

<sup>6</sup> Note—The service catchments for the parks and land for community facilities network as listed in **Table SC3.1.10, Column 1** are identified on Local Government Infrastructure Plan Map LGIP-PPCLF-1-33 (Plan for trunk parks and land for community facilities infrastructure) in Schedule 3 (Local government infrastructure plan mapping and supporting material).

## SC3.2 Schedules of works

**Table SC3.2.1 Water supply network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>7</sup>
P.WB.0000	Reservoir		2041 - 2046	\$3,364,653
P.WB.0001	Reservoir		2041 - 2046	\$3,364,653
P.WE.0000	Booster Pump Station		2041 - 2046	\$377,712
P.WE.0001	Booster Pump Station		2041 - 2046	\$307,623
P.WF.0001	Water Treatment Plant - Kalkie WTP Upgrade		2017	\$99,721
P.WF.0002	Water Treatment Plant - Kalkie WTP Upgrade		2018	\$498,603
P.WF.0003	Water Treatment Plant - Kalkie WTP Upgrade		2019	\$7,379,330
P.WF.0004	Water Treatment Plant - Gregory River WTP Upgrade		2017	\$99,721
P.WF.0005	Water Treatment Plant - Gregory River WTP Upgrade		2018	\$498,603
P.WF.0006	Water Treatment Plant - Gregory River WTP Upgrade		2020	\$6,980,447
P.WF.0007	Raw Water Pump Station - Branyan WTP - Raw Water Pumps		2018	\$199,441
P.WF.0008	Reservoir - Branyan WTP - Clear Water Storage (4.5ML)		2019	\$99,721
P.WF.0009	Reservoir - Branyan WTP - Clear Water Storage (4.5ML)		2020	\$1,495,810
P.WF.0010	Water Treatment Plant - Heaps St - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2018	\$4,986
P.WF.0011	Water Treatment Plant - Heaps St - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2019	\$62,325
P.WF.0012	Water Treatment Plant - Heaps St - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2020	\$62,325
P.WF.0013	Water Treatment Plant - Lovers Walk - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2018	\$4,986
P.WF.0014	Water Treatment Plant - Lovers Walk - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2019	\$62,325
P.WF.0015	Water Treatment Plant - Lovers Walk - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2020	\$62,325
P.WF.0016	Water Treatment Plant - Dr Mays - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2018	\$4,986
P.WF.0017	Water Treatment Plant - Dr Mays - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2019	\$62,325
P.WF.0018	Water Treatment Plant - Dr Mays - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2020	\$62,325
P.WF.0019	Water Treatment Plant - East Depot - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2018	\$4,986
P.WF.0020	Water Treatment Plant - East Depot - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2019	\$62,325
P.WF.0021	Water Treatment Plant - East Depot - Bundaberg WPS Operations (i.e., VSD vs timeclock)		2020	\$62,325
P.WF.0022	Water Treatment Plant - East Depot - Spray bed Upgrade		2018	\$74,791

<sup>7</sup> Note—The establishment cost as listed in **Table SC3.2.1, Column 5** is expressed in current cost terms as at the base date.

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>7</sup>
P.WF.0023	Water Treatment Plant - East Depot - Spray bed Upgrade		2019	\$74,791
P.WF.0024	Water Treatment Plant - East Depot - Spray bed Upgrade		2020	\$74,791
P.WF.0025	Water Treatment Plant - Dr Mays - Spray bed Upgrade		2018	\$74,791
P.WF.0026	Water Treatment Plant - Dr Mays - Spray bed Upgrade		2019	\$74,791
P.WF.0027	Water Treatment Plant - Dr Mays - Spray bed Upgrade		2020	\$74,791
P.WF.0028	Water Treatment Plant - Lovers Walk - Spray bed Upgrade		2018	\$74,791
P.WF.0029	Water Treatment Plant - Lovers Walk - Spray bed Upgrade		2019	\$74,791
P.WF.0030	Water Treatment Plant - Lovers Walk - Spray bed Upgrade		2020	\$74,791
P.WF.0031	Water Treatment Plant - Heaps St - Spray bed Upgrade		2018	\$74,791
P.WF.0032	Water Treatment Plant - Heaps St - Spray bed Upgrade		2019	\$74,791
P.WF.0033	Water Treatment Plant - Heaps St - Spray bed Upgrade		2020	\$74,791
P.WF.0034	Network Monitoring Control - Smart Water Meters Project - Concept		2017	\$299,162
P.WF.0035	Network Monitoring Control - Smart Water Meters Project		2019	\$3,490,223
P.WF.0036	Network Monitoring Control - Smart Water Meters Project		2020	\$3,490,223
P.WF.0037	Water Treatment Plant - North Bundaberg Water Supply - Decom Bore		2018	\$24,930
P.WF.0038	Water Treatment Plant - North Bundaberg Water Supply - Concept		2017	\$39,888
P.WF.0039	Booster Pump Station - North Bundaberg Water Supply - Decommission PS		2019	\$99,721
P.WF.0040	Booster Pump Station - North Bundaberg Water Supply - New PS, tower upgrade		2019	\$398,883
P.WF.0041	Water Treatment Plant - Kalkie WSA PRV Augmentation		2017	\$14,958
P.WF.0042	Water Treatment Plant - Kalkie WSA PRV Augmentation		2018	\$99,721
P.WF.0043	Water Treatment Plant - Kalkie WSA PRV Augmentation		2019	\$99,721
P.WF.0044	Water Treatment Plant - Kalkie WSA PRV Augmentation		2020	\$99,721
P.WF.0045	Booster Pump Station - Woodgate PS Upgrade		2023	\$289,190
P.WF.0046	Water Treatment Plant - Gregory River WTP Upgrade		2021 - 2026	\$99,721
P.WF.0047	Water Treatment Plant - Gin Gin WTP Upgrade		2020	\$149,581
P.WP.0001	Water Main (Distribution) (150mm dia)	923	2018	\$395,368
P.WP.0002	Water Main (Distribution) (150mm dia)	417	2018	\$178,622
P.WP.0004	Water Main (Distribution) (150mm dia)	1,096	2018	\$469,474
P.WP.0007	Water Main (Distribution) (150mm dia)	412	2018	\$176,481
P.WP.0008	Water Main (Distribution) (150mm dia)	427	2018	\$182,906
P.WP.0011	Water Main (Distribution) (152mm dia)	3,219	2021 - 2026	\$1,378,436

Table SC3.2.1 Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>7</sup>
P.WP.0012	Water Main (Distribution) (250mm dia)	2,707	2021 - 2026	\$1,689,906
P.WP.0013	Water Main (Distribution) (250mm dia)	1,533	2026 - 2031	\$957,010
P.WP.0014	Water Main (Distribution) (150mm dia)	84	2026 - 2031	\$35,982
P.WP.0015	Water Main (Distribution) (150mm dia)	106	2026 - 2031	\$45,404
P.WP.0016	Water Main (Distribution) (150mm dia)	148	2026 - 2031	\$62,968
P.WP.0017	Water Main (Transfer) (375mm dia)	7,219	2041 - 2046	\$10,007,433
P.WP.0018	Water Main (Distribution) (300mm dia)	2,569	2041 - 2046	\$2,896,610
P.WP.0019	Water Main (Distribution) (375mm dia)	1,091	2041 - 2046	\$1,512,413
P.WP.0020	Water Main (Distribution) (375mm dia)	1,229	2041 - 2046	\$1,703,717
P.WP.0021	Water Main (Transfer) (375mm dia)	3,550	2041 - 2046	\$4,921,233
P.WP.0022	Water Main (Distribution) (150mm dia)	225	2041 - 2046	\$96,378
P.WP.0100	Water Main (Distribution) - Eggmolesse St connection (250mm dia)	1,330	2017	\$698,045
P.WP.0101	Water Main (Distribution) - Branyan Dr/Bocks Rd Water Main (200mm dia)	1,456	2018	\$448,743
P.WP.0102	Water Main (Distribution) - North Bundaberg Water Supply (150mm dia)	2,266	2018	\$474,621
P.WP.0104	Water Main (Distribution) - Burnett Heads Water Main Improvement (150mm dia)	1,152	2019	\$249,302
P.WP.0105	Water Main (Transfer) - Gregory R trunk improvements (150mm dia)	11,246	2025	\$3,028,065
P.WP.0106	Water Main (Distribution) - Kalkie growth area (150mm dia)	2,174	2026 - 2031	\$541,981
P.WP.0107	Water Main (Distribution) - Bundaberg East augmentation (250mm dia)	1,348	2026 - 2031	\$840,389
P.WP.0108	Water Main (Distribution) - Ashfield growth area (150mm dia)	3,147	2026 - 2031	\$784,529
P.WP.0109	Water Main (Distribution) - Bartholdt Dr water extension (150mm dia)	776	2026 - 2031	\$193,488
P.WP.0110	Water Main (Distribution) - Thabeban growth area (150mm dia)	859	2031 - 2036	\$214,042
P.WP.0111	Water Main (Distribution) - Kensington growth area (150mm dia)	1,548	2031 - 2036	\$385,807
P.WP.0112	Water Main (Distribution) - Kalkie East growth area (150mm dia)	697	2036 - 2041	\$173,827
P.WP.0113	Water Main (Distribution) - Ashfield South trunk water (150mm dia)	1,108	2036 - 2041	\$276,109
P.WP.0114	Water Main (Distribution) - Ashfield East trunk water (150mm dia)	802	2036 - 2041	\$200,052
P.WP.0115	Water Main (Reticulation) - Frizzells Road trunk extension (150mm dia)	860	2036 - 2041	\$214,364
P.WP.0116	Water Main (Distribution) - Branyan growth area south water main (150mm dia)	4,197	2041 - 2046	\$1,046,216
P.WP.0117	Water Main (Transfer) - Branyan to Heaps upgrade (500mm dia)	8,641	2041 - 2046	\$3,705,365
P.WP.0118	Water Main (Transfer) - Heaps to Melifont (600mm dia)	5,365	2041 - 2046	\$2,300,407
<b>TOTAL</b>				<b>\$77,363,409</b>



**Table SC3.2.2 Wastewater network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>8</sup>
P.SE.0001	Sewerage Pump Station - Burnett Heads 2 SPS		2018	\$309,134
P.SE.0002	Sewerage Pump Station - Bargara WWTP SPS		2021 - 2026	\$397,885
P.SE.0003	Sewerage Pump Station - Rowlands Road SPS		2021 - 2026	\$198,943
P.SE.0004	Sewerage Pump Station - Strathdees 1 SPS		2021 - 2026	\$309,134
P.SE.0005	Sewerage Pump Station - Watsons Road B SPS Pump Upgrade		2021 - 2026	\$168,528
P.SE.0006	Sewerage Pump Station - Bargara WWTP SPS Upgrade		2021 - 2026	\$339,050
P.SE.0007	Sewerage Pump Station - Burnett Heads 1 SPS		2036 - 2041	\$394,894
P.SE.0008	Sewerage Pump Station - Watsons Road B SPS Wet Well Upgrade		2036 - 2041	\$228,859
P.SE.0009	Sewerage Pump Station - Elliott Heads 1 SPS		2046 - 2051	\$153,570
P.SE.0010	Sewerage Pump Station - Elliott Heads North SPS		2046 - 2051	\$309,134
P.SE.0012	Sewerage Pump Station - Quinco Development 1 SPS		2046 - 2051	\$309,134
P.SE.0015	Sewerage Pump Station - Rowlands Road SPS Upgrade 2		2046 - 2051	\$269,246
P.SE.0016	Sewerage Pump Station - Watsons Road B SPS Pump Upgrade Stage 2		2046 - 2051	\$186,478
P.SE.0017	Sewerage Pump Station - Elliott Heads 2 SPS		2056 - 2061	\$309,134
P.SE.0018	Sewerage Pump Station - Elliott Heads 3 SPS		2056 - 2061	\$309,134
P.SE.0019	Sewerage Pump Station - Ashfield South SPS		2056 - 2061	\$309,134
P.SE.0020	Sewerage Pump Station - Bundaberg East WWTP SPS		2046 - 2051	\$538,492
P.SE.0021	Sewerage Pump Station - Ashfield North SPS		2056 - 2061	\$309,134
P.SE.0023	Sewerage Pump Station - Sauers Road SPS		2056 - 2061	\$309,134
P.SE.0024	Sewerage Pump Station - Gahans Road SPS		2056 - 2061	\$309,134
P.SE.0025	Sewerage Pump Station - Telegraph Road SPS		2031 - 2036	\$309,134
P.SE.0026	Sewerage Pump Station - Port of Bundaberg SPS		2036 - 2041	\$161,547
P.SE.0027	Sewerage Pump Station - Woongarra Scenic Drive A SPS (SE.1050)		2026 - 2031	\$143,598
P.SE.0028	Sewerage Pump Station - Moodies Road SPS (SE.0757)		2036 - 2041	\$143,598
P.SE.0029	Sewerage Pump Station - Woongarra Scenic Drive C SPS (SE.1060)		2036 - 2041	\$160,052
P.SE.0030	Sewerage Pump Station - Baker Finch Dr (SE.0025) Upgrade		2036 - 2041	\$269,246
P.SE.0031	Sewerage Pump Station - Sandhills Drive SPS (SE.0862)		2018	\$143,598
P.SE.0032	Sewerage Pump Station - SE.0857 Rosander Place SPS		2018	\$143,598
P.SE.0033	Sewerage Pump Station - Holland St SPS (SE.0546)		2018	\$134,623
P.SE.0034	Sewerage Pump Station - Coral Cove 1 SPS		2046 - 2051	\$139,609
P.SE.0040	Sewerage Pump Station - Childers North SPS		2031 - 2036	\$198,943
P.SE.0041	Sewerage Pump Station - Frizzells Road SPS		2017	\$397,885
P.SE.0042	Sewerage Pump Station - Woodgate Road SPS		2026 - 2031	\$993,218

<sup>8</sup> Note—The establishment cost as listed in **Table SC3.2.2, Column 5** is expressed in current cost terms as at the base date.

## Schedule 3 – LGIP Mapping and supporting material

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>8</sup>
P.SE.0043	Wastewater Treatment Plant - Rubyanna WWTP Design and Construction		2017	\$26,635,380
P.SE.0044	Wastewater Treatment Plant - Rubyanna WWTP Design and Construction		2018	\$6,760,064
P.SE.0045	WWTP River Outfall - Rubyanna WWTP River Outfall		2017	\$5,190,461
P.SE.0048	Wastewater Treatment Plant - Gln Gin WWTP Upgrade		2017	\$19,944
P.SE.0049	Wastewater Treatment Plant - Gln Gin WWTP Upgrade		2018	\$99,721
P.SE.0050	Wastewater Treatment Plant - Gln Gin WWTP Upgrade		2020	\$1,495,810
P.SE.0051	Wastewater Treatment Plant - Childers WWTP Upgrade		2017	\$19,944
P.SE.0052	Wastewater Treatment Plant - Childers WWTP Upgrade		2018	\$199,441
P.SE.0053	Wastewater Treatment Plant - Childers WWTP Upgrade		2019	\$3,290,782
P.SE.0055	Wastewater Treatment Plant - Decommission WWTP		2020	\$99,721
P.SE.0057	Wastewater Treatment Plant - Millbank WWTP Solar Assessment		2019	\$124,651
P.SE.0058	Wastewater Treatment Plant - Millbank WWTP Solar Assessment		2020	\$224,372
P.SE.0060	Wastewater Treatment Plant - Thabeban WWTP Solar Assessment		2019	\$124,651
P.SE.0061	Wastewater Treatment Plant - Thabeban WWTP Solar Assessment		2020	\$224,372
P.SE.0062	Wastewater Treatment Plant - Millbank WWTP Alum Dosing Facility		2017	\$35,899
P.SE.0063	Wastewater Treatment Plant - Millbank WWTP Alum Dosing Facility		2018	\$99,721
P.SE.0065	Wastewater Treatment Plant - Millbank WWTP - Regional Sludge Facility		2019	\$49,860
P.SE.0066	Wastewater Treatment Plant - Millbank WWTP - Regional Sludge Facility (10yr program)		2020	\$2,991,620
P.SE.0067	Wastewater Treatment Plant - Woodgate WWTP Irrigation Extension		2018	\$69,804
P.SE.0068	Wastewater Treatment Plant - Woodgate WWTP Irrigation Extension		2019	\$159,553
P.SE.0069	Wastewater Treatment Plant - Woodgate WWTP Upgrade (10yr program)		2026	\$5,285,196
P.SE.0070	Wastewater Treatment Plant - Monduran WWTP Upgrade (10yr program)		2021	\$199,441
P.SE.0071	Sewerage Pump Station - Hartnell St Upgrade (10yr program)		2021	\$1,396,089
P.SE.0072	Wastewater Treatment Plant - Rubyanna WWTP Capacity upgrade (10yr program)		2021 - 2026	\$498,603
P.SE.0073	Wastewater Treatment Plant - Rubyanna WWTP Capacity upgrade (10yr program)		2024	\$1,994,413
P.SPGM.0002	Sewer Gravity Pipe (250mm dia)	751	2031 - 2036	\$144,074
P.SPGM.0003	Sewer Gravity Pipe (250mm dia)	576	2031 - 2036	\$118,813
P.SPGM.0005	Sewer Gravity Pipe (250mm dia)	1,800	2046 - 2051	\$354,532
P.SPGM.0006	Sewer Gravity Pipe (250mm dia)	243	2046 - 2051	\$47,829
P.SPGM.0007	Sewer Gravity Pipe (250mm dia)	467	2056 - 2061	\$91,892

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>8</sup>
P.SPGM.0008	Sewer Gravity Pipe (250mm dia)	337	2056 - 2061	\$66,413
P.SPGM.0009	Sewer Gravity Pipe (250mm dia)	1,517	2056 - 2061	\$298,640
P.SPGM.0010	Sewer Gravity Pipe (250mm dia)	434	2056 - 2061	\$85,488
P.SPGM.0011	Sewer Gravity Pipe (250mm dia)	534	2056 - 2061	\$105,102
P.SPGM.0012	Sewer Gravity Pipe (250mm dia)	476	2056 - 2061	\$93,722
P.SPGM.0013	Sewer Gravity Pipe (225mm dia)	187	2031 - 2036	\$39,781
P.SPGM.0021	Sewer Gravity Pipe (250mm dia)	1,978	2026 - 2031	\$389,813
P.SPGM.0023	Sewer Gravity Pipe (300mm dia)	655	2026 - 2031	\$150,738
P.SPGM.0024	Sewer Gravity Pipe (250mm dia)	2,081	2031 - 2036	\$409,806
P.SPGM.0025	Sewer Gravity Pipe (300mm dia)	921	2031 - 2036	\$211,999
P.SPGM.0026	Sewer Gravity Pipe (250mm dia)	2,728	2046 - 2051	\$537,172
P.SPGM.0027	Sewer Gravity Pipe (250mm dia)	1,829	2046 - 2051	\$360,048
P.SPGM.0028	Sewer Gravity Pipe (250mm dia)	1,717	2031 - 2036	\$337,993
P.SPGM.0029	Sewer Gravity Pipe (250mm dia)	641	2031 - 2036	\$126,121
P.SPGM.0031	Sewer Gravity Pipe (250mm dia)	1,133	2041 - 2046	\$223,118
P.SPGM.0032	Sewer Gravity Pipe (250mm dia)	177	2041 - 2046	\$34,822
P.SPRM.0001	Sewer Pressure Pipe (200mm dia)	2,039	2017	\$363,423
P.SPRM.0002	Sewer Pressure Pipe (100mm dia)	2,296	2017	\$310,105
P.SPRM.0004	Sewer Pressure Pipe (250mm dia)	6,759	2021 - 2026	\$1,087,923
P.SPRM.0005	Sewer Pressure Pipe (150mm dia)	777	2021 - 2026	\$120,951
P.SPRM.0006	Sewer Pressure Pipe (150mm dia)	791	2017	\$128,056
P.SPRM.0007	Sewer Pressure Pipe (200mm dia)	1,720	2026 - 2031	\$309,151
P.SPRM.0008	Sewer Pressure Pipe (150mm dia)	718	2026 - 2031	\$116,914
P.SPRM.0009	Sewer Pressure Pipe (450mm dia)	4,299	2036 - 2041	\$3,376,725
P.SPRM.0010	Sewer Pressure Pipe (300mm dia)	3,825	2036 - 2041	\$898,605
P.SPRM.0011	Sewer Pressure Pipe (200mm dia)	1,992	2036 - 2041	\$346,228
P.SPRM.0015	Sewer Pressure Pipe (150mm dia)	2,223	2046 - 2051	\$349,449
P.SPRM.0016	Sewer Pressure Pipe (300mm dia)	1,448	2046 - 2051	\$335,509
P.SPRM.0017	Sewer Pressure Pipe (100mm dia)	262	2056 - 2061	\$146,304
P.SPRM.0018	Sewer Pressure Pipe (100mm dia)	991	2046 - 2051	\$143,589
P.SPRM.0019	Sewer Pressure Pipe (250mm dia)	5,327	2046 - 2051	\$1,049,919
P.SPRM.0022	Sewer Pressure Pipe (375mm dia)	6,754	2046 - 2051	\$1,572,017
P.SPRM.0023	Sewer Pressure Pipe (150mm dia)	1,317	2056 - 2061	\$212,659
P.SPRM.0024	Sewer Pressure Pipe (200mm dia)	497	2056 - 2061	\$88,957
P.SPRM.0025	Sewer Pressure Pipe (250mm dia)	5,305	2056 - 2061	\$1,044,646
P.SPRM.0026	Sewer Pressure Pipe (150mm dia)	492	2056 - 2061	\$79,478
P.SPRM.0027	Sewer Pressure Pipe (150mm dia)	505	2056 - 2061	\$81,569
P.SPRM.0029	Sewer Pressure Pipe (125mm dia)	2,394	2056 - 2061	\$386,545
P.SPRM.0032	Sewer Pressure Pipe (150mm dia)	439	2036 - 2041	\$65,562
P.SPRM.0034	Sewer Pressure Pipe (250mm dia)	482	2056 - 2061	\$94,923
P.SPRM.0041	Sewer Pressure Pipe (150mm dia)	1,921	2017	\$310,248
P.SPRM.0042	Sewer Pressure Pipe (150mm dia)	1,804	2017	\$291,275
P.SPRM.0043	Sewer Pressure Pipe (150mm dia)	1,332	2046 - 2051	\$215,120
P.SPRM.0044	Sewer Pressure Pipe (150mm dia)	459	2036 - 2041	\$74,083
P.SPRM.0045	Sewer Pressure Pipe (200mm dia)	1,217	2031 - 2036	\$217,953
P.SPRM.0046	Sewer Pressure Pipe (200mm dia)	8,134	2031 - 2036	\$1,456,931
P.SPRM.0047	Sewer Pressure Pipe (525mm dia)	682	2026 - 2031	\$176,800
P.SPRM.0048	Sewer Pressure Pipe (250mm dia)	6,731	2021 - 2026	\$1,328,937
P.SPRM.0049	Sewer Pressure Pipe (200mm dia)	3,577	2020	\$299,162

Table SC3.2.2 Wastewater network schedule of works

<b>Column 1 Map reference</b>	<b>Column 2 Trunk infrastructure</b>	<b>Column 3 Length (m)</b>	<b>Column 4 Estimated timing</b>	<b>Column 5 Establishment cost<sup>8</sup></b>
P.SPVM.0001	Sewer Vacuum Pipe (150mm dia)	928	2018	\$149,929
P.SPVM.0002	Sewer Vacuum Pipe (150mm dia)	786	2026 - 2031	\$126,983
<b>TOTAL</b>				<b>\$88,179,991</b>

**Table SC3.2.3 Stormwater network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>9</sup>
P.DP.0001.1	Stormwater Pipe - Thebeban Drainage Scheme Stage 1B and 2 (Year 1)	719	2017	\$867,219
P.DP.0001.2	Stormwater Pipe - Thebeban Drainage Scheme Stage 1B and 2 (Year 2)	719	2018	\$2,945,250
P.DP.0002.1	Open Channel (Grass/Earth) - Tara St Reid Cr Upgrade (Year 1)	601	2017	\$245,438
P.DP.0002.2	Open Channel (Grass/Earth) - Tara St Reid Cr Upgrade (Year 2)	601	2018	\$196,350
P.DP.0003	Open Channel (Grass/Earth) - Kepnock Drain Upgrade	124	2017	\$119,665
P.DP.0004.1	Acquire Easement - Twyford Johnston Sts drainage improvements (Year 1)	464	2018	\$350,000
P.DP.0004.2	Acquire Easement - Twyford Johnston Sts drainage improvements (Year 2)	464	2019	\$294,525
P.DP.0005.1	Stormwater Pipe - Campbell St (Year 1)	88	2017	\$147,263
P.DP.0005.2	Stormwater Pipe - Campbell St (Year 2)	88	2018	\$196,350
P.DP.0005.3	Stormwater Pipe - Campbell St (Year 3)	88	2019	\$490,875
P.DP.0006	Open Channel (Grass/Earth) - Peggs Rd Drainage Improvements	285	2017	\$498,603
P.DP.0007	Stormwater Pipe - Zielke Av Upgrade (Kalkie School)	59	2020	\$199,441
P.DP.0008	Stormwater Pipe - Isaac St Durdins Rd upgrade	232	2019	\$199,441
P.DP.0009	Stormwater Pipe - Hunter St Upgrade	66	2019	\$279,218
P.DP.0010	Stormwater Pipe - West Bundaberg Drainage Scheme - Stage 3 of 12	532	2020	\$1,435,978
P.DP.0011	Stormwater Pipe - West Bundaberg Drainage Scheme - Stage 4 of 12	468	2020	\$1,401,075
P.DP.0012	Stormwater Pipe - West Bundaberg Drainage Scheme - Stage 5 of 12	491	2021	\$1,774,031
P.DP.0013	Stormwater Pipe - Hughes Road Extension	69	2021	\$49,860
P.DP.0014	Open Channel (Grass/Earth) - Hughes Road Extension	336	2021	\$84,264
P.DP.0015	Stormwater Pipe - Fagg/Gavegan Sts Drainage	107	2021	\$199,441
P.DP.0016	Open Channel (Grass/Earth) - Moneys Creek Trunk Channel 1	1,693	2021 - 2026	\$1,569,165
P.DP.0017	Open Channel (Grass/Earth) - Moneys Creek Trunk Channel 2	449	2021 - 2026	\$416,404
P.DP.0018	Stormwater Pipe - West Bundaberg Drainage Scheme - Stage 6 of 12	613	2021 - 2026	\$899,480
P.DP.0019	Stormwater Pipe - Woodgate North	855	2023	\$596,765
P.DP.0020	Stormwater Pipe - West Bundaberg Drainage Scheme - Stage 7 of 12	438	2023	\$730,953
P.DP.0021	Stormwater Pipe - Thebeban Drainage Scheme Stage 3	786	2017	\$687,225
P.DP.0022	Stormwater Pipe - West Bundaberg Drainage Scheme - Stage 8 of 12	418	2024	\$490,626
P.DP.0023	Stormwater Pipe - West Bundaberg Drainage Scheme - Stage 9 of 12	490	2025	\$1,511,765
P.DP.0024	Stormwater Pipe - West Bundaberg Drainage Scheme - Stage 10 of 12	180	2026	\$181,492

<sup>9</sup> Note—The establishment cost as listed in **Table SC3.2.3, Column 5** is expressed in current cost terms as at the base date.

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>9</sup>
P.DP.0025	Stormwater Pipe - West Bundaberg Drainage Scheme - Stage 11 of 12	215	2026 - 2031	\$140,606
P.DP.0026	Stormwater Pipe - West Bundaberg Drainage Scheme - Stage 12 of 12	209	2028	\$73,793
P.DP.0027	Stormwater Pipe - Thebeban Drainage Scheme Stage 4 and 5	538	2028	\$1,072,656
P.DP.0028	Stormwater Pipe - Barolin Street upgrades - McConville to Saltwater	387	2031 - 2036	\$1,296,369
P.DP.0029	Open Channel (Concrete/Stone) - Airport Detention Basin outlet scour protection	39	2031 - 2036	\$185,480
P.DP.0030	Stormwater Pipe - Churchill St and Lord St Upgrade	110	2031 - 2036	\$438,771
P.DP.0031	Open Channel (Concrete/Stone) - Sea Park Rd Open Drain	181	2031 - 2036	\$99,721
P.DP.0032	Open Channel (Grass/Earth) - 36 Willis St Sharon	98	2031 - 2036	\$98,723
P.DP.0033	Stormwater Pipe - Walla Road, Morganville	30	2017	\$37,307
P.DP.0034	Open Channel (Grass/Earth) - Clayton Road Drainage Improvements	400	2017	\$263,109
P.DP.0035	Open Channel (Concrete/Stone) - Bundaberg Port Drainage (Stage 8)	100	2017	\$182,419
P.DP.0036	Open Channel (Concrete/Stone) - Chads Road Drain Stabilisation	100	2017	\$114,437
P.DP.0037	Open Channel (Concrete/Stone) - Aquarius Drive Construct Graded Concrete Invert	100	2017	\$98,175
P.DP.0038	Open Channel (Concrete/Stone) - McCoys Creek Scour Protection	50	2017	\$23,464
P.DP.0039.1	Open Channel (Grass/Earth) - Kentucky Bluegrass Estate Improvements (Year 1)	50	2017	\$53,015
P.DP.0039.2	Open Channel (Grass/Earth) - Kentucky Bluegrass Estate Improvements (Year 2)	50	2018	\$392,700
P.DP.0039.3	Open Channel (Grass/Earth) - Kentucky Bluegrass Estate Improvements (Year 3)	50	2019	\$392,700
P.DP.0039.4	Open Channel (Grass/Earth) - Kentucky Bluegrass Estate Improvements (Year 4)	50	2020	\$392,700
P.DP.0040.1	Open Channel (Grass/Earth) - Hermans/Rowlands Road Improvements (Year 1)	450	2018	\$392,700
P.DP.0040.2	Open Channel (Grass/Earth) - Hermans/Rowlands Road Improvements (Year 2)	450	2019	\$392,700
P.DP.0040.3	Open Channel (Grass/Earth) - Hermans/Rowlands Road Improvements (Year 3)	450	2020	\$392,700
P.DP.0041	Open Channel (Grass/Earth) - Ocean St Improvements	300	2019	\$171,806
P.DP.0042	Open Channel (Concrete/Stone) - Goodwood Road Improvements	500	2021	\$952,298
<b>TOTAL</b>				<b>\$26,716,510</b>

**Table SC3.2.4 Transport network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.INT.0001	Sign Controlled Intersection - Ring Rd and Kay McDuff Dr		2017	\$1,474,648
P.INT.0002	Roundabout Upgrade - Walla and George Sts		2017	\$188,408
P.INT.0003	Roundabout Upgrade - Scotland And Eastgate Sts (Design only)		2017	\$50,000
P.INT.0003	Roundabout Upgrade - Scotland And Eastgate Sts		2022	\$403,070
P.INT.0004	Sign Controlled Intersection - Commercial and Production Sts		2017	\$43,540
P.INT.0005.1	Roundabout Upgrade - Roundabout at Eggmolesse St and Fitzgerald St (year1) Grant		2017	\$0
P.INT.0005.2	Roundabout Upgrade - Roundabout at Eggmolesse St and Fitzgerald St (year2)		2018	\$392,700
P.INT.0006	Roundabout Upgrade - Roundabout Watsons Rd and Hughes Rd		2019	\$1,472,625
P.INT.0007	Sign Controlled Intersection - Intersection Upgrade Back Windermere and Elliott Heads Roads		2031	\$1,178,100
P.INT.0008	Roundabout Upgrade - Roundabout Coral Cove Drive and Back Windermere Rd		2021	\$1,472,625
P.INT.0009	Roundabout Upgrade - Roundabout Innes Park Rd and Back Windermere Rd		2026	\$1,472,625
P.INT.0010	Roundabout Upgrade - Sienna Blvd and Beech Links Dr		2026 - 2031	\$393,239
P.INT.0011	Sign Controlled Intersection - Intersection upgrade - school safety		2021	\$392,700
P.INT.0012	Signal Controlled Intersection - Fitzgerald and Maynard St upgrade and approach		2030	\$6,291,831
P.INT.0013	Sign Controlled Intersection - Alexandra and Jealous Road - Intersection upgrade		2021	\$490,875
P.INT.0014	Roundabout Upgrade - Gahans Road North		2025	\$1,079,925
P.INT.0015	Sign Controlled Intersection - Branyan Drive and Bartholdt		2030	\$392,700
P.BRG.0101	Bridge - Monduran Road Bridge upgrade		2017	\$56,850
P.BRG.0102.1	Bridge - Bucca Road bridge upgrade (Year 1)		2019	\$196,350
P.BRG.0102.2	Bridge - Bucca Road bridge upgrade (Year 2)		2020	\$1,570,800
P.BRG.0103	Bridge - Bridge over Sun Water Channel		2036 - 2041	\$1,966,197
P.BRG.0104	Culvert - Culvert crossing of Money's Creek on Hughes Road		2022	\$1,797,180
P.RD.0002	Trunk Collector - Alexandra to Jealous link upgrade		2021	\$455,012
P.RD.0003.1	Trunk Collector - Kalkie East link road to Gahans Road (Year 1)		2025	\$4,474,718
P.RD.0003.2	Trunk Collector - Kalkie East link road to Gahans Road (Year 2)		2026	\$4,474,718
P.RD.0004	Trunk Collector - Gahans Rd (South) Upgrade		2026 - 2031	\$619,267
P.RD.0005	Trunk Collector - Gahans Rd (North) Upgrade		2026 - 2031	\$276,859
P.RD.0006	Trunk Collector - Gahans Rd cross drainage upgrade		2019	\$491,549
P.RD.0007	Trunk Collector - Gahans Rd (North) Upgrade		2026	\$2,220,051

<sup>10</sup> Note—The establishment cost as listed in **Table SC3.2.4, Column 5** is expressed in current cost terms as at the base date.

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.RD.0008	Trunk Collector - Telegraph Rd upgrade		2021	\$738,522
P.RD.0009	Trunk Collector - Telegraph Rd extension		2036 - 2041	\$3,633,053
P.RD.0010	Trunk Collector - Link Road Telegraph Rd to FE Walker St		2026 - 2031	\$4,298,688
P.RD.0011	Trunk Collector - Kleins Rd extension - Elliott Heads Rd to water channel		2036 - 2041	\$3,902,945
P.RD.0012	Trunk Collector - Beech Links Dr - FE Walker St to Sienna Blvd - includes major culvert		2025	\$3,345,784
P.RD.0013	Trunk Collector - Sienna Blvd - Belle Eden Stage 2		2022	\$2,491,371
P.RD.0014	Trunk Collector - Beech Links Dr - Section 2 - Gum Nut Drive on SP279716/1 - includes major culvert and earth works		2031	\$1,183,981
P.RD.0015	Industrial Collector - Kay McDuff Drive extension to Ring Road		2017	\$81,408
P.RD.0016	Trunk Collector - Eggmosses St construction Johanna Bvde connection 16/17		2017	\$168,535
P.RD.0017	Industrial Collector - Johanna Blvd extension		2017	\$854,123
P.RD.0018	Industrial Collector - Charlie Triggs Extension		2035	\$4,559,542
P.RD.0019	Industrial Collector - Johanna Blvd extension		2030	\$4,233,261
P.RD.0020	Trunk Collector - Tranquil Av Extension		2030	\$1,663,696
P.RD.0021	Trunk Collector - Tranquil Av Extension		2030	\$1,609,032
P.RD.0022	Trunk Collector - Tranquil Avenue Upgrade		2030	\$931,958
P.RD.0023	Trunk Collector - Bartholdt Dr Upgrade - Urban standard		2026 - 2031	\$2,293,437
P.RD.0024	Trunk Collector - Arcadia Dr Upgrade		2030	\$769,430
P.RD.0025	Trunk Collector - Bartholdt Dr Upgrade - Urban standard		2026 - 2031	\$1,227,570
P.RD.0026	Trunk Collector - Norgrove Road extension		2041 - 2046	\$5,523,957
P.RD.0027	Trunk Collector - Penny Lane Extension		2036 - 2041	\$5,382,866
P.RD.0028	Trunk Collector - Penny Lane Upgrade		2031 - 2036	\$1,230,694
P.RD.0029	Trunk Collector - Penny Lane Upgrade		2031 - 2036	\$1,485,438
P.RD.0030.1	Trunk Collector - Hughes Rd extension - (Year 1)		2018	\$589,050
P.RD.0030.2	Trunk Collector - Hughes Rd extension - (Year 2)		2019	\$3,828,825
P.RD.0031	Trunk Collector - Poinciana Dr Upgrade		2026	\$4,068,937
P.RD.0032	Trunk Collector - Headlands Development Trunk Road		2026	\$2,691,626
P.RD.0033	Trunk Collector - Watsons Rd Upgrade		2024	\$2,451,717
P.RD.0034	Trunk Collector - Barolin Esplanade extension		2036 - 2041	\$2,988,135
P.RD.0035	Trunk Collector - Barolin Esplanade extension		2036 - 2041	\$1,963,708
P.RD.0036	Trunk Collector - Atkinsons Rd to Breusch Rd link		2031 - 2036	\$3,523,517
P.RD.0037	Trunk Collector - Breusch Rd Upgrade		2031 - 2036	\$4,959,684
P.RD.0038	Trunk Collector - Atkinsons Rd Upgrade		2036 - 2041	\$7,301,906
P.RD.0039	Trunk Collector - Atkinsons Rd (East) Upgrade		2031 - 2036	\$499,957
P.RD.0040.1	Principal Rural Road - Back Windermere Rd upgrade - Initial upgrade only		2019	\$687,225
P.RD.0040.2	Principal Rural Road - Back Windermere Rd upgrade - Future years		2031 - 2036	\$9,817,500
P.RD.0041	Trunk Collector - Breusch Rd the Elliott Heads Rd link		2031 - 2036	\$3,252,483



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.RD.0042	Trunk Collector - Logan Road (South) Upgrade		2026 - 2031	\$686,596
P.RD.0044	Trunk Collector - Logan Road Upgrade		2026	\$3,171,672
P.RD.0046	Trunk Collector - Old Sawmill Road Extension		2036 - 2041	\$3,363,076
P.RD.0047	Trunk Collector - Old Sawmill Rd Upgrade		2031 - 2036	\$366,529
P.RD.0049	Industrial Collector - Alexandra St Upgrade		2021 - 2026	\$630,864
P.RD.0050	Trunk Collector - McCarthy Rd upgrade		2021	\$936,139
P.RD.0053	Trunk Collector - Kepnock Rd Upgrade		2021 - 2026	\$255,874
P.RD.0054	Industrial Collector - Verdant Siding Rd Upgrade		2031 - 2036	\$648,194
P.RD.0055	Trunk Collector - Thabeban St Upgrade		2031 - 2036	\$1,708,403
P.RD.0056	Trunk Collector - Thabeban St Upgrade		2031 - 2036	\$290,875
P.RD.0057	Trunk Collector - Fitzgerald St Upgrade		2021 - 2026	\$135,577
P.RD.0058	Trunk Collector - Fitzgerald St Upgrade		2021 - 2026	\$355,324
P.RD.0059	Trunk Collector - Fitzgerald St Upgrade		2021 - 2026	\$453,956
P.RD.0061	Trunk Collector - Fitzgerald St Upgrade		2021 - 2026	\$481,511
P.RD.0062	Trunk Collector - Kendalls Rd Upgrade		2021	\$1,453,485
P.RD.0063	Trunk Collector - Avoca Rd Upgrade		2021	\$265,233
P.RD.0064	Trunk Collector - Avoca St Upgrade		2041 - 2046	\$1,816,576
P.RD.0065	Trunk Collector - Avoca St Upgrade		2041 - 2046	\$370,173
P.RD.0066	Principal Rural Road - Winfield Rd widening to Rocky Point Rd		2017	\$0
P.RD.0067	Rural Residential Collector - Voss Rd sealing to Isis Hway		2017	\$0
P.RD.0068.1	Principal Rural Road - Windermere Rd culverts flood immunity upgrade (Year 1)		2017	\$98,350
P.RD.0068.2	Principal Rural Road - Windermere Rd culverts flood immunity upgrade (Year 2)		2018	\$343,613
P.RD.0069	Trunk Collector - Johnston St upgrade - Twyford St to Duffy St		2018	\$638,138
P.RD.0070	Rural Residential Collector - Moorlands Rd widening - widen existing 0.7 km narrow sealed section between Quinns Rd and Beestons Rd		2018	\$373,065
P.RD.0071	Rural Residential Collector - Price St upgrade - Widen existing sealed road between the Ring Rd and Horseshoe Dr		2023	\$206,451
P.RD.0072	Rural Residential Collector - Cloyne Rd upgrade		2018	\$447,310
P.RD.0073	Principal Rural Road - Tantitha Rd widening		2018	\$344,085
P.RD.0074	Rural Residential Collector - Ten Mile Rd upgrade		2018	\$2,601,638
P.RD.0075	Principal Rural Road - North Isis Rd upgrade		2020	\$285,099
P.RD.0076	Rural Residential Collector - Gibson Rd upgrade		2018	\$216,282
P.RD.0077	Rural Residential Collector - Langbeckers Rd East upgrade		2019	\$157,296
P.RD.0078	Trunk Collector - Hanbury St - Reconstruction eastern end		2021 - 2026	\$491,549
P.RD.0079	Sub-Arterial - Barolin St Upgrade - verges sealing		2018	\$147,263
P.RD.0080	Trunk Collector - Beech Links Dr - Section 3 - on RP162772/11		2031	\$560,652
P.RD.0081	Trunk Collector - Kleins Rd extension - FE Walker St to Belle Eden - major culvert and earth works		2036 - 2041	\$3,324,642
P.RD.0083	Trunk Collector - Kleins Rd extension - Belle Eden section		2021	\$994,908

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.RD.0084	Trunk Collector - Norgrove Road extension		2046 - 2051	\$3,289,686
P.RD.0085	Trunk Collector - Norgrove Road extension		2036 - 2041	\$734,905
P.RD.0086	Trunk Collector - Logan Road Upgrade		2026	\$764,708
P.RD.0087	Principal Rural Road - Winfield Road, Winfield		2017	\$645,908
P.RD.0088	Rural Residential Collector - River Road		2017	\$21,599
P.RD.0089	Rural Residential Collector - Zielke Av Cross road drainage		2017	\$61,850
P.RD.0090	Rural Residential Collector - Clayton Road drainage upgrade southern side		2017	\$15,374
P.RD.0091	Rural Residential Collector - Branyan Drive (Branyan Creek crossing upgrade)		2017	\$309,315
P.RD.0092.1	Rural Residential Collector - Three Chain Road widen and seal (year 1)		2019	\$225,803
P.RD.0092.2	Rural Residential Collector - Three Chain Road widen and seal (year 2)		2020	\$294,525
P.RD.0093	Principal Rural Road - North South Coastal Road		2030	\$9,621,150
P.RD.0094	Farquhars Rd - Blain St extension		2023	\$2,640,908
P.RD.0095	Trunk Collector - Hughes Road (North) Upgrade		2027	\$1,790,250
P.RD.0096	Trunk Collector - Hughes Road (Centre) Upgrade		2028	\$1,709,400
P.RD.0097	Trunk Collector - Hughes Road (South) Upgrade		2029	\$1,270,500
P.FP.00001	Distributor Pathway - Moore Park Road		2026 - 2031	\$55,938
P.FP.00007	Collector Pathway - Barolin Esplanade		2031 - 2036	\$99,135
P.FP.00010	Collector Pathway - Hills Street		2017	\$54,503
P.FP.00011	Distributor Pathway - Alexandra Street		2021 - 2026	\$23,161
P.FP.00012	Collector Pathway - Causeway Drive		2017	\$150,914
P.FP.00014	Principal Pathway - Avoca Street, Millbank		2029	\$83,396
P.FP.00015	Principal Pathway - Hughes Road		2021 - 2026	\$87,788
P.FP.00016	Distributor Pathway - FE Walker Street		2017	\$110,897
P.FP.00017	Distributor Pathway - Walla Street		2021 - 2026	\$121,066
P.FP.00018	Principal Pathway - Hughes Road		2021 - 2026	\$191,837
P.FP.00019.1	Principal Pathway - Baldwin Swamp East Link to Ring Rd (Design and Survey Only)		2017	\$55,000
P.FP.00019.2	Principal Pathway - Baldwin Swamp East Link to Ring Rd (Part 1)		2018	\$987,360
P.FP.00019.3	Principal Pathway - Baldwin Swamp East Link to Ring Rd (Part 2)		2019	\$446,287
P.FP.00020	Distributor Pathway - Elliott Heads Road		2018	\$55,292
P.FP.00021	Distributor Pathway - Novakoski Street		2020	\$78,238
P.FP.00022	Distributor Pathway - Kepnock Road		2020	\$30,977
P.FP.00023	Distributor Pathway - Kepnock Road		2020	\$27,221
P.FP.00024	Distributor Pathway - Kepnock Road		2019	\$70,488
P.FP.00025	Distributor Pathway - Que Hee Street		2017	\$19,829
P.FP.00026	Distributor Pathway - George Street		2019	\$30,958
P.FP.00027	Distributor Pathway - George Street		2019	\$73,592
P.FP.00028	Distributor Pathway - Elliott Heads Road		2021 - 2026	\$63,121
P.FP.00029	Collector Pathway - Burrum Street		2026 - 2031	\$124,229
P.FP.00030	Distributor Pathway - Boundary Street		2020	\$70,300
P.FP.00031	Distributor Pathway - Sims Road		2019	\$74,188
P.FP.00032	Collector Pathway - Ricketts Road		2017	\$28,609

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00034	Collector Pathway - Innes Park Road		2017	\$0
P.FP.00036	Collector Pathway - Moore Street		2031 - 2036	\$22,854
P.FP.00037	Collector Pathway - Elliott Heads Road		2019	\$136,670
P.FP.00038	Collector Pathway - Harbour Esplanade		2019	\$286,334
P.FP.00039	Collector Pathway - Hermans Road		2031 - 2036	\$235,288
P.FP.00040	Collector Pathway - Moffatt Street		2031 - 2036	\$345,785
P.FP.00041	Collector Pathway - Marina Drive		2031 - 2036	\$115,143
P.FP.00042	Collector Pathway - Light House Trail		2021	\$73,065
P.FP.00044	Distributor Pathway - Scott Street		2018	\$17,860
P.FP.00045	Distributor Pathway - Burnett Heads Road (Outside school)		2017	\$13,293
P.FP.00046	Distributor Pathway - Burnett Heads Road		2026 - 2031	\$100,181
P.FP.00050	Principal Pathway - Bargara Road		2019	\$118,432
P.FP.00051	Principal Pathway - Hughes Road		2021 - 2026	\$171,525
P.FP.00052	Principal Pathway - Bargara Road		2021 - 2026	\$91,403
P.FP.00053	Principal Pathway - Bargara Road		2021 - 2026	\$23,389
P.FP.00054	Principal Pathway - Bargara Road		2036 - 2041	\$598,432
P.FP.00055	Collector Pathway - Rifle Range Road		2019	\$261,650
P.FP.00056	Principal Pathway - Hughes Road		2020	\$338,110
P.FP.00057	Principal Pathway - Back Windermere Road		2031 - 2036	\$289,993
P.FP.00058	Principal Pathway - Elliott Heads Road		2036 - 2041	\$307,700
P.FP.00059	Collector Pathway - New Road Elliott Heads		2036 - 2041	\$205,632
P.FP.00060	Collector Pathway - Barolin Esplanade		2031 - 2036	\$163,194
P.FP.00061	Principal Pathway - Coastal Turtle Trail		2026 - 2031	\$174,754
P.FP.00062	Collector Pathway - Coral Cove Drive		2026 - 2031	\$121,691
P.FP.00063	Collector Pathway - Coral Cove Drive		2026 - 2031	\$193,904
P.FP.00064	Collector Pathway - Innes Park Road		2026 - 2031	\$208,449
P.FP.00065	Principal Pathway - Coastal Turtle Trail		2019	\$139,711
P.FP.00066	Principal Pathway - Coastal Turtle Trail		2026 - 2031	\$187,325
P.FP.00067	Distributor Pathway - Ashfield Road		2036 - 2041	\$118,432
P.FP.00069	Distributor Pathway - Gahans Road		2036 - 2041	\$62,580
P.FP.00070	Distributor Pathway - Gahans Road		2036 - 2041	\$80,135
P.FP.00074	Principal Pathway - Princess St		2019	\$49,368
P.FP.00076	Principal Pathway - Princess St		2019	\$67,140
P.FP.00078	Collector Pathway - Avenue Street		2021 - 2026	\$29,345
P.FP.00080	Principal Pathway - Alexandra Street		2021 - 2026	\$46,116
P.FP.00083	Principal Pathway - Princess St		2021 - 2026	\$67,820
P.FP.00084	Distributor Pathway - Eastgate Street		2018	\$34,558
P.FP.00085	Distributor Pathway - Eastgate Street		2017	\$20,940
P.FP.00086	Distributor Pathway - Scotland Street		2026 - 2031	\$38,963
P.FP.00088	Distributor Pathway - Telegraph Road		2026 - 2031	\$28,125
P.FP.00089	Distributor Pathway - Telegraph Road		2026 - 2031	\$17,285
P.FP.00090	Distributor Pathway - Telegraph Road		2026 - 2031	\$51,864
P.FP.00091	Distributor Pathway - Telegraph Road		2036 - 2041	\$136,930
P.FP.00092	Distributor Pathway - Ashfield Road		2036 - 2041	\$129,903
P.FP.00093	Distributor Pathway - Ashfield Road		2036 - 2041	\$89,743
P.FP.00094	Distributor Pathway - Ashfield Road		2036 - 2041	\$130,652
P.FP.00096	Distributor Pathway - Along new north south road in Ashfield		2031 - 2036	\$80,055

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00097	Distributor Pathway - FE Walker Street		2036 - 2041	\$170,888
P.FP.00098	Principal Pathway - FE Walker Street		2031 - 2036	\$324,167
P.FP.00100	Distributor Pathway - New Road Ashfield South		2036 - 2041	\$108,544
P.FP.00101	Distributor Pathway - Sienna Boulevard		2021 - 2026	\$302,057
P.FP.00102	Distributor Pathway - Beech Links Drive		2021 - 2026	\$135,761
P.FP.00104	Distributor Pathway - Greathead Road		2021 - 2026	\$70,590
P.FP.00105	Distributor Pathway - McCarthy Road		2031 - 2036	\$35,875
P.FP.00106	Distributor Pathway - McCarthy Road		2031 - 2036	\$95,279
P.FP.00107	Distributor Pathway - McCarthy Road		2031 - 2036	\$41,727
P.FP.00108	Distributor Pathway - Elliott Heads Road		2026 - 2031	\$106,748
P.FP.00109	Distributor Pathway - Sienna Boulevard		2021 - 2026	\$40,279
P.FP.00110	Distributor Pathway - FE Walker Street		2031 - 2036	\$42,030
P.FP.00111	Distributor Pathway - FE Walker Street		2019	\$142,252
P.FP.00112	Distributor Pathway - FE Walker Street		2031 - 2036	\$84,140
P.FP.00113	Distributor Pathway - FE Walker Street		2031 - 2036	\$18,373
P.FP.00115	Collector Pathway - Greathead Road		2026 - 2031	\$18,400
P.FP.00116	Collector Pathway - Greathead Road		2026 - 2031	\$31,836
P.FP.00117	Collector Pathway - Reddan Street		2026 - 2031	\$26,240
P.FP.00118	Collector Pathway - Baldwin Swamp South Link		2026 - 2031	\$24,208
P.FP.00119	Collector Pathway - Baldwin Swamp South Link		2026 - 2031	\$30,361
P.FP.00122	Principal Pathway - Piness Street		2020	\$54,270
P.FP.00123	Distributor Pathway - George Street		2019	\$3,006
P.FP.00124	Distributor Pathway - George Street		2019	\$64,103
P.FP.00125	Distributor Pathway - Walla Street		2021 - 2026	\$2,578
P.FP.00126	Distributor Pathway - Walla Street		2021 - 2026	\$24,946
P.FP.00128	Distributor Pathway - Boundary Street		2021 - 2026	\$18,881
P.FP.00129	Distributor Pathway - Boundary Street		2021 - 2026	\$34,523
P.FP.00130	Distributor Pathway - Boundary Street		2021 - 2026	\$38,591
P.FP.00131	Distributor Pathway - Boundary Street		2021 - 2026	\$44,583
P.FP.00132	Collector Pathway - Goodwood Road, Thabeban		2036 - 2041	\$182,756
P.FP.00134	Distributor Pathway - Baarolin Street, Avenell Heights		2026 - 2031	\$7,933
P.FP.00135	Distributor Pathway - Baarolin Street, Avenell Heights		2026 - 2031	\$15,760
P.FP.00136	Distributor Pathway - Baarolin Street, Avenell Heights		2026 - 2031	\$23,667
P.FP.00137	Distributor Pathway - Barolin Street, Avenell Heights		2026 - 2031	\$37,876
P.FP.00138	Distributor Pathway - Barolin Street, Avenell Heights		2026 - 2031	\$7,647
P.FP.00141	Distributor Pathway - Maynard Street		2021 - 2026	\$37,787
P.FP.00144	Distributor Pathway - Barolin Street		2021 - 2026	\$23,825
P.FP.00146	Distributor Pathway - Barolin Street		2021 - 2026	\$24,548
P.FP.00147	Distributor Pathway - Walker Street		2019	\$7,250
P.FP.00148	Distributor Pathway - Walker Street		2019	\$48,033
P.FP.00149	Distributor Pathway - Barolin Street		2019	\$25,698
P.FP.00150	Distributor Pathway - Barolin Street		2019	\$17,547
P.FP.00152	Distributor Pathway - Barolin Street		2019	\$42,814
P.FP.00153	Distributor Pathway - George Street		2019	\$6,145

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00154	Distributor Pathway - George Street		2019	\$8,962
P.FP.00155	Distributor Pathway - Walker Street		2019	\$36,303
P.FP.00156	Distributor Pathway - Maryborough Street		2019	\$12,610
P.FP.00157	Distributor Pathway - Walker Street		2021 - 2026	\$70,250
P.FP.00158	Distributor Pathway - Walker Street		2021 - 2026	\$15,756
P.FP.00159	Collector Pathway - Burrum Street		2020	\$98,562
P.FP.00161	Collector Pathway - Burrum Street		2026 - 2031	\$24,073
P.FP.00162	Distributor Pathway - Walla Street		2021 - 2026	\$12,166
P.FP.00163	Distributor Pathway - Walker Street		2021 - 2026	\$62,659
P.FP.00167	Principal Pathway - Takalvan Street		2021 - 2026	\$50,513
P.FP.00168	Principal Pathway - Takalvan Street		2021 - 2026	\$78,668
P.FP.00169	Distributor Pathway - Electra Street		2020	\$40,970
P.FP.00170	Principal Pathway - Takalvan Street		2031 - 2036	\$42,750
P.FP.00171	Principal Pathway - Takalvan Street Service Road		2026 - 2031	\$6,693
P.FP.00172	Principal Pathway - Takalvan Street Service Road		2026 - 2031	\$6,326
P.FP.00173	Principal Pathway - Takalvan Street Service Road		2026 - 2031	\$5,860
P.FP.00174	Principal Pathway - Takalvan Street Service Road		2026 - 2031	\$29,693
P.FP.00175	Principal Pathway - Takalvan Street Service Road		2026 - 2031	\$12,864
P.FP.00176	Principal Pathway - Takalvan Street Service Road		2026 - 2031	\$30,898
P.FP.00177	Principal Pathway - Takalvan Street Service Road		2026 - 2031	\$24,788
P.FP.00178	Principal Pathway - Takalvan Street Service Road		2026 - 2031	\$47,696
P.FP.00179	Collector Pathway - Queens Park		2026 - 2031	\$283,273
P.FP.00180	Collector Pathway - Queens Park Tallon Bridge Entry		2026 - 2031	\$20,836
P.FP.00181	Principal Pathway - Takalvan Street		2026 - 2031	\$51,373
P.FP.00182	Distributor Pathway - Takalvan Street		2026 - 2031	\$53,792
P.FP.00185	Collector Pathway - Johanna Blvd		2026 - 2031	\$85,225
P.FP.00186	Distributor Pathway - Eggmolesse Street		2021	\$271,876
P.FP.00187	Collector Pathway - Johanna Blvd		2026 - 2031	\$80,271
P.FP.00188	Distributor Pathway - Eggmolesse Street		2021	\$271,836
P.FP.00189	Distributor Pathway - Fitzgerald Street		2026 - 2031	\$73,363
P.FP.00190	Distributor Pathway - Branyan Street		2021 - 2026	\$44,684
P.FP.00191	Distributor Pathway - Maynard Street		2018	\$24,684
P.FP.00192	Distributor Pathway - Maynard Street		2021 - 2026	\$80,154
P.FP.00194	Collector Pathway - Avoca Road		2031 - 2036	\$47,624
P.FP.00196	Collector Pathway - Avoca Road		2026 - 2031	\$54,675
P.FP.00197	Distributor Pathway - Twyford Street		2020	\$101,144
P.FP.00198	Distributor Pathway - Twyford Street		2020	\$44,126
P.FP.00199	Principal Pathway - Branyan Drive		2026 - 2031	\$106,415
P.FP.00200	Principal Pathway - Branyan Drive		2026 - 2031	\$99,031
P.FP.00201	Distributor Pathway - Branyan Drive		2031 - 2036	\$319,892
P.FP.00202	Collector Pathway - Bartholdt Drive		2031 - 2036	\$156,558
P.FP.00203	Collector Pathway - Bonna Road		2036 - 2041	\$201,187

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00204	Collector Pathway - Cummins Road		2031 - 2036	\$157,534
P.FP.00205	Collector Pathway - West Norgrove Road		2036 - 2041	\$514,564
P.FP.00208	Distributor Pathway - Kendalls Road		2026 - 2031	\$62,132
P.FP.00209	Distributor Pathway - Kendalls Road		2026 - 2031	\$10,881
P.FP.00210	Distributor Pathway - Kendalls Road		2026 - 2031	\$76,218
P.FP.00211	Distributor Pathway - Kendalls Road		2026 - 2031	\$220,965
P.FP.00212	Distributor Pathway - Childers Road		2036 - 2041	\$144,503
P.FP.00213	Distributor Pathway - Childers Road		2036 - 2041	\$156,499
P.FP.00214	Collector Pathway - Samuels Road		2031 - 2036	\$247,325
P.FP.00218	Principal Pathway - Sharron Rail Trail		2036 - 2041	\$982,752
P.FP.00219	Principal Pathway - Sharron Rail Trail		2036 - 2041	\$731,741
P.FP.00222	Distributor Pathway - Queen Street		2021 - 2026	\$11,915
P.FP.00223	Distributor Pathway - Queen Street		2021 - 2026	\$21,560
P.FP.00224	Distributor Pathway - Queen Street		2021 - 2026	\$12,203
P.FP.00225	Distributor Pathway - Queen Street		2017	\$0
P.FP.00226	Distributor Pathway - Queen Street		2021 - 2026	\$10,544
P.FP.00227	Distributor Pathway - Queen Street		2017	\$0
P.FP.00228	Distributor Pathway - Queen Street		2021 - 2026	\$12,249
P.FP.00230	Collector Pathway - Botanic Gardens		2026 - 2031	\$15,029
P.FP.00231	Collector Pathway - Botanic Gardens		2026 - 2031	\$14,673
P.FP.00232	Principal Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$39,810
P.FP.00234	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$37,512
P.FP.00235	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$207,647
P.FP.00236	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$26,322
P.FP.00237	Distributor Pathway - Barber Street		2018	\$49,141
P.FP.00238	Distributor Pathway - Fairymead Road		2021 - 2026	\$36,352
P.FP.00239	Collector Pathway - Fairymead Road		2021 - 2026	\$56,836
P.FP.00240	Distributor Pathway - Murdochs Road		2020	\$145,142
P.FP.00242	Distributor Pathway - Malvern Drive		2036 - 2041	\$34,780
P.FP.00243	Collector Pathway - Sylvan Drive		2036 - 2041	\$137,175
P.FP.00245	Collector Pathway - Service Lane		2031 - 2036	\$26,296
P.FP.00248	Collector Pathway - Oakes Street		2031 - 2036	\$83,167
P.FP.00249	Collector Pathway - North Street Growth Area		2036 - 2041	\$109,844
P.FP.00250	Distributor Pathway - Lord Street		2019	\$8,478
P.FP.00251	Distributor Pathway - Taylor Street		2026 - 2031	\$35,585
P.FP.00254	Collector Pathway - Mcllwraith Street		2026 - 2031	\$39,891
P.FP.00256	Distributor Pathway - Frizzells Road, Woodgate		2031 - 2036	\$214,470
P.FP.00258	Collector Pathway - Campbell Street		2018	\$19,216
P.FP.00259	Distributor Pathway - May Street		2017	\$37,620
P.FP.00262	Collector Pathway - Rieck Street		2036 - 2041	\$90,288
P.FP.00263	Collector Pathway - Rieck Street		2036 - 2041	\$70,182
P.FP.00264	Collector Pathway - Old Sawmill Road		2036 - 2041	\$63,564
P.FP.00266	Collector Pathway - Crofton Street		2026 - 2031	\$7,184
P.FP.00267	Collector Pathway - Crofton Street		2026 - 2031	\$25,847
P.FP.00268	Collector Pathway - Crofton Street		2017	\$343
P.FP.00269	Collector Pathway - Crofton Street		2026 - 2031	\$26,253
P.FP.00271	Collector Pathway - Penny Lane		2031 - 2036	\$295,542
P.FP.00274	Collector Pathway - Fairymead Road		2026 - 2031	\$78,302
P.FP.00275	Collector Pathway - Fairymead Road		2026 - 2031	\$27,198

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00277	Collector Pathway - Crofton Street		2026 - 2031	\$13,254
P.FP.00278	Collector Pathway - Crofton Street		2026 - 2031	\$17,569
P.FP.00279	Collector Pathway - Crofton Street		2026 - 2031	\$4,189
P.FP.00280	Collector Pathway - Crofton Street		2026 - 2031	\$3,793
P.FP.00281	Collector Pathway - Crofton Street		2026 - 2031	\$4,512
P.FP.00282	Distributor Pathway - Walker Street		2021 - 2026	\$49,976
P.FP.00283	Principal Pathway - Princess Street		2020	\$10,476
P.FP.00284	Distributor Pathway - Twyford Street		2020	\$36,805
P.FP.00285	Distributor Pathway - Breusch Road		2021 - 2026	\$40,864
P.FP.00286	Distributor Pathway - May Street		2017	\$23,373
P.FP.00287	Distributor Pathway - FE Walker Street		2031 - 2036	\$19,789
P.FP.00288	Collector Pathway - Dear Street, Gin Gin		2017	\$6,631
P.FP.00289	Collector Pathway - Dear Street, Gin Gin		2036 - 2041	\$19,299
P.FP.00290	Distributor Pathway - Frizzells Road, Woodgate		2021 - 2026	\$70,210
P.FP.00291	Collector Pathway - Frizzells Road, Woodgate		2036 - 2041	\$205,212
P.FP.00292	Distributor Pathway - Barolin Street, Avenell Heights		2026 - 2031	\$10,444
P.FP.00293	Principal Pathway - Avoca Street, Millbank		2017	\$269,617
P.FP.00294	Principal Pathway - Avoca Street, Millbank		2029	\$55,795
P.FP.00295	Principal Pathway - Avoca Street, Millbank		2029	\$23,683
P.FP.00296	Principal Pathway - Avoca Street, Millbank		2029	\$16,916
P.FP.00297	Principal Pathway - Avoca Street, Millbank		2029	\$13,280
P.FP.00298	Principal Pathway - Avoca Street, Millbank		2029	\$23,847
P.FP.00299	Collector Pathway - Johanna Blvd		2031 - 2036	\$13,506
P.FP.00300	Distributor Pathway - Fitzgerald Street		2026 - 2031	\$43,851
P.FP.00302	Distributor Pathway - Maynard Street		2018	\$74,052
P.FP.00303	Distributor Pathway - Maynard Street		2021 - 2026	\$9,469
P.FP.00304	Distributor Pathway - Takalvan Street		2026 - 2031	\$46,403
P.FP.00305	Distributor Pathway - Takalvan Street		2026 - 2031	\$13,900
P.FP.00306	Distributor Pathway - Twyford Street		2020	\$34,998
P.FP.00307	Distributor Pathway - Twyford Street		2020	\$24,512
P.FP.00308	Distributor Pathway - Twyford Street		2020	\$40,365
P.FP.00309	Principal Pathway - Branyan Drive		2026 - 2031	\$87,583
P.FP.00310	Principal Pathway - Branyan Drive		2026 - 2031	\$41,391
P.FP.00311	Principal Pathway - Branyan Drive		2026 - 2031	\$53,856
P.FP.00312	Principal Pathway - Branyan Drive		2026 - 2031	\$66,039
P.FP.00313	Principal Pathway - Branyan Drive		2026 - 2031	\$47,823
P.FP.00314	Collector Pathway - Avoca Road		2026 - 2031	\$51,023
P.FP.00315	Collector Pathway - Avoca Road		2026 - 2031	\$17,248
P.FP.00316	Collector Pathway - Avoca Road		2026 - 2031	\$63,426
P.FP.00317	Collector Pathway - Avoca Road		2026 - 2031	\$24,026
P.FP.00318	Collector Pathway - Avoca Road		2031 - 2036	\$91,530
P.FP.00319	Collector Pathway - Avoca Road		2031 - 2036	\$20,647
P.FP.00320	Collector Pathway - Avoca Road		2031 - 2036	\$23,029
P.FP.00321	Collector Pathway - Avoca Road		2031 - 2036	\$22,102
P.FP.00322	Collector Pathway - Avoca Road		2031 - 2036	\$5,612
P.FP.00323	Collector Pathway - Avoca Road		2031 - 2036	\$14,032
P.FP.00324	Distributor Pathway - Kendalls Road		2026 - 2031	\$42,418
P.FP.00325	Distributor Pathway - Kendalls Road		2026 - 2031	\$57,061

Table SC3.2.4 Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00326	Distributor Pathway - Kendalls Road		2026 - 2031	\$32,382
P.FP.00327	Distributor Pathway - Kendalls Road		2026 - 2031	\$40,939
P.FP.00328	Distributor Pathway - Kendalls Road		2026 - 2031	\$9,926
P.FP.00329	Collector Pathway - Cummins Road		2031 - 2036	\$247,858
P.FP.00330	Collector Pathway - Cummins Road		2031 - 2036	\$160,203
P.FP.00331	Collector Pathway - University Drive		2036 - 2041	\$20,961
P.FP.00332	Collector Pathway - Penny Lane		2021 - 2026	\$102,642
P.FP.00333	Collector Pathway - Bartholdt Drive		2031 - 2036	\$211,842
P.FP.00336	Collector Pathway - Bonna Road		2036 - 2041	\$55,548
P.FP.00337	Collector Pathway - Childers Road		2036 - 2041	\$172,967
P.FP.00338	Collector Pathway - Tranquil Avenue		2036 - 2041	\$175,666
P.FP.00339	Collector Pathway - Arcadia Drive		2026 - 2031	\$55,826
P.FP.00340	Collector Pathway - Tranquil Avenue		2036 - 2041	\$67,082
P.FP.00341	Distributor Pathway - Branyan Drive		2026 - 2031	\$194,310
P.FP.00342	Distributor Pathway - Branyan Drive		2031 - 2036	\$152,429
P.FP.00343	Collector Pathway - Penny Lane		2026 - 2031	\$87,966
P.FP.00346	Collector Pathway - Crofton Street		2026 - 2031	\$11,066
P.FP.00348	Collector Pathway - Burrum Street		2020	\$10,868
P.FP.00349	Collector Pathway - Burrum Street		2026 - 2031	\$6,043
P.FP.00350	Collector Pathway - Burrum Street		2026 - 2031	\$27,713
P.FP.00351	Collector Pathway - Burrum Street		2020	\$22,564
P.FP.00352	Collector Pathway - Burrum Street		2026 - 2031	\$3,649
P.FP.00354	Collector Pathway - Burrum Street		2020	\$62,351
P.FP.00355	Distributor Pathway - Walker Street		2021 - 2026	\$49,365
P.FP.00357	Distributor Pathway - Walker Street		2021 - 2026	\$50,268
P.FP.00358	Distributor Pathway - Maryborough Street		2019	\$23,685
P.FP.00359	Distributor Pathway - Barolin Street		2019	\$21,474
P.FP.00361	Distributor Pathway - Barolin Street		2021 - 2026	\$22,655
P.FP.00363	Distributor Pathway - Barolin Street		2021 - 2026	\$17,389
P.FP.00364	Distributor Pathway - Barolin Street		2021 - 2026	\$25,526
P.FP.00365	Distributor Pathway - Barolin Street		2021 - 2026	\$25,100
P.FP.00366	Distributor Pathway - Sims Road		2020	\$11,848
P.FP.00367	Distributor Pathway - Sims Road		2020	\$14,810
P.FP.00370	Distributor Pathway - Sims Road		2020	\$64,571
P.FP.00372	Distributor Pathway - Sims Road		2020	\$32,782
P.FP.00374	Distributor Pathway - Sims Road		2020	\$32,246
P.FP.00377	Distributor Pathway - Sims Road		2020	\$3,220
P.FP.00379	Distributor Pathway - Sims Road		2020	\$48,973
P.FP.00380	Distributor Pathway - Sims Road		2020	\$16,168
P.FP.00382	Distributor Pathway - Sims Road		2020	\$18,920
P.FP.00384	Distributor Pathway - Boundary Street		2020	\$10,367
P.FP.00386	Distributor Pathway - Boundary Street		2020	\$19,451
P.FP.00387	Distributor Pathway - Boundary Street		2020	\$23,993
P.FP.00389	Distributor Pathway - Boundary Street		2020	\$26,165
P.FP.00391	Distributor Pathway - Boundary Street		2020	\$74,052
P.FP.00394	Distributor Pathway - Boundary Street		2020	\$14,810
P.FP.00395	Distributor Pathway - FE Walker Street		2017	\$41,211
P.FP.00396	Distributor Pathway - Boundary Street		2021 - 2026	\$2,767
P.FP.00397	Distributor Pathway - Boundary Street		2021 - 2026	\$11,113



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00398	Distributor Pathway - George Street		2019	\$40,894
P.FP.00399	Distributor Pathway - Elliott Heads Road		2021 - 2026	\$2,247
P.FP.00400	Distributor Pathway - Elliott Heads Road		2021 - 2026	\$11,522
P.FP.00401	Collector Pathway - Greathead Road		2026 - 2031	\$28,449
P.FP.00402	Distributor Pathway - Greathead Road		2021 - 2026	\$22,744
P.FP.00404	Distributor Pathway - Greathead Road		2021 - 2026	\$9,456
P.FP.00405	Distributor Pathway - Kepnock Road		2019	\$64,231
P.FP.00407	Distributor Pathway - Kepnock Road		2020	\$19,631
P.FP.00409	Distributor Pathway - Kepnock Road		2020	\$15,667
P.FP.00411	Distributor Pathway - Kepnock Road		2020	\$19,038
P.FP.00413	Distributor Pathway - Elliott Heads Road		2021 - 2026	\$28,025
P.FP.00415	Distributor Pathway - Elliott Heads Road		2018	\$26,659
P.FP.00416	Distributor Pathway - Elliott Heads Road		2018	\$30,608
P.FP.00418	Distributor Pathway - Elliott Heads Road		2018	\$19,747
P.FP.00419	Distributor Pathway - Elliott Heads Road		2018	\$40,482
P.FP.00420	Distributor Pathway - FE Walker Street		2031 - 2036	\$16,864
P.FP.00422	Distributor Pathway - FE Walker Street		2017	\$34,286
P.FP.00423	Distributor Pathway - McCarthy Road		2031 - 2036	\$22,105
P.FP.00425	Distributor Pathway - McCarthy Road		2031 - 2036	\$39,508
P.FP.00427	Distributor Pathway - McCarthy Road		2031 - 2036	\$20,502
P.FP.00429	Distributor Pathway - McCarthy Road		2031 - 2036	\$51,881
P.FP.00431	Distributor Pathway - McCarthy Road		2031 - 2036	\$38,337
P.FP.00433	Distributor Pathway - McCarthy Road		2031 - 2036	\$44,163
P.FP.00434	Distributor Pathway - McCarthy Road		2031 - 2036	\$69,973
P.FP.00436	Distributor Pathway - McCarthy Road		2031 - 2036	\$45,161
P.FP.00437	Distributor Pathway - McCarthy Road		2031 - 2036	\$20,388
P.FP.00439	Distributor Pathway - Novakoski Street		2020	\$17,264
P.FP.00440	Distributor Pathway - Novakoski Street		2020	\$11,053
P.FP.00441	Distributor Pathway - FE Walker Street		2031 - 2036	\$15,315
P.FP.00443	Distributor Pathway - FE Walker Street		2019	\$92,461
P.FP.00444	Distributor Pathway - FE Walker Street		2017	\$115,929
P.FP.00446	Distributor Pathway - FE Walker Street		2031 - 2036	\$4,045
P.FP.00448	Distributor Pathway - FE Walker Street		2017	\$60,078
P.FP.00450	Distributor Pathway - FE Walker Street		2031 - 2036	\$19,369
P.FP.00451	Distributor Pathway - FE Walker Street		2017	\$83,383
P.FP.00452	Distributor Pathway - Beech Links Drive		2021 - 2026	\$131,978
P.FP.00453	Principal Pathway - FE Walker Street		2031 - 2036	\$64,643
P.FP.00455	Collector Pathway - Reddan Street		2026 - 2031	\$18,132
P.FP.00457	Collector Pathway - Reddan Street		2026 - 2031	\$19,108
P.FP.00459	Principal Pathway - Princess Street		2020	\$30,755
P.FP.00463	Collector Pathway - Avenue Street		2021 - 2026	\$8,134
P.FP.00464	Principal Pathway - Princess St		2021 - 2026	\$35,141
P.FP.00465	Principal Pathway - Bargara Road		2036 - 2041	\$342,419
P.FP.00467	Principal Pathway - Bargara Road		2036 - 2041	\$58,931
P.FP.00469	Principal Pathway - Bargara Road		2036 - 2041	\$394,014
P.FP.00471	Principal Pathway - Hughes Road		2021 - 2026	\$50,424
P.FP.00472	Collector Pathway - Watsons Road		2026 - 2031	\$44,456
P.FP.00473	Collector Pathway - Watsons Road		2026 - 2031	\$57,661
P.FP.00474	Collector Pathway - Watsons Road		2017	\$0

Table SC3.2.4 Transport network schedule of works

## Schedule 3 – LGIP Mapping and supporting material

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00475	Collector Pathway - Watsons Road		2017	\$0
P.FP.00476	Collector Pathway - Moodies Road		2031 - 2036	\$30,819
P.FP.00477	Collector Pathway - Moodies Road		2031 - 2036	\$67,292
P.FP.00478	Collector Pathway - Moodies Road		2031 - 2036	\$36,067
P.FP.00479	Collector Pathway - Moodies Road		2031 - 2036	\$11,102
P.FP.00480	Principal Pathway - Bargara Road		2019	\$67,518
P.FP.00481	Principal Pathway - Hughes Road		2017	\$84,060
P.FP.00482	Principal Pathway - Hughes Road		2020	\$102,896
P.FP.00483	Principal Pathway - Back Windermere Road		2031 - 2036	\$124,988
P.FP.00484	Principal Pathway - Back Windermere Road		2031 - 2036	\$271,832
P.FP.00485	Principal Pathway - Back Windermere Road		2031 - 2036	\$127,742
P.FP.00486	Principal Pathway - Back Windermere Road		2031 - 2036	\$169,702
P.FP.00488	Collector Pathway - Innes Park Road		2017	\$0
P.FP.00489	Collector Pathway - Innes Park Road		2017	\$0
P.FP.00491	Collector Pathway - Innes Park Road		2017	\$0
P.FP.00493	Collector Pathway - Innes Park Road		2017	\$0
P.FP.00494	Principal Pathway - Coastal Turtle Trail		2019	\$95,774
P.FP.00496	Principal Pathway - Coastal Turtle Trail		2019	\$53,317
P.FP.00497	Principal Pathway - Coastal Turtle Trail		2026 - 2031	\$62,606
P.FP.00498	Principal Pathway - Coastal Turtle Trail		2026 - 2031	\$52,605
P.FP.00499	Collector Pathway - Barolin Esplanade		2031 - 2036	\$31,118
P.FP.00501	Collector Pathway - Barolin Esplanade		2031 - 2036	\$67,624
P.FP.00503	Principal Pathway - Coastal Turtle Trail		2026 - 2031	\$161,254
P.FP.00504	Principal Pathway - Coastal Turtle Trail		2026 - 2031	\$98,707
P.FP.00505	Collector Pathway - Elliott Heads Road		2018	\$36,532
P.FP.00507	Collector Pathway - Elliott Heads Road		2018	\$20,735
P.FP.00509	Collector Pathway - Elliott Heads Road		2018	\$121,445
P.FP.00511	Collector Pathway - Moore Street		2031 - 2036	\$35,024
P.FP.00513	Collector Pathway - Moore Street		2031 - 2036	\$51,271
P.FP.00515	Collector Pathway - Moore Street		2031 - 2036	\$25,550
P.FP.00517	Collector Pathway - Moore Street		2031 - 2036	\$7,052
P.FP.00518	Collector Pathway - Barolin Esplanade		2031 - 2036	\$102,284
P.FP.00519	Collector Pathway - New Road Elliott Heads		2036 - 2041	\$185,498
P.FP.00520	Distributor Pathway - Breusch Road		2021 - 2026	\$31,288
P.FP.00521	Principal Pathway - Back Windermere Road		2031 - 2036	\$243,835
P.FP.00523	Principal Pathway - Back Windermere Road		2031 - 2036	\$147,010
P.FP.00524	Principal Pathway - Back Windermere Road		2031 - 2036	\$139,321
P.FP.00526	Collector Pathway - Shelly Street		2036 - 2041	\$52,625
P.FP.00527	Collector Pathway - Williams Street		2031 - 2036	\$40,453
P.FP.00528	Collector Pathway - Rowlands Road		2031 - 2036	\$25,651
P.FP.00529	Collector Pathway - Rowlands Road		2031 - 2036	\$30,803
P.FP.00530	Collector Pathway - Rowlands Road		2031 - 2036	\$29,575
P.FP.00531	Collector Pathway - Rowlands Road		2031 - 2036	\$25,806
P.FP.00532	Collector Pathway - Ricketts Road		2017	\$92,875
P.FP.00533	Distributor Pathway - Burnett Heads Road		2026 - 2031	\$88,733
P.FP.00534	Collector Pathway - Ricketts Road		2017	\$23,183
P.FP.00535	Distributor Pathway - Alexandra Street		2021 - 2026	\$10,760
P.FP.00536	Distributor Pathway - Alexandra Street		2021 - 2026	\$21,113
P.FP.00537	Distributor Pathway - Alexandra Street		2021 - 2026	\$17,971

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00539	Distributor Pathway - New Road, Jealous to Gahans Link		2036 - 2041	\$107,395
P.FP.00540	Distributor Pathway - New Road, Jealous to Gahans Link		2036 - 2041	\$342,906
P.FP.00541	Distributor Pathway - Eastgate Street		2018	\$44,431
P.FP.00543	Distributor Pathway - Telegraph Road		2026 - 2031	\$52,583
P.FP.00544	Distributor Pathway - Telegraph Road		2026 - 2031	\$16,908
P.FP.00545	Distributor Pathway - Telegraph Road		2026 - 2031	\$6,725
P.FP.00546	Distributor Pathway - Telegraph Road		2026 - 2031	\$28,250
P.FP.00547	Distributor Pathway - Scotland Street		2026 - 2031	\$36,716
P.FP.00548	Distributor Pathway - Sienna Boulevard		2021 - 2026	\$43,875
P.FP.00549	Distributor Pathway - Along new north south road in Ashfield		2031 - 2036	\$115,744
P.FP.00550	Distributor Pathway - Telegraph Road		2026 - 2031	\$103,684
P.FP.00551	Distributor Pathway - Coral Garden Dr		2026 - 2031	\$22,229
P.FP.00552	Distributor Pathway - Coral Garden Dr		2026 - 2031	\$83,785
P.FP.00553	Distributor Pathway - Coral Garden Dr		2026 - 2031	\$18,877
P.FP.00554	Distributor Pathway - Alexandra Street		2021 - 2026	\$29,323
P.FP.00555	Distributor Pathway - Alexandra Street		2021 - 2026	\$13,384
P.FP.00556	Distributor Pathway - Alexandra Street		2021 - 2026	\$22,453
P.FP.00558	Distributor Pathway - Telegraph Road		2026 - 2031	\$20,778
P.FP.00560	Distributor Pathway - Telegraph Road		2026 - 2031	\$37,281
P.FP.00562	Distributor Pathway - Telegraph Road		2036 - 2041	\$45,698
P.FP.00563	Distributor Pathway - Telegraph Road		2036 - 2041	\$45,197
P.FP.00564	Distributor Pathway - Along new north south road in Ashfield		2031 - 2036	\$42,512
P.FP.00565	Distributor Pathway - Ashfield Road		2036 - 2041	\$13,197
P.FP.00566	Distributor Pathway - Ashfield Road		2036 - 2041	\$45,132
P.FP.00567	Distributor Pathway - Ashfield Road		2036 - 2041	\$32,179
P.FP.00568	Distributor Pathway - Ashfield Road		2036 - 2041	\$64,745
P.FP.00569	Distributor Pathway - Ashfield Road		2036 - 2041	\$45,566
P.FP.00570	Distributor Pathway - Ashfield Road		2036 - 2041	\$58,233
P.FP.00571	Distributor Pathway - Ashfield Road		2036 - 2041	\$62,734
P.FP.00572	Distributor Pathway - Ashfield Road		2036 - 2041	\$63,675
P.FP.00574	Distributor Pathway - Ashfield Road		2036 - 2041	\$72,286
P.FP.00575	Distributor Pathway - Ashfield Road		2036 - 2041	\$55,883
P.FP.00576	Distributor Pathway - Along new north south road in Ashfield		2031 - 2036	\$91,038
P.FP.00577	Distributor Pathway - Along new north south road in Ashfield		2031 - 2036	\$38,964
P.FP.00578	Distributor Pathway - Along new north south road in Ashfield		2031 - 2036	\$81,343
P.FP.00579	Distributor Pathway - Along new north south road in Ashfield		2031 - 2036	\$13,578
P.FP.00580	Distributor Pathway - Along new north south road in Ashfield		2031 - 2036	\$60,057
P.FP.00581	Distributor Pathway - Along new north south road in Ashfield		2031 - 2036	\$39,490
P.FP.00582	Distributor Pathway - Beech Links Drive		2021 - 2026	\$41,892
P.FP.00583	Collector Pathway - Old Sawmill Road		2036 - 2041	\$5,763
P.FP.00585	Collector Pathway - Tirroan Road		2021 - 2026	\$35,836

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00586	Collector Pathway - Walker Street		2020	\$13,152
P.FP.00587	Collector Pathway - Rieck Street		2036 - 2041	\$67,126
P.FP.00589	Collector Pathway - Rieck Street		2036 - 2041	\$48,217
P.FP.00590	Collector Pathway - Black Gully Walkway		2026 - 2031	\$12,010
P.FP.00591	Collector Pathway - Mulgrave Street North		2017	\$110,052
P.FP.00593	Distributor Pathway - Que Hee Street		2017	\$3,430
P.FP.00594	Distributor Pathway - Que Hee Street		2017	\$36,018
P.FP.00595	Distributor Pathway - Que Hee Street		2017	\$19,354
P.FP.00597	Distributor Pathway - Que Hee Street		2017	\$19,368
P.FP.00598	Distributor Pathway - Gahans Road		2036 - 2041	\$18,439
P.FP.00599	Distributor Pathway - Gahans Road		2036 - 2041	\$50,384
P.FP.00600	Distributor Pathway - Gahans Road		2036 - 2041	\$39,185
P.FP.00601	Distributor Pathway - Gahans Road		2036 - 2041	\$19,994
P.FP.00602	Distributor Pathway - Gahans Road		2036 - 2041	\$30,993
P.FP.00603	Distributor Pathway - Gahans Road		2036 - 2041	\$45,524
P.FP.00605	Collector Pathway - Moore Park Road		2036 - 2041	\$95,911
P.FP.00606	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$18,647
P.FP.00607	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$50,551
P.FP.00609	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$25,901
P.FP.00610	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$48,271
P.FP.00611	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$16,497
P.FP.00612	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$14,490
P.FP.00613	Distributor Pathway - Fairymead Road		2021 - 2026	\$5,645
P.FP.00614	Collector Pathway - Fairymead Road		2021 - 2026	\$60,976
P.FP.00615	Collector Pathway - Fairymead Road		2026 - 2031	\$52,567
P.FP.00616	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$18,224
P.FP.00617	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$10,395
P.FP.00618	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$19,608
P.FP.00619	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$11,845
P.FP.00620	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$3,163
P.FP.00621	Distributor Pathway - Bundaberg Gin Gin Road		2026 - 2031	\$11,929
P.FP.00622	Collector Pathway - Botanic Gardens		2026 - 2031	\$12,708
P.FP.00624	Collector Pathway - Botanic Gardens		2026 - 2031	\$3,978
P.FP.00626	Collector Pathway - Thornhill Street		2021 - 2026	\$52,767
P.FP.00627	Principal Pathway - Perry Street		2026 - 2031	\$11,404
P.FP.00628	Principal Pathway - Perry Street		2026 - 2031	\$15,105
P.FP.00629	Principal Pathway - Perry Street		2026 - 2031	\$1,933
P.FP.00630	Principal Pathway - Perry Street		2026 - 2031	\$5,878
P.FP.00631	Collector Pathway - Sylvan Drive		2036 - 2041	\$65,436
P.FP.00632	Collector Pathway - Sylvan Drive		2036 - 2041	\$171,162
P.FP.00633	Collector Pathway - Sylvan Drive		2036 - 2041	\$111,774
P.FP.00635	Distributor Pathway - Murdochs Road		2026 - 2031	\$134,096
P.FP.00636	Distributor Pathway - Murdochs Road		2026 - 2031	\$86,487
P.FP.00637	Distributor Pathway - Murdochs Road		2020	\$49,368
P.FP.00638	Distributor Pathway - Taylor Street		2026 - 2031	\$13,883
P.FP.00639	Distributor Pathway - Taylor Street		2026 - 2031	\$19,361
P.FP.00640	Distributor Pathway - Taylor Street		2026 - 2031	\$11,299
P.FP.00641	Collector Pathway - Ridgway Street		2026 - 2031	\$42,000
P.FP.00642	Collector Pathway - Bruce Hwy Childers West		2026 - 2031	\$25,446

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>10</sup>
P.FP.00643	Collector Pathway - Pedestrian rail overpass approach		2026 - 2031	\$6,183
P.FP.00644	Principal Pathway - Baldwin Swamp (Princess to Que Hee) Upgrade		2017	\$219,274
P.FP.00645	Distributor Pathway - Moore Park Road		2017	\$78,821
P.FP.00646	Distributor Pathway - Dr Mays Road (Norville State School)		2017	\$38,420
P.FP.00647	Principal Pathway - Scotland Street (Princess St to Kendall St)		2018	\$276,461
P.FP.00648	Collector Pathway - Bourbong St (Mater hospital to O'Connell St)		2018	\$84,913
P.FP.00649	Distributor Pathway - Queen Street to Hinkler Ave		2019	\$128,357
P.FP.00650	Distributor Pathway - Lions Drive		2020	\$157,978
P.FP.00651	Collector Pathway - Kelly St		2018	\$39,494
P.FP.00652	Collector Pathway - Kelly St		2018	\$14,810
P.FP.00653	Collector Pathway - High School Road		2018	\$27,646
P.FP.00654.1	Distributor On Road Cycleway - Branyan Drive and Avoca Street (Year 1)		2017	\$248,673
P.FP.00654.2	Distributor On Road Cycleway - Branyan Drive and Avoca Street (Year 2)		2018	\$148,104
P.FP.00654.3	Distributor On Road Cycleway - Branyan Drive and Avoca Street (Year 3)		2019	\$148,104
P.FP.00654.4	Distributor On Road Cycleway - Branyan Drive and Avoca Street (Year 4)		2020	\$148,104
P.BRG.0001	Pathway Bridge - Hughes Road		2021 - 2026	\$78,475
P.BRG.0002	Pathway Bridge - Innes Park North		2026 - 2031	\$164,797
P.BRG.0003	Pathway Bridge - Headlands		2026 - 2031	\$243,272
P.BRG.0004	Pathway Bridge - Boundary Road		2021 - 2026	\$201,793
P.BRG.0005	Pathway Bridge - Barolin Street		2021 - 2026	\$154,708
P.BRG.0006	Pathway Bridge - Bargara Road		2021 - 2026	\$78,475
P.BRG.0007	Pathway Bridge - Back Windermere Road		2031 - 2036	\$141,255
P.BRG.0008	Pathway Bridge - Back Windermere Road		2031 - 2036	\$102,017
P.BRG.0009	Pathway Bridge - Back Windermere Road		2031 - 2036	\$149,102
P.BRG.0010	Pathway Bridge - Hermans Road		2031 - 2036	\$100,896
P.BRG.0011	Pathway Bridge - Beech Links Road		2036 - 2041	\$431,612
P.BRG.0012	Pathway Bridge - Baldwin Swamp		2017	\$103,375
<b>TOTAL</b>				<b>\$226,879,167</b>

Table SC3.2.5 Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00012	Neighbourhood - Bargara West Park (Unsheltered Playset)		2021 - 2026	\$27,749
P.OS.00013	Neighbourhood - Bargara West Park (Unsheltered Playset)		2021 - 2026	\$27,749
P.OS.00014	Neighbourhood - Bargara West Park (Bin)		2021 - 2026	\$555
P.OS.00015	Neighbourhood - Bargara West Park (Bin)		2021 - 2026	\$555

<sup>11</sup> Note—The establishment cost as listed in Table SC3.2.5, Column 5 is expressed in current cost terms as at the base date.

## Schedule 3 – LGIP Mapping and supporting material

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00016	Neighbourhood - Bargara West Park (Sheltered Table and Seating)		2021 - 2026	\$22,199
P.OS.00017	Neighbourhood - Bargara West Park (Sheltered Table and Seating)		2021 - 2026	\$22,199
P.OS.00018	Neighbourhood - Bargara West Park (Bike Rack)		2021 - 2026	\$1,665
P.OS.00019	Neighbourhood - Bargara West Park (Sheltered Double BBQ)		2021 - 2026	\$11,100
P.OS.00020	Neighbourhood - Bargara West Park (Toilet Block)		2021 - 2026	\$77,697
P.OS.00021	Neighbourhood - Bargara West Park (Carpark)		2021 - 2026	\$94,347
P.OS.00022	Neighbourhood - Bargara West Park (Bin)		2021 - 2026	\$555
P.OS.00023	Neighbourhood - Bargara West Park (Sheltered Table and Seating)		2021 - 2026	\$22,199
P.OS.00024	Neighbourhood - East Belle Eden Park (Unsheltered Playset)		2021 - 2026	\$27,749
P.OS.00025	Neighbourhood - East Belle Eden Park (Unsheltered Playset)		2021 - 2026	\$27,749
P.OS.00026	Neighbourhood - East Belle Eden Park (Bin)		2021 - 2026	\$555
P.OS.00027	Neighbourhood - East Belle Eden Park (Bin)		2021 - 2026	\$555
P.OS.00028	Neighbourhood - East Belle Eden Park (Sheltered Table and Seating)		2021 - 2026	\$22,199
P.OS.00029	Neighbourhood - East Belle Eden Park (Sheltered Table and Seating)		2021 - 2026	\$22,199
P.OS.00030	Neighbourhood - East Belle Eden Park (Bike Rack)		2021 - 2026	\$1,665
P.OS.00031	Neighbourhood - East Belle Eden Park (Sheltered Double BBQ)		2021 - 2026	\$11,100
P.OS.00032	Neighbourhood - East Belle Eden Park (Toilet Block)		2021 - 2026	\$77,697
P.OS.00033	Neighbourhood - East Belle Eden Park (Carpark)		2021 - 2026	\$94,347
P.OS.00034	Neighbourhood - East Belle Eden Park (Bin)		2021 - 2026	\$555
P.OS.00035	Neighbourhood - East Belle Eden Park (Sheltered Table and Seating)		2021 - 2026	\$22,199
P.OS.00036	Neighbourhood - Kensington Air Park (Unsheltered Playset)		2031 - 2036	\$27,749
P.OS.00037	Neighbourhood - Kensington Air Park (Unsheltered Playset)		2031 - 2036	\$27,749
P.OS.00038	Neighbourhood - Kensington Air Park (Bin)		2031 - 2036	\$555
P.OS.00039	Neighbourhood - Kensington Air Park (Bin)		2031 - 2036	\$555
P.OS.00040	Neighbourhood - Kensington Air Park (Sheltered Table and Seating)		2031 - 2036	\$22,199
P.OS.00041	Neighbourhood - Kensington Air Park (Sheltered Table and Seating)		2031 - 2036	\$22,199
P.OS.00042	Neighbourhood - Kensington Air Park (Bike Rack)		2031 - 2036	\$1,665
P.OS.00043	Neighbourhood - Kensington Air Park (Sheltered Double BBQ)		2031 - 2036	\$11,100
P.OS.00044	Neighbourhood - Kensington Air Park (Toilet Block)		2031 - 2036	\$77,697
P.OS.00045	Neighbourhood - Kensington Air Park (Carpark)		2031 - 2036	\$94,347
P.OS.00046	Neighbourhood - Kensington Air Park (Bin)		2031 - 2036	\$555

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00047	Neighbourhood - Kensington Air Park (Sheltered Table and Seating)		2031 - 2036	\$22,199
P.OS.00048	Neighbourhood - Childers North Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00049	Neighbourhood - Childers North Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00050	Neighbourhood - Childers North Park (Bin)		2036 - 2041	\$555
P.OS.00051	Neighbourhood - Childers North Park (Bin)		2036 - 2041	\$555
P.OS.00052	Neighbourhood - Childers North Park (Sheltered Table and Seating)		2036 - 2041	\$22,199
P.OS.00053	Neighbourhood - Childers North Park (Sheltered Table and Seating)		2036 - 2041	\$22,199
P.OS.00054	Neighbourhood - Childers North Park (Bike Rack)		2036 - 2041	\$1,665
P.OS.00055	Neighbourhood - Childers North Park (Sheltered Double BBQ)		2036 - 2041	\$11,100
P.OS.00056	Neighbourhood - Childers North Park (Toilet Block)		2036 - 2041	\$77,697
P.OS.00057	Neighbourhood - Childers North Park (Carpark)		2036 - 2041	\$94,347
P.OS.00058	Neighbourhood - Childers North Park (Bin)		2036 - 2041	\$555
P.OS.00059	Neighbourhood - Childers North Park (Sheltered Table and Seating)		2036 - 2041	\$22,199
P.OS.00060	Local - Sienna Boulevard Park (Unsheltered Playset)		2021 - 2026	\$27,749
P.OS.00061	Local - Sienna Boulevard Park (Unsheltered Bench Seat)		2021 - 2026	\$3,885
P.OS.00062	Local - Sienna Boulevard Park (Unsheltered Bench Seat)		2021 - 2026	\$3,885
P.OS.00063	Local - Sienna Boulevard Park (Bin)		2021 - 2026	\$555
P.OS.00064	Local - Sienna Boulevard Park (Bin)		2021 - 2026	\$555
P.OS.00065	Local - Ashfield South Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00066	Local - Ashfield South Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00067	Local - Ashfield South Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00068	Local - Ashfield South Park (Bin)		2036 - 2041	\$555
P.OS.00069	Local - Ashfield South Park (Bin)		2036 - 2041	\$555
P.OS.00070	Local - Ashfield South West Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00071	Local - Ashfield South West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00072	Local - Ashfield South West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00073	Local - Ashfield South West Park (Bin)		2036 - 2041	\$555
P.OS.00074	Local - Ashfield South West Park (Bin)		2036 - 2041	\$555
P.OS.00075	Local - Ashfield South East Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00076	Local - Ashfield South East Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00077	Local - Ashfield South East Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00078	Local - Ashfield South East Park (Bin)		2036 - 2041	\$555
P.OS.00079	Local - Ashfield South East Park (Bin)		2036 - 2041	\$555

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00080	Local - Kalkie South Park (Unsheltered Playset)		2030	\$27,749
P.OS.00081	Local - Kalkie South Park (Unsheltered Bench Seat)		2030	\$3,885
P.OS.00082	Local - Kalkie South Park (Unsheltered Bench Seat)		2030	\$3,885
P.OS.00083	Local - Kalkie South Park (Bin)		2030	\$555
P.OS.00084	Local - Kalkie South Park (Bin)		2030	\$555
P.OS.00085	Local - Kalkie South East Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00086	Local - Kalkie South East Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00087	Local - Kalkie South East Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00088	Local - Kalkie South East Park (Bin)		2036 - 2041	\$555
P.OS.00089	Local - Kalkie South East Park (Bin)		2036 - 2041	\$555
P.OS.00090	Local - Kalkie North East (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00091	Local - Kalkie North East (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00092	Local - Kalkie North East (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00093	Local - Kalkie North East (Bin)		2036 - 2041	\$555
P.OS.00094	Local - Kalkie North East (Bin)		2036 - 2041	\$555
P.OS.00095	Local - Kalkie North West (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00096	Local - Kalkie North West (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00097	Local - Kalkie North West (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00098	Local - Kalkie North West (Bin)		2036 - 2041	\$555
P.OS.00099	Local - Kalkie North West (Bin)		2036 - 2041	\$555
P.OS.00100	Local - Kalkie West (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00101	Local - Kalkie West (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00102	Local - Kalkie West (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00103	Local - Kalkie West (Bin)		2036 - 2041	\$555
P.OS.00104	Local - Kalkie West (Bin)		2036 - 2041	\$555
P.OS.00105	Local - Chards Road Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00106	Local - Chards Road Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00107	Local - Chards Road Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00108	Local - Chards Road Park (Bin)		2036 - 2041	\$555
P.OS.00109	Local - Chards Road Park (Bin)		2036 - 2041	\$555
P.OS.00110	Local - Woongarra West Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00111	Local - Woongarra West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00112	Local - Woongarra West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00113	Local - Woongarra West Park (Bin)		2036 - 2041	\$555
P.OS.00114	Local - Woongarra West Park (Bin)		2036 - 2041	\$555
P.OS.00115	Local - Kay McDuff Park (Unsheltered Playset)		2026 - 2031	\$27,749
P.OS.00116	Local - Kay McDuff Park (Unsheltered Bench Seat)		2026 - 2031	\$3,885



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00117	Local - Kay McDuff Park (Unsheltered Bench Seat)		2026 - 2031	\$3,885
P.OS.00118	Local - Kay McDuff Park (Bin)		2026 - 2031	\$555
P.OS.00119	Local - Kay McDuff Park (Bin)		2026 - 2031	\$555
P.OS.00120	Local - Sugarland Park (Unsheltered Playset)		2026 - 2031	\$27,749
P.OS.00121	Local - Sugarland Park (Unsheltered Bench Seat)		2026 - 2031	\$3,885
P.OS.00122	Local - Sugarland Park (Unsheltered Bench Seat)		2026 - 2031	\$3,885
P.OS.00123	Local - Sugarland Park (Bin)		2026 - 2031	\$555
P.OS.00124	Local - Sugarland Park (Bin)		2026 - 2031	\$555
P.OS.00125	Local - Branyan Road Park (Unsheltered Playset)		2021 - 2026	\$27,749
P.OS.00126	Local - Branyan Road Park (Unsheltered Bench Seat)		2021 - 2026	\$3,885
P.OS.00127	Local - Branyan Road Park (Unsheltered Bench Seat)		2021 - 2026	\$3,885
P.OS.00128	Local - Branyan Road Park (Bin)		2021 - 2026	\$555
P.OS.00129	Local - Branyan Road Park (Bin)		2021 - 2026	\$555
P.OS.00130	Local - Penny Lane Park (Unsheltered Playset)		2031 - 2036	\$27,749
P.OS.00131	Local - Penny Lane Park (Unsheltered Bench Seat)		2031 - 2036	\$3,885
P.OS.00132	Local - Penny Lane Park (Unsheltered Bench Seat)		2031 - 2036	\$3,885
P.OS.00133	Local - Penny Lane Park (Bin)		2031 - 2036	\$555
P.OS.00134	Local - Penny Lane Park (Bin)		2031 - 2036	\$555
P.OS.00135	Local - Paradise Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00136	Local - Paradise Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00137	Local - Paradise Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00138	Local - Paradise Park (Bin)		2036 - 2041	\$555
P.OS.00139	Local - Paradise Park (Bin)		2036 - 2041	\$555
P.OS.00140	Local - Norgrove Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00141	Local - Norgrove Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00142	Local - Norgrove Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00143	Local - Norgrove Park (Bin)		2036 - 2041	\$555
P.OS.00144	Local - Norgrove Park (Bin)		2036 - 2041	\$555
P.OS.00145	Local - Bonna East Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00146	Local - Bonna East Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00147	Local - Bonna East Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00148	Local - Bonna East Park (Bin)		2036 - 2041	\$555
P.OS.00149	Local - Bonna East Park (Bin)		2036 - 2041	\$555
P.OS.00150	Local - Tranquil Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00151	Local - Tranquil Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00152	Local - Tranquil Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00153	Local - Tranquil Park (Bin)		2036 - 2041	\$555
P.OS.00154	Local - Tranquil Park (Bin)		2036 - 2041	\$555
P.OS.00155	Local - Bonna West Park (Unsheltered Playset)		2036 - 2041	\$27,749

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00156	Local - Bonna West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00157	Local - Bonna West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00158	Local - Bonna West Park (Bin)		2036 - 2041	\$555
P.OS.00159	Local - Bonna West Park (Bin)		2036 - 2041	\$555
P.OS.00160	Local - Farthing Recreation Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00161	Local - Farthing Recreation Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00162	Local - Farthing Recreation Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00163	Local - Farthing Recreation Park (Bin)		2036 - 2041	\$555
P.OS.00164	Local - Farthing Recreation Park (Bin)		2036 - 2041	\$555
P.OS.00165	Local - Gooburru Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00166	Local - Gooburru Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00167	Local - Gooburru Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00168	Local - Gooburru Park (Bin)		2036 - 2041	\$555
P.OS.00169	Local - Gooburru Park (Bin)		2036 - 2041	\$555
P.OS.00170	Local - John Moffat Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00171	Local - John Moffat Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00172	Local - John Moffat Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00173	Local - John Moffat Park (Bin)		2036 - 2041	\$555
P.OS.00174	Local - John Moffat Park (Bin)		2036 - 2041	\$555
P.OS.00175	Local - Rowlands Road Park (Unsheltered Playset)		2018	\$27,749
P.OS.00176	Local - Rowlands Road Park (Unsheltered Bench Seat)		2018	\$3,885
P.OS.00177	Local - Rowlands Road Park (Unsheltered Bench Seat)		2018	\$3,885
P.OS.00178	Local - Rowlands Road Park (Bin)		2018	\$555
P.OS.00179	Local - Rowlands Road Park (Bin)		2018	\$555
P.OS.00180	Local - Morris Street Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00181	Local - Morris Street Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00182	Local - Morris Street Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00183	Local - Morris Street Park (Bin)		2036 - 2041	\$555
P.OS.00184	Local - Morris Street Park (Bin)		2036 - 2041	\$555
P.OS.00185	Local - Seaview South Park (Unsheltered Playset)		2031 - 2036	\$27,749
P.OS.00186	Local - Seaview South Park (Unsheltered Bench Seat)		2031 - 2036	\$3,885
P.OS.00187	Local - Seaview South Park (Unsheltered Bench Seat)		2031 - 2036	\$3,885
P.OS.00188	Local - Seaview South Park (Bin)		2031 - 2036	\$555
P.OS.00189	Local - Seaview South Park (Bin)		2031 - 2036	\$555
P.OS.00190	Local - Wearing Road West Park (Unsheltered Playset)		2031 - 2036	\$27,749

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00191	Local - Wearing Road West Park (Unsheltered Bench Seat)		2031 - 2036	\$3,885
P.OS.00192	Local - Wearing Road West Park (Unsheltered Bench Seat)		2031 - 2036	\$3,885
P.OS.00193	Local - Wearing Road West Park (Bin)		2031 - 2036	\$555
P.OS.00194	Local - Wearing Road West Park (Bin)		2031 - 2036	\$555
P.OS.00195	Local - Logan Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00196	Local - Logan Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00197	Local - Logan Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00198	Local - Logan Park (Bin)		2036 - 2041	\$555
P.OS.00199	Local - Logan Park (Bin)		2036 - 2041	\$555
P.OS.00200	Local - Cockerills Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00201	Local - Cockerills Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00202	Local - Cockerills Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00203	Local - Cockerills Park (Bin)		2036 - 2041	\$555
P.OS.00204	Local - Cockerills Park (Bin)		2036 - 2041	\$555
P.OS.00205	Local - Austcorp North Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00206	Local - Austcorp North Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00207	Local - Austcorp North Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00208	Local - Austcorp North Park (Bin)		2036 - 2041	\$555
P.OS.00209	Local - Austcorp North Park (Bin)		2036 - 2041	\$555
P.OS.00210	Local - Austcorp Central Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00211	Local - Austcorp Central Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00212	Local - Austcorp Central Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00213	Local - Austcorp Central Park (Bin)		2036 - 2041	\$555
P.OS.00214	Local - Austcorp Central Park (Bin)		2036 - 2041	\$555
P.OS.00215	Local - Austcorp South Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00216	Local - Austcorp South Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00217	Local - Austcorp South Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00218	Local - Austcorp South Park (Bin)		2036 - 2041	\$555
P.OS.00219	Local - Austcorp South Park (Bin)		2036 - 2041	\$555
P.OS.00220	Local - Elliott Heads Estate North (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00221	Local - Elliott Heads Estate North (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00222	Local - Elliott Heads Estate North (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00223	Local - Elliott Heads Estate North (Bin)		2036 - 2041	\$555
P.OS.00224	Local - Elliott Heads Estate North (Bin)		2036 - 2041	\$555
P.OS.00225	Local - Elliott Heads Estate Central Park (Unsheltered Playset)		2036 - 2041	\$27,749

## Schedule 3 – LGIP Mapping and supporting material

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00226	Local - Elliott Heads Estate Central Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00227	Local - Elliott Heads Estate Central Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00228	Local - Elliott Heads Estate Central Park (Bin)		2036 - 2041	\$555
P.OS.00229	Local - Elliott Heads Estate Central Park (Bin)		2036 - 2041	\$555
P.OS.00230	Local - Elliott Heads Estate South Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00231	Local - Elliott Heads Estate South Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00232	Local - Elliott Heads Estate South Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00233	Local - Elliott Heads Estate South Park (Bin)		2036 - 2041	\$555
P.OS.00234	Local - Elliott Heads Estate South Park (Bin)		2036 - 2041	\$555
P.OS.00235	Local - Thebeban South Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00236	Local - Thebeban South Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00237	Local - Thebeban South Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00238	Local - Thebeban South Park (Bin)		2036 - 2041	\$555
P.OS.00239	Local - Thebeban South Park (Bin)		2036 - 2041	\$555
P.OS.00240	Local - Frizzells Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00241	Local - Frizzells Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00242	Local - Frizzells Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00243	Local - Frizzells Park (Bin)		2036 - 2041	\$555
P.OS.00244	Local - Frizzells Park (Bin)		2036 - 2041	\$555
P.OS.00245	Local - Childers West Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00246	Local - Childers West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00247	Local - Childers West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00248	Local - Childers West Park (Bin)		2036 - 2041	\$555
P.OS.00249	Local - Childers West Park (Bin)		2036 - 2041	\$555
P.OS.00250	Local - Apple Tree Creek North Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00251	Local - Apple Tree Creek North Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00252	Local - Apple Tree Creek North Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00253	Local - Apple Tree Creek North Park (Bin)		2036 - 2041	\$555
P.OS.00254	Local - Apple Tree Creek North Park (Bin)		2036 - 2041	\$555
P.OS.00255	Local - Cordalba North West Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00256	Local - Cordalba North West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00257	Local - Cordalba North West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00258	Local - Cordalba North West Park (Bin)		2036 - 2041	\$555
P.OS.00259	Local - Cordalba North West Park (Bin)		2036 - 2041	\$555
P.OS.00260	Local - Gin Gin South East Park (Unsheltered Playset)		2036 - 2041	\$27,749

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00261	Local - Gin Gin South East Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00262	Local - Gin Gin South East Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00263	Local - Gin Gin South East Park (Bin)		2036 - 2041	\$555
P.OS.00264	Local - Gin Gin South East Park (Bin)		2036 - 2041	\$555
P.OS.00265	Local - Moore Park East Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00266	Local - Moore Park East Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00267	Local - Moore Park East Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00268	Local - Moore Park East Park (Bin)		2036 - 2041	\$555
P.OS.00269	Local - Moore Park East Park (Bin)		2036 - 2041	\$555
P.OS.00270	Local - Miara West Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00271	Local - Miara West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00272	Local - Miara West Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00273	Local - Miara West Park (Bin)		2036 - 2041	\$555
P.OS.00274	Local - Miara West Park (Bin)		2036 - 2041	\$555
P.OS.00282	Local - Headlands Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00283	Local - Headlands Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00284	Local - Headlands Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00285	Local - Headlands Park (Bin)		2036 - 2041	\$555
P.OS.00286	Local - Headlands Park (Bin)		2036 - 2041	\$555
P.OS.00287	Local - Turtle Cove Park South (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00288	Local - Turtle Cove Park South (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00289	Local - Turtle Cove Park South (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00290	Local - Turtle Cove Park South (Bin)		2036 - 2041	\$555
P.OS.00291	Local - Turtle Cove Park South (Bin)		2036 - 2041	\$555
P.OS.00292	Local - Theodolite Park (Unsheltered Playset)		2036 - 2041	\$27,749
P.OS.00293	Local - Theodolite Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00294	Local - Theodolite Park (Unsheltered Bench Seat)		2036 - 2041	\$3,885
P.OS.00295	Local - Theodolite Park (Bin)		2036 - 2041	\$555
P.OS.00296	Local - Theodolite Park (Bin)		2036 - 2041	\$555
P.OS.00297	Regional - Miara Foreshore Park (Unsheltered Playset)		2021	\$27,749
P.OS.00300	Regional - Miara Foreshore Park (Bin)		2021	\$555
P.OS.00301	Regional - Miara Foreshore Park (Bin)		2021	\$555
P.OS.00302	Regional - Miara Foreshore Park (Sheltered Table and Seating)		2021	\$22,199
P.OS.00303	Regional - Miara Foreshore Park (Sheltered Table and Seating)		2021	\$22,199
P.OS.00304	Regional - Miara Foreshore Park (Sheltered Table and Seating)		2021	\$22,199

## Schedule 3 – LGIP Mapping and supporting material

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00305	Regional - Miara Foreshore Park (Unsheltered Playset)		2021	\$27,749
P.OS.00306	Regional - Miara Foreshore Park (Toilet Block (Large))		2021	\$88,797
P.OS.00307	Regional - Miara Foreshore Park (Bike Rack)		2021	\$1,665
P.OS.00308	Regional - Miara Foreshore Park (Sheltered Double BBQ)		2021	\$11,100
P.OS.00309	Regional - Miara Foreshore Park (Sheltered Double BBQ)		2021	\$11,100
P.OS.00310	Regional - Miara Foreshore Park (Sheltered Double BBQ)		2021	\$11,100
P.OS.00311	Regional - Miara Foreshore Park (Sheltered Table and Seating)		2021	\$22,199
P.OS.00312	Regional - Miara Foreshore Park (Sheltered Table and Seating)		2021	\$22,199
P.OS.00313	Regional - Miara Foreshore Park (Sheltered Table and Seating)		2021	\$22,199
P.OS.00316	Regional - Miara Foreshore Park (Bike Rack)		2021	\$1,665
P.OS.00317	Regional - Miara Foreshore Park (Unsheltered Playset)		2021	\$27,749
P.OS.00318	Regional - Miara Foreshore Park (Carpark)		2021	\$94,347
P.OS.00319	Regional - Miara Foreshore Park (Bin)		2021	\$555
P.OS.00320	Regional - Miara Foreshore Park (Bin)		2021	\$555
P.OS.00321	Neighbourhood Sports - Ashfield Sports Park (Toilet Block)		2030	\$77,697
P.OS.00322	Neighbourhood Sports - Ashfield Sports Park (Bike Rack)		2030	\$1,665
P.OS.00323	Neighbourhood Sports - Ashfield Sports Park (Bike Rack)		2030	\$1,665
P.OS.00324	Neighbourhood Sports - Ashfield Sports Park (Bin)		2030	\$555
P.OS.00325	Neighbourhood Sports - Ashfield Sports Park (Bin)		2030	\$555
P.OS.00326	Neighbourhood Sports - Ashfield Sports Park (Sheltered Table and Seating)		2030	\$22,199
P.OS.00327	Neighbourhood Sports - Ashfield Sports Park (Sheltered Table and Seating)		2030	\$22,199
P.OS.00328	Neighbourhood Sports - Ashfield Sports Park (Carpark)		2030	\$94,347
P.OS.00329	Neighbourhood Sports - Ashfield Sports Park (Sports Field)		2030	\$55,498
P.OS.00330	Neighbourhood Sports - Ashfield Sports Park (Sports Field)		2030	\$55,498
P.OS.00331	Regional Sports - Norville South Sports Park (Toilet Block (Large))		2036 - 2041	\$88,797
P.OS.00332	Regional Sports - Norville South Sports Park (Bike Rack)		2036 - 2041	\$1,665
P.OS.00333	Regional Sports - Norville South Sports Park (Bike Rack)		2036 - 2041	\$1,665
P.OS.00334	Regional Sports - Norville South Sports Park (Bin)		2036 - 2041	\$555
P.OS.00335	Regional Sports - Norville South Sports Park (Bin)		2036 - 2041	\$555
P.OS.00336	Regional Sports - Norville South Sports Park (Sheltered Table and Seating)		2036 - 2041	\$22,199

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00337	Regional Sports - Norville South Sports Park (Sheltered Table and Seating)		2036 - 2041	\$22,199
P.OS.00338	Regional Sports - Norville South Sports Park (Carpark)		2036 - 2041	\$94,347
P.OS.00339	Regional Sports - Norville South Sports Park (Sports Field)		2036 - 2041	\$55,498
P.OS.00340	Regional Sports - Norville South Sports Park (Sports Field)		2036 - 2041	\$55,498
P.OS.00341	Regional Sports - Norville South Sports Park (Sports Field)		2036 - 2041	\$55,498
P.OS.00342	Regional Sports - Norville South Sports Park (Sports Field)		2036 - 2041	\$55,498
P.OS.00343	Regional Sports - Norville South Sports Park (Sports Field)		2036 - 2041	\$55,498
P.OS.00344	Regional Sports - Norville South Sports Park (Sports Field)		2036 - 2041	\$55,498
P.OS.00345	Regional Sports - Norville South Sports Park (Bin)		2036 - 2041	\$555
P.OS.00346	Regional Sports - Norville South Sports Park (Sheltered Table and Seating)		2036 - 2041	\$22,199
P.OS.00347	Regional Sports - Norville South Sports Park (Bin)		2036 - 2041	\$555
P.OS.00348	Regional Sports - Norville South Sports Park (Sheltered Table and Seating)		2036 - 2041	\$22,199
P.OS.00349	Regional Sports - Norville South Sports Park (Bin)		2036 - 2041	\$555
P.OS.00350	Regional Sports - Norville South Sports Park (Sheltered Table and Seating)		2036 - 2041	\$22,199
P.OS.00351	Regional Sports - Norville South Sports Park (Bin)		2036 - 2041	\$555
P.OS.00352	Regional Sports - Norville South Sports Park (Sheltered Table and Seating)		2036 - 2041	\$22,199
P.OS.00353	Regional - Mary Kinross Park (Carpark)		2020	\$98,736
P.OS.00354	Regional - Christsen Park (Shade Sail)		2018	\$148,104
P.OS.00355	Regional - Botanic Gardens (Themed Playground)		2018	\$493,680
P.OS.00356.1	Neighbourhood - Housten Drive Park (Teen Playground (Year 1))		2017	\$0
P.OS.00356.2	Neighbourhood - Housten Drive Park (Teen Playground (Year 2))		2018	\$19,747
P.OS.00357	Regional - Balwin Swamp (Footbridge upgrades)		2017	\$61,710
P.OS.00358	Regional - Christsen Park (Complete Park Upgrade)		2017	\$439,242
P.OS.00359	Regional - Botanic Gardens (Complete Park Upgrade (nanning garden))		2017	\$0
P.OS.00360	Regional - Balwin Swamp (General Pathway Upgrades)		2018	\$29,127
P.OS.00361	Regional - Thedolite Park (General Pathway Upgrades)		2019	\$98,736
P.OS.00362	Regional - Banksia Park (General Pathway Upgrades)		2020	\$72,077
P.OS.00363	Neighbourhood - Housten Drive Park (Complete Park Upgrade)		2019	\$523,301

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.OS.00364	Neighbourhood - Nareen Estate Park (Complete Park Upgrade)		2020	\$533,174
P.OS.00365	Regional - Woodgate near Caravan Park (Complete Park Upgrade)		2017	\$52,133
P.OS.00366	Regional - ANZAC Park (Complete Park Upgrade)		2017	\$24,684
P.OS.00367	Regional - Innes Park (Tall Ships)		2017	\$51,343
P.OS.00368	Regional - Bucca (Sheltered Table and Seating)		2017	\$11,848
P.OS.00369	Regional - Buxton (Sheltered Table and Seating)		2017	\$19,747
P.OS.00370	Regional - Bargara Central (Access Upgrade)		2017	\$29,621
P.OS.00371	Regional - Green Ave Park (Unsheltered Playset)		2017	\$24,684
P.OS.00372	Regional - Elliott Heads River and Beach (Sheltered Table and Seating)		2022	\$549,780
P.OS.00373	Regional - Elliott Heads River and Beach (Shade Sail)		2022	\$60,027
P.PCL.001	Neighbourhood Recreation - East Belle Eden Park (Land for Public Park)	22189m <sup>2</sup>	2021 - 2026	\$379,949
P.PCL.002	Local Recreation - Sienna Boulevard Park (Land for Public Park)	5240m <sup>2</sup>	2021 - 2026	\$104,135
P.PCL.003	Local Recreation - Ashfield South Park (Land for Public Park)	4828m <sup>2</sup>	2036 - 2041	\$95,940
P.PCL.004	Local Recreation - Ashfield South East Park (Land for Public Park)	4661m <sup>2</sup>	2036 - 2041	\$40,882
P.PCL.005	Local Recreation - Ashfield South West Park (Land for Public Park)	5175m <sup>2</sup>	2036 - 2041	\$102,835
P.PCL.006	Neighbourhood Sports - Ashfield Sports Park (Land for Public Park)	30019m <sup>2</sup>	2030	\$596,556
P.PCL.007	Local Recreation - Kalkie South East Park (Land for Public Park)	5078m <sup>2</sup>	2036 - 2041	\$100,910
P.PCL.008	Local Recreation - Kalkie South Park (Land for Public Park)	5097m <sup>2</sup>	2030	\$57,489
P.PCL.009	Local Recreation - Kalkie North East (Land for Public Park)	5262m <sup>2</sup>	2036 - 2041	\$104,560
P.PCL.010	Local Recreation - Kalkie North West (Land for Public Park)	5244m <sup>2</sup>	2036 - 2041	\$104,212
P.PCL.011	Local Recreation - Kalkie West (Land for Public Park)	4656m <sup>2</sup>	2036 - 2041	\$92,525
P.PCL.012	Local Recreation - Chards Road Park (Land for Public Park)	4901m <sup>2</sup>	2036 - 2041	\$97,389
P.PCL.013	Local Recreation - Woongarra West Park (Land for Public Park)	5130m <sup>2</sup>	2036 - 2041	\$101,954
P.PCL.014	Neighbourhood Recreation - Kensington Air Park (Land for Public Park)	44731m <sup>2</sup>	2031 - 2036	\$888,917
P.PCL.015	Local Recreation - Sugarland Park (Land for Public Park)	5336m <sup>2</sup>	2026 - 2031	\$106,029
P.PCL.017	Local Recreation - Bonna West Park (Land for Public Park)	5013m <sup>2</sup>	2036 - 2041	\$92,752
P.PCL.018	Local Recreation - Tranquil Park (Land for Public Park)	4975m <sup>2</sup>	2036 - 2041	\$98,865
P.PCL.019	Local Recreation - Bonna East Park (Land for Public Park)	4692m <sup>2</sup>	2036 - 2041	\$93,251
P.PCL.020	Local Recreation - Norgrove Park (Land for Public Park)	4914m <sup>2</sup>	2036 - 2041	\$92,610



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.PCL.021	Local Recreation - Paradise Park (Land for Public Park)	4969m <sup>2</sup>	2036 - 2041	\$87,388
P.PCL.022	Local Recreation - Morris Street Park (Land for Public Park)	6007m <sup>2</sup>	2036 - 2041	\$119,378
P.PCL.023	Neighbourhood Recreation - Bargara West Park (Land for Public Park)	20293m <sup>2</sup>	2021 - 2026	\$403,262
P.PCL.024	Local Recreation - Wearing Road West Park (Land for Public Park)	5230m <sup>2</sup>	2031 - 2036	\$103,936
P.PCL.025	Local Recreation - Seaview South Park (Land for Public Park)	5063m <sup>2</sup>	2031 - 2036	\$61,689
P.PCL.026	Regional Recreation - Headlands Park (Land for Public Park)	31911m <sup>2</sup>	2031 - 2036	\$545,416
P.PCL.027	Local Recreation - Cockerills Park (Land for Public Park)	5478m <sup>2</sup>	2036 - 2041	\$108,869
P.PCL.028	Local Recreation - Logan Park (Land for Public Park)	5478m <sup>2</sup>	2036 - 2041	\$108,869
P.PCL.029	Local Recreation - Austcorp North Park (Land for Public Park)	4821m <sup>2</sup>	2036 - 2041	\$87,482
P.PCL.030	Local Recreation - Austcorp Central Park (Land for Public Park)	4949m <sup>2</sup>	2036 - 2041	\$98,347
P.PCL.031	Local Recreation - Austcorp South Park (Land for Public Park)	6061m <sup>2</sup>	2036 - 2041	\$99,480
P.PCL.032	Local Recreation - Elliott Heads Estate South Park (Land for Public Park)	5264m <sup>2</sup>	2036 - 2041	\$95,286
P.PCL.033	Local Recreation - Elliott Heads Estate Central Park (Land for Public Park)	5189m <sup>2</sup>	2036 - 2041	\$103,118
P.PCL.034	Local Recreation - Elliott Heads Estate North Park (Land for Public Park)	8813m <sup>2</sup>	2036 - 2041	\$175,141
P.PCL.035	Regional Recreation - Theodolite Park (Land for Public Park)	24684m <sup>2</sup>	2036 - 2041	\$168,648
P.PCL.036	Local Recreation - Childers West Park (Land for Public Park)	5266m <sup>2</sup>	2036 - 2041	\$104,648
P.PCL.037	Neighbourhood Recreation - Childers North Park (Land for Public Park)	4798m <sup>2</sup>	2036 - 2041	\$95,348
P.PCL.038	Local Recreation - Apple Tree Creek North Park (Land for Public Park)	4967m <sup>2</sup>	2036 - 2041	\$98,700
P.PCL.039	Local Recreation - Cordalba North West Park (Land for Public Park)	4690m <sup>2</sup>	2036 - 2041	\$93,197
P.PCL.040	Local Recreation - Gin Gin South East Park (Land for Public Park)	5259m <sup>2</sup>	2036 - 2041	\$104,518
P.PCL.041	Local Recreation - Miara West Park (Land for Public Park)	5665m <sup>2</sup>	2036 - 2041	\$62,451
P.PCL.042	Regional Recreation - Miara Foreshore Park (Land for Public Park)	14389m <sup>2</sup>	2021	\$49,287
P.PCL.043	Local Recreation - Moore Park East Park (Land for Public Park)	5205m <sup>2</sup>	2036 - 2041	\$90,753
P.PCL.044	Local Recreation - John Moffat Park (Land for Public Park)	4886m <sup>2</sup>	2036 - 2041	\$97,096
P.PCL.045	Local Recreation - Gooburrum Park (Land for Public Park)	5740m <sup>2</sup>	2036 - 2041	\$114,065
P.PCL.046	Local Recreation - Kay McDuff Park (Land for Public Park)	39181m <sup>2</sup>	2026 - 2031	\$778,612
P.PCL.047	Local Recreation - Thebeban South Park (Land for Public Park)	5320m <sup>2</sup>	2036 - 2041	\$105,720
P.PCL.048	Local Recreation - Penny Lane Park (Land for Public Park)	5374m <sup>2</sup>	2031 - 2036	\$106,792

Table SC3.2.5 Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Area (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>11</sup>
P.PCL.049	Local Recreation - Farthing Recreation Park (Land for Public Park)	4883m <sup>2</sup>	2036 - 2041	\$16,981
P.PCL.050	Regional Recreation - Coral Cove South Esplanade (Land for Public Park)	56348m <sup>2</sup>	2036 - 2041	\$823,921
P.PCL.051	Local Recreation - Frizzells Park (Land for Public Park)	7374m <sup>2</sup>	2036 - 2041	\$146,539
P.PCL.052	Local Recreation - Rowlands Road Park (Land for Public Park)	2834m <sup>2</sup>	2018	\$56,317
P.PCL.053	Regional Recreation - Turtle Cove Park South (Land for Public Park)	19288m <sup>2</sup>	2036 - 2041	\$383,292
P.PCL.054	Regional Sports - Norville South Sports Park (Land for Public Park)	261392m <sup>2</sup>	2031 - 2036	\$5,194,481
P.PCL.055	Neighbourhood Recreation - Nareen Estate Park (Land for Public Park)	22072m <sup>2</sup>	2030	\$403,105
P.PCL.056	Neighbourhood Recreation - Arcadia Park (Land for Public Park)	39048m <sup>2</sup>	2036 - 2041	\$475,408
<b>TOTAL</b>				<b>\$22,806,311</b>

## SC3.3 Map index

**Table SC3.3.1 (Map index)** lists the priority infrastructure plan mapping applicable to the planning scheme area.

**Table SC3.3.1 Map index**

Map number/series	Map title	Gazettal date
<b>Projection area maps</b>		
LGIP-PIA-3, 5, 6, 8, 9, 13-21, 23-27, 31 and 32	Priority infrastructure areas	4/5/2018
LGIP-PA-3, 5, 6, 8, 9, 13-21, 24-27, 31 and 32	Projection areas	4/5/2018
<b>Plans for trunk infrastructure maps</b>		
LGIP-WSN-2, 3, 5, 6, 8-10, 13-32	Water supply network trunk infrastructure	4/5/2018
LGIP-WWN-3, 5, 6, 8, 9, 14-21, 23-27, 31 and 32	Wastewater network trunk infrastructure	4/5/2018
LGIP-SWN-1-33	Stormwater network trunk infrastructure	4/5/2018
LGIP-TNP-1-33	Transport network (roads) trunk infrastructure	4/5/2018
LGIP-TNR-1-33	Transport network (pathways) trunk infrastructure	4/5/2018
LGIP-PPCLF-1-33	Public parks and land for community facilities trunk infrastructure	4/5/2018

## **SC3.4 Local government infrastructure plan mapping**

The LGIP maps are available below or can be viewed online here:  
[www.bundaberg.qld.gov.au/interactive-mapping-system](http://www.bundaberg.qld.gov.au/interactive-mapping-system).

## Schedule 4 Notations required under the Planning Act 2016

### SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1 Notation of decisions under section 89 of the Act<sup>1</sup>

Date of decision	Location (real property description)	Decision type	File Reference
<b>Development approvals that are substantially inconsistent with the planning scheme</b>			
<b>Variation approvals</b>			
8/08/2017	Logan Road, Innes Park (Lot 1 SP182595 and Lot 3 RP7301)	Decision to approve a Preliminary Approval for Material Change of Use and Reconfiguring a Lot, incorporating a component to vary the effect of the planning scheme for a Master Planned Residential Community (Headlands Coastal Community) under section 242 of the SP Act <sup>2</sup>	325.2016.45639.1
31/01/2017	59 Cummins Street, Bundaberg North (Lot 10 SP271539)	Decision to approve a Preliminary Approval for Material Change of Use (for various industry and related uses as detailed in the decision notice), incorporating a component to vary the effect of the planning scheme under section 242 of the SP Act <sup>2</sup> .	325.2016.46102.1
<b>Decisions agreeing to a superseded planning scheme request</b>			
22/11/2015	38 Burnett Street, Bundaberg South (Lot 44 RP13441)	Decision to agree to a request to assess and decide a development application for Material Change of Use for Residential Multi Unit (4 units) under the superseded Bundaberg City Plan 2004	322.2015.44659.1
22/12/2015	42 Church Street, Horton (Lot 22 RP14386)	Decision agreeing to apply a superseded planning scheme to the carrying out of development for Material Change of Use for a Dwelling house, that was exempt development under the superseded Isis Shire Planning Scheme 2007	322.2015.44763.1
22/12/2015	6 Freesia Court, Kalkie (Lot 91 SP274149)	Decision agreeing to apply a superseded planning scheme to the carrying out of development for Material Change of Use for a Dwelling house, that was exempt development under the superseded Bundaberg City Plan 2004	322.2015.44897.1
12/01/2016	53 Greathead Road, 19 Lucas Street and 4 Marles Street, Kepnock (Lot 1 RP58858, Lot 17 RP182667 and Lot 4 RP133909)	Decision to agree to a request to assess and decide a development application for Reconfiguring a Lot (3 lots into 66 lots) under the superseded Bundaberg City Plan 2004	321.2015.44770.1

<sup>1</sup> Editor's note—This schedule must include details of:

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

<sup>2</sup> Editor's note—a preliminary approval to vary the effect of the planning scheme under section 242 of the SP Act is a variation approval under the Act in accordance with section 286 of the Act.

## Schedule 4 – Notations required under the Planning Act 2016

Date of decision	Location (real property description)	Decision type	File Reference
14/01/2016	19 Torrissi Place, Kalkie (Lot 67 SP271568)	Decision agreeing to apply a superseded planning scheme to the carrying out of development for Material Change of Use for a Dwelling house, that was exempt development under the superseded Bundaberg City Plan 2004	322.2016.44954.1
19/02/2016	8 Church Street, Horton (Lot 4 RP14386)	Decision agreeing to apply a superseded planning scheme to the carrying out of development for Material Change of Use for a Dwelling house, that was exempt development under the superseded Isis Shire Planning Scheme 2007	322.2016.45076.1
19/02/2016	4 Church Street, Horton (Lot 2 RP14386)	Decision agreeing to apply a superseded planning scheme to the carrying out of development for Material Change of Use for a Dwelling house, that was exempt development under the superseded Isis Shire Planning Scheme 2007	322.2016.45137.1
19/02/2016	6 Church Street, Horton (Lot 3 RP14386)	Decision agreeing to apply a superseded planning scheme to the carrying out of development for Material Change of Use for a Dwelling house, that was exempt development under the superseded Isis Shire Planning Scheme 2007	322.2016.45138.1
19/02/2016	14 Church Street, Horton (Lot 7 RP14386)	Decision agreeing to apply a superseded planning scheme to the carrying out of development for Material Change of Use for a Dwelling house, that was exempt development under the superseded Isis Shire Planning Scheme 2007	322.2016.45139.1
2/03/2016	718 Adies Road, Isis Central (Lot 1 RP22990)	Decision to agree to a request to assess and decide a development application for Material Change of Use for a Rural Industry (Composting Facility) under the superseded Isis Shire Planning Scheme 2007	322.2016.45226.1
12/04/2016	169 Sims Road, Redridge (Lot 12 SP150902)	Decision to agree to a request to assess and decide a development application for Material Change of Use for a Rural Industry (Composting Facility) under the superseded Isis Shire Planning Scheme 2007	322.2016.45493.1
27/04/2016	36 Bourbong Street, Bundaberg Central (Lot 77 B1583)	Decision to agree to a request to assess and decide a development application for Material Change of Use for Nine (9) Storey Residential and Commercial Building under the superseded Bundaberg City Plan 2004	322.2016.45397.1
3/06/2016	6 Churchward Street, Kepnock (Lot 4 RP93423)	Decision to agree to a request to assess and decide a development application for Material Change of Use for a Dual Occupancy under the superseded Bundaberg City Plan 2004	322.2016.45701.1
23/06/2016	858 Gooburrum Road, Welcome Creek (Lot 4 RP806097)	Decision to agree to a request to assess and decide a development application for Material Change of Use for a Rural Industry (Composting Facility) under the superseded Burnett Shire Planning Scheme 2006	322.2016.45924.1
27/07/2016	Weir Road, South Kolan (Lot 21 SP279752)	Decision to agree to a request to assess and decide a development application for Material Change of Use for a Rural Industry (Composting Facility) under the superseded Burnett Shire Planning Scheme 2006	322.2016.46060.1
8/08/2016	218D McIlwraith Road, McIlwraith	Decision to agree to a request to assess and decide a development application for Material	322.2016.46235.1

Date of decision	Location (real property description)	Decision type	File Reference
	(Lot 1 RP122694)	Change of Use for a Rural Industry (Food Process Facility and Composting) under the superseded Kolan Shire Planning Scheme 2006	
22/08/2016	10 Freesia Court, Kalkie (Lot 93 SP274149)	Decision agreeing to apply a superseded planning scheme to the carrying out of development for Material Change of Use for a Dwelling house, that was exempt development under the superseded Bundaberg City Plan 2004	322.2016.46316.1
19/09/2016	14 Freesia Court, Kalkie (Lot 95 SP274149)	Decision agreeing to apply a superseded planning scheme to the carrying out of development for Material Change of Use for a Dwelling house, that was exempt development under the superseded Bundaberg City Plan 2004	324.2016.46547.1
9/11/2016	90 & 88 Quay Street, Bundaberg West (Lots 62 and 63 B15817)	Decision to agree to a request to assess and decide a development application for Material Change of Use for Residential Multi Unit (32 units) and Commercial Activity B (Restaurant) under the superseded Bundaberg City Plan 2004	322.2016.46746.1
9/11/2016	90 Quay Street, Bundaberg West (Lot 62 B15817)	Decision to agree to a request to assess and decide a development application for Material Change of Use for Residential Multi Unit (12 units) under the superseded Bundaberg City Plan 2004	322.2016.46784.1
13/11/2016	1 Cottonwood Close, Doolbi (Lot 3 SP107948)	Decision to agree to a request to assess and decide a development application for Material Change of Use for a Rural Tourist Facility – Farm Stay Accommodation (2 cabins) under the superseded Isis Shire Planning Scheme 2007	322.2016.46496.1
14/11/2016	104 Targo Street, Bundaberg South (Lot 83 RP13432)	Decision to agree to a request to assess and decide a development application for Material Change of Use for Commercial Activity A and Caretaker's Residence under the superseded Bundaberg City Plan 2004	322.2016.46780.1
21/11/2016	48 Ashfield Road, Kalkie (Lot 400 SP255558)	Decision to agree to a request to assess and decide a development application for Material Change of Use for Community Activity (Mixed Use Community Activity Campus) under the superseded Bundaberg City Plan 2004	322.2016.46751.1

## SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
24 April 2018	7 May 2018	Charges Resolution (No.1) 2018	View a copy of the charges resolution on Council's website at: <a href="http://www.bundaberg.qld.gov.au/development-infrastructure-and-charges">www.bundaberg.qld.gov.au/development-infrastructure-and-charges</a>  Further information may be obtained by contacting 1300 883 699 or <a href="mailto:development@bundaberg.qld.gov.au">development@bundaberg.qld.gov.au</a>

Editor's note—This schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 118(1)(a) of the Act.

## SC4.3 Notation of registration for urban encroachment provisions section 267 of the Act

Table SC4.3.1 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	Term of registration
Table not used.			



## Schedule 5 Designation of premises for development of infrastructure

**Table SC5.1 Designation of premises for development of infrastructure under section 42 of the Act**

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
29/06/2001	Lot 85 on RP814890	Herbert Hall Road, Coonarr QLD 4670	Emergency services facilities.  (Kinkuna Bay/ Coonarr Rural Fire Brigade)
18/10/2002	Lot 110 on NPW550 and Lot 1002 on NPW550	Lower Burnett River QLD	Transport infrastructure; Water cycle management infrastructure; Storage and works depots associated with community infrastructure  (Burnett River Dam)
07/03/2003	Lot 49 on SP139141	Foleys Road, Farnsfield QLD 4660	Emergency services facilities.  (Gregory River Rural Fire Brigade)
18/07/2003	Part of Lot 2 on SP112129 and Lot 3 on SP113129	Corner Pandanus Street and Murdochs Linking Roads, Moore Park QLD 4670	Community and cultural facilities, including child care facilities, community meeting halls, galleries and libraries; Educational facilities; Parks and recreational facilities; Transport infrastructure; Storage and works depots associated with community infrastructure.  (Moore Park State School)
14/11/2003	Lot 4 on RP14457 and Lot 274 on C37632	28 Macrossan Street, Childers QLD 4660	Government functions.  (Childers Police Station)
21/11/2008	Lot 142 on CK1540 and Lot 80 on B158103	Bourbong Street, Bundaberg Central QLD 4670	Hospitals and associated institutions; Storage and works depots associated with community infrastructure.  (Bundaberg Hospital)
29/08/2014	Lot 90 on SP264826	37A Maryborough Street, Bundaberg South QLD 4670	Community and cultural facilities; Educational facilities; Storage and works depots, including administration facilities associated with the community infrastructure.  (Bundaberg State High School)

## Schedule 5 – Designation of premises for development of infrastructure

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
13/11/2015	Lot 3 on SP278871	57-65 Wylie Street, Thabeban QLD 4670	Emergency services facilities; Hospitals and associated institutions; Storage and works depots, including administrations facilities associated with provision or maintenance of the Community Infrastructure Designation; and Any other facility not mention in this part, intended primarily to accommodate government functions.  (Bundaberg Co-located Emergency Services Facility - comprising an Ambulance Station and Fire and Emergency Services Station)
17/02/2017	Lots 9 and 10 on RP200521	6-8 Brassington Drive, Childers QLD 4660	Emergency services facilities; and Storage and works depots, including administrations facilities associated with provision or maintenance of the Community Infrastructure Designation.  (Childers Fire and Rescue Station)
16/06/2017	Lot 4 on SP292194	143-145 George Street, Bundaberg West QLD 4670	Hospitals and associated institutions  (Bundaberg Step Up Step Down community based mental health residential and health support care services)
20/10/2017	Lot 180 on CK2018	43 Kepnock Road, Kepnock QLD 4670	Community and cultural facilities; Educational facilities; and Storage and works depots, including administrative facilities associated with the community infrastructure.  (Kepnock State High School)

Editor's note—further details about infrastructure designations can be obtained from the Infrastructure Designations Database available at the website for the Department of State Development, Manufacturing, Infrastructure and Planning—[www.dsdmip.qld.gov.au](http://www.dsdmip.qld.gov.au).

Editor's note—Section 42(5)(a) of the Act states that a note in the planning scheme for the purposes of a designation is not an amendment of a planning scheme.

## Schedule 6 Planning scheme policies

### SC6.1 Planning scheme policy index

**Table SC6.1.1 (Planning scheme policy index)** lists the planning scheme policies applicable to the planning scheme area.

**Table SC6.1.1 Planning scheme policy index**

<b>Planning scheme policies</b>	
<b>Planning scheme policies relating to Part 8 (Overlay codes)</b>	
(a)	Planning scheme policy for the Heritage and neighbourhood character overlay code
<b>Planning scheme policies relating to Part 9 (Other codes)</b>	
(b)	Planning scheme policy for development works
(c)	Planning scheme policy for waste management
(d)	Planning scheme policy for agricultural buffers
<b>Other planning scheme policies</b>	
(e)	Planning scheme policy for information Council may request, and preparing well made applications and technical reports

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# Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1 Abbreviations and acronyms

Abbreviation/acronym	Description
AEP	Annual exceedance probability
AHD	Australian height datum
ALC	Agricultural land classification
ANEF	Australian noise exposure forecast
ARI	Average recurrence interval
AS	Australian Standard
ASS	Acid sulfate soil
CPTED	Crime prevention through environmental design
BCA	Building Code of Australia
BRC	Bundaberg Regional Council
DFE	Defined flood event
DFL	Defined flood level
DSS	Desired standards of service
DSTE	Defined storm-tide event
GFA	Gross floor area
GLFA	Gross leasable floor area
ha	Hectares
HAT	Highest astronomical tide
ICOMOS	International Council on Monuments and Sites
km	Kilometres
LGIP	Local Government Infrastructure Plan
m	Metres
MCU	Material change of use as defined in the Act
mm	Millimetres
MSES	Matters of State Environmental Significance
NDB	Non-directional beacon
OLS	Obstacle limitation surface
PIA	Priority infrastructure area
PMF	Probable maximum flood
QDC	Queensland Development Code
ROL / RaL	Reconfiguring a lot as defined in the Act
RFL	Recommended floor level
RSTEL	Recommended storm-tide event level
SPP	State Planning Policy
the Act	<i>Planning Act 2016</i>
the Regulation	Planning Regulation 2017
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)

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## Appendix 2 Table of amendments

Table AP2.1 Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption 2/2/16 Effective 15/2/16	1.1	Planning Scheme Policy	Adoption of the Planning scheme policy for the Hughes and Seaview Bargara masterplan area.
Adoption 9/6/16 Effective 13/6/16	2.0	Major	Amendment to the Zone Maps in Schedule 2 (Mapping) to change the zone and/or precinct designation of a number of properties across the region.
Adoption 16/5/17 Effective 3/7/17	3.0	Alignment Amendment	Alignment amendment to ensure the planning scheme will accord with the provisions of the <i>Planning Act 2016</i> , including – <ul style="list-style-type: none"> <li>replacing terminology to be consistent with the Act; and</li> <li>improving and clarifying codes ('assessment benchmarks') to be sufficiently robust to permit assessment under the new decision rules for code assessment.</li> </ul>
Adoption 24/4/2018 Effective 7/5/2018	4.0	LGIP Amendment	Amendment to replace the Priority Infrastructure Plan with the Local Government Infrastructure Plan under the repealed <i>Sustainable Planning Act 2009</i> , including – <ul style="list-style-type: none"> <li>Part 4 (Priority Infrastructure Plan) replaced with new Part 4 (Local Government Infrastructure Plan);</li> <li>Schedule 3 (LGIP Mapping and supporting material) updated;</li> <li>Planning scheme policy for development works amended;</li> <li>Replacing outdated terminology and references to reflect the new LGIP.</li> </ul>
Adoption 25/6/2019 Effective 1/7/2019	4.1	Planning Scheme Policy for Development Works Amendment	Amendment to the Planning Scheme Policy for Development Works to: <ul style="list-style-type: none"> <li>ensure the policy reflects the latest applicable industry standards for development works;</li> <li>incorporate the Wide Bay Burnett Regional Organisation of Councils (WBBROC) water services design and construction code</li> <li>clarify and improve operational works procedures;</li> <li>improve flood study requirements and incorporate the new lawful point of discharge test in the Queensland Urban Drainage Manual (QUDM) 2016;</li> <li>update standard drawings (including WBBROC drawings);</li> <li>clarify requirements for electricity supply and telecommunications for development; and</li> <li>other administrative changes, including correcting spelling, formatting, grammatical errors and outdated references.</li> </ul>

# Appendix 2 – Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption 21/1/2020 Effective 10/2/2020	5.0	Major & Qualified State Interest	<p>Includes amendments 5 (major) and 6 (qualified State interest). Amendment includes:</p> <ul style="list-style-type: none"> <li>• minor changes to codes and levels of assessment to reflect desired intent and community expectations, including for Secondary dwellings and Dual occupancy development;</li> <li>• zoning changes to recognise current land use, future development intent and correct errors;</li> <li>• local planning for the Burnett Heads town centre, the Kalkie-Ashfield local development area, and part of Bargara (between Hughes and Seaview Roads);</li> <li>• changes to address State interests, including regulated requirements and the Bundaberg State Development Area;</li> <li>• changes to overlays, and the inclusion of additional local heritage places, including associated changes to SC6.2 Planning Scheme Policy for the Heritage and Neighbourhood Character Overlay Code;</li> <li>• other changes to improve the operation and efficiency of the planning scheme;</li> <li>• a Sea turtle sensitive area overlay code to ensure assessable development in coastal areas avoids adverse impacts on sea turtles, including impacts from artificial lighting;</li> <li>• zoning changes to include land at Shelley Street, Burnett Heads (currently included in the Emerging community zone) in the Rural residential zone – Precinct RRZ1 (2,000 m<sup>2</sup> minimum lot size area);</li> <li>• changes to other parts of the planning scheme, including the Advertising devices code and Nuisance code.</li> </ul> <p>Repealed the Planning scheme policy for the Hughes and Seaview Bargara masterplan area.</p>
Adoption 24/11/2020 Effective 4/12/2020	5.1	<p>Planning Scheme Policy for Development Works Amendment</p> <p>Planning Scheme Policy for Agricultural Buffers Adoption</p> <p>Minor</p>	<p>Amendment to the Planning Scheme Policy for Development Works to:</p> <ul style="list-style-type: none"> <li>• clarify the requirements for uncompleted works bonds as security to enable early approval of a survey plan or early commencement of a use;</li> <li>• provide better guidance for other types of bonds, including performance bonds and maintenance bonds.</li> </ul> <p>Adoption of the Planning Scheme Policy for Agricultural Buffers.</p> <p>Addition of Community facilities zone annotation 14 – Utility installation to Lots 2, 3 and 6 on W39500 and Lot 2 on RP14424.</p>