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The City of Gladstone
Planning Scheme

Integrated Planning Act 1997

Planning Scheme for the City of Gladstone

Adoption

The Local Government for Gladstone City adopted this planning scheme on 12 December 2006

Commencement

This planning scheme took effect on 29 December 2006

Incorporated State Planning Policies:

Pursuant to schedule 1, part 2, section 18, subsection (5A) of the *Integrated Planning Act 1997*, the Minister for Local Government, Planning and Sport has identified the following State Planning Policies as having been appropriately reflected in the planning scheme:

1. State Planning Policy 1/92: Development and Conservation of Agricultural Land;
2. State Planning Policy 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities;
3. State Planning Policy 1/03 : Mitigating the Adverse Impacts of Flood, Bushfire and Landslide - Flood, and Landslide components only; **(refer note 1 below)**.
4. State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soil; and
5. The Curtis Coast Regional Coastal Management Plan, September 2003.

Approval to adopt this planning scheme is conditional upon the continued operation and effect of:

1. the Integrated Development Assessment System triggers for Department of Main Roads matters; and
2. State Planning Policy 1/03 - Mitigating the Adverse Impacts of Flood, Bushfire and Landslide - Bushfire component

Note 1: *"While the Gladstone Plan 2006 appropriately reflects the flood and landslide components of State Planning Policy 1/03 - Mitigating the Adverse Impacts of Flood, Bushfire and Landslide (SPP1/03), the Queensland Floods Commission (the Commission) is currently investigating the 2010/2011 flood disaster that caused widespread devastation across Queensland.*

The Commission is likely to review the existing town planning provisions related to flooding and flood risk mitigation. The final report of the Commission may recommend changes to SPP1/03 which may have implications for The Gladstone Plan 2006.

Consequently the provisions of The Gladstone Plan 2006 with respect to the management of flooding and flood risk mitigation may be subject to change at the direction of the Queensland Government or GRC in the near future. This should be taken into account by applicants and assessment managers when considering development in Gladstone. Applicants are advised to make relevant enquiries regarding the status of the provisions relating to flooding."

This is to certify that this is a true and correct copy of the Gladstone City Council Planning Scheme adopted on 12 December 2006 and commenced on 29 December 2006.

Signed

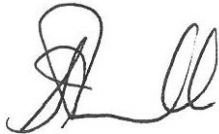
J M Reitano

Chief Executive Officer

12/12/2006

NOTE:

Amendments have been made to this Planning Scheme - refer Endnote for details.

A handwritten signature in black ink, appearing to read 'S Randle', with a stylized flourish at the end.

Stuart Randle

Chief Executive Officer

15/4/2013

PART 1 INTRODUCTION

Division 1 – Relationship to Integrated Planning Act

1.1 Purpose of the Planning Scheme

In accordance with the *Integrated Planning Act 1997* (IPA), the Local Government for the City of Gladstone has prepared this planning scheme as a framework for managing development in a way that advances the purposes of the IPA¹ by:

- (a) identifying assessable and self-assessable development; and
- (b) identifying outcomes sought to be achieved in the local government area as the context for assessing development.

1.2 Planning Scheme Functions as Part of IDAS

The planning scheme functions as part of IDAS² and must be read together with the IPA and the Integrated Planning Regulation.

¹ Under IPA, Section 1.2.1, the purpose of the IPA is to seek to achieve ecological sustainability by (a) coordinating and integrating planning at the local, regional and State levels; and (b) managing the process by which development occurs; and (c) managing the effects of development on the environment (including managing the use of premises).

² IDAS – integrated development assessment system – is the system detailed in Chapter 3 of the IPA for integrating State and Local government assessment processes for development.

Division 2 – Strategic Framework

1.3 Preliminary

- (1) This division reflects the Desired Environmental Outcomes and summarises the approach taken by the planning scheme to achieve the Desired Environmental Outcomes.
- (2) This division does not have a role in development assessment under the planning scheme.

1.4 Strategic Framework

- (1) **Section 1.4** details the key strategic elements and describes the strategy and outcomes for each element.
- (2) The Strategic Framework Plan illustrates the various spatial and functional relationships between elements of the City and includes the following strategic elements:
 - (a) Major Industry and Infrastructure;
 - (b) Strategic Port Land;
 - (c) Industry – Local;
 - (d) Mixed Business & Industry;
 - (e) Commercial Centres;
 - (f) Urban;
 - (g) Open Space;
 - (h) Harbour Islands;
 - (i) Rural; and
 - (j) State Development Area.

Major Industry and Infrastructure

The “Major Industry and Infrastructure” element is represented on the Strategic Plan as magenta in colour.

Strategy

To maintain and support major industry and infrastructure for their vital contribution to the social and economic well-being of Australia, Queensland, the region and the City and support the efficient operations of the major transport and infrastructure corridors through the City.

The strategy for “Major Industry and Infrastructure” is directed towards the following:

- (i) balance the potential economic and social benefits of major industrial projects against potential environmental impact;
- (ii) ensure the operational efficiency of major corridors providing transport, power and raw materials to major industries remains unconstrained from the effects of incompatible development;
- (iii) accommodate the operational and expansion needs of major industry by providing substantial buffer areas, often more extensive than currently required by the major industry;
- (iv) ensure development within the likely impact area of major industry, and infrastructure corridors which service major industries, are strictly controlled to ensure reverse amenity issues do not arise;
- (v) accommodate and protect the locational needs of the major transportation routes and service corridors throughout the City;
- (vi) protect the operational and expansion requirements of the transport and service corridors, including roads, railways, the airport, the seaport, the marina and ferry terminals, power transmission corridors and gas lines;
- (vii) ensure development does not constrain the operational efficiency of the transport and service infrastructure network; and
- (viii) protect the planned future major transport routes such as Kirkwood road, Glenlyon Road (south of Kirkwood Road) and the Kirkwood Road – Hanson Road connection.

Strategic Port Land

The “Strategic Port Land” element is represented on the Strategic Framework Plan as pale blue colour.

Strategy

Protect Strategic Port Land from potential adverse impacts which may effect operations to ensure ongoing contribution to the social and economic well-being of Queensland, the region and the City.

The strategy for “Strategic Port Land” is directed towards the following:

- (i) recognise the range of current and potential activities occurring on port land and managing the potential impact on those activities from adjoining land uses;
- (ii) provide an adequate separation buffer between Strategic Port Land and other land use elements;
- (iii) protect and support the ongoing operations of the port as the principal service infrastructure for the major industries of the City and the region;
- (iv) recognise the Strategic Port Land Use Plan as the principal means by which development occurs on Strategic Port Land; and

- (v) minimise the potential for conflict or inconsistency between the Planning Scheme and its implementation, and the Strategic Port Land Use Plan.

Industry - Local

The “Industry – Local” element is represented on the Strategic Plan as lilac in colour.

Strategy

Ensure the establishment of local industry and service trades, in suitable locations, to meet the needs of the City and the major industries in the City and the region.

The strategy for “Industry – Local” is directed towards the following:

- (i) industries supporting the major industries and the needs of the City and region are established in appropriate locations, as indicated on the Strategic Framework Plan ;
- (ii) development of industry in other locations is avoided to minimise unintended impacts on sensitive land uses, the City’s landscape or the City’s environment;
- (iii) adequate separation distances are established and maintained between sensitive land uses, such as residential and community facilities, and industries; and
- (iv) the efficiency of the City’s transport network is maintained by limiting the establishment of sensitive land uses along industrial access routes.

Mixed Business and Industry

The “Mixed Business and Industry” element is represented on the Strategic Plan as light blue in colour with blue diagonal hatching.

Strategy

To provide a mix of industry and business (but not retail activities) in highly accessible locations.

The strategy for “Mixed Industry and Business” is directed towards the following:

- (i) a wide range of business (but not retail activities), service trades, light manufacturing and small scale industrial activities which are complementary to each other are established in highly accessible locations; and
- (ii) the impact of activities is of a minor nature within the mixed business and industry area considering the mixed use nature.

Commercial Centres

The “Commercial Centres” element is represented on the Strategic Plan as dark blue in colour.

Strategy

To reinforce the regional and City-wide importance of an integrated network of sustainable business centres in the City.

The strategy for “Commercial Centres” is directed towards the following:

- (i) commercial activities are located in the appropriate designated centre, rather than an out-of-centre location and thus a hierarchy of centres eventuates which encourages particular commercial services and strengths to service the city and region as follows:

Central City

- the principal centre in the region and the city providing administration, business services, office accommodation, cultural and entertainment, personal services and specialised fashion retailing;

Kin Kora

- an important centre in the City for retail shopping, also providing some personal services, banking services, community services and service trades;

The Valley

- a centre providing convenience shopping and small scale, mixed business services to the inner city;

Toolooa

- a centre providing convenience shopping and small scale mixed business services mostly to South Gladstone and Toolooa;

Dawson Road

- a centre on the corner of Park Street and Dawson Road providing non-retail commercial services and convenience shopping;

Hanson Road

- no further expansion of retail focussed activities will be provided for and the centre will retain and increase the level of non retail mixed business and industry activities

Racecourse

- a centre providing for an integrated development of retail focused activities where the range of goods are predominantly of a non convenience nature including hardware, housing service trades, service industries, showrooms and warehousing, bulky goods, storage and distribution and chandlery to the City; and

Kirkwood Road

- a centre providing for an integrated development for a convenience based shopping centre also providing limited personal services, banking services, community services and service trades.

- (ii) a number of other small business centres providing local shopping needs serve an important role within the City however, these are not indicated on the strategic framework plan .

Urban

The “Urban” element is represented on the Strategic Plan as rose in colour.

Strategy

To maximise the benefits of existing urban facilities and infrastructure by maintaining and consolidating development within the existing urban areas.

The strategy for “Urban” is directed towards the following:

- (i) residential development occurs as an infill development pattern in designated locations, thus consolidating existing urban areas;
- (ii) development and integrated extension of the City’s network of service infrastructure including water, sewerage, power, transport, open space and community facilities such as local shopping, education and community services;
- (iii) greenfield development is in accordance with a master plan for the entire area to create an integrated development in terms of:
 - the road network;
 - sequencing or staging of development;
 - drainage and flood management;
 - the open space network and the linking of corridors of open space;
 - the provision of community facilities (e.g. local shopping, education, community centres);
 - the natural landscape of the ridgelines and hillsides;
 - emergency and hazard management; and
 - orientation, aspect and energy efficiency.

Open Space

The “Open Space” element is represented on the Strategic Plan as light green in colour.

Strategy

To create an integrated City-wide system of multi-purpose open space which meets the community’s needs for recreation, landscape protection, conservation of valuable features and buffering from industry and transport and service corridors.

The strategy for “Open Space” is directed towards the following:

- (i) development augments or supplements the existing open space network within the City;

- (ii) new urban development allows for the extension of the open space corridors to provide physical and functional linkages with natural areas, as well as providing a diversity of parks, gardens and playing fields;
- (iii) prominent landscape features are transferred into public ownership as open space, or designated as open space such that only limited development can occur so as not to diminish landscape values. Prominent landscape features include the ridgelines and hilltops, the harbour coast and islands, wetlands and creek corridors; and the harbour islands;
- (iv) as part of new urban development, ecologically sensitive areas are transferred into public ownership, or protected and conserved under an approved management regime and will include the harbour coast (except Strategic Port Land), the harbour islands, wetlands and creek corridors; and
- (v) open space is designed as an effective buffer between sensitive urban development and major industrial sites and major transport and service corridors.

Harbour Islands

The “Harbour Islands” element is represented on the Strategic Plan as orchid purple in colour.

Strategy

To recognise and protect the multiple values of the harbour islands now and for future generations.

The strategy for “Harbour Islands” is directed towards the following:

- (i) development provides for the multiple values of the harbour islands, including economic (harbour protection), aesthetic (landscape and recreation) and ecological;
- (ii) development will:
 - minimise the risks associated with environmental hazards, such as cyclones and storm surges, bushfires and beach erosion;
 - minimise landscape impacts through limited clearing, appropriate building designs, materials, site rehabilitation and landscaping post-construction; and
 - preserving foreshores from private development.

Rural

The “Rural” element is represented on the Strategic Plan as brown in colour.

Strategy

To protect and maintain the environmental, landscape and rural character values of the City’s outer frame.

The strategy for “Rural” is directed towards the following:

- (i) protect and maintain rural areas as the City’s breathing space and landscape backdrop;

- (ii) development within the Rural area is low intensity and low impact, reflecting the low level of services that will be provided;
- (iii) the risk of hazards such as bushfire and flooding are minimised;
- (iv) extensive land clearing and hilltop development is avoided; and
- (v) the location and significance of the major infrastructure corridors through the rural areas is protected.

State Development Area

The “State Development Area” element is represented on the Strategic Plan as a lavender colour.

Strategy

“To protect and maintain land and development identified by the Queensland Government as being of major significance to the economic development of Queensland”.

The strategy for “State Development Area” is directed towards the following:

- (i) recognise and integrate within the planning scheme, the objectives and outcomes of the Development Scheme applying to the State Development Area;
- (ii) ensure the area is kept free of encroaching development which may inhibit the development and operation of major industry and the movement of heavy transport;
- (iii) retain heavy transport corridors relatively free of local through traffic;

1.5 Strategy Plans

The strategic elements and their spatial distribution are shown on the Strategic Framework Plan.

Division 3 – Planning Scheme Structural Elements

1.6 Local Government Area Divided into Six Localities

- (1) The planning scheme is divided into six geographic areas, each termed a 'Locality'. Each Locality has a particular character or characteristics that require particular development outcomes. The six localities cover the entire local government area and are identified on the relevant locality plans and include the:
 - (a) City Locality (Locality Plan 1);
 - (b) North West Locality (Locality Plan 2);
 - (c) Eastern Harbour Locality (Locality Plan 3);
 - (d) Suburban Locality (Locality Plan 4);
 - (e) Gladstone Frame Locality (Locality Plan 5); and
 - (f) Harbour Islands Locality (Locality Plan 6).

1.7 Localities Divided into Zones

- (1) The planning scheme divides each Locality into zones that cover the entire Locality as follows:
 - (a) the City Locality (Locality Plan 1) is divided into the:
 - (i) Commercial Zone;
 - (ii) Major Industry and Infrastructure Zone;
 - (iii) Mixed Industry and Business Zone;
 - (iv) Local Industry Zone;
 - (v) Residential Zone;
 - (vi) Residential (Higher Density) Zone;
 - (vii) Open Space Zone; and
 - (viii) Community Purposes Zone.
 - (b) the North West Locality (Locality Plan 2) is divided into the:
 - (i) Major Industry and Infrastructure Zone;
 - (ii) Local Industry Zone;

- (iii) Open Space Zone; and
 - (iv) Rural Zone.
- (c) the Eastern Harbour Locality (Locality Plan 3) is divided into the:
- (i) Major Industry and Infrastructure Zone;
 - (ii) Rural Zone;
 - (iii) Local Industry Zone;
 - (iv) Residential Zone;
 - (v) Residential (Higher Density) Zone;
 - (vi) Open Space Zone; and
 - (vii) Mixed Industry & Business Zone.
- (d) the Suburban Locality (Locality Plan 4) is divided into the:
- (i) Commercial Zone;
 - (ii) Major industry and Infrastructure Zone;
 - (iii) Local Industry Zone;
 - (iv) Residential Zone;
 - (v) Residential (Higher Density) Zone;
 - (vi) Open Space Zone;
 - (vii) Community Purposes Zone;
 - (viii) Rural Zone;
 - (ix) Park Residential Zone; and
 - (x) Urban Expansion Zone.
- (e) the Gladstone Frame Locality (Locality Plan 5) is divided into the:
- (i) Major industry and Infrastructure Zone;
 - (ii) Open Space Zone; and
 - (iii) Rural Zone.

- (f) the Harbour Islands Locality (Locality Plan 6) is divided into the:
 - (i) Open Space Zone;
 - (ii) Island Settlement Zone; and
 - (iii) Rural Zone.

(2) Each of the zones are shown on the relevant Locality Plan.

1.8 Some Localities are Divided into Precincts

(1) The planning scheme divides some localities into sub areas termed 'Precincts' in order to provide more detailed development outcomes and assessment criteria applicable to a particular precinct or to a particular zone in that precinct. The following Localities are divided into Precincts:

- (a) the City Locality (Locality Plan 1) is divided into the:
 - (i) Uptown Precinct;
 - (ii) Waterfront Precinct;
 - (iii) Valley Precinct;
 - (iv) Hanson Road Precinct; and
 - (v) Dormitory Precinct.
- (b) the Eastern Harbour Locality (Locality plan 3) is divided into the:
 - (i) Northern Precinct;
 - (ii) Barney Point Precinct; and
 - (iii) Southern Precinct.
- (c) the Suburban Locality (Locality Plan 4) is divided into the:
 - (i) Northern Precinct;
 - (ii) Round Hill Precinct;
 - (iii) Kin Kora Precinct;
 - (iv) Central Precinct;
 - (v) Urban Expansion Precinct;
 - (vi) Southern Precinct;
 - (vii) Racecourse Precinct; and

(viii) Kirkwood Road South Precinct.

(2) Each of the precincts are shown on the relevant Locality Plan.

1.9 Roads, Watercourse and Reclaimed Land

(1) If a road, watercourse or reclaimed land in the City of Gladstone area is not shown as being covered by a zone on the zone plans, the following applies:

- (a) if the road, watercourse or reclaimed land is adjoined on both sides by land in the same zone – the road, watercourse or reclaimed land has the same zoning as the adjoining land;
- (b) if the road, watercourse or reclaimed land is adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road, watercourse or reclaimed land has the same zoning as the adjoining land and the centreline of the road or watercourse is the boundary between the two zones;
- (c) if the road, watercourse or reclaimed land is adjoined on one side only by land in a zone – the entire road, watercourse or reclaimed land has the same zoning as the adjoining zoned land.

(2) To remove any doubt, it is declared that section (1) also applies to a closed road if the road is closed after the commencement of the planning scheme.

1.10 Roadworks as Exempt Development in particular circumstances

(1) For the purposes of this planning scheme the following are exempt from assessment under this planning scheme:

- (a) roadworks conducted by or on behalf of a government entity;
- (b) the declaration or opening of a State controlled road and the conduct or construction of “ancillary works and encroachments” as defined in the *Transport Infrastructure Act 1994* or the *Transport Infrastructure (State Controlled Roads) Regulation 1994*;
- (c) the dedication of land for roads; and
- (d) works conducted by or for a local government or the Chief Executive of Main Roads that are ancillary to or associated with road works such as:
 - (i) excavating, crushing, screening and taking road building material from land (whether or not road);
 - (ii) parking construction equipment;
 - (iii) site office;
 - (iv) building a dam to store water on land (whether road or not); and
 - (v) removing vegetation.

1.11 Planning Scheme has Four Types of Overlay Codes

- (1) The planning scheme has four overlay codes that applies to:
 - (a) Cultural Heritage Features and Overlay Code (Part 10, Division 2 & 3).
 - (b) Airport Noise and Safety Overlay Code (Part 10, Division 4 and 5) and shown on Airport Overlay Code Plans 1 to 4 (Part 16).
 - (c) Acid Sulfate Soils Overlay Code (Part 10, Division 6 & 7) and shown on Acid Sulfate Soils Overlay Plans 1 & 2 (Part 16).
 - (d) Coastal Management Overlay Code (Part 10, Division 8 & 9) and shown on Coastal Management Overlay Plans 1 to 4 (Part 16).

1.12 Determining if development is assessable or self-assessable under the planning scheme

- (1) Assessment tables for the localities and overlays identify development that is assessable, self-assessable or exempt under the planning scheme as follows:
 - (a) City Locality Tables 4.1 & 4.2;
 - (b) North-West Locality Tables 5.1 & 5.2;
 - (c) Eastern Harbour Tables 6.1 & 6.2;
 - (d) Suburban Locality Tables 7.1 & 7.2;
 - (e) Gladstone Frame Tables 8.1 & 8.2;
 - (f) Harbour Islands Tables 9.1 & 9.2;
 - (g) Cultural Heritage Features Overlay Code Tables 10.1 and 10.2;
 - (h) Airport Noise and Safety Overlay Code Tables 10.6 and 10.7;
 - (i) Acid Sulfate Soils Overlay Code Tables 10.12 and 10.13; and
 - (j) Coastal Management Overlay Code Tables 10.15 and 10.16.
- (2) The assessment tables also identify assessable development under the planning scheme that requires code assessment or impact assessment.
- (3) If development is identified as having a different assessment category under a zone than under an overlay, or under different overlays, the higher assessment category applies as follows:
 - (a) self-assessable prevails over exempt;
 - (b) code assessable prevails over self-assessable or exempt; and

- (c) impact assessable prevails over self-assessable, code assessable or exempt.

Zone Assessment Category (or category for another overlay if more than one overlay applies)	Overlay Assessment Category			
	Exempt	Self-Assessable	Code	Impact
Exempt	Exempt	Self-assessable	Code	Impact
Self-assessable	Self	Self-assessable	Code	Impact
Code	Code	Code	Code	Impact
Impact	Impact	Impact	Impact	Impact

1.13 Types and Names of Codes

- (1) There are codes for:
- (a) each Locality and each Overlay;
 - (b) general matters applicable to all Localities; and
 - (c) development for a stated purpose or development of a stated type.
- (2) The codes are the following:
- (a) code for each Locality as follows:
 - (i) City Locality Code;
 - (ii) North West Locality Code;
 - (iii) Eastern Harbour Locality Code;
 - (iv) Suburban Locality Code;
 - (v) Gladstone Frame Locality Code; and
 - (vi) Harbour Islands Locality Code.
 - (b) code for each Overlay as follows:
 - (i) Cultural Heritage Features Overlay Code;
 - (ii) Airport Overlay Code;
 - (iii) Acid Sulfate Soils Overlay Code; and
 - (iv) Coastal Management Overlay Code.

(c) code for development for general matters, stated purpose or of a stated type as follows:

- (i) Advertising Signs Code (Division 2);
- (ii) Caretaker's Residence Code (Division 3);
- (iii) Commercial Code (Division 4);
- (iv) Community Use Code (Division 5);
- (v) Environment & Infrastructure (General) Code (Division 6);
- (vi) Estate Sales & Display Home Code (Division 7);
- (vii) Home Occupation & Home Business Code (Division 8);
- (viii) Industry Code (Division 9)
- (ix) Open Space & Recreation Code (Division 10);
- (x) Operational Works (Earthworks) Code (Division 11);
- (xi) Reconfiguration of a Lot Code (Division 12);
- (xii) Residential Code (Division 13);
- (xiii) Rural Code (Division 14);
- (xiv) Telecommunications Code (Division 15);
- (xv) Caravan & Relocatable Home Park Code (Division 16)
- (xvi) Temporary Use Code (Division 17); and
- (xvii) Tourism Code (Division 18).

1.14 Codes Applicable to on-going Use

A code that is applicable to a material change of use is also applicable to the on-going use that results from that change³.

1.15 Application of Code Provisions

In all cases, the provisions of the relevant Locality Code always take precedence over the provisions of any other code. In addition, the provisions of any relevant Overlay Codes always take precedence over the provisions of any codes for development for general matters.

³ IPA, Section 2.1.23(3) (Local planning instruments have force of law) relates with respect to regulating the use of premises and also IPA, Section 4.3.4 (Compliance with identified code for use of premises) with respect to an offence under the Act.

1.16 Planning Scheme Seeks to Achieve Outcomes

- (1) The planning scheme seeks to achieve outcomes that are identified according to the following levels:
 - (a) desired environmental outcomes;
 - (b) overall outcomes for and purpose of a code;
 - (c) specific outcomes for a code; and
 - (d) probable solutions for a specific outcome or acceptable solutions for complying with a self-assessable development.

1.17 Development Regulated by the Planning Scheme

The planning scheme identifies development that is:

- (a) exempt;
- (b) self assessable; or
- (c) assessable (subject to code assessment or impact assessment).

1.18 Exempt Development

Exempt development does not require an application under the planning scheme and is not required to comply with codes or other standards in the planning scheme.

1.19 Self Assessable development

Self Assessable development does not require an application under the planning scheme and must comply with the relevant acceptable solutions in each applicable code.

To be clear, where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

In every case, where a self assessable development does not comply with the applicable acceptable solution then a code assessment application will be required to be submitted to Council for approval.

1.20 Assessable development

Development that is identified as code or impact assessable requires an application to be made to Council. For Code assessable development, Council will assess the development against the Common Material and the applicable codes.

For Impact assessable development, Council will assess the development against the Common Material, the planning scheme, local instruments such as local laws, regulations and policies not identified in the planning

scheme, State Planning Policies not identified in the planning scheme and any development approval for or lawful use of the premises and adjacent premises.

1.21 Probable Solutions for Assessable Development

A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the IPA⁴ to impose conditions on a development approval.

1.22 Community Infrastructure

Land that is currently used for community infrastructure, or is to be used for future community infrastructure, has been designated for that purpose in the Planning Scheme by Council. The effect of such designation is that the development of land for the purpose for which it is designated is exempt development as a consequence of Schedule 8 of IPA.

Schedule 7 of this planning scheme specifies land that has been designated within the scheme for Community Infrastructure.

⁴ IPA, Chapter 3 (Integrated Development Assessment System (IDAS)), Part 5 (Decision Stage), Division 6 (Conditions)

PART 2 INTERPRETATION

2.1 Definitions – the Dictionary

(1) The dictionary in Schedule 1 defines particular words used in this planning scheme as follows:

- (a) defined uses and use classes; and
- (b) administrative terms.

2.2 Terms Defined in the IPA

Terms defined in the IPA have the same meaning as in the IPA.

PART 3 DESIRED ENVIRONMENTAL OUTCOMES

3.1 Desired Environmental Outcomes

- (1) The desired environmental outcomes are based on ecological sustainability established by the IPA and are the basis for the measures of the planning scheme.
- (2) Each desired environmental outcome is sought to be achieved to the extent practicable having regard to each of the other desired environmental outcomes.
- (3) The desired environmental outcomes for Gladstone City area are as follows.

(a) Environment and Conservation

A clean and sustainable environment which can be accessed and enjoyed by the City's residents, visitors and future generations. In this regard the natural environment includes:

- (i) the natural resources, such as the harbour islands and their foreshores, the undeveloped foreshores of the harbour and South Trees Inlet, the timbered hills of the O'Connell Ridges, the riparian corridors, watercourses and wetlands of the Calliope River and Auckland creek and its major tributaries;
- (ii) ecological processes and the biodiversity of the natural resources such as the regeneration of bushland on the ridges and along the riparian corridors and the maintenance of habitat values of the City's wetlands and watercourses;
- (iii) the clean air and water resources, for their health and amenity implications, and clean air for its greenhouse implications;
- (iv) sites of cultural heritage significance, of both indigenous and non-indigenous origin, for their links to the City's past and history of development; and
- (v) achievement of greenhouse emissions targets and improved energy efficiencies.

(b) Economic Development⁵

Maintain and enhance Gladstone's role as the industrial centre for Queensland and the principal centre for the Gladstone – Calliope – Miriam Vale region, based on:

⁵ For the purposes of this DEO, the following explanations apply regarding key terms:

- 'higher order' refers to goods and services that have a catchment of at least the City or serve City and regional needs;
- 'convenience' refers to goods that can be typically categorised as daily to weekly needs such as groceries;
- 'small scale' refers to both physical size of the activity and to the level of activity generated relevant to other non-residential uses, the term can be used to describe the catchment area aspect of the activity;
- 'retail focussed' refers to any activities and uses that include the capacity for selling, renting or otherwise interacting directly with the general public and this aspect is or becomes the dominant, most intense use.

- (i) the on-going development of an efficient sea port serviced by land-based infrastructure and support services, and whose operational needs and consequences are recognised in the development of non-port land;
- (ii) the development of a sustainable transport network, support industries and commercial services, in appropriate locations, for the Gladstone State Development Area and other major industrial enterprises;
- (iii) the reinstatement of a viable central business district and a network of commercial centres which respond to and satisfy the shopping, commercial, administrative, entertainment and leisure needs of the City and regional populations in accordance with the following outcomes:

Central City: remains the principal centre in the region and the city providing higher order administration, business services, office accommodation, cultural and entertainment, personal services and specialist fashion retailing;

Kin Kora: remains an important centre in the City for retail shopping, also providing some personal services, banking services, community services and service trades with any expansion or other increase in activity demonstrating the ability to accommodate adequate vehicle access and parking while not adversely affecting the efficiency of the road network and improve the built form, urban design and streetscape character of the centre;

The Valley: provides convenience shopping and small scale, mixed business services to the inner city;

Toolooa: provides convenience shopping and small scale mixed business services mostly to South Gladstone and Toolooa;

Dawson Road: a centre on the corner of Park Street and Dawson Road provides non-retail commercial services and convenience shopping with any expansion or other increase in activity directly related to the ability to accommodate adequate vehicle access and parking, while not adversely affecting the efficiency of the road network and which improves the built form, urban design and streetscape character of the centre.;

Hanson Road: no further expansion of retail focussed activities where the range of goods are predominantly of a non-retail mixed business and industry activities;

Racecourse: a landbank for commercial activities providing for an integrated development of retail focussed activities where the range of goods are predominantly of a non convenience nature including hardware, housing service trades, service industries, showrooms and warehousing bulky goods, storage and distribution, and Chandler to the City; and

Kirkwood Road: provides for an integrated development for a convenience based shopping centre also providing limited personal services, banking services, community services and service trades.

- (iv) the efficient use of existing transport, development and community infrastructure and the timely and equitable delivery of new infrastructure in step with the needs of continuing urban growth;

- (v) maintenance of an attractive urban environment to attract a skilled workforce to meet the needs of the growing industrial centre; and
- (vi) a sustainable and balanced approach to economic development.

(c) Community Development

Achieve a balance between maintaining Gladstone's role as an economic centre of National and State significance and providing a complete 'home' for its residents, characterised by:

- (i) a range of affordable housing choices suitable for the climate and the needs of the ever-changing demography of the City;
- (ii) a range of satisfying and rewarding employment opportunities;
- (iii) convenient access to a range of community facilities and services including health care, education, shopping and business services, cultural and entertainment facilities and recreation and sporting facilities;
- (iv) the recognition and maintenance of cultural heritage values;
- (v) a high level of mobility through an efficient and viable transport network;
- (vi) a clean, safe and attractive living environment;
- (vii) buffers of open space between the urban areas of the City and the major industries and port facilities; and
- (viii) an attractive natural landscape comprised of regional landscapes and the harbour and its islands, the ridgelines and bushland and watercourses.

(d) Development Patterns and Infrastructure

The future urban growth in Gladstone will be consolidated into areas able to be serviced easily and economically. The future urban growth pattern and the delivery of infrastructure will be characterised by:

- (i) urban consolidation, particularly in the form of infill development, in the areas of South Gladstone and West Gladstone (i.e. to the north of Phillip Street);
- (ii) the preferred areas for future 'greenfield' urban development being located adjacent to Kirkwood Road;
- (iii) park residential development being limited to the areas designated on the strategic framework plan and occurring only in response to an identifiable need, and provided adequate services can be delivered efficiently and equitably and where closer residential development is possible;

- (iv) the orderly take-up of land which is able to be serviced from the existing infrastructure wherever possible, or which is able to be serviced for the least cost of all the land available for development;
- (v) an approach to funding the delivery of development infrastructure which does not entail inequitable or unreasonable cost burdens to the City; and
- (vi) minimising the adverse impacts of natural hazards.

(e) Coastal Management

Development in the coastal area and hinterland is compatible with all coastal resources and their values as identified in the *Curtis Coast Regional Coastal Management Plan*. In particular, development involving the expansion of urban areas, rural land uses, aquaculture, provision of infrastructure such as road networks and maritime infrastructure, extractive industries and mining:

- (a) protects and maintains any cultural resources of Indigenous Traditional Owners and historic resources;
- (b) protects and maintains the integrity and functioning of Strategic Port Land and the Gladstone State Development Area;
- (c) avoids locating within erosion prone areas;
- (d) has regard to the role of coastal resources in controlling the impacts of coastal hazards such as storm surge and inundation;
- (e) maintains water quality to a standard that protects and maintains coastal ecosystems and their ability to support human use;
- (f) manages stormwater run-off (quality and quantity) to ensure that environmental values of the estuaries and other coastal waters are protected;
- (g) maintains groundwater quality and recharge processes;
- (h) maintains and enhances opportunities for public access to the coast, consistent with the conservation of coastal resources and provision of public safety;
- (i) protects and enhances the scenic values of the coastal landscape for both residents and visitors;
- (j) conserves the biological diversity of marine, freshwater and terrestrial ecosystems and the ecological processes essential for their continued existence;
- (k) protects areas of state significance (natural resources) such that the coastal resources and their values are maintained; and
- (l) to the extent practical, avoids loss or degradation of coastal wetlands and minimises impacts on coastal wetlands where development is necessary and in the interest of the State.

PART 4 CITY LOCALITY CODE

Division 1 – Preliminary

4.1 Description

The extent of the City Locality Code and each precinct is shown on the City Locality Code (Plan 1).

4.2 City Locality Code

- (1) The provisions in this part comprise the following:
 - (a) preliminary provisions for the City Locality Code (Division 1);
 - (b) general provisions for Assessment Tables (Division 2);
 - (c) assessment table for each zone in the City Locality – making a Material Change of Use (Division 3, Table 4-1) as follows:
 - (i) Commercial Zone;
 - (ii) Residential (Higher Density) Zone;
 - (iii) Major Industry & Infrastructure Zone;
 - (iv) Local Industry Zone;
 - (v) Community Purposes Zone;
 - (vi) Mixed Industry & Business Zone; and
 - (vii) Open Space Zone; and
 - (viii) Residential Zone;
 - (d) assessment table for Other Development (Division 4, Table 4.2);
 - (e) general provisions for the City Locality Code (Division 5);
 - (f) overall outcomes for the City Locality Code, including for each precinct in the Locality (Division 6);
 - (g) specific outcomes and probable solutions for the City Locality Code (Division 7);
 - (h) specific outcomes and probable solutions for each precinct in the City Locality as follows:
 - (i) Uptown and Waterfront Precincts (Division 8);

- (ii) Valley Precinct (Division 9);
- (iii) Hanson Road Precinct (Division 10); and
- (iv) Dormitory Precinct (Division 11).

Division 2 – General Provisions for Assessment Tables

4.3 Assessment Categories for Zones

- (1) The assessment categories are identified for development in each zone in **Table 4-1 and Table 4-2** as follows:
 - (a) **Table 4-1** – making a material change of use⁶; and
 - (b) **Table 4-2** – other development including:
 - (i) carrying out drainage and plumbing work;
 - (ii) carrying out building work not associated with a material change of use;
 - (iii) erection of advertising device (operational works) on premises not associated with a material change of use;
 - (iv) carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks including filling or excavation of land;
 - (v) reconfiguring a lot;
 - (vi) carrying out operational work for reconfiguring a lot; and
 - (vii) other.

4.4 Relevant assessment criteria for self-assessable development and assessable development in each zone

- (1) The relevant assessment criteria in each zone in the City Locality are referred to in **Table 4-1 and Table 4-2**
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

⁶ Works associated with an application for a material change of use may be assessed together with the material change of use.

Division 3 – Assessment Table for each zone in the City Locality

Table 4-1 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) explaining how the higher assessment category prevails.

Use Class	Commercial Zone	Residential (Higher Density) Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Community Purposes Zone	Mixed Industry & Business Zone	Open Space Zone	Residential Zone	Relevant assessment criteria ⁷ - applicable code if development is self-assessable or requires code assessment
Advertising Signs (MCU)	Code	Impact	Impact	Impact	Impact	Code	Impact	Impact	Advertising Signs Code Environment & Infrastructure Code City Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Agriculture	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Business	Impact except where: the following which is Code Assessable: <ul style="list-style-type: none"> ▪ Commercial Premises (where located above ground floor level); ▪ Food Premises; ▪ Indoor Entertainment; ▪ Licensed Premises 	Impact	Impact	Impact except where: <ul style="list-style-type: none"> ▪ Service Trade which is Code Assessable 	Impact	Impact except where: Involving no Building Work or involving Minor Building work in which case the following is Exempt: <ul style="list-style-type: none"> ▪ Commercial Premises <100 m² GFA; ▪ Service Trade; In all other circumstances the following which is	Impact	Impact	Commercial Code Environment & Infrastructure Code City Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

Use Class	Commercial Zone	Residential (Higher Density) Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Community Purposes Zone	Mixed Industry & Business Zone	Open Space Zone	Residential Zone	Relevant assessment criteria ⁷ - applicable code if development is self-assessable or requires code assessment
	<ul style="list-style-type: none"> ▪ Medical centre; ▪ Office (where located between William & Bramston Streets or elsewhere above ground floor level); ▪ Shop; ▪ Shopping Centre <500 m² GFA; or ▪ Showroom (where located in the Hanson Road Precinct); or <p>The following where no Building work is involved which is exempt:</p> <ul style="list-style-type: none"> ▪ Commercial Premises (where located above ground floor level); ▪ Local Surgery; ▪ Office (where located above ground floor level). 					<p>Code Assessable:</p> <ul style="list-style-type: none"> ▪ Car Park; ▪ Commercial Premises; ▪ Food Premises; ▪ Retail Plant Nursery; ▪ Service Trade; ▪ Showroom <2500 sqm GFA. 			
Caretakers Residence	Code	Code	Impact	Code	Code	Code	Impact	Impact	<p>Caretaker's Residence Code</p> <p>Environment & Infrastructure Code</p> <p>City Locality Code</p> <p>Operational Works (Earthworks) Code</p> <p>Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of</p>

Use Class	Commercial Zone	Residential (Higher Density) Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Community Purposes Zone	Mixed Industry & Business Zone	Open Space Zone	Residential Zone	Relevant assessment criteria ⁷ - applicable code if development is self-assessable or requires code assessment
									the planning scheme
Community Purpose	Impact	Impact	Impact	Impact	Code except where the following which is Self Assessable: <ul style="list-style-type: none"> Premises used for Community Purposes has GFA of 250m² or less. 	Impact except where the following which is Code Assessable. Minor building works where: <ul style="list-style-type: none"> Educational Establishment Public Purposes 	Impact except where the following which is Code Assessable. Minor Building Work for: <ul style="list-style-type: none"> Community Facilities <150 m² GFA; Public Purpose. 	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> Public Purpose 	Community Purpose Code Environment & Infrastructure Code City Locality Code Operational Works (Earthworks) Code Note: For Self Assessable development, the relevant assessment criteria is the Community Purposes Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Dwelling House	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Self Assessable	Note: For Self Assessable development, the relevant assessment criteria is the Residential Code and the Environment and Infrastructure Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Estate Sales	Impact except where: <ul style="list-style-type: none"> Display Home, which is Code Assessable (where part of a multi-storey premise) 	Impact except where: <ul style="list-style-type: none"> Display Home which is Code Assessable (where part of a multi-storey premise) 	Impact	Impact	Impact	Impact except where: <ul style="list-style-type: none"> Estate Sales Office which is Code Assessable 	Code	Impact except where: <ul style="list-style-type: none"> Display Home which is Code Assessable 	Estate Sales & Display Home Code Environment & Infrastructure Code City Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Commercial Zone	Residential (Higher Density) Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Community Purposes Zone	Mixed Industry & Business Zone	Open Space Zone	Residential Zone	Relevant assessment criteria ⁷ - applicable code if development is self-assessable or requires code assessment
Extractive Industry	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Industry (High Impact)	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Industry (Low Impact)	Impact	Impact	Impact	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> ▪ Local Industry <250 m² GFA ▪ Vehicular machinery Sales and Hire; ▪ Vehicular Repair Station 	Impact	Code	Impact	Impact	Industry Code Environment & Infrastructure Code City Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Major Infrastructure	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Intensive Agriculture	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Minor Infrastructure	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	
Open Space and Recreation	Impact except where: <ul style="list-style-type: none"> ▪ Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> ▪ Park which is Exempt 	Impact	Impact except where: <ul style="list-style-type: none"> ▪ Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> ▪ Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> ▪ Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> ▪ Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> ▪ Park which is Exempt 	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of

Use Class	Commercial Zone	Residential (Higher Density) Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Community Purposes Zone	Mixed Industry & Business Zone	Open Space Zone	Residential Zone	Relevant assessment criteria ⁷ - applicable code if development is self-assessable or requires code assessment
									the planning scheme
Produce Store	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Business	Code	Impact	Impact	Impact	Impact	Impact	Impact	Impact except where: <ul style="list-style-type: none">Home Occupation which is Self Assessable	Note: For Self Assessable development the relevant assessment criteria is the Home Occupation and Home Business Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Other	Impact except the following which is Code Assessable. <ul style="list-style-type: none">The development is 26 m less in height from the natural ground level and the total site area is 1,500 m² or greater	Impact except the following which is Code Assessable. <ul style="list-style-type: none">The development is 26 m less in height from the natural ground level and the total site area is 1,500 m² or greater	Impact	Impact	Impact	Impact	Impact	Impact	Residential Code Environment & Infrastructure Code City Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Secondary	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Code except where: <ul style="list-style-type: none">Duplex Unit on an allotment less than 800 m² and/or which has not previously been deemed suitable by Council for a duplex as part of a reconfiguration approval – which is impact assessable.	Residential Code Environment & Infrastructure Code City Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Commercial Zone	Residential (Higher Density) Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Community Purposes Zone	Mixed Industry & Business Zone	Open Space Zone	Residential Zone	Relevant assessment criteria ⁷ - applicable code if development is self-assessable or requires code assessment
Residential Temporary	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Service Station	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Telecommunications Facility	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is self assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is self assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is self assessable 	Code except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is self assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is self assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is self assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is self assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is self assessable 	Note: for self assessable development the relevant assessment criteria is the Telecommunications Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Temporary Use	Code	Impact	Code	Code	Code	Code	Code	Impact	Temporary Use Code Environment & Infrastructure Code City Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Tourist Facility	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> Motel where all components of the use are located above the ground floor level 	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> Motel which is less than two storeys in height 	Impact	Impact	Impact	Impact	Impact	Impact	Tourism Code Environment & Infrastructure Code City Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development,

Use Class	Commercial Zone	Residential (Higher Density) Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Community Purposes Zone	Mixed Industry & Business Zone	Open Space Zone	Residential Zone	Relevant assessment criteria ⁷ - applicable code if development is self-assessable or requires code assessment
									the relevant assessment criteria includes the provisions for the whole of the planning scheme
Transport & Storage	Impact	Impact	Impact	Impact	Impact	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> ▪ Bulk Store; ▪ Warehouse. 	Impact	Impact	Industry Code Environment & Infrastructure Code City Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Veterinary Hospital	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Any other Use not defined	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Division 4 – Assessment Table for the City Locality Code – Other Development

Table 4-2 Assessment Categories and Relevant Assessment Criteria for the City Locality Code – Other Development

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) explaining how the higher assessment category prevails.

Type of Development	Assessment Category (All Zones)	Relevant assessment criteria ⁸ - applicable code if development is self-assessable or requires code assessment
Carrying out drainage and plumbing work	Exempt	
Carrying out building work not associated with a material change of use.	Exempt except where the following which is Code Assessable: <ul style="list-style-type: none"> ▪ residential purposes for premises abutting the Major Industry and Infrastructure Zone 	Residential Code Industry Code City Locality Code Environment & Infrastructure Code
Erection of an advertising device (operational works) on premises not associated with a material change of use	Self Assessable	Advertising Devices Code
Carrying out operational work not associated with a material change of use and not associated with the reconfiguration of land and involving earthworks including filling or excavation of land ⁹	Code Assessable except where: <ul style="list-style-type: none"> ▪ The excavation or filling of land on floodplains involves 50 m³ or less or involves 100 m³ or less on land not subject to flooding which is Exempt 	Operational Works (Earthworks) Code City Locality Code Environment & Infrastructure Code

⁸ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

⁹ If the works do not allow the taking or interfering from a watercourse, lake or spring, a Riverine Protection Permit under the *Water Act 2000* is required from Natural Resources & Water for any destruction of vegetation, excavation or placing of fill in a watercourse.

Type of Development	Assessment Category (All Zones)	Relevant assessment criteria ⁸ - applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot¹⁰	Code Assessable except where the following which is Impact Assessable: <ul style="list-style-type: none"> ▪ abutting land within the Major Industry and Infrastructure Zone; or ▪ the creation of allotments less than 600 m² in area. 	Reconfiguration of a Lot Code City Locality Code Environment & Infrastructure Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Carrying out operational work for reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code Operational Works (earthworks) Code City Locality Code Environment & Infrastructure Code
Other	Exempt	

¹⁰ Under IPA, Schedule 8, Part 3 the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating two or more lots, for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1957*, or on Strategic Port Land.

Division 5 – General Provisions for the City Locality Code

4.5 City Locality Code

The following provisions comprise the City Locality Code:

- (a) compliance with the City Locality Code (**Section 4.6**);
- (b) overall outcomes for the City Locality Code, including for each precinct in the locality (**Division 6**);
- (c) specific outcomes and probable solutions and acceptable solutions for the City Locality Code (**Division 7**); and
- (d) specific outcomes, probable solutions and acceptable solutions for each precinct in the City Locality (**Division 8 to Division 11**).

4.6 Compliance with City Locality Code

Development that is consistent with the following complies with the City Locality Code:

- (a) the specific outcomes for the City Locality Code (**Division 7**); and
- (b) the specific outcomes for each precinct (**Division 8 to Division 11**).

Division 6 – Overall Outcomes for the City Locality Code

4.7 Overall Outcomes for City Locality Code

- (1) The overall outcomes for the City Locality are the purpose of the City Locality Code.
- (2) The overall outcomes sought for the City locality are to:
 - (a) function as the city's major business centre supporting and driving the growth of business in the Port, the industrial areas, the Gladstone State Development Area and in Gladstone City;
 - (b) the City's commercial core is consolidated to those premises with frontage to Goondoon Street, between Lord and Bramston Streets;
 - (c) be a sustainable regional centre for a wide range of administrative, commercial, cultural, entertainment and shopping facilities and services;
 - (d) be highly accessible, convenient and attractive to residents and visitors;
 - (e) provide the social and economic focus for the City and its residents through the provision of a diverse and sustainable range of community facilities and services;
 - (f) support continued growth in the tourism industry through the development of further entertainment and leisure facilities, recreation facilities and a range of accommodation types in appropriate locations;
 - (g) provide greater opportunities for a diverse and accessible range of housing options for residents, including mixed use configurations;
 - (h) reflect the prosperity and the vigour of the City and its residents through appropriate and cohesive urban design, architecture and civic works;
 - (i) create an enhanced relationship with the Gladstone Harbour through the provision of suitable activities on the available and accessible waterfront;
 - (j) land in the Commercial Zone supports a network of integrated centres within the City each of which has a designated role and function;
 - (k) commercial purposes or development are located in the Commercial Zone and are appropriate to the particular role and function of the relevant centre;
 - (l) locate commercial centres and local employment nodes in the Commercial Zone and in locations which exhibit strong integration with the urban residential areas and transport network;
 - (m) avoid locating commercial uses outside of the Commercial Zone which will result in the diminution of the commercial centres;

- (n) locate multiple unit residential development in the Residential (Higher Density) Zone and as part of integrated mix-use development in the commercial Zones, but where identified as per (w) below, do not provide for intensification of development rights;
 - (o) provide for the statutory functions of public entities and community organisations within the Community Purposes Zone free of any significant impediments created by inappropriate development on adjacent land;
 - (p) where in the Local Industry Zone, provide a range of materials, services and support for the needs of the population and the major industries within the vicinity;
 - (q) enhance the open space system and land and features already within the Open Space Zone to enhance the multiple functions of open space for buffer areas, conservation and recreation;
 - (r) promote the efficient use of an integrated transport system;
 - (s) the coast is conserved in its natural or non-urban state outside of existing urban areas;
 - (t) urban development does not occur on or within erosion prone areas, significant coastal wetlands, riparian areas, sites containing important coastal resources of economic, social, cultural and ecological value or areas identified as having, or the potential to have, unacceptable risk from coastal hazards;
 - (u) public access to the coast is maintained;
 - (v) ground and surface water quality is maintained;
 - (w) conflicts between Strategic Port Land and the Gladstone State Development area and new development on adjoining land is minimised to protect the integrity and function of these areas;
 - (x) development adjacent to the coastal wetland communities or areas otherwise found to contain habitat for rare threatened or endangered species, measures are taken to minimise edge effects and, where practical, to maintain and enhance linkages and corridors to other conservation areas, retain habitat values and protect biodiversity: and
 - (y) intensification of development on the land bounded by Endeavour Street, Auckland Street, Roseberry Street and Harbour Terrace, specifically in terms of unit densities and heights, is not permitted beyond one unit per 250m² and 9 metres respectively.
- (3) In addition, the overall outcomes sought for the Waterfront precinct are to:
- (a) within the Commercial Zone, provide for mixed-use commercial and residential development by ensuring an integrated mix of well-designed residential, high-order administration, business services, office accommodation, cultural and entertainment, personal services and specialised retailing;
 - (b) retain the present waterfront character of the precinct;

- (c) ensure that the built form along Goondoon Street (between Yarroon & Lord Streets) protects and maintains the wide angle north-west views of the water;
 - (d) retain public access to the waterfront on both the north and south banks of Auckland Creek;
 - (e) incorporate tertiary education facilities, tourist attractions, infrastructure and open space areas on the north bank of Auckland Creek in the Mixed Industry and Business Zone so as to extend public access to the waterfront;
 - (f) retain Auckland Hill as a public recreation, buffer and conservation resource in the Open Space Zone for the continued enjoyment of city residents and visitors; and
 - (g) ensure a high standard of residential amenity and built environment in the Commercial and Mixed Residential Zones.
- (4) In addition, the overall outcomes sought for the Uptown Precinct are to:
- (a) maintain and reinforce the role of the Uptown Precinct as the principal commerce centre for the city and region by ensuring land within the Commercial Zone provides for mixed-use commercial and residential development which incorporates an integrated mix of residential accommodation, high-order administration, business services office accommodation, cultural and entertainment, personal services and specialised retailing; and
 - (b) revitalise and intensify land use in the Commercial Zone to rejuvenate the city centre;
 - (c) avoid spill and sprawl of the city's retail and "active" commercial uses by locating these uses on sites with frontage to Goondoon Street only;
 - (d) prioritise pedestrian activities by providing active uses on ground floor (Goondoon Street only) shade trees, level areas for outdoor dining, awnings and convenient access to on-site car parking facilities;
 - (e) develop an office and service precinct in the area between William Street and Bramston Street. Designs in this area should mitigate any negative impacts from the Port Access Road and the railway line. Designs that incorporate the air space over the Port Access Road will also be favourably considered; and
 - (f) the triangular shaped parcel of land zoned Commercial and bounded by Glenlyon Street, Roseberry Street and Hanson Road provides for a key development site containing a range and mix of commercial uses generally consistent with a previous rezoning application (148/94) over the site, including:
 - Bulk Store;
 - Child Care Centre;
 - Cinemas;
 - Commercial Premises;

- Community Facilities;
- Educational Establishment;
- Food Premises;
- Indoor Entertainment;
- Local Surgery;
- Medical Centre;
- Office;
- Public Purpose;
- Retail Plant Nursery;
- Showroom; and
- Tourist Attraction.

but specifically excluding Local Industry, Service Trade, Warehouse and Market in addition to any residential based uses.

- (5) In addition, the overall outcomes sought for the Valley Precinct are to:
- (a) where in the Commercial Zone, provide local convenience shopping and small-scale, mixed business to service the inner City population;
 - (b) revitalise the Valley Precinct as a high quality inner-city mixed use and residential area by converting commercial uses to mixed residential and commercial development and residential development; and
 - (c) maintain the existing shopping node located along Tank and Goondoon Streets as a local neighbourhood shopping area;
- (6) In addition, the overall outcomes sought for the Hanson Road Precinct are to:
- (a) where in the Mixed Industry and Business Zone, Major Industry and Infrastructure Zone and the Commercial Zone, provide a mixed centre of service trades, service industries, storage and distribution to the City to complement the role of the centres in the Uptown, Waterfront and Valley Precincts and Local Industry Zone;
 - (b) generally contain activities that are transport focussed, with Hanson Road serving as the primary means of access;
 - (c) where in the Open Space Zone, retain existing areas as a public recreation, buffer and conservation resource for the continued enjoyment of city residents and visitors;

- (d) along Hanson Road, the built form and land use type are integrated with existing mixed business and industry activities; and
 - (e) new and existing uses that are retail focussed or include a retail component that directly sells, rents or otherwise interacts directly with the general public, such as showrooms, warehouses, bulky goods and chandler, will not be able to expand or locate in the precinct.
- (7) In addition, the overall outcomes sought for the Dormitory Precinct are to:
- (a) where in the Commercial Zone, provide a centre of convenience shopping and small-scale, mixed business services to South Gladstone and Toolooa;
 - (b) restrict multiple unit residential development to the Residential (Higher Density) Zone;
 - (c) where in the Residential Zone, accommodate predominantly single dwellings to achieve a high standard of living including screening measures to mitigate the impacts of heavy vehicle traffic from Glenlyon Road;
 - (d) avoid locating non-residential uses within the Residential Zone which cause a loss of residential amenity;
 - (e) where in the Local Industry Zone, provide for a broad range of service trades, commercial and industrial activities in locations accessible to the necessary transport and infrastructure services whilst being removed from sensitive land uses to support and service the general population; and
 - (f) where in the Open Space Zone, provide a public recreation, buffer and conservation resource as part of an open space spine connecting to Auckland Creek.

Division 7 – Specific Outcomes and Probable and Acceptable Solutions for the City Locality Code

4.8 Commercial

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
<p>P1 Commercial development is located within the Commercial Zone and is appropriate for the designated role and function of the city centre as follows:</p> <p>(i) the city centre, located predominantly in the Uptown precinct is the principal commercial centre for the region and the city providing residential accommodation, high order administration, business services, office accommodation, cultural and entertainment, personal services and specialised retailing;</p> <p>(ii) extension of the role and functions of the city centre into the waterfront precinct (those sites with frontage to Goondoon Street only) to improve linkages to the waterfront;</p> <p>(iii) convenience centres servicing the surrounding local communities in the Valley and Dormitory Precincts; and</p> <p>(iv) a mixed business industry service centre in the Hanson Road precinct complement, but do not detract from, the role of centres in the Uptown, Waterfront and Valley Precincts and does not include uses with a retail focus such as showrooms, bulky goods and chandler.</p>	<p>S1</p>	<p>No solution specified.</p>

4.9 Residential

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
<p>P1 Dwelling house development is located primarily in the Residential Zone.</p>	<p>S1</p>	<p>No solution specified.</p>

Specific Outcomes	Acceptable & Probable Solutions
P2 The Residential Zone contains a mix of housing types in suitable locations such as duplex units, relocatable homes and integrated housing where the area is in close proximity to community facilities and designated commercial centres.	S2 No solution specified.
P3 Development in the Residential Zone promotes a high standard of residential living on conveniently located, serviced land developed in a sustainable, planned and efficient manner.	S3 No solution specified.
P4 Residential development along Goondoon Street will provide commercial premises along the ground floor frontage to Goondoon Street.	S4 No solution specified.
P5 Development in the Residential (Higher Density) Zone is multiple unit residential at high residential densities, in close proximity to the City Centre and other designated commercial centres.	S5 No solution specified.

4.10 Open Space

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
P1 The open space values of the City Locality are maintained by: (i) the Glenlyon Road open space corridor linking to the Auckland Creek open space network is retained for its landscape, amenity, cultural heritage and ecological values; and (ii) protecting existing open space by providing adequate buffer area to the Open Space Zone and incorporating suitable environmental protection measures.	S1 No solution specified.

4.11 Community Purpose

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development in the Community Purpose Zone provides for the on-going statutory, communications, social, civic, educational and religious functions of public entities and community organisations free of any significant impediments created by inappropriate development on adjacent land.</p>	<p>S1 No solution specified.</p>

4.12 Local Industry

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development in the Local Industry Zone provides support to major industry and infrastructure and services the needs of the local community by:</p> <p>(i) accommodating a range of activities including service trades; and</p> <p>(ii) limiting commercial and business services to minor activities which:</p> <p style="padding-left: 40px;">(a) services the needs of industry in the area;</p> <p style="padding-left: 40px;">(b) are part of a larger industrial project; or</p> <p style="padding-left: 40px;">(c) are located where the principal use of the site is for industrial purposes.</p>	<p>S1 No solution specified.</p>

4.13 Waterfront Accessibility

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Maximise the accessibility to the waterfront for a wide range of activities by providing:</p> <p>(i) an active and accessible edge to the waterfront along Auckland Creek;</p> <p>(ii) public access to the water by open space, or by walkways through sites, provided that public safety and commercial feasibility can be addressed;</p> <p>(iii) views of the water both from within the site and ‘through the site’ from the street and other sites wherever possible.</p> <p>(iv) open active areas along the street frontage to Goondoon Street to achieve enhanced awareness and appreciation of the waterfront; and</p> <p>(v) a character of ‘openness’ along the waterfront in the marina area (north bank of Auckland Creek) to maximise the benefits provided by the open space and community facilities.</p>	<p>S1 No solution specified.</p>

4.14 Urban Form

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Maintain a high degree of cohesion in the urban form of the City Locality by:</p> <p>(i) providing coordinated, multi-purpose development where the range of activities, built form, streetscape and car parking are integrated and complementary to, rather than in competition with each other;</p> <p>(ii) providing that the site is designed and laid out to complement and integrate with adjoining sites to create pedestrian linkages to maximise the free movement of pedestrians through the city centre;</p> <p>(iii) incorporating pedestrian shelter over the footpath where premises front Goondoon Street in the Waterfront and Uptown Precincts; and</p> <p>(iv) integrating site landscaping with street plantings and other street treatments to provide visual relief and interest where premises front Goondoon Street in the Valley Precinct and Hanson Road in the Hanson Road Precinct.</p>	<p>S1 No solution specified.</p>

4.15 Land Abutting Strategic Port Land

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development on land adjacent to Strategic Port Land and the Gladstone State Development Area, where the potential exists for the new development to generate impacts which may have an adverse effect on existing activities in those areas, incorporates appropriate development standards to mitigate those impacts.</p>	<p>S1 No solution specified.</p>
<p>P2 Avoid the introduction and intensification of residential uses on land adjoining Strategic Port Land or the Gladstone State Development area.</p>	<p>S2 No solution specified.</p>

Specific Outcomes	Acceptable & Probable Solutions
<p>P3 Design measures in new development mitigate reverse amenity issues in regards to noise, dust, odours, traffic and other emissions from the adjoining industrial uses, including measures such as:</p> <p>(i) adopting suitable buffer distances;</p> <p>(ii) incorporating visual screening (planting of vegetation and fencing) to provide an effective screen and visual outlook;</p> <p>(iii) incorporating noise attenuation in the construction of dwelling units; and</p> <p>(iv) siting sensitive uses away from likely source of dust and odours.</p>	<p>S3 No solution specified.</p>

4.16 Land Abutting Conservation Areas

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Premises adjacent to coastal wetland communities buffer as identified on the Coastal Management Overlay Code Plans or otherwise found to contain habitat for rare, threatened or endangered species as listed in Schedule 5 provide, where appropriate:</p> <p>(i) open space areas on the site which link corridors of open space between the site and adjoining conservation significant areas; and</p> <p>(ii) landscaping consisting entirely of local native species.</p>	<p>S1 No solution specified.</p>

Division 8 – Specific Outcomes and Probable and Acceptable Solutions for the Waterfront and Uptown Precincts

4.17 Pedestrian Focus

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Premises in the commercial Zone create a pedestrian-focussed streetscape that is</p> <p>(i) safe</p> <p>(ii) inviting;</p> <p>(iii) shaded; and</p> <p>(iv) provides opportunities for social and business interaction.</p>	<p>S1.1 Awnings (including the Harbour Arbour), street furniture and / or street trees are provided;</p> <p>S1.2 The ground floor of premises incorporate uses which foster casual, social and business interaction for extended periods (such as shop fronts, indoor / outdoor cafes and restaurants, etc.) for not less than 70% of the site frontage;</p> <p>S1.3 Ground floor uses comprise at least 65% of the building's frontage as windows or glazed doors and a maximum of 35% as a solid facade;</p> <p>S1.4 Outdoor dining areas (with a slope not exceeding 1:40) are provided where premises contain eateries or indoor entertainment; and</p> <p>S1.5 Public areas are illuminated, open to view from the street, and do not contain blind corners or recesses which could conceal a person, unless:</p> <p>(i) building corners are constructed using clear building materials; or</p> <p>(ii) curves or angles are used instead of 90 degree corners.</p>

4.18 Built Design

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Buildings provide a high quality of urban design, particularly at street level and reflect the overall outcomes for the precinct in terms of height, scale and intensity of use.</p>	<p>S1.1 The built form of premises complies with the standards contained in Table 4-18.1 below;</p> <p>S1.2 No building facade exceeds a horizontal dimension of 40 metres without punctuation by design elements such as colonnades, verandahs, awnings, balconies, eaves, recesses, screens, awnings or shutters;</p> <p>S1.3 Roof forms are shaped to “cap” the building, and to screen lift over-runs, roof plant and other equipment when viewed from public spaces or adjoining properties.</p>

Table 4-18.1 Built Form Standards – Waterfront & Uptown Precincts

Built Form Standards for Waterfront & Uptown Precincts	Maximum Provisions
<p>Residential Density (dwelling units/site area)</p> <ul style="list-style-type: none"> ▪ For sites with areas less than or equal to 1,000 m² ▪ For sites with area between 1,001 m² and 2,000 m² ▪ For sites with area greater than 2,000 m² ▪ For sites in the Residential (Higher Density) Zone bounded by Endeavour Street, Auckland Street, Roseberry Street and Harbour Terrace <p>Site Cover (% of site area)</p> <ul style="list-style-type: none"> ▪ for mixed-use development in the Commercial Zone ▪ For premises in the Residential (Higher Density) Zone <p>Building Height (measured to the building's uppermost projection)</p> <ul style="list-style-type: none"> ▪ For sites located in the Commercial Zone between Yarroon and William Streets, including those sites located between the Port Access Road corridor and William Street 	<p>1 unit per 120 m²</p> <p>1 unit per 90 m²</p> <p>1 unit per 60 m²</p> <p>1 unit per 250 m²</p> <p>Podium 75%, Tower 35%</p> <p>40%</p> <p>26 metres (maximum podium height 9.6 m)</p>

Built Form Standards for Waterfront & Uptown Precincts	Maximum Provisions
<ul style="list-style-type: none"> ▪ For sites located in the Commercial Zone between Lord and Yarroon Streets 	26 metres (maximum podium height 6.4 m)
<ul style="list-style-type: none"> ▪ For sites located in the Commercial Zone between William and Bramston Streets excluding those sites located between the Port Access Road corridor and William Street 	16 metres
<ul style="list-style-type: none"> ▪ For sites located in the Residential (Higher Density) Zone 	16 metres
<ul style="list-style-type: none"> ▪ For sites in the Residential (Higher Density) Zone bounded by Endeavour, Auckland, & Roseberry Streets and Harbour Terrace 	9 metres
<p>Setbacks (from principal road frontage)</p>	
<ul style="list-style-type: none"> ▪ For sites located in the Commercial Zone between Yarroon and William Streets including those sites located between the Port Access Road corridor and William Street 	Podium setback – zero, above podium – 6 m
<ul style="list-style-type: none"> ▪ For sites located in the Commercial Zone between Lord and Yarroon Streets 	Podium setback – zero, above podium – 10 m
<ul style="list-style-type: none"> ▪ For sites located in the Commercial Zone between William and Bramston Streets excluding those sites located between the Port Access Road corridor and William Street 	Zero
<ul style="list-style-type: none"> ▪ For premises in the Residential (Higher Density) Zone 	7.5 metres

4.19 Site Layout

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Buildings are located and designed so there is no significant loss of amenity to adjacent land and residential premises in regard to overshadowing and overlooking.</p>	<p>S1.1 Windows or balconies located within 9 metres horizontal distance of an existing adjoining residential building are screened or obscured where they face directly into the private open space or habitable room of an adjoining residential premises;</p> <p>S1.2 External windows are fitted with screens or awnings to protect them from direct sunlight between the hours of 10:00 a.m. and 2:00 p.m. on 21 December; and</p> <p>S1.3 The loss of sunlight to the living rooms of existing adjoining residential premises is less than 3 hours between 9:00 a.m. and 3:00 p.m. on 21 June, or less than 20% longer than the existing situation.</p>

4.20 Vehicular Parking

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 A sufficient number of car parking spaces and service vehicle loading bays are provided to accommodate the amount and type of traffic expected to be generated by the use.</p>	<p>S1.1 For non-residential uses included as part of a mixed-use development (where at least 50% of the total floor area is residential), the minimum car parking rate for the non-residential uses shall be 1 car parking space for every 30 m² of gross floor area or part thereof; or</p> <p>S1.2 For non-residential uses that do not comply with part (a) above, the minimum number of on-site car parking spaces complies with Schedule 2 – Vehicle Parking Rates; and</p> <p>S1.3 When viewed from the principal street frontage, car parking areas and other hardstand account for less than 50% of the site's frontage.</p>

4.21 Mixed Commercial and Residential

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Premises with frontage to Goondoon Street provide a mix of residential accommodation and commercial activities.</p>	<p>S1.1 Business uses are located at ground and podium levels.</p> <p>S1.2 Residential uses are located above podium level.</p>

4.22 Residential Design

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Residential dwelling units are provided with private and communal open space which is private, convenient and has access to direct sunlight.</p>	<p>S1.1 A communal open space of not less than 60 m² (with a minimum dimension of 5 m) is provided at ground level in at least one continuous area;</p> <p>S1.2 For ground floor units, private open space of not less than 30 m² (with a minimum dimension of 4 m) is located conveniently accessible from a living room of that unit;</p> <p>S1.3 For above-ground units, a balcony having a minimum area of 15 m² (with a minimum width of 2.5 m) conveniently accessible from a living room of that unit.</p>

4.23 Amenity

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 For mixed-use premises, the transmission of noise between commercial and residential uses and beyond the site boundaries is minimised.</p>	<p>S1.1 Recreation facilities (i.e. swimming pools, tennis courts) and services (i.e. garbage chutes, compressors, etc.) are located away from the bedrooms of internal or adjacent dwellings;</p> <p>S1.2 Driveways and parking areas are located away from bedroom windows and of adjacent dwellings, unless acoustically screened.</p>

4.24 Additional Standards

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Notwithstanding Sections 4.17 to Section 4.23, favourable consideration may be given to an impact assessable development that exceeds the maximum provisions or fails to meet the minimum provisions.</p>	<p>S1 Such development is:</p> <ul style="list-style-type: none"> (i) located with frontage to Goondoon Street between the intersections of Lord and William Streets including those sites located between the Port Access Road corridor and William Street; (ii) provides a level and shaded public piazza or plaza (minimum area 20 m²); (iii) includes a public art component to a minimum value of 1% of the project's total construction costs; (iv) has a site cover of 25% for those floors greater than 25 m, commensurate with the increased height of the development; (v) minimises overshadowing effects to public spaces and adjacent properties; and (vi) building height and density do not exceed 35 metres and a density of 1 unit per 45 m² of site area respectively.

Division 9 – Specific Outcomes and Probable and Acceptable Solutions for Valley Precinct

4.25 Commercial

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Commercial activities fulfil a local neighbourhood shopping role, and do not compete with or detract from the City’s commercial area located in the Uptown and Waterfront Precincts.</p>	<p>S1.1 Commercial uses are located in the Commercial Zone.</p> <p>S1.2 Commercial uses are of a style and intensity that provide a local neighbourhood function, rather than a city-wide regional function.</p> <p>S1.3 Land-consumptive commercial uses (such as showrooms, warehouses, car yards and service stations) are not located in the precinct.</p>

4.26 Tank Street

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Tank Street is developed as a leafy boulevard with a high standard of built form in keeping with its “gateway to the city” location, with particular regard to:</p> <p>(i) the inclusion of residential uses on upper floors (shop-top housing); and</p> <p>(ii) streetscape elements such as shade trees and awnings.</p>	<p>S1 No solution specified.</p>

4.27 Built Form

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development is of a high standard, visually interesting, contributes to an attractive and leafy streetscape, reflects the predominantly residential precinct within which it is located, and seeks to minimise adverse impacts on adjoining premises in regard to noise, traffic and visual amenity.</p>	<p>S1.1 The built form complies with Table 4-27.1 “Built Form Standards”.</p> <p>S1.2 No building facade exceeds a horizontal dimension of 15 m without punctuation by design elements such as colonnades, verandahs awnings, balconies, eaves, recesses, screens, awnings or shutters.</p> <p>S1.3 Plant and equipment is enclosed, shielded or acoustically treated so the generated noise levels comply with the relevant Australian Standards.</p> <p>S1.4 Driveways, parking areas and loading bays are located away from the bedrooms of adjacent dwellings, unless acoustically screened and landscaped.</p> <p>S1.5 Bin refuse and service areas are screened from the view of the street or other public areas.</p> <p>S1.6 Where adjoining uses are not mutually compatible (i.e. commercial and residential), planting, fencing and other streetscape design treatments provide visual relief and physical separation.</p>

Table 4-27.1 Built Form Standards – Valley Precinct

Built Form Standards for Valley Precinct	Maximum Provisions
Residential Density (dwelling units/m² site area)	
<ul style="list-style-type: none"> ▪ For sites with areas less than or equal to 1,000 m² 	1 unit per 190 m²
<ul style="list-style-type: none"> ▪ For sites with area between 1,001 m² and 2,000 m² 	1 unit per 140 m²
<ul style="list-style-type: none"> ▪ For sites with area greater than 2,000 m² 	1 unit per 90 m²
Site Cover (% of site area)	
<ul style="list-style-type: none"> ▪ For premises in the Commercial Zone 	50%
<ul style="list-style-type: none"> ▪ For premises in the Residential (High Density) Zone 	40%

Built Form Standards for Valley Precinct	Maximum Provisions
Building Height (measured to the building's uppermost projection) <ul style="list-style-type: none"> ▪ For sites located in the Commercial Zone ▪ For sites located in the Residential (Higher Density) Zone 	10 metres 16 metres
Setbacks (from principal road frontage) <ul style="list-style-type: none"> ▪ For sites located in the Commercial Zone ▪ For premises in the Residential (Higher Density) Zone 	Zero 6.0 metres
Minimum Landscape Area <ul style="list-style-type: none"> ▪ For residential uses ▪ For mixed use or commercial uses 	30% 10%

4.28 Vehicular Parking

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
P1 In the Commercial Zone, car parking spaces and hardstand areas do not dominate the streetscape, are well shaded, visually attractive and are sufficient in number to accommodate the amount and type of traffic expected to be generated by the use.	S1.1 When viewed from the principal street frontage, car parking areas and other hardstand areas account for less than 50% of the site's frontage. S1.2 Where car parking is provided at ground level, such area is landscaped at the rate of at least one advanced shade tree for every eight (8) car parking spaces.

4.29 Residential Development

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Residential dwelling units are provided with private and communal open space which is private, convenient and is accessible to some direct sunlight.</p>	<p>S1.1 A communal open space with an area of not less than 60 m² (with a minimum dimension of 5 m) is provided at ground level in at least one continuous area;</p> <p>S1.2 For ground floor units, private open space of not less than 30 m² (with a minimum dimension of 4 m) is located conveniently accessible from a living room of that unit; and</p> <p>S1.3 For above-ground units, a balcony having a minimum area of 15 m² (with a minimum width of 2.5 m), is located conveniently accessible from a living room of that unit.</p>

Division 10 – Specific Outcomes and Acceptable and Probable Solutions for the Hanson Road Precinct

4.30 Urban Form and Character

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
<p>P1 Premises achieve a high standard of design and integrate:</p> <p>(i) on-site landscaping;</p> <p>(ii) car parking;</p> <p>(iii) street planting;</p> <p>(iv) signage;</p> <p>(v) low glare environment;</p> <p>(vi) with leafy site frontages to the street.</p>		<p>S1.1 In regard to (ii), premises provide shade trees in surface car parking areas at a minimum rate of 1 shade tree per 6 car parking spaces;</p> <p>S1.2 In regard to (iv), advertising signs are limited to:</p> <p>(i) 1 per site;</p> <p>(ii) heights of less than 8 metres; and</p> <p>(iii) a total surface area on the site of less than 10 m².</p> <p>S1.3 In regard to (v), premises avoid the use of highly reflective materials and colours.</p>
<p>P2 The built form is dominated by warehouses and other industrial-like buildings that reflect the overall outcomes for the precinct in terms of height, scale and intensity of use.</p>		<p>S2 The built form of premises is in compliance with Table 4-30.1.</p>
<p>P3 The visual bulk of buildings is minimised by articulating facades to street frontages or building facades visible from the street, open space or the water.</p>		<p>S3 No solution specified.</p>
<p>P4 Integrate on-site landscaping with street plantings.</p>		<p>S3 No solution specified.</p>
<p>P5 Car parking is situated on a site to be evident but not dominant in the streetscape.</p>		<p>S3 No solution specified.</p>
<p>P6 Loading docks are not visible from the street or are screened to reduce the visual impact on the street.</p>		<p>S3 No solution specified.</p>

Table 4-30.1 Development Standards - Residential (Higher Density) Zone

Built Form Standards	
Maximum Standard	Hanson Rd Precinct
Residential Density (units/m² site area)	1/100m²
Site Cover (% of site area)	40
Building Height (measured to the buildings uppermost projection)	9 metres

Division 11 – Specific Outcomes and Acceptable and Probable Solutions for the Dormitory Precinct

4.31 Urban Form and Character

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
P1 The built form of premises provides a high design standard that reflect the overall outcomes for the precinct in terms of height, scale and intensity of use	S1 The built form of premises is in compliance with Table 4-31.1.
P2 The visual bulk of buildings is minimised by articulating facades to street frontages or building facades visible from the street, open space or the water	S2 No solution specified.
P3 Integrate on-site landscaping with street plantings	S3 No solution specified.
P4 Car parking is situated on a site to be evident but not dominant in the streetscape	S4 No solution specified.
P5 Loading docks are not visible from the street or are screened to reduce the visual impact on the street	S5 No solution specified.

Table 4-31.1 Development Standards - Residential (Higher Density) Zone

Built Form Standards	
Maximum Standard	Dormitory Precinct
Residential Density (units/m² site area)	1/250m²
Site Cover (% of site area)	40
Building Height (measured to the buildings uppermost projection)	12 metres*

Note:

* relates to Residential (High Density) Zone only

PART 5 NORTH WEST LOCALITY CODE

Division 1 – Preliminary

5.1 Description

The extent of the North West Locality Code is shown on the North West Locality Code (Plan 2).

5.2 North West Locality Code

- (1) The provisions in this part comprise the following:
 - (a) preliminary provisions for the North West Locality Code (**Division 1**);
 - (b) general provisions for Assessment Tables (**Division 2**);
 - (c) assessment table for each zone in the North West locality for Making a Material Change of Use (**Division 3, Table 5-1**) as follows:
 - (i) Major Industry and Infrastructure Zone;
 - (ii) Local Industry Zone;
 - (iii) Open Space Zone; and
 - (iv) Rural Zone;
 - (d) assessment table for Other Development (**Division 4, Table 5-2**);
 - (e) general provisions for the North West Locality Code (**Division 5**);
 - (f) overall outcomes for the North West Locality Code (**Division 6**); and
 - (g) specific outcomes and probable and acceptable solutions for the North West Locality Code (**Division 7**).

Division 2 – General Provisions for Assessment Tables

5.3 Assessment Categories for Zones

- (1) The assessment categories are identified for development for each zone of **Table 5-1** and **Table 5-2**, as follows:
 - (a) **Table 5-1** - Making a Material Change of Use¹¹; or
 - (b) **Table 5-2** - other development, including:
 - (i) carrying out drainage and plumbing work;
 - (ii) carrying out building work not associated with a material change of use;
 - (iii) erection of advertising sign device (operational work) on premises not associated with a material change of use;
 - (iv) carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks including filling or excavation of land;
 - (v) reconfiguring a lot;
 - (vi) carrying out operational work for reconfiguring a lot; and
 - (vii) other.

5.4 Relevant assessment criteria for self-assessable development and assessable development in each zone

- (1) The relevant assessment criteria in each zone in the North West Locality are referred to in **Table 5-1**.
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

¹¹ Works associated with an application for a material change of use may be assessed together with the material change of use

Division 3 – Assessment Tables for each zone in the North West Locality []

Table 5-1 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) explaining how the higher assessment category prevails.

Use Class	Major Industry and Infrastructure	Local Industry	Open Space	Rural Zone	Community Purpose	Relevant assessment criteria ¹² - applicable code if development is self-assessable or requires code assessment
Advertising Signs (MCU)	Code	Code	Impact	Impact	Impact	Advertising Signs Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Agriculture	Impact	Impact	Impact	Code	Impact	Rural Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

¹² For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

Use Class	Major Industry and Infrastructure	Local Industry	Open Space	Rural Zone	Community Purpose	Relevant assessment criteria ¹² - applicable code if development is self-assessable or requires code assessment
Business	Impact	Impact except where the following which is Code Assessable : <ul style="list-style-type: none"> ▪ Food premises; ▪ Service Trade 	Impact	Impact	Impact	Commercial Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Caretakers Residence	Code	Code	Code	Impact	Impact	Caretakers Residence Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Community Purpose	Impact except where: Minor Building Works where: <ul style="list-style-type: none"> ▪ Educational Establishment which is Code Assessable In all other circumstances where: <ul style="list-style-type: none"> ▪ Public Purposes which is Code Assessable 	Impact	Impact	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> ▪ Community facilities; Public Purpose.	Impact except where: Public Purpose which is Self Assessable; and Cemetery which is Code Assessable.	Community Use Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Major Industry and Infrastructure	Local Industry	Open Space	Rural Zone	Community Purpose	Relevant assessment criteria ¹² - applicable code if development is self-assessable or requires code assessment
Dwelling House	Impact	Impact	Impact	Code	Impact	Residential Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Estate Sales & Display Home	Impact except where: <ul style="list-style-type: none"> Estate Sales Office which is Code Assessable 	Code	Impact	Impact	Impact	Estate Sales & Display Home Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Extractive Industry	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Industry (High Impact)	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Major Industry and Infrastructure	Local Industry	Open Space	Rural Zone	Community Purpose	Relevant assessment criteria ¹² - applicable code if development is self-assessable or requires code assessment
Industry (Low Impact)	Code	Code except where: No building work involved and where: <ul style="list-style-type: none"> Local Industry which is Self Assessable. 	Impact	Impact	Impact	Industry Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Intensive Agriculture	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Major Infrastructure	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Minor Infrastructure	Exempt	Exempt	Exempt	Exempt	Exempt	
Open Space and Recreation	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: Park which is Exempt	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Code except where: Park which is Exempt	Impact	Open Space and Recreation Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Major Industry and Infrastructure	Local Industry	Open Space	Rural Zone	Community Purpose	Relevant assessment criteria ¹² - applicable code if development is self-assessable or requires code assessment
Produce Store	Impact	Code	Impact	Impact	Impact	<p>Rural Code</p> <p>Environment & Infrastructure Code</p> <p>North West Locality Code</p> <p>Operational Works (Earthworks) Code</p> <p>Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Residential Business	Impact	Impact	Impact	Impact except where; Home Occupation which is Self Assessable	Impact	<p>Home Occupation and Home Business Code</p> <p>Environment & Infrastructure Code</p> <p>North West Locality Code</p> <p>Operational Works (Earthworks) Code</p> <p>Note: For Self Assessable Development, the relevant assessment criteria is the Home Occupation and Home Business Code and the Environment and Infrastructure Code</p> <p>Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Residential Other	Impact	Impact	Impact	Impact	Impact	<p>Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Residential Secondary	Impact	Impact	Impact	Impact	Impact	<p>Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>

Use Class	Major Industry and Infrastructure	Local Industry	Open Space	Rural Zone	Community Purpose	Relevant assessment criteria ¹² - applicable code if development is self-assessable or requires code assessment
Residential Temporary	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Service Station	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Telecommunication Facility	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is self assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications (Minor impact) which is self assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications (Minor impact) which is self assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications (Minor impact) which is self assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications (Minor Impact) which is self assessable 	Telecommunications Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Self Assessable development, the relevant assessment criteria is the Telecommunications Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Temporary Use	Code	Code	Code	Code	Impact	Temporary Use Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code
Tourist Facility	Impact	Impact	Impact	Impact	Impact	Operational Works (Earthworks) Code

Use Class	Major Industry and Infrastructure	Local Industry	Open Space	Rural Zone	Community Purpose	Relevant assessment criteria ¹² - applicable code if development is self-assessable or requires code assessment
Transport & Storage	Impact	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> ▪ Bulk Store ▪ Warehouse 	Impact	Impact	Impact	Industry Code Environment & Infrastructure Code North West Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Veterinary Hospital	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Any other Use not defined	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Division 4 – Assessment Criteria for the North West Locality – Other Development

Table 5-2 Assessment Categories and Relevant Assessment Criteria for the North West Locality – Other Development

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) (change if section number changes) explaining how the higher assessment category prevails.

Type of Development	Assessment Category	Relevant assessment criteria ¹³ - applicable code if development is self-assessable or requires code assessment
Carrying out drainage and plumbing work	Exempt	
Carrying out building work not associated with a material change of use ¹⁴	Exempt where rebuilding or repairing an existing building and not increasing the GFA otherwise Code Assessable	Residential Code Industry Code North West Locality Code Environment & Infrastructure Code
Erection of an advertising device (operational works) on premises not associated with a material change of use	Self Assessable	Advertising Devices Code
Carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and which involves earthworks including filling or excavation of land ¹⁵	Code Assessable except where: The excavation or filling of land on floodplains involves 50 m ³ or less or involves 100 m ³ or less on land not subject to flooding which is Exempt	Operational Works (Earthworks) Code Environment & Infrastructure Code North West Locality Code

¹⁴ 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

¹⁵ If the works do not allow the taking or interfering from a watercourse, lake or spring, a Riverine Protection Permit under the *Water Act 2000* is required from Natural Resources & Water for any destruction of vegetation, excavation or placing of fill in a watercourse.

Type of Development	Assessment Category	Relevant assessment criteria ¹³ - applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot¹⁶	Code assessable except where: <ul style="list-style-type: none"> ▪ Abutting the Major Industry and Infrastructure Zone or Strategic Port Land which is impact Assessable; ▪ the creation of allotments less than 600 m² in area which is Impact Assessable. 	Reconfiguration of a Lot Code North West Locality Code Environment & Infrastructure Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Carrying out operational work for reconfiguring a lot	Code assessable	Reconfiguration of a Lot Code North West Locality Code Operational Works (Earthworks) Code Environment & Infrastructure Code
Other	Exempt	

¹⁶ Under IPA, Schedule 8, Part 3 the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating two or more lots, for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1957*, or on Strategic Port Land.

Division 5 – General Provisions for the North West Locality Code

5.5 North West Locality Code

The following provisions comprise the North West Locality Code:

- (a) compliance with the North West Locality Code;
- (b) overall outcomes for the North West Locality Code (**Division 6**); and
- (c) specific outcomes and probable and acceptable solutions for the North West Locality Code (**Division 7**).

5.6 Compliance with North West Locality Code

Development that is consistent with the following complies with the North West Locality Code:

- (a) the specific outcomes for the North West Locality Code (**Division 7**).

Division 6 – Overall Outcomes for North West Locality Code

5.7 Overall Outcomes for the North West Locality Code

- (1) The overall outcomes are the purpose of the North West Locality Code.
- (2) The overall outcomes sought for the North West Locality are:
 - (a) the character of the North West Locality as an area dominated by major industry activities and major infrastructure are protected by keeping these activities separated and protected from other activities by areas of open space or transitional and less intense activities, such as local industries;
 - (b) fragmentation of industrial areas is avoided by allowing only industrial land uses within the Major Industry Zone, the Local Industry Zone and the State Development Area and ensuring existing industrial areas are essentially 'built out' prior to extension of new industrial areas;
 - (c) land and facilities located within the Major Industry and Infrastructure Zone are preserved for use for the purposes of major industry and major infrastructure;
 - (d) in the Local Industry Zone, higher order services are provided for the needs of major industry and major infrastructure in the locality which will meet accepted standards of environmental performance to maintain the present environmental conditions and quality of life enjoyed by Gladstone residents;
 - (e) the activities undertaken within Strategic Port Land are protected from potential adverse effects from development on land within the proximity and any encroachment of land uses which may impact on the operational integrity of activity on land in strategic part;
 - (f) in the Local Industry Zone, Major Industry and Infrastructure Zone, Open Space and Recreation Zone and Strategic Port Land, protect the environment of the harbour foreshores and the banks of rivers and streams and provide wherever possible, public access to the harbour foreshores and watercourses;
 - (g) enhance the open space system and land and features already within the Open Space Zone especially the foreshores of the port, wetlands, the Calliope River and its tributaries, by providing for the multiple functions of open space, buffer areas, conservation and recreation;
 - (h) allow for essential major roads, railways and electricity infrastructure free from any potential conflicts or constraints from adjacent development;
 - (i) the coast is conserved in its natural or non-urban state outside of existing urban areas;
 - (j) urban development does not occur within erosion prone areas, significant coastal wetlands, riparian areas, sites containing important coastal resources of economic, social, cultural and ecological value or areas identified as having, or the potential to have unacceptable risk from coastal hazards;

- (k) public access to the coast is maintained;
- (l) ground and surface water quality is maintained;
- (m) conflicts between Strategic Port Land and the Gladstone State Development area and new development on adjoining land is minimised to protect the integrity and function of these areas;
- (n) protect areas of high scenic landscape values (including islands and off-shore features, coastal wetland and headlands, estuaries and inlets, riverine corridors and creeks, shorelines and sand dunes) from incompatible development such that the visual quality and recreational amenity of these areas is maintained;
- (o) the open space zoned land directly to the east of the Gladstone Power Station site provides a buffer to protect against potential adverse effects from development on land within the proximity and any encroachment of land uses which may impact on the operational integrity of activity on land in strategic part; and
- (p) existing approvals for reclamation associated with the Wiggins Island Project are recognised through a zoning of Major Industry and Infrastructure.
- (q) facilities and activities delivered by public entities for the delivery of service needs to the community are provided for in the Community Use Zone.

Division 7 – Specific Outcomes and Acceptable and Probable Solutions for the North West Locality Code

5.8 Major Industry and Major Infrastructure

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
<p>P1 The operational integrity and expansion capability of major industries is protected by:</p> <p>(i) preserving land in the Local Industry Zone, Major Industry and Infrastructure Zone and strategic port land for future industry and infrastructure free from the constraining effects of encroaching incompatible land uses;</p> <p>(ii) providing adequate buffers, including open space to separate major industries and major infrastructure from other land use areas and types, particularly land use types that are likely to be affected adversely by the operation of major industry and major infrastructure;</p> <p>(iii) including mitigation measures to minimise the potential for reverse amenity issues to be incorporated into potentially sensitive development;</p> <p>(iv) preserve land likely to be required for major infrastructure development from other types of development unless agreement to other uses has been reached with the relevant State Agency; and</p> <p>(v) making provision for extension of the City's arterial road network.</p>	<p>S1</p>	<p>No solution specified.</p>
<p>P2 Development on land abutting the Major Industry and Major Infrastructure Zone is protected by providing a landscaped buffer along the common boundary to achieve an effective screen to the abutting sites.</p>	<p>S2</p>	<p>No solution specified.</p>

5.9 Local Industry

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development in the Local Industry Zone provides support to major industry and infrastructure and services the needs of the local community by:</p> <p>(i) accommodating a range of activities including services trades; and</p> <p>(ii) limiting commercial and business services to:</p> <p style="padding-left: 40px;">(a) minor services that meet the needs of industry in the area;</p> <p style="padding-left: 40px;">(b) function as part of a larger industrial project; or</p> <p style="padding-left: 40px;">(c) on a site where the principal use is for industrial purposes.</p>	<p>S1 No solution specified.</p>

5.10 Rural Landscape

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Land within the Rural Zone preserves the rural landscape and is retained as a physical buffer to the industrial activities and major infrastructure by:</p> <p>(i) limiting development within the Rural Zone to low intensity uses, with minimal impact on the surrounding area and the landscape;</p> <p>(ii) retaining timbered ridgelines, areas of bushland, riparian corridors, particularly for the Calliope River along the banks and in flood prone areas and other areas of habitat value, in their natural state;</p> <p>(iii) retaining land in the Rural Zone in large lots;</p> <p>(iv) retaining vegetation¹⁷;</p> <p>(v) maintaining and protecting the existing environmental values of the site including surface and ground water quality, bushland, riparian and wildlife corridors and possible sites of cultural heritage; and</p> <p>(vi) integrating new areas of open space with existing open space and infrastructure corridors which traverse much of the land in the Rural Zone.</p>	<p>S1 No solution specified.</p>

¹⁷ Under the Vegetation Management Act 1999, clearing of Native Vegetation needs to comply with the Coastal Wide Bay Region Vegetation Management Codes and Schedule 8 of the IPA.

5.11 Environmental Values

Specific Outcomes		Acceptable & Probable Solutions	
Assessable Development			
<p>P1 Environmental values are protected by:</p> <p>(i) providing Open Space areas in the Open Space Zone as buffers, conservation and recreation areas, particularly the foreshores of the port, wetlands and the riparian area of the Calliope River and its tributaries;</p> <p>(ii) public access to the harbour foreshores and watercourses is provided in suitable locations provided public safety and the operation efficiency of the existing or possible future activities in the harbour or on the watercourses are not unduly constrained by such access; and</p> <p>(iii) implementation of 'best practice' in the development and operation of major industry and major infrastructure.</p>	<p>S1 Environmental values of the locality are protected by:</p> <p>(i) providing buffers with a minimum width of 20 m where industrial and major infrastructure uses abut:</p> <p style="padding-left: 40px;">(a) the harbour foreshores;</p> <p style="padding-left: 40px;">(b) watercourses(refer Watercourses Regulatory Plan 2)¹⁸; ;or</p> <p style="padding-left: 40px;">(c) residential or other sensitive development.</p> <p>(ii) Harbour foreshores and the banks of rivers and streams not required for port, industrial or infrastructure development are transferred into public ownership for buffer and open space purposes as part of any development proposal except where operational constraints imposed by the development warrant that the buffer be retained and managed by private interests.</p>		

5.12 Land Abutting Strategic Port Land and State Development Area

Specific Outcomes		Acceptable & Probable Solutions	
Assessable Development			
<p>P1 Development on land adjacent to Strategic Port Land and the Gladstone State Development area where the potential exists for the new development to generate impacts which may have an adverse effect on existing activities in those areas, incorporate appropriate management measures to mitigate impacts.</p>	<p>S1 No solution specified.</p>		
<p>P2 Avoiding the introduction and intensification of residential uses on land adjoining these areas</p>	<p>S2 No solution specified.</p>		

¹⁸ Where native vegetation is present, development provides for retention of native vegetation either side of water course consistent with the Coastal Wide Bay Region Vegetation management Code for Ongoing Clearance Purposes.

Specific Outcomes	Acceptable & Probable Solutions
<p>S3 Design techniques are utilised in new development to mitigate reverse amenity issues in regards to noise, dust, odours, traffic and any other emissions from the adjoining industrial uses, including techniques such as:</p> <ul style="list-style-type: none"> (i) adopting suitable buffer distances; (ii) incorporating visual screening (planting of vegetation and fencing) to provide an effective screen and visual outlook; (iii) incorporating noise attenuation materials in the construction of dwelling units; and (iv) siting sensitive uses away from likely sources of dust and odours. 	<p>S3 No solution specified.</p>

PART 6 EASTERN HARBOUR LOCALITY CODE

Division 1 – Preliminary

6.1 Description

The extent of the Eastern Harbour Locality Code and each precinct is shown on the Eastern Harbour Locality Code (Plan 3).

6.2 Eastern Harbour Locality Code

The provisions in this part comprise the following:

- (a) preliminary provisions for the Eastern Harbour Locality Code (**Division 1**);
- (b) general provisions for assessment tables (**Division 2**);
- (c) assessment table for each zone in the Eastern Harbour Locality for Material Change of Use (**Division 3, Table 6-1**) as follows;
 - (i) Major Industry and Infrastructure Zone;
 - (ii) Rural Zone;
 - (iii) Local Industry Zone;
 - (iv) Residential Zone;
 - (v) Residential (Higher Density) Zone;
 - (vi) Open Space Zone; and
 - (vii) Mixed Industry & Business Zone.
- (d) assessment table for Other Development (**Division 4, Table 6-2**);
- (e) general provisions for the Eastern Harbour Locality Code (**Division 5**);
- (f) overall outcomes for the Eastern Harbour Locality Code and for each precinct in the Locality (**Division 6**);
- (g) specific outcomes and probable and acceptable solutions for the Eastern Harbour Locality Code (**Division 7**); and
- (h) specific outcomes and probable and acceptable solutions for each precinct in the Eastern Harbour Locality as follows:
 - (i) Northern Precinct (**Division 8**);

- (ii) Barney Point Precinct (**Division 9**); and
- (iii) Southern Precinct (**Division 10**).

Division 2 – General Provisions for Assessment Tables

6.3 Assessment Categories for Zones

- (1) The assessment categories are identified for development in each zone in **Table 6-1 and Table 6-2**, as follows:
 - (a) **Table 6-1** - making a material change of use¹⁹; or
 - (b) **Table 6-2** - other development, including:
 - (i) carrying out drainage and plumbing work;
 - (ii) carrying out building work not associated with a material change of use;
 - (iii) erection of advertising sign device (operational works) on premises not associated with a material change of use;
 - (iv) carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks including filling or excavation of land;;
 - (v) reconfiguring a lot;
 - (vi) carrying out operational work for reconfiguring a lot; and
 - (vii) other.

6.4 Relevant assessment criteria for self-assessable development and assessable development

- (1) The relevant assessment criteria in each zone in the Eastern Harbour Locality are referred to in **Table 6-1**.
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

¹⁹ Works associated with an application for a material change of use may be assessed together with the material change of use.

Division 3 – Assessment Table for each zone in the Eastern Harbour Locality

Table 6-1 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) explaining how the higher assessment category prevails.

Use Class	Major Industry & Infrastructure Zone	Rural Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Mixed Industry & Business Zone	Commercial Zone	Relevant assessment criteria ²⁰ - applicable code if development is self-assessable or requires code assessment
Advertising Signs (MCU)	Code	Impact	Code	Impact	Impact	Impact	Code	Code	Advertising Signs Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Agriculture	Code	Code except where: Involving no Building Work or Minor Building Work where: <ul style="list-style-type: none"> ▪ Agriculture which is Exempt 	Impact	Impact	Impact	Impact	Impact	Impact	Rural Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

²⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

Use Class	Major Industry & Infrastructure Zone	Rural Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Mixed Industry & Business Zone	Commercial Zone	Relevant assessment criteria ²⁰ - applicable code if development is self-assessable or requires code assessment
Business	Impact	Impact	Impact except where: The following which is Code Assessable: <ul style="list-style-type: none"> Food Premises; Service Trade. Minor Building work where: <ul style="list-style-type: none"> Commercial Premises which is Code Assessable 	Impact	Impact	Impact except where: <ul style="list-style-type: none"> Indoor Entertainment which is Code Assessable 	Impact except where: The following is Code Assessable: <ul style="list-style-type: none"> Food Premises; Service Trade Minor Building Work in which case the following is Code Assessable: <ul style="list-style-type: none"> Commercial Premises; Indoor Entertainment; Licensed Premises Marina. 	Impact except where: Involving no Building work or involving Minor Building Work in which case Code Assessable	Commercial Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Caretaker's Residence	Code	Code	Code	Code	Code	Code	Code	Code	Caretakers Residence Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code
Community Purpose	Impact	Impact	Impact	Impact	Impact except where: <ul style="list-style-type: none"> Public Purpose where changing the use of an existing building which is Code Assessable 	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> Community facilities; <150 m² GFA; Public Purposes; 	Impact except where: <ul style="list-style-type: none"> Public Purposes which is Code Assessable Minor Building Works where Educational Establishment is Code Assessable 	Impact	Community Use Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Major Industry & Infrastructure Zone	Rural Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Mixed Industry & Business Zone	Commercial Zone	Relevant assessment criteria ²⁰ - applicable code if development is self-assessable or requires code assessment
Dwelling House	Impact	Code	Impact	Self assessable	Impact	Code	Impact	Impact	<p>Residential Code</p> <p>Environment & Infrastructure Code</p> <p>Eastern Harbour Locality Code</p> <p>Operational Works (Earthworks) Code</p> <p>Note: for Self Assessable development, the relevant assessment criteria is the Residential Code and the Environment and Infrastructure Code</p> <p>Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Estate Sales & Display Home	Impact	Impact	Impact	Code	<p>Self assessable except where</p> <ul style="list-style-type: none"> Display Home which is Code Assessable 	Impact	<p>Impact except where:</p> <p>Estate Sales Office which is Code Assessable</p>	Impact	<p>Estate Sales & Display Home Code</p> <p>Environment & Infrastructure Code</p> <p>Eastern Harbour Locality Code</p> <p>Operational Works (Earthworks) Code</p> <p>Note: for Self Assessable development, the relevant assessment criteria is the Estate Sales and Display Home Code and the Environment and Infrastructure Code</p> <p>Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>

Use Class	Major Industry & Infrastructure Zone	Rural Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Mixed Industry & Business Zone	Commercial Zone	Relevant assessment criteria ²⁰ - applicable code if development is self-assessable or requires code assessment
Extractive Industry	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Industry Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Industry (High Impact)	Impact except where: <ul style="list-style-type: none"> Waterfront Industry which is Code Assessable; or Involving no Building Work or Minor Building Work which is Code Assessable.	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Industry Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Industry (Low impact)	Code except where: Involving no Building Work or Minor Building work where: <ul style="list-style-type: none"> All uses within the Industry (Low Impact) category is Self Assessable 		Impact except where: The following which is Code Assessable : <ul style="list-style-type: none"> Local Industry; Vehicle Repair Station; or Where involving no Building Work or Minor Building Work where: <ul style="list-style-type: none"> All uses within the Industry (Low Impact) category is Self Assessable. 		Impact	Impact	Code	Impact except where: Vehicle and Machinery Sales & Hire < 1000m2 GFA which is Code Assessable	Environment & Infrastructure Code Eastern Harbour Locality Code Industry Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Major Industry & Infrastructure Zone	Rural Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Mixed Industry & Business Zone	Commercial Zone	Relevant assessment criteria ²⁰ - applicable code if development is self-assessable or requires code assessment
Intensive Agriculture	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Major Infrastructure	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Minor Infrastructure	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	
Open Space & Recreation	Code except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Code Assessable except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact	Open Space & Recreation Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Produce Store	Code	Impact	Code	Impact	Impact	Impact	Impact	Impact	Rural Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Major Industry & Infrastructure Zone	Rural Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Mixed Industry & Business Zone	Commercial Zone	Relevant assessment criteria ²⁰ - applicable code if development is self-assessable or requires code assessment
Residential Business	Impact	Code except where: <ul style="list-style-type: none"> ▪ Home Business which is Self Assessable; ▪ Home Occupation which is self assessable. 	Impact	Impact except where: <ul style="list-style-type: none"> ▪ Home Occupation which is Code Assessable 	Impact except where: <ul style="list-style-type: none"> ▪ Home Occupation which is Self Assessable; ▪ Bed and Breakfast which is Code Assessable 	Impact	Impact	Impact	Home Occupation and Home Business Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: for Self Assessable development, the relevant assessment is the Home Occupation and Home Business Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Other	Impact	Impact	Impact	Impact	Code except where 3 storeys or more in height which is Impact Assessable	Impact	Impact	Impact	Residential Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Major Industry & Infrastructure Zone	Rural Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Mixed Industry & Business Zone	Commercial Zone	Relevant assessment criteria ²⁰ - applicable code if development is self-assessable or requires code assessment
Residential Secondary	Impact	Impact	Impact	Code except where: <ul style="list-style-type: none"> Duplex Unit on an allotment less than 800 m² and/or which has not previously been deemed suitable by Council for a duplex as part of a reconfiguration approval – which is impact assessable. 	Code except where: <p>3 storeys or more in height which is Impact Assessable</p> <p>Duplex less than three storeys in height which is self assessable</p> <ul style="list-style-type: none"> 	Impact	Impact	Impact	Residential Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: for Self Assessable development, the relevant assessment criteria is the Residential Code and the Environment and Infrastructure Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Temporary	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Caravan & Relocatable Home Park Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Service Station	Code	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Commercial Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Major Industry & Infrastructure Zone	Rural Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Mixed Industry & Business Zone	Commercial Zone	Relevant assessment criteria ²⁰ - applicable code if development is self-assessable or requires code assessment
Telecommunications Facility	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Telecommunications Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Self Assessable development the relevant assessment criteria is the Telecommunications Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Temporary Use	Code	Code	Code	Code	Code	Code	Code	Code	Temporary Use Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code
Tourist Facility	Impact	Impact	Impact	Impact	Impact except where the following which is code assessable: Bed and Breakfast <ul style="list-style-type: none"> Motel less than 3 storey's in height. 	Impact	Impact	Impact	Tourism Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Major Industry & Infrastructure Zone	Rural Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Mixed Industry & Business Zone	Commercial Zone	Relevant assessment criteria ²⁰ - applicable code if development is self-assessable or requires code assessment
Transport & Storage	Code	Impact	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> ▪ Bulk Store; ▪ Warehouse 	Impact	Impact	Impact	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> ▪ Bulk Store; ▪ Warehouse 	Impact	Industry Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Veterinary Hospital	Impact	Impact	Code	Impact	Impact	Impact	Impact	Impact	Rural Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Any other Use not defined	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Division 4 – Assessment Tables for the Eastern Harbour Locality – Other Development

Table 6-2 Assessment Categories and Relevant Assessment Criteria for the Eastern Harbour Locality – Other Development

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) explaining how the higher assessment category prevails.

Type of Development	Assessment Category (All Zones)	Relevant assessment criteria ²¹ - applicable code if development is self-assessable or requires code assessment
Carrying out drainage and plumbing work	Exempt	
Carrying out building work not associated with a material change of use	Exempt except where: <ul style="list-style-type: none"> ▪ For residential purposes for premises abutting the Major Industry and Infrastructure Zone which is Code Assessable. 	Residential Code Industry Code Environment & Infrastructure Code Eastern Harbour Locality Code
Erection of an advertising device (operational works) on premises not associated with a material change of use	Self Assessable	Advertising Devices Code Environment & Infrastructure Code Eastern Harbour Locality Code Operational Works (Earthworks) Code Note: for Self Assessable development, the relevant assessment criteria is the Advertising Devices Code
Carrying out operational work not associated with a material change of use and not associated with the reconfiguring of a lot and involving earthworks including filling or excavation of land ²²	Code Assessable except where: The excavation or filling of land on floodplains involves 50 m ³ or less or involves 100 m ³ or less on land not subject to flooding which is Exempt	Operational Works (Earthworks) Code Environment & Infrastructure Code Eastern Harbour Locality Code

²¹ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

²² If the works do not allow the taking or interfering from a watercourse, lake or spring, a Riverine Protection Permit under the *Water Act 2000* is required from Natural Resources & Water for any destruction of vegetation, excavation or placing of fill in a watercourse.

Type of Development	Assessment Category (All Zones)	Relevant assessment criteria ²¹ - applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot²³	Code assessable except where: <ul style="list-style-type: none"> ▪ Abutting the Major Industry and Infrastructure Zone which is Impact Assessable; ▪ Creation of allotments which are less than 600 m² in area which is Impact Assessable. 	Reconfiguration of a Lot Code Eastern Harbour Locality Code Environment & Infrastructure Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Carrying out operational work for reconfiguring a lot	Code assessable	Operational Works (Earthworks) Code Reconfiguration of a Lot Code Eastern Harbour Locality Code Environment & Infrastructure Code
Other	Exempt	

²³ Under IPA, Schedule 8, Part 3 the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating two or more lots, for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1957*, or on Strategic Port Land.

Division 5 – General Provisions for the Eastern Harbour Locality Code

6.5 Eastern Harbour Locality Code

The following provisions comprise the Eastern Harbour Locality Code.

- (a) compliance with the Eastern Harbour Locality Code;
- (b) overall outcomes for the Eastern Harbour Locality Code, including for each precinct in the locality (**Division 6**);
- (c) specific outcomes and probable and acceptable solutions for Eastern Harbour Locality Code (**Division 7**); and
- (d) specific outcomes, probable and acceptable solutions for each precinct in the Eastern Harbour Locality Code (**Division 8 to Division 10**).

6.6 Compliance with Eastern Harbour Locality Code

Development that is consistent with the following complies with the Eastern Harbour Locality Code:

- (a) the specific outcomes for the locality (**Division 7**); and
- (b) the specific outcomes for the relevant precinct (**Division 8 to Division 10**).

Division 6 – Overall Outcomes for Eastern Harbour Locality

6.7 Overall Outcomes for the Eastern Harbour Locality Code

- (1) The overall outcomes for the Eastern Harbour Locality are the purpose of the Eastern Harbour Locality Code:
- (2) The overall outcomes sought for the Eastern Harbour Locality Code are:
 - (a) the on-going development needs of the port, major industries and major infrastructure are balanced with the needs of the residents and visitors to Barney Point, and the City generally, for a safe and pleasant urban environment;
 - (b) protect the operational efficiency of the port, major industries and major infrastructure from inappropriate development which is sensitive to the impact of industrial and port activities;
 - (c) further develop port-related activities and major industrial activities, and in discrete locations, some residential and tourist-related activities;
 - (d) meet the needs of the port, the major industries and the City by locating support industries in convenient and accessible locations;
 - (e) the Local Industry Zone accommodates primarily industrial activities which service the port, the major industries and the needs of the City;
 - (f) industrial development has suitable means of access to the road, rail and sea port transport infrastructure;
 - (g) the environmental, landscape and recreational values of the locality are protected and retained, in particular, the environmental values of South Trees Inlet and the coast of the harbour;
 - (h) allow for essential major roads, railways and electricity infrastructure free from any potential conflicts or constraints from adjacent development;
 - (i) the coast is conserved in its natural or non-urban state outside of existing urban areas;
 - (j) urban development does not occur on or within erosion prone areas, significant coastal wetlands, riparian areas, sites containing important coastal resources of economic, social, cultural and ecological value or areas identified as having, or the potential to have unacceptable risk from coastal hazards;
 - (k) public access to the coast is maintained;
 - (l) ground and surface water quality is maintained;
 - (m) conflicts between Strategic Port Land and new development on adjoining land is minimised to protect the integrity and function of these areas;

- (n) development adjacent to coastal wetland communities or areas otherwise found to contain habitat for rare threatened or endangered species as listed in Schedule 5, measures are taken to minimise edge effects and, where practical, to maintain and enhance linkages and corridors to other conservation areas, retain habitat values and protect biodiversity; and
 - (o) protect areas of high scenic landscape values (including islands and off-shore features, coastal wetland and headlands, estuaries and inlets, riverine corridors and creeks, shorelines and sand dunes) from incompatible development such that the visual quality and recreational amenity of these areas is maintained.
- (3) In addition, the overall outcomes sought for the Northern precinct are:
- (a) the major port industry areas located within the Strategic Port Land are protected by limiting development on non-Strategic Port Land to those activities which do not impact upon the operations or future expansion potential of the sea port or its related transport corridors;
 - (b) the operational and future expansion requirements of the major rail transport infrastructure within the Major Industry and Infrastructure Zone is protected by restricting development to similar infrastructure or directly related ancillary uses;
 - (c) the Major Industry and Infrastructure Zone, the Local Industry Zone incorporates mitigation measures, including buffers to adjoining land, to effectively manage any potential conflict between the operations and expansion of the major rail corridor and nearby urban development; and
 - (d) the Local Industry Zone:
 - (i) provides material, minor services and support for the needs of the population and major industry and infrastructure, including the port; and
 - (ii) acts as a transition between the heavy industry activities and the nearby residents by meeting high standards in terms of environmental performance.
- (4) In addition, the overall outcomes sought for the Barney Point precinct are:
- (a) the residential enclave of Barney Point is protected from the operational effects of the port, industry and major infrastructure;
 - (b) higher density residential development and also tourist residential facilities are located within the Residential (High Density) Zone adjacent to the beach area and achieve a high standard of amenity by effectively managing the impacts of any nearby heavy industry land uses;
 - (c) small scale commercial development is accommodated within the Residential (Higher Density) Zone to service the daily convenience needs of residents and visitors;
 - (d) in the Residential Zone, a high standard of residential living is promoted and comprises predominantly dwellings on single allotments with good access to open space and recreation and shopping facilities for daily shopping needs;

- (e) the Open Space Zone is retained as a buffer between:
 - (i) the beach and higher density residential development; and
 - (ii) residential development and the rail corridor;
 - (f) the Local Industry Zone:
 - (i) provides for a broad range of service trades, materials, services and support for the needs of the population in the precinct and major industry; and
 - (ii) acts as an effective buffer between the higher density residential development and the nearby heavy industry activities.
- (5) In addition, the overall outcomes sought for the Southern precinct are:
- (a) the operational, functional and continued development of the major industry and the port facilities within the Major Industry and Infrastructure Zone are protected free of constraint from incompatible uses;
 - (b) the Local Industry Zone provides for a wide range of industrial activities which provide materials, services and support for the needs of major industry as well as providing an effective transition and buffer between the major industry operations and the North Coast railway and the urban areas;
 - (c) the extensive open space network within the Open Space Zone is retained for open space, buffer, conservation and recreation purposes, particularly for preserving landscape values and as a natural separation between urban areas and major industry, the port, the foreshores, local industry;
 - (d) the Rural Zone retains the low intensity and low impact rural character with an enhanced role as a physical buffer and open rural landscape between the major industry operations, the open space areas, major infrastructure and local industry; and
 - (e) the Mixed Business & Industry Zone provides opportunities in a highly accessible location for a wide range of business, service traders and small scale industrial activities.
 - (f) the Commercial Zone provides opportunities in a highly accessible location for a wide range of businesses, service trades and small scale industrial activities.

Division 7 – Specific Outcomes & Probable and Acceptable Solutions for Eastern Harbour Locality Code

6.8 Land Use

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
P1 Intense industrial and port development is located in the Major Industry and Infrastructure Zone and Strategic Port Land in the Northern precinct and the Southern precinct.	S1	No solution specified.
P2 Local industrial development is located in the Local Industry Zone off the Gladstone-Benaraby Road in the Southern precinct.	S2	No solution specified.
P3 Compact, low density residential is located in the Residential Zone and higher density residential accommodation and tourist accommodation in located in the Residential (Higher Density) Zone in the Barney Point precinct with effective buffers of open space between the urban areas and the port and industrial uses.	S3	No solution specified.
P4 Rural activities are located in the Rural Zone and the Open Space Zone in the Southern precinct.	S4	No solution specified.
P5 The intact estuarine coast in South Trees Inlet and around parts of South Trees Island are protected by the provision of substantial buffer areas within adjacent development	S5	No solution specified.

6.9 Major Industry and Major Infrastructure

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
P1 Protect the operational efficiency of the port, major industries and major infrastructure including rail and road corridors by limiting incompatible development in locations likely to be adversely affected by their operations and any further expansion.	S1	No solution specified.

Specific Outcomes	Acceptable & Probable Solutions
P2 Accommodate further development of major industry and port facilities and activities within the Major Industry and Infrastructure Zone, the Local Industry Zone and Strategic Port Land.	S2 No solution specified.
P3 Limit development within the existing and possible future buffer areas within the Open Space Zone to those activities which provide open space, buffer areas, conservation and recreational uses.	S3 No solution specified.

6.10 Local Industry

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
P1 Development in the Local Industry Zone provides support to the port, major industry and infrastructure by: <ul style="list-style-type: none"> (i) providing heavy industry activities requiring more extensive buffering in the South Trees industrial area; (ii) accommodating primarily industrial activities which service the port, the major industries and with easy access to the road, rail and sea port transport infrastructure; (iii) accommodating a range of activities including service trades; and (iv) limiting commercial and business services to: <ul style="list-style-type: none"> (a) those services that meet the needs of industry in the area; and (b) part of a larger industrial project. 	S1 No solution specified.

6.11 Residential / Tourist Amenity

Specific Outcomes		Acceptable & Probable Solutions	
Assessable Development			
P1	Premises located adjacent to the port, industrial and infrastructure operations in the locality incorporate open space buffers to minimise and mitigate any adverse impacts	S1	No solution specified
P2	Residential development on land within the Residential Zone or the Residential (Higher Density) Zone adjacent to Strategic Port Land, industrial land or major infrastructure provides: (i) a landscaped open space buffer along common boundaries; and (ii) an effective screen or design and siting measures to minimise and effectively mitigate the operational effects upon the future residential amenity of the site.	S2	No solution specified

6.12 Land Abutting Strategic Port Land

Specific Outcomes		Acceptable & Probable Solutions	
Assessable Development			
P1	Development on land adjacent to Strategic Port Land where the potential exists for the new development to generate impacts which may have an adverse effect on existing activities incorporates appropriate management measures to mitigate impacts.	S1	No solution specified.
P2	Avoiding the introduction and intensification of residential uses on land adjoining Strategic Port Land.	S2	No solution specified.

Specific Outcomes	Acceptable & Probable Solutions
<p>P3 Design techniques are utilised in new development to mitigate reverse amenity issues in regards to noise, dust, odours, traffic and any other emissions from the adjoining industrial uses, including techniques such as:</p> <p>(i) adopting suitable buffer distances;</p> <p>(ii) incorporating visual screening (planting of vegetation and fencing) to provide an effective screen and visual outlook;</p> <p>(iii) incorporating noise attenuation materials in the construction of dwelling units; and</p> <p>(iv) siting sensitive uses away from likely sources of dust and odours.</p>	<p>S3 No solution specified.</p>

6.13 Land Abutting Conservation Areas

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Premises adjacent to vegetation areas or the coastal wetland communities buffer as identified on the Coastal Management Overlay Code or otherwise found to contain habitat for rare, threatened or endangered species as listed in Schedule 5 provide, where appropriate:</p> <p>(i) open space areas on the site which link corridors of open space between the site and adjoining conservation significant areas; and</p> <p>(ii) landscaping consisting of local native species.</p>	<p>S1 No solution specified.</p>

6.14 Commercial

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
P1 Commercial development is located in the Commercial Zone off the Gladstone-Benaraby Road and Soppa Streets in the Southern Precinct.	S1 No solution specified.
P2 Limited Commercial development is located in the Commercial Zone off French Street where appropriate and doesn't compromise existing established uses in the surrounding area.	S2 No solution specified.
P3 Commercial development is compatible with the scale of surrounding development and contributes to the local streetscape.	S3 Building height does not exceed 9 metres.

Division 8 – Specific Outcomes and Acceptable and Probable Solutions for the Northern Precinct

6.15 Major Industry and Infrastructure

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
P1	The operational and expansion requirements of the major industries and major infrastructure facilities in the Major Industry and Infrastructure Zone and Strategic Port Land is protected.	S1
		No solution specified.
P2	New industrial and infrastructure development adopts 'best practice' techniques for the design and operation of facilities.	S2
		No solution specified.

Division 9 – Specific Outcomes and Acceptable and Probable Solutions for the Barney Point Precinct

6.16 Residential and Tourist Accommodation

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
<p>P1 Premises for residential and tourist accommodation purposes maintain a high level of residential amenity by incorporating appropriate design, siting and construction measures to mitigate the operational effects of the port, the major industries and major infrastructure, including:</p> <p>(i) appropriate building orientation and use of design features to minimise noise intrusion;</p> <p>(ii) using air-conditioning or other energy-efficient ventilation, where necessary, to minimise the effects of odours and emissions; and</p> <p>(iii) comprehensive on site landscaping to provide visual relief from the industrial landscape of the port and loading facilities at barney Point.</p>	Assessable Development	<p>S1 No solution specified.</p>
<p>P2 Development in the Residential (Higher Density) Zone:</p> <p>(i) accommodates a mix of residential types for either permanent occupancy or for holiday occupancy or both;</p> <p>(ii) a high level of landscaping to be sympathetic to the character of the locality and to act as a transition from the built form to the foreshores;</p> <p>(iii) is undertaken at an appropriate scale and height to be in character with the predominant building form in the precinct.</p>	Assessable Development	<p>S2 In regard to P2(iii), residential development within the Residential (Higher Density) Zone achieves the following:</p> <p>(i) an average maximum density of 1 dwelling unit per 100m² site area;</p> <p>(ii) a maximum building height of 12 metres; and</p> <p>otherwise, no solution specified for P2(i) and P2(ii).</p>
<p>P3 Higher density residential development and tourist accommodation occurs within the Residential (Higher Density) Zone adjacent to the 'beach area'</p>	Assessable Development	<p>S1 No solution specified.</p>
<p>P4 Where residential development is located adjacent to the port coal loading facilities, premises include extensive design and mitigation measures to off-set potential adverse impacts.</p>	Assessable Development	<p>S1 No solution specified.</p>

6.17 Commercial Development

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Small-scale commercial development is provided within the Residential (Higher Density) Zone on the basis the commercial facilities are an extension to the existing facilities and services in the precinct which:</p> <p>(i) service the 'daily convenience needs' of residents and visitors;</p> <p>(ii) does not detract from the role and function of the designated centres in the City;</p> <p>(iii) is integrated within a residential development or tourist accommodation development;</p> <p>(iv) complements the scale, intensity and built form of the surrounding area; and</p> <p>(v) does not impact on residential amenity in terms of noise, light, traffic movement, waste, air quality and loss of privacy.</p>	<p>S1 No solution specified.</p>

6.18 Urban Amenity

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 A distinctive, comprehensive and integrated urban landscape character is provided by appropriate design and landscaping within the Residential Zone, the Residential (Higher Density) Zone, Local Industry Zone and the Open Space Zone including street plantings of shade trees and integration of new developments within the existing character.</p>	<p>S1 No solution specified.</p>

6.19 Open Space

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development within the Open Space Zone in the precinct will:</p> <p>(i) retain its pre-eminent role as a buffer and transition area between high impact uses and sensitive areas;</p> <p>(ii) protect the landscape and environmental values; and</p> <p>(iii) enhance the open space to the south-east of the precinct as a buffer to the nearby heavy industry plant operations.</p>	<p>S1 No solution specified.</p>

Division 10 – Specific Outcomes and Acceptable and Probable Solutions for the Southern Precinct

6.20 Major Industry and Infrastructure

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
<p>P1 The operational and expansion requirements of major industry is protected by ensuring development within Major Industry and Infrastructure Zone, the Open Space Zone and the Rural Zone achieves the following outcomes:</p> <p>(i) major industry and port facilities are maintained free of constraint from encroaching incompatible land uses;</p> <p>(ii) the open space buffers surrounding the major industry facilities is retained and, where possible, enhanced with landscaping and other treatments; and</p> <p>(iii) a high level of environmental management and amenity is achieved in terms of:</p> <p style="padding-left: 40px;">(a) emissions are managed to maintain the environmental values and quality objectives for air and water and to prevent contamination of land;</p> <p style="padding-left: 40px;">(b) retaining and enhancing the open space buffers to South Trees Inlet and South Trees Island; and</p> <p style="padding-left: 40px;">(c) ensuring the capacity of the transport network is adequate without impacting unduly on the nearby areas of the City.</p>	<p>S1</p>	<p>No solution specified.</p>

6.21 Local Industry

Specific Outcomes		Acceptable & Probable Solutions	
Assessable Development			
P1	<p>Further develop local industry by:</p> <p>(i) focussing development within the two discrete locations in the Local Industry Zone in South Gladstone where the land is advantageously located in regards to the regional transport network;</p> <p>(ii) locating heavier industry activities, which support the major industries nearby, in the Local Industry Zone within the South Trees local industry area;</p> <p>(iii) accommodating those types of industry activities which:</p> <p style="padding-left: 40px;">(a) support the minor operational and maintenance needs of major industry;</p> <p style="padding-left: 40px;">(b) make efficient use of the transport infrastructure; and</p> <p style="padding-left: 40px;">(c) best meet the needs of the City and the regional populations;</p> <p>(iv) minimising and managing the operational effects of local industry on the environment and amenity of the locality; and</p> <p>(v) maximising the role of local industry as an effective transition and buffer between the high intensity of the major industry operations and the North Coast Railway and the urban areas of the City.</p>	S1	No solution specified.

6.22 Open Space

Specific Outcomes		Acceptable & Probable Solutions	
Assessable Development			
P1	<p>Retain the natural and landscape values within the Open Space Zone and enhance its role as a transition and buffer between the urban areas and major industry by:</p> <p>(i) protecting the open space areas from encroaching, inappropriate development; and</p> <p>(ii) integrating on site landscaping areas with other open space areas.</p>	S1	No solution specified.

6.23 Rural Landscape Values

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
<p>P1 Development in the Rural Zone maintains the environmental and landscape value of land by:</p> <p>(i) limiting development within the Rural Zone to low intensity uses, with minimal impact on the surrounding area and the landscape;</p> <p>(ii) retaining timbered ridgelines, areas of bushland, riparian corridors, particularly the Calliope River, Boyne river, Auckland Creek and South Trees Inlet along the banks and in flood prone areas (refer Flood and Storm Surge Regulatory Plan 1) and other areas of habitat value in their natural state;</p> <p>(iii) retaining land in the Rural Zone in large lots;</p> <p>(iv) retaining vegetation²⁴;</p> <p>(v) maintaining and protecting the existing environmental values of the site including surface and ground water quality, bushland, riparian and wildlife corridors and possible sites of cultural heritage; and</p> <p>(vi) integrating new areas of open space with existing open space and infrastructure corridors which traverse much of the land in the Rural Zone.</p>	<p>S1</p>	<p>No solution specified.</p>

²⁴ Under the Vegetation Management Act, clearing of native vegetation needs to comply with the Coastal Wide Bay Region Vegetation Management Codes and Schedule 8 of the IPA.

PART 7 SUBURBAN LOCALITY CODE

Division 1 – Preliminary

7.1 Description

The extent of the Suburban Locality Code and the extent of each precinct is shown on the Suburban Locality Code (Plan 4).

7.2 Suburban Locality Code

The provisions in this part comprise the following:

- (a) preliminary provisions for the Suburban Locality Code (Division 1);
- (b) general provisions for assessment tables (Division 2);
- (c) assessment table for each zone in the Suburban Locality for Material Change of Use (Division 3, **Table 7-1**) as follows;
 - (i) Commercial Zone;
 - (ii) Major Industry and Infrastructure Zone;
 - (iii) Local Industry Zone;
 - (iv) Residential Zone;
 - (v) Residential (Higher Density) Zone;
 - (vi) Open Space Zone;
 - (vii) Community Purposes Zone;
 - (viii) Rural Zone;
 - (ix) Park Residential Zone; and
 - (x) Urban Expansion Zone.
- (d) assessment table for the Suburban Locality Code for Other Development (Division 4, **Table 7-2**);
- (e) general provisions for the Suburban Locality Code (Division 5);
- (f) overall outcomes for the Suburban Locality Code, including for each precinct in the locality (Division 6);

- (g) specific outcomes and probable and acceptable solutions for the Suburban Locality Code (Division 7);
- (h) specific outcomes and probable solutions for each precinct in the Suburban Locality Code as follows:
 - (i) Northern Precinct (Division 8);
 - (ii) Round Hill Precinct (Division 9);
 - (iii) Kin Kora Precinct (Division 10);
 - (iv) Central Precinct (Division 11);
 - (v) Urban Expansion Precinct (Division 12);
 - (vi) Southern Precinct (Division 13);
 - (vii) Kirkwood Road South Precinct (Division 14); and
 - (viii) Racecourse Precinct.

Division 2 – General Provisions for Assessment Tables

7.3 Assessment Categories for Zones

- (1) The assessment categories are identified for development for each zone in **Table 7-1** and **Table 7-2**, as follows:
 - (a) **Table 7-1** - making a material change of use²⁵; or
 - (b) **Table 7-2** – other development, including:
 - (i) carrying out drainage and plumbing work;
 - (ii) carrying out building work not associated with a material change of use
 - (iii) erection of advertising sign device (operational work) on premises not associated with a material change of use;
 - (iv) carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks including filling or excavation of land;;
 - (v) reconfiguring a lot;
 - (vi) carrying out operational work for reconfiguring a lot; and
 - (vii) other.

7.4 Relevant assessment criteria for self-assessable development and assessable development in each zone

- (1) The relevant assessment criteria in each zone in the Suburban Locality are referred to in **Table 7-1**.
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

²⁵ Works associated with an application for a material change of use may be assessed together with the material change of use.

Division 3 – Assessment Tables for each zone in the Suburban Locality Code

Table 7-1 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) explaining how the higher assessment category prevails.

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Advertising Signs (MCU)	Code	Code	Code	Impact	Code	Code	Code	Impact	Impact	Impact	Advertising Signs Code Environment & Infrastructure Code Suburban Locality Code Operational Works (Earthworks) Code
Agriculture	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Exempt	Self Assessable except where: <ul style="list-style-type: none"> ▪ Agriculture on Lots <4000 m² in area which is Code 	Code	Rural Code Environment & Infrastructure Code Suburban Locality Code Operational Works (Earthworks) Code Note: for Self Assessable development, the relevant assessment criteria is the Rural Code

²⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Business	For Lot 5 on SP238945 and Lot 87 on RP611756; Exempt where involving no building work or involving minor building work; otherwise code For all other land; Code where involving no building work or involving minor building work; otherwise impact	Impact except where the following which is Code Assessable: <ul style="list-style-type: none">Service Trades;Food premises	Impact except where the following which is Code Assessable: <ul style="list-style-type: none">Food Premises;Service Trade.	Impact	Impact	Impact	Impact	Impact except where: <ul style="list-style-type: none">Veterinary Clinic which is Code Assessable.	Impact	Impact	Commercial Code Environment & Infrastructure Code Suburban Locality Code Operational Works (Earthworks) Code
Caretakers Residence	Code	Code	Code	Code	Code	Code	Code	Code	Code	Code	Caretakers Residence Code Environment & Infrastructure Code Suburban Locality Code Operational Works (Earthworks) Code

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Community Purpose	Impact	Impact except where: <ul style="list-style-type: none"> Public Purpose which is Code Assessable 	Impact except where: <ul style="list-style-type: none"> Public purpose which is Code Assessable; 	Impact	Impact except where: <p>Minor Building works where:</p> <ul style="list-style-type: none"> Public Purposes which is Code Assessable 	Impact except where: <p>Cemetery which is code assessable;</p> <p>The following is Self Assessable:</p> <ul style="list-style-type: none"> Community facilities <150 m² GFA; Public Purpose. 	Impact except where: <ul style="list-style-type: none"> Public Purpose which is Self Assessable: <p>The following which is Code Assessable:</p> <ul style="list-style-type: none"> Cemetery; Community Facilities; Educational Establishment; Hospital; Institution. 	Impact except where: <ul style="list-style-type: none"> Public Purpose which is Code Assessable 	Impact except where: <ul style="list-style-type: none"> Public Purpose which is Code Assessable 	Impact	<p>Community Use Code</p> <p>Environment & Infrastructure Code</p> <p>Suburban Locality Code</p> <p>Operational Works (Earthworks) Code</p> <p>Note: for Self Assessable development, the relevant assessment criteria is the Community use Code.</p> <p>Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Dwelling House	Impact	Impact	Impact	Self assessable	Self assessable	Impact	Impact	Self assessable	Self assessable	Code	<p>Residential Code</p> <p>Environment & Infrastructure Code</p> <p>Operational Works (Earthworks) Code</p> <p>Suburban Locality Code</p> <p>Note: for Self Assessable development. the relevant assessment criteria is the Residential Code</p> <p>Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Estate Sales & Display Home	Impact	Impact	Impact	Code	Impact except where: <ul style="list-style-type: none"> Display Home which is Code Assessable 	Impact	Impact	Impact	Code	Impact	<p>Estate Sales & Display Home Code</p> <p>Environment & Infrastructure Code</p> <p>Operational Works (Earthworks) Code</p> <p>Suburban Locality Code</p> <p>Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Extractive Industry	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	<p>Industry Code</p> <p>Environment & Infrastructure Code</p> <p>Operational Works (Earthworks) Code</p> <p>Suburban Locality Code</p> <p>Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Industry (High Impact)	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	<p>Industry Code</p> <p>Environment & Infrastructure Code</p> <p>Operational Works (Earthworks) Code</p> <p>Suburban Locality Code</p> <p>Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Industry (Low Impact)	Impact except where: <ul style="list-style-type: none"> Vehicle and Machinery Sales and Hire < 1000 m² GFA which is Code Assessable 	Code	Code except where: <ul style="list-style-type: none"> Where involving no building work or involving Minor Building Works in which case all uses in the Industry (Low Impact) category are Self Assessable. 	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Industry Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Self Assessable development, the relevant assessment criteria is the Industry Code and the Environment and Infrastructure Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Intensive Agriculture	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact except where: Intensive Animal Husbandry for the purposes of Stables which is Code Assessable	Impact	Impact	Rural Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Major Infrastructure	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Minor Infrastructure	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	
Open Space and Recreation	Impact	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Code except where: <ul style="list-style-type: none"> Park which is Exempt 	Code except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Open Space and Recreation Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Produce Store	Impact	Code	Code	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Rural Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Residential Business	Impact	Impact	Impact except where: <ul style="list-style-type: none"> Home Occupation which is Code Assessable. 	Impact except where: <ul style="list-style-type: none"> Home Occupation which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Home Occupation which is Self Assessable. 	Impact	Impact	Code except where: <ul style="list-style-type: none"> Home Occupation which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Home Occupation which is Self Assessable. 	Impact except where: <ul style="list-style-type: none"> Home Occupation which is Code Assessable. 	Home Occupation and Home Business Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Self Assessable development, the relevant assessment criteria is the Home Occupation and Home Business Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Other	Impact	Impact	Impact	Impact	Code except where 3 storeys or more in height which is Impact Assessable	Impact	Impact	Impact	Impact	Impact	Residential Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Residential Secondary	Impact	Impact	Impact	Code except where: <ul style="list-style-type: none"> Duplex Unit on an allotment less than 800 m² and/or which has not previously been deemed suitable by Council for a duplex as part of a reconfiguration approval -- which is impact assessable. 	Code except where: <ul style="list-style-type: none"> 3 storeys or more in height which is Impact Assessable; or Duplex Units less than 3 storeys in height which is Self Assessable 	Impact	Impact	Code except where: Duplex which is Impact Assessable	Code	Impact	Residential Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Temporary	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Caravan & Relocatable Home Park Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Service Station	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Commercial Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Telecommunications Facility	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Telecommunications Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Self Assessable development, the relevant assessment criteria is the Telecommunications Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Temporary Use	Code	Code	Code	Code	Code	Code	Code	Code	Code	Code	Temporary Use Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Tourist Facility	Impact	Impact	Impact	Impact	Impact except where: <ul style="list-style-type: none"> Bed and Breakfast which is Code Assessable Motel less than 3 storeys in height which is Code Assessable 	Impact	Impact	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> Bed and Breakfast; Host Farm. 	Impact except where: <ul style="list-style-type: none"> Bed and Breakfast which is Code Assessable 	Impact except where: <ul style="list-style-type: none"> Bed and Breakfast which is Code Assessable. 	Tourism Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Transport & Storage	Impact	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> Bulk Store; Warehouse. 	Impact except where the following which is Code Assessable: <ul style="list-style-type: none"> Bulk Store; Warehouse. 	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Industry Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Commercial Zone	Major Industry & Infrastructure Zone	Local Industry Zone	Residential Zone	Residential (Higher Density) Zone	Open Space Zone	Community Purpose Zone	Rural Zone	Park Residential Zone	Urban Expansion Zone	Relevant assessment criteria ²⁶ - applicable code if development is self-assessable or requires code assessment
Veterinary Hospital	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Rural Code Environment & Infrastructure Code Operational Works (Earthworks) Code Suburban Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Any other Use not defined	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Division 4 – Assessment Criteria for the Suburban Locality Code – Other Development

Table 7-2 Assessment Categories and Relevant Assessment Criteria for the Suburban Locality – Other Development

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) (change if section number changes) explaining how the higher assessment category prevails.

Type of Development	Assessment Category (All Zones)	Relevant assessment criteria ²⁷ - applicable code if development is self-assessable or requires code assessment
Carrying out drainage and plumbing work	Exempt	
Carrying out building work not associated with a material change of use	Exempt except where: <ul style="list-style-type: none"> ▪ For residential purposes for premises abutting the Major Industry and Infrastructure Zone which is Code Assessable. 	Residential Code Environment & Infrastructure Code Suburban Locality Code
Erection of an advertising device (operational works) on premises not associated with a material change of use	Self Assessable	Advertising Devices Code Operational Works (Earthworks) Code Environment & Infrastructure Code Suburban Locality Code Note: for Self Assessable development, the relevant assessment criteria is the Advertising Devices Code
Carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks	Code Assessable except where: The excavation or filling of land on floodplains involves 50 m ³ or less or involves 100 m ³ or less on land not subject to flooding	Operational Works (Earthworks) Code Environment & Infrastructure Code

²⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

Type of Development	Assessment Category (All Zones)	Relevant assessment criteria ²⁷ - applicable code if development is self-assessable or requires code assessment
including filling or excavation of land ²⁸	which is Exempt	Suburban Locality Code
Reconfiguring a lot ²⁹	<p>Code assessable except where:</p> <ul style="list-style-type: none"> ▪ Abutting the Major Industry and Infrastructure Zone which is Impact Assessable; ▪ where creating allotments less than 600 m² in area which is Impact Assessable. 	<p>Reconfiguring a lot Code</p> <p>Environment & Infrastructure Code</p> <p>Suburban Locality Code</p> <p>Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Carrying out operational work for reconfiguring a lot	Code assessable	<p>Reconfiguring a Lot Code</p> <p>Environment & Infrastructure Code</p> <p>Suburban Locality Code</p> <p>Operational Works (Earthworks) Code</p>
Other	Exempt	

²⁸ If the works do not allow the taking or interfering from a watercourse, lake or spring, a Riverine Protection Permit under the *Water Act 2000* is required from Natural Resources & Water for any destruction of vegetation, excavation or placing of fill in a watercourse.

²⁹ Under IPA, Schedule 8, Part 3 the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating two or more lots, for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1957*, or on Strategic Port Land.

Division 5 – General provisions for the Suburban Locality Code

7.5 Suburban Locality Code

The following provisions comprise the Suburban Locality Code:

- (a) compliance with the Suburban Locality Code (Section 7.6);
- (b) overall outcomes for the Suburban Locality Code, including for each precinct in the locality (Division 6);
- (c) specific outcomes and probable and acceptable solutions for Suburban Locality Code (Division 7); and
- (d) specific outcomes and probable and acceptable solutions for each precinct in the Suburban Locality Code (Division 8 to 15).

7.6 Compliance with Suburban Locality Code

Development that is consistent with the following complies with the Suburban Locality Code:

- (a) the specific outcomes for the locality (Division 7); and
- (b) the specific outcomes for the relevant precinct (Divisions 8 to 15).

Division 6 – Overall Outcomes for Suburban Locality Code

7.7 Overall Outcomes for the Suburban Locality Code

- (1) The overall outcomes are the purpose of the Suburban Locality Code.
- (2) The overall outcomes sought for the Suburban Locality Code are as follows:
 - (a) the urban area of the City is further developed as a compact urban residential area with easy access to community facilities and services, located in designated areas on the transport network, framed by a network of open space exhibiting landscape, conservation, open space and recreation values;
 - (b) in the Residential Zone, provision is made for a wide range of affordable residential housing types on conveniently located, serviced land;
 - (c) in the Residential (Higher Density) Zone, provision is made for higher density residential development where the site is in close proximity to the CBD and other designated commercial centres;
 - (d) in the Urban Expansion Zone, land is preserved in large lots or holdings for master planned urban development to be undertaken as an extension of the existing urban area and will include a Shopping Centre based centre at the future intersection of Kirkwood Road and Dixon Drive which provides for an integrated development for a convenience based centre also providing limited personal services, banking services, community services and service trades and provides for a showroom based centre in the Racecourse precinct;
 - (e) commercial centres and local employment nodes are located in the Commercial Zone and in locations which exhibit strong integration with the urban residential areas and transport network;
 - (f) in the Local Industry Zone, provision is made for a range of materials and services and support is provided for the needs of the population and the major industries within the vicinity;
 - (g) the existing landscape and environmental values of key assets, such as Round Hill and the Auckland Creek corridor, are retained and enhanced;
 - (h) the open space system and land and features already within the Open Space Zone are enhanced so that the multiple functions of open space, buffer areas, conservation and recreation are also enhanced;
 - (i) in the Community Purposes Zone, the statutory functions of public entities and the functions of community services organisation are protected;

- (j) land in the Rural Zone is retained for the purpose of a physical buffer and an open rural landscape backdrop to the City;
 - (k) the efficient use of an integrated transport system is promoted;
 - (l) land in and in proximity to the Major Industry and Infrastructure Zone incorporates effective buffers between the major industries and major infrastructure and sensitive land use to avoid the potential for conflict and constraints on the operation of those major facilities;
 - (m) in the Park Residential Zone, residential development is based on need for such development, is low intensity with a very low impact on its surroundings and the environmental and landscape values of the land in the zone are maintained;
 - (n) allow for essential major roads, railways and electricity infrastructure free from any potential conflicts or constraints from adjacent development;
 - (o) the coast is conserved in its natural or non-urban state outside of existing urban areas;
 - (p) urban development does not occur on or within erosion prone areas, significant coastal wetlands, riparian areas, sites containing important coastal resources of economic, social, cultural and ecological value or areas identified as having, or the potential to have unacceptable risk from coastal hazards;
 - (q) public access to the coast is maintained;
 - (r) ground and surface water quality is maintained;
 - (s) conflicts between Strategic Port Land and the Gladstone State Development area and new development on adjoining land is minimised to protect the integrity and function of these areas; and
 - (t) development adjacent to coastal wetland communities or areas otherwise found to contain habitat for rare, threatened or endangered species, incorporate measures to minimise edge effects and where practical, to maintain and enhance linkages and corridors to other conservation areas, retain habitat values and protect biodiversity.
- (3) In addition, the overall outcomes sought for the Northern precinct are as follows:
- (a) the role of the Northern precinct as a support for the City Locality is strengthened by providing for a wide range of residential housing types within the Residential Zone and higher residential densities nearer the city centre within the Residential (Higher Density) Zone;
 - (b) in West Gladstone, residential development within the Residential (Higher Density) Zone comprises a mix of residential types at a higher density;

- (c) residential development in the Residential Zone is of a high standard designed to ensure a high level of amenity, particularly where such land is in the vicinity of the Dawson Highway or the North Coast Railway corridor;
 - (d) the Dawson Road commercial centre is consolidated as a centre servicing the local community;
 - (e) other small centres within the Commercial Zone are limited to small scale mixed business servicing mostly in the West Gladstone area and some highway traffic;
 - (f) the Dawson Road corridor is protected as a major entry road to the City and also as a major transport corridor to the City and the region;
 - (g) the statutory, communications, religious and educational functions of public entities and community organisations are provided for within the Community Purposes Zone free of any significant impediments created by inappropriate development on adjacent land;
 - (h) open space buffers are provided along the Auckland Creek corridor and the Glenlyon Road corridor; and
 - (i) the development of significant sites such as the racecourse and the showgrounds is facilitated in an integrated and coordinated manner.
- (4) In addition, the overall outcomes for the Round Hill precinct are:
- (a) the Round Hill precinct is retained as a predominantly low density residential area, characterised by dwelling houses on single lots within the Urban Expansion Zone and the Residential Zone and developed in a consolidated urban development pattern;
 - (b) infill residential development with a high standard of amenity is provided for in the Residential Zone in the preferred area west of Glenlyon Road between Breslin Street and Phillip Street;
 - (c) in the Open Space Zone, the landscape and open space values of Round Hill, and the connections with open space in the Northern precinct, are protected and enhanced;
 - (d) adequate buffers and other protection measures are incorporated into development which abuts land situated within the Open Space Zone;
 - (e) the landscape and visual values of Round Hill are protected and enhanced as a significantly important visual and environmental element of the City; and
 - (f) the Urban Expansion Zone is developed for mainly low density residential purposes in an integrated and carefully planned manner and with particular emphasis on integration of the landscape and visual elements of land in and around Round Hill.

- (5) In addition, the overall outcomes sought for the Kin Kora precinct are to:
- (a) the role of the Kin Kora commercial centre in the Commercial Zone is protected as an important retail centre for the City and the region, with any expansion of the centre integrated very strongly with the existing development;
 - (b) the Kin Kora centre is protected, free of development more appropriately located in the Mixed Industry Zone, the Local Industry Zone or in the Racecourse precinct;
 - (c) the landscape and open space values derived from the golf course and the Auckland Creek corridor are enhanced within the Open Space Zone; and
 - (d) a high standard of residential living is provided for in the Residential Zone, and the interface between residential areas and non-residential uses, such as the Kin Kora shopping centre and Phillip Street, maintains a high level of residential amenity.
 - (e) Any future expansion of the Kin Kora commercial centre on Lot 5 SP238945 should provide for improved traffic access/movements on local and State-controlled road networks.
- (6) In addition, the overall outcomes sought for the Central precinct are to:
- (a) the land use character in the Central precinct is primarily residential, which includes a range of densities in appropriate locations as follows:
 - (i) low density residential development predominates in the Residential Zone; and
 - (ii) medium density residential predominates in the Residential (Higher Density) Zone.
 - (b) commercial and retail activity is limited to those services required to meet local community needs which do not detract from the intended roles and functions of the designated centres elsewhere in the City;
 - (c) further commercial development is limited along the arterial roads, such as the Dawson Highway or Glenlyon Road;
 - (d) the operations and functions of activities undertaken within the Major Industry and Infrastructure Zone are protected from sensitive development;
 - (e) the open space and rural landscapes in the south of the precinct are retained by:
 - (i) providing for the multiple functions of open space, buffer areas, conservation and recreation in the Open Space Zone;
 - (ii) protecting the environmental and landscape features of the riparian corridors and timbered ridgelines and hilltops from the impacts of development; and
 - (iii) linking open space corridors in any new residential development areas with the existing open space corridor along Auckland Creek and Tigalee Creek.

- (7) In addition, the overall outcomes sought for the Urban Expansion precinct are as follows:
- (a) development is mostly for urban residential purposes dominated by dwelling houses on single allotments and integrated closely with areas of open space to achieve conservation and open space needs unless the Racecourse precinct;
 - (b) land within the Urban Expansion Zone is conserved in large allotments until the land is required as a consequence of population growth and demand for additional housing or for the development of a showroom based centre in the Racecourse precinct;
 - (c) land within the Urban Expansion Zone, except for land in the Racecourse precinct is developed to:
 - (i) reinforce the predominant character of the Urban Expansion precinct as urban residential with strategic areas of open space which achieve conservation, open space and recreation needs;
 - (ii) maintain the residential character as predominantly dwelling houses on single allotments whilst allowing for higher density residential in select areas that are well integrated into the City's transport and open space networks and within easy access to a range of community facilities; and
 - (iii) follow a preferred sequence of development on the basis of requirements for and access to, physical and community infrastructure.
 - (d) development in the Racecourse precinct provides a showroom based centre with appropriate infrastructure, servicing and access and in accordance with a masterplan;
 - (e) development in the Park Residential Zone results in sensitive, low intensity residential living in a semi-rural setting and at the same time ensures that park residential development achieves acceptable standards in terms of convenience, infrastructure and safety;
 - (f) Open Space Zone land is effectively integrated within further land development in the precinct; and
 - (g) community facilities are provided which satisfy the needs of local residents and allow for higher order facilities in response to a significant increase in residential population, e.g. impact of a major development, in designated centres and which are well integrated within the transport network.
- (8) In addition, the overall outcomes sought for the Southern precinct are as follows:
- (a) the character of the precinct is maintained as open space within the Open Space Zone and low intensity rural purposes within the Rural Zone, with some park residential development occurring on land within the Park Residential Zone;

- (b) the role of the Southern precinct is protected as a transition area between the more intensely developed character of the Suburban Locality and the open low-intensity development character of the Gladstone Frame Locality;
 - (c) easy access is provided for residents to community facilities such as shopping and educational establishments, although these facilities will not be provided within the bounds of the Southern precinct;
 - (d) the open space system and land and features already within the Open Space Zone are enhanced with the multiple functions of open space, buffer areas, conservation and recreation;
 - (e) land in the Rural Zone is retained for the purposes of a physical buffer and an open rural landscape backdrop to the City; and
 - (f) adequate buffers or other measures are incorporated in sensitive development in the proximity of the Kirkwood Road arterial transport corridor to mitigate the future impacts of road traffic noise from the corridor.
- (9) In addition, the overall outcomes for the Kirkwood Road South precinct are:
- (a) Development occurs in a coordinated and sustainable way, with sensitivity to the local topography;
 - (b) Development is predominantly for urban residential purposes dominated by dwelling houses on single allotments and integrated closely with areas of open space to achieve conservation and open space needs;
 - (c) Effectively integrate open space within further land development in the precinct;
 - (d) Development provides for rural residential uses in areas of steep slope and to provide a transition area between the more intensely developed character of the Suburban Locality and the open low-intensity development character of the Gladstone Frame Locality;
 - (e) Residential development of a higher standard designed to ensure a high level of amenity, particularly where such land is in the vicinity of the Dawson Highway or Kirkwood Road;
 - (f) Provide community facilities which satisfy the needs of local residents and allow for higher order facilities in response to a significant increase in residential population, e.g. impact of a major development, in designated centres and which are well integrated within the transport network; and
 - (g) Provides for an integrated development for a convenience based shopping centre also providing limited personal services, banking services, community services and service trades at the intersection of Kirkwood Road and Dixon Drive.
- (10) In addition, the overall outcomes for the Racecourse Road precinct are:

- (a) the development of significant sites such as the racecourse is facilitated in an integrated and coordinated manner and for the purposes of a showroom based centre;
- (b) open space buffers are provided along the Auckland Creek corridor;
- (c) the Dawson road corridor is protected as a major entry road to the City and also as a major transport corridor to the City and the region;
- (d) development of the precinct provides appropriate vehicular access, manoeuvring and parking and not adversely affecting the efficiency of the transport network, in particular, the Dawson Highway; and
- (e) development of the precinct is preceded by a masterplan that addresses layout, uses, points (a) to (d) above and the Master Plans and Plans of Development Planning Scheme Policy

Division 7 – Specific Outcomes and Acceptable and Probable Solutions for the Suburban Locality Code

7.8 Residential and Residential (High Density)

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Residential development occurs in a progressive sequential pattern making efficient and cost effective use of existing infrastructure.</p>	<p>S1 Development occurs first on land within either the Residential Zone, Residential (Higher Density) Zone or the Urban Expansion Zone, such that:</p> <p>(i) infill residential development is located as land within the Residential Zone to the west of Glenlyon Road between Breslin Street and Phillip Street and to the east of Glenlyon Road between Derby Street and Phillip Street; and</p> <p>(ii) Greenfield residential development is located as land within the Residential Zone at Seaview Heights, Clinton, Telina, Kaleentha and Emmadale.</p>
<p>P2 Dwelling house development is located in the Residential Zone.</p>	<p>S2 No solution specified.</p>
<p>P3 The Residential Zone contains a mix of housing types in suitable locations such as duplex units, relocatable homes and integrated housing in close proximity to community facilities and designated commercial centres</p>	<p>S3 No solution specified.</p>
<p>P4 Development in the Residential Zone promotes a high standard of residential living on conveniently located, serviced land in a sustainable, planned and efficient manner.</p>	<p>S4 No solution specified.</p>
<p>P5 Development in the Residential (Higher Density) Zone is predominantly multiple unit residential at high residential densities, preferably in locations in proximity to the City Centre and other designated commercial centres.</p>	<p>S5 No solution specified.</p>
<p>P6 Provision for affordable housing is incorporated in each development.</p>	<p>S6 No solution specified.</p>

7.9 Urban Expansion

Specific Outcomes		Acceptable & Probable Solutions	
Assessable Development			
P1	<p>Land in the Urban Expansion Zone is</p> <p>(i) retained in large lots of 50 ha until required as a consequence of population growth and demand for additional housing; and</p> <p>(ii) progresses sequentially by extending the existing urban areas, in preference to the development of sites which are removed from the edge of the urban area.</p>	S1	No solution specified.
P2	<p>Development results in an efficient and sustainable urban form.</p>	S2	No solution specified.
P3	<p>Development in the Urban Expansion zone is undertaken only in accordance with a master plan, to accompany a material change of use application to create an efficient and sustainable urban form showing:</p> <p>(i) features of environmental values in areas of open space;</p> <p>(ii) the requirements for infrastructure;</p> <p>(iii) access to community facilities;</p> <p>(iv) access to local convenience facilities and open space and recreation;</p> <p>(v) the sequence of open space; and</p> <p>(vi) connection with the existing urban area.</p> <p>Note: A master plan should be prepared in accordance with the Master Plans and Plans of Development Planning Scheme Policy.</p>	S3	No solution specified.

7.10 Park Residential

Specific Outcomes		Acceptable & Probable Solutions	
Assessable Development			
P1	In the Park Residential Zone, residential development:	S1	No solution specified.
	(i) is energy efficient;		
	(ii) has a very low impact on its surroundings;		
	(iii) maintains the environmental and landscape values of the land in the zone;		
	(iv) minimises the extent of vegetation³⁰ clearing and earthworks;		
	(v) does not occur in riparian and wildlife corridors; and		
	(vi) adopts appropriate site management measures, including rehabilitation to prevent soil erosion and sedimentation of watercourses.		

³⁰ Under the Vegetation Management Act, clearing of native vegetation needs to comply with the Coastal Wide Bay Region Vegetation Management codes and Schedule 8 of the IPA.

7.11 Commercial

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Commercial development is located within the Commercial Zone and is appropriate for the designated role and function of the centre as follows:</p> <p>(i) the Kin Kora retail centre is an important shopping centre in the locality and the City;</p> <p>(ii) commercial activities do not extend further eastwards along either side of Phillip Street; and</p> <p>(iii) along the Dawson Highway, commercial activities are confined to land within the Commercial Zone, provide a range of convenience shopping and service trades but do not provide retailing facilities and services intended for the designated commercial centres; and</p> <p>(iv) in the Kirkwood Road precinct, development is in accordance with a masterplan.</p>	<p>S1 No solution specified.</p>
<p>P2 Commercial development is compatible with the scale of surrounding development and contributes to the local streetscape.</p>	<p>S1 Building height does not exceed 9 metres.</p>

7.12 Open Space and Recreation

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 The open space and landscape values of the Suburban Locality are protected as follows:</p> <p>(i) the landscape backdrops provided by the timbered ridgelines and on key sites are retained, including:</p> <p style="padding-left: 40px;">(a) Round Hill;</p> <p style="padding-left: 40px;">(b) the corridors, including Auckland Creek and Glenlyon Road; and</p> <p style="padding-left: 40px;">(c) the buffers to the City Locality and the North West Locality.</p> <p>(ii) the existing landscape and environmental values of key assets, such as Round Hill and the Auckland Creek corridor, are retained and enhanced; and</p> <p>(iii) the multiple functions of open space, buffer areas, conservation and recreation are enhanced.</p>	<p>S1 No solutions specified.</p>

7.13 Major Industry and Major Infrastructure

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Sensitive development such as hospitals, aged persons residences and residential uses are separated from major transport and infrastructure corridors listed below by incorporating effective buffers of open space, screens or other measures in the site:</p> <ul style="list-style-type: none"> (i) Dawson Highway; (ii) Hanson Road; (iii) Port Curtis Way; (iv) Glenlyon Road/Glenlyon Street corridor; (v) future alignment of the Kirkwood Road – Red Rover road corridor (vi) Route "D" heavy vehicle route; (vii) Phillip Street, Breslin Street, Derby Street; (viii) Moura Short Railway; (ix) Gladstone Airport; and (x) high voltage electric lines. 	<p>S1 No solution specified.</p>
<p>P2 Sensitive land uses such as hospitals, aged persons residences and residential abutting a major road or major infrastructure corridor have:</p> <ul style="list-style-type: none"> (i) buffers or setbacks to the corridors sufficient to mitigate potential noise and impacts; (ii) effective landscaping and screening; (iii) buildings orientated such that the openings and activity areas are situated away from the road or corridor; and (iv) double glazing to windows, insulation to walls and air conditioning. 	<p>S2 No solution specified.</p>

7.14 Community Purposes

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development in the Community Purpose Zone provides for the on-going statutory, communications, social, civic, educational and religious functions of public entities and community organisations free of any significant impediments created by inappropriate development on adjacent land.</p>	<p>S1 No solutions specified.</p>

7.15 Land Abutting Strategic Port Land

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development on land adjacent to Strategic Port Land where potential exists for the new development to generate impacts which may have an adverse effect on existing activities in Strategic Port Land incorporate appropriate management measures to mitigate those impacts.</p>	<p>S1 No solution specified.</p>
<p>P2 Development avoids the introduction and intensification of residential uses on land adjoining Strategic Port Land.</p>	<p>S2 No solution specified.</p>
<p>P3 Utilise appropriate design in new development to mitigate reverse amenity issues in regards to noise, dust, odours, traffic and any other emissions from the adjoining industrial uses, including techniques such as:</p> <p>(i) adopting suitable buffer distances;</p> <p>(ii) incorporating visual screening (planting of vegetation and fencing) to provide an effective screen and visual outlook;</p> <p>(iii) incorporating noise attenuation materials in the construction of dwelling units; and</p> <p>(iv) siting sensitive uses away from likely sources of dust and odours.</p>	<p>S3 No solution specified.</p>

7.16 Land Abutting Conservation Areas

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Premises adjacent to coastal wetland communities buffer as identified on the Coastal Management Overlay Code Plans or otherwise found to contain habitat for rare, threatened or endangered species as listed in Schedule 5 provide, where appropriate:</p> <p>(i) open space areas on the site which link corridors of open space between the site and adjoining conservation significant areas; and</p> <p>(ii) landscaping consisting of local native species.</p>	<p>S1 No solution specified.</p>

Division 8 – Specific Outcomes and Acceptable and Probable Solutions for the Northern Precinct

7.17 Residential Development

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development in the Residential (Higher Density) Zone in West Gladstone incorporates:</p> <p>(i) a mix of residential types at a higher density, providing a transition from the Kin Kora centre to the standard residential development nearby, which is sympathetic to the character of the locality; and</p> <p>(ii) a high level of landscaping on the site.</p>	<p>S1 In regard to (i), development complies with the standards detailed in the Table 7-17.1.</p> <p>Otherwise, no solution specified.</p>
<p>P2 For land in the vicinity of the Dawson Highway or the North Coast Railway, buffers and design measures are provided, to mitigate the impacts of the highway and railway operations.</p>	<p>P2 No solution specified.</p>

Table 7-17.1 Development Standards - Residential (Higher Density) Zone

Maximum Standard	Northern Precinct
Residential Density (units/m ² site area)	1/100m ²
Site Cover (% of site area)	40%
Building Height (measured to the buildings uppermost projection)	12 metres

7.18 Commercial

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 The existing centre within the Commercial Zone on the corner of Park Street and Dawson Road provides non-retail commercial services and convenience shopping.</p>	<p>S1 No solutions specified.</p>

Specific Outcomes	Acceptable & Probable Solutions
P2 Development of commercial activities along the Dawson Highway is limited to land within the Commercial Zone providing retailing and convenience services to meet the needs of the population of West Gladstone.	S2 No solutions specified.

7.19 Showground

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
P1 Development within the racecourse or showground is in accordance with an overall development plan which provides justification for the range of uses proposed, in addition to measures for managing the process and the effects of development. Note: The development flow is undertaken in accordance with the Master Plans and Plans of Development Planning Scheme Policy.	S2 No solutions specified.

7.20 Open Space and Recreation

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
P1 The existing open space areas within the Open Space Zone along the Auckland Creek corridors are developed for recreational use and as a buffer to the major industries and infrastructure in Callemondah.	S1 No solutions specified.

Division 9 – Specific Outcomes and Acceptable and Probable Solutions for the Round Hill Precinct

7.21 Round Hill – Landscape Values

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development on Round Hill is sympathetic to the landscape values of the area by:</p> <p>(i) utilising design and siting measures and construction techniques which maintain the landscape and environmental values of Round Hill;</p> <p>(ii) limiting development to sensitive residential infill located in the Residential Zone and Urban Expansion Zone around the base of the hill;</p> <p>(iii) limiting development to land located below 60 m AHD (for the purposes of landscape protection and infrastructure delivery);</p> <p>(iv) providing for development on land above 60 m AHD to be visually integrated with the landscape setting such that the development is not visible from the surrounding area; and</p> <p>(v) providing a buffer between development and the Open Space Zone on Round Hill where the buffer may be incorporated within development sites if suitable management measures are adopted.</p>	<p>S1 No solutions specified.</p>

Specific Outcomes	Acceptable & Probable Solutions
<p>P2 Development for telecommunications and urban infrastructure:</p> <p>(i) does not encroach further upon the skyline with additional visually significant structures;</p> <p>(ii) adopts construction techniques, materials and colours which will minimise the visual impact;</p> <p>(iii) does not generate a requirement for further improved road access to the top of Round Hill, such that further visual impacts from earthworks will arise; and</p> <p>(iv) supplies facilities to allow adequate water pressure for fire fighting purposes.</p>	<p>S2 No solutions specified.</p>

7.22 Residential

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development in the Residential Zone in the area west of Glenlyon Road between Breslin Street to Phillip Street comprises infill residential development incorporating measures to mitigate adverse effects of noise, dust and vibration from Glenlyon Road and Phillip Street.</p>	<p>S1 No solutions specified.</p>

Division 10 – Specific Outcomes and Acceptable and Probable Solutions for the Kin Kora Precinct

7.23 Commercial Development

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 The Kin Kora commercial centre retains its role as an important retail centre for the City and region by:</p> <p>(i) including only those commercial activities which retain the role of Kin Kora centre as an important retail centre;</p> <p>(ii) expanding within the Commercial Zone in both a functionally and physically integrated way with the existing centre to:</p> <p style="padding-left: 40px;">(a) enhance the visual quality and character of this important entry to the City;</p> <p style="padding-left: 40px;">(b) protect nearby residential areas from any adverse impact;</p> <p style="padding-left: 40px;">(c) maintain the function, capacity and safety of the City's and State-controlled road network;</p> <p style="padding-left: 40px;">(d) provide adequate car parking on site to prevent overflow of traffic and parking into residential streets and State-controlled road reserves; and</p> <p style="padding-left: 40px;">(e) enhance the pedestrian environment and amenity to encourage movement by alternate modes such as walking, cycling and public transport.</p> <p>(iii) confining further retail or commercial development along the Phillip Street and Dawson Highway to within the existing Commercial Zone and providing a range of convenience shopping and service trades and excluding retailing facilities and services generally intended for one of the other designated commercial centres; and</p> <p>(iv) ensuring commercial development does not spread further eastwards along Phillip Street on either side.</p>	<p>S1 No solutions specified.</p>

Specific Outcomes	Acceptable & Probable Solutions
<p>P2 Development within the Kin Kora Precinct is in accordance with an overall development plan for the land in the Commercial Zone and adjoining lands which addresses in particular:</p> <p>(i) traffic arrangement, flow and management;</p> <p>(ii) integration of development with a high quality streetscape;</p> <p>(iii) applying urban design principles to integrate and manage pedestrian and vehicle movement for development and to adjoining lands; and</p> <p>(iv) applying urban design principles to ensure appropriate high quality solutions are integrated with the masterplan for managing the commercial and residential interface.</p> <p>Note: The development is undertaken in accordance with the Master Plans and Plans of Development Planning Scheme Policy.</p>	<p>S2 No solutions specified.</p>
<p>P3 Congestion is not worsened at the intersection of the Dawson Highway and Phillip Street.</p>	<p>S3 No solutions specified</p>
<p>P4 The route of the highway may be altered to reduce or remove regional and other through traffic from ground level between the commercial zoned land either side of the Dawson Highway. Any alteration to the road is to be at ground level (i.e. not an overpass or other above ground structure).</p>	<p>S4 No solutions specified</p>
<p>P5 Internal pedestrian and cycle linkages are provided that cross a minimum of roadways, increase the efficiency of pedestrian movement through the sites and is safe and convenient.</p>	<p>S5 No solutions specified</p>
<p>P6 Additional floorspace or other intensification of use beyond the amount already approved or provided for under the Commercial Code will have regard to all issues affecting the precinct, in particular traffic, streetscape, pedestrian and cyclist environment, parking landscaping, drainage, road traffic noise (for noise sensitive developments) and urban design.</p>	<p>S6 No solutions specified</p>

Specific Outcomes	Acceptable & Probable Solutions
<p>P7 An overall landscape masterplan is implemented to provide:</p> <p>(i) a visual continuity to development;</p> <p>(ii) enhance the streetscape;</p> <p>(iii) provide 'softening' to the built form of the development; and</p> <p>(iv) provide a pleasant and safe environment for pedestrians and cyclists.</p>	<p>S7 No solutions specified.</p>
<p>P8 External advertising/signage will not impact on the safety of the motorists using the State-controlled roads (Dawson Highway and Philip Street)</p>	<p>S8</p> <p>(i) No part of the advertising signage shall encroach onto the State-controlled road reserves (Dawson Highway and Philip Street).</p> <p>(ii) The advertising sign lighting shall be located, angled or shielded to avoid excessive distraction or glare to the motorists on the State-controlled roads.</p>
<p>P9 Encroachments of awnings onto the State-controlled road reserves (Dawson Highway and Philip Street) will not be permitted.</p>	<p>S9 No solutions specified.</p>
<p>P10 External landscaping will not impact on the safety of motorists using the State-controlled road</p>	<p>S10 Where the subject land has a common boundary with a State-controlled road, any landscaping that is within 10 metres of a lot boundary adjoining a State-controlled road shall be planted in accordance with the Department of Transport and Main Roads' Road Landscape Manual.</p>

7.24 Open Space and Recreation

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1</p> <p>(i) Development which abuts Auckland Creek, the Dawson Highway, Phillip Street or the golf course includes comprehensive landscaping with an effective landscaped edge to protect the open space values of these areas.</p> <p>(ii) External landscaping shall not impact on the safety of motorists using the State-controlled roads and shall be in accordance with the Department of Transport and Main Roads' <i>Road Landscape Manual</i>.</p>	<p>S1 Where the subject land has a common boundary with a State-controlled road, any landscaping that is within 10 metres of a lot boundary adjoining a State-controlled road shall be planted in accordance with the Department of Transport and Main Roads' Road Landscape Manual.</p>

7.25 Commercial and Residential Interface

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Non residential development abutting the Residential Zone and the Residential (Higher Density) Zone provides suitable landscaping, buffers, building setbacks and fencing to maintain the residential amenity of the adjoining land.</p>	<p>S1 Where the subject land has a common boundary with a State-controlled road, any landscaping that is within 10 metres of a lot boundary adjoining a State-controlled road shall be planted in accordance with the Department of Transport and Main Roads' Road Landscape Manual.</p>
<p>P2 New residential and other noise sensitive developments shall be protected from noise impacts associated with State-controlled roads.</p>	<p>S2 All new residential buildings and noise sensitive land uses to comply with the Department of Transport and Main Roads' <i>Road Traffic Noise Management: Code of Practice</i>.</p>

Division 11 – Specific Outcomes and Acceptable and Probable Solutions for the Central Precinct

7.26 Residential Development

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Residential development in the Residential (Higher Density) Zone in New Auckland incorporates:</p> <p>(i) a mix of residential types; and</p> <p>(ii) low rise built form to maintain the overall character of the locality.</p>	<p>S1 Development in the Residential (Higher Density) Zone in New Auckland achieves the development standards in Table 7-26.1.</p>

Table 7-26.1 Development Standards - Residential (Higher Density) Zone

Maximum Standard	Central Precinct
Residential Density (units/m² site area)	1/250m²
Site Cover (% of site area)	40%
Building Height (measured to the buildings uppermost projection)	9 metres

7.27 Commercial Development

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Commercial uses in the precinct provide:</p> <p>(i) local convenience retail shopping in step with population growth and identified community needs and located in the Commercial Zone; and</p> <p>(ii) small scale facilities which do not detract from intended roles of the designated centres elsewhere in the City.</p>	<p>S1 No solutions specified.</p>
<p>P2 Apart from commitments made in the form of existing approvals and designations on the Locality plan, no further commercial development will occur along the Dawson Highway or Glenlyon Road.</p>	<p>S2 No solutions specified.</p>

7.28 Open Space and Rural Landscape

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development in the precinct maintains the open space and rural landscape values by incorporating:</p> <p>(i) paths, trails, playing fields and gardens in the Open Space Zone;</p> <p>(ii) managed open space including riparian corridors and timbered ridgelines;</p> <p>(iii) the extension of the existing open space corridor along Auckland Creek and Tigalee Creek into new residential areas; and</p> <p>(iv) development of land in the Rural Zone as low intensity and in keeping with the character of the adjoining Gladstone Frame locality.</p>	<p>S1 No solutions specified.³¹</p>

³¹ Under the Vegetation Management Act, 1999, clearing of native vegetation needs to comply with the Coastal Wide Bay Region Vegetation Management Codes and Schedule of the IPA.

Division 12 – Specific Outcomes and Acceptable and Probable Solutions for the Urban Expansion Precinct

7.29 Urban Expansion

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
<p>P1 Land in the Urban Expansion Zone</p> <p>(i) is retained in large lots of 50 ha until required as a consequence of population growth and demand for additional housing; and</p> <p>(ii) progresses sequentially by extending the existing urban areas in preference to the development of sites which are removed from the edge of the urban area.</p>		<p>S1 No solutions specified.</p>
<p>P2 Development occurs in accordance with a master plan to accompany a material change of use application to create an efficient and sustainable urban form showing:</p> <p>(i) features of environmental values in areas of open space;</p> <p>(ii) the requirements for infrastructure;</p> <p>(iii) access to community facilities;</p> <p>(iv) access to local convenience facilities and open space and recreation;</p> <p>(v) the sequence of open space; and</p> <p>(vi) connection with the existing urban area.</p> <p>Note: The master plan is prepared in accordance with the Master Plans and Plans of Development Planning Scheme Policy.</p>		<p>S2 No solutions specified.</p>
<p>P3 Provision is made within the Urban Expansion zone to be located at the future intersection of Kirkwood Road and Dixon Drive, for a centre providing for an integrated development for a convenience based shopping centre of 4,000 to 6,000 m² GFA, and also providing limited personal services, banking services, community services and service trades.</p>		<p>S3 No solutions specified.</p>

Specific Outcomes	Acceptable & Probable Solutions
<p>P4 Other than identified in P3, commercial development provides for the day to day needs of residents in the surrounding area and has a gross area of no more than 500 m²</p>	<p>S4 No solutions specified.</p>
<p>P5 New urban development in the designated Urban Expansion Zone is not located on land which is unable to be economically and efficiently serviced with development infrastructure including;</p> <p>(i) steep land, being land with an average gradient greater than 15%;</p> <p>(ii) unstable land or land prone to slippage; and</p> <p>(iii) land in bushfire or flood hazard areas (refer Flood and Storm Surge Regulatory Plan 1).</p>	<p>S5 No solutions specified.</p>

7.30 Open Space

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Open space is provided in the Open Space Zone, the Urban Expansion Zone, the Park Residential Zone and the Residential Zone by:</p> <p>(i) including systems of open space, containing riparian corridors and timbered ridgelines wherever appropriate;</p> <p>(ii) integrating new open space systems with the existing open space network; and</p> <p>(iii) incorporating a range of access and movement provisions for residents.</p>	<p>S1 No solution specified.</p>

Division 13 – Specific Outcomes and Acceptable and Probable Solutions for the Southern Precinct

7.31 Park Residential

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Park residential development occurs within the Park Residential Zone and provides opportunities for sensitive, low intensity residential living in a semi-rural setting.</p>	<p>S1 No solution specified</p>
<p>P2 Development occurs in accordance with a master plan to accompany a material change of use application to create an efficient and sustainable urban form showing:</p> <p>(i) features of environmental values in areas of open space;</p> <p>(ii) the requirements for infrastructure;</p> <p>(iii) access to community facilities;</p> <p>(iv) access to local convenience facilities and open space and recreation;</p> <p>(v) the sequence of open space; and</p> <p>(vi) connection with the existing urban area</p>	<p>S2 No solutions specified.</p>

7.32 Open Space and Recreation

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development in the precinct maintains the open space and rural landscape values by incorporating:</p> <p>(i) paths, trails, playing fields and gardens in the Open Space Zone;</p> <p>(ii) managed open space including riparian corridors and timbered ridgelines; and</p> <p>(iii) extension of the existing open space corridor along Auckland Creek into new residential areas.</p>	<p>S1 No solutions specified.</p>

7.33 Rural

Specific Outcomes		Acceptable & Probable Solutions	
Assessable Development			
P1	Development in the precinct maintains the environmental and landscape values of land in the Rural Zone by:	S1	In regard to P1(i), the minimum lot size in the Rural Zone is 50 Ha.
	(i) retaining land in large lots;		No solution specified for (ii) or (iv).
	(ii) retaining vegetation³²		
	(ii) avoiding tree clearing;		
	(iii) avoiding development on hilltops or ridgelines; and		
	(iv) providing development that is sensitive to the existing environmental values of the site including surface and ground water quality, bushland, riparian and wildlife corridors and possible sites of cultural heritage.		

³² Under the Vegetation Management Act 1999, clearing of Native Vegetation needs to comply with the Coastal Wide Bay Region Vegetation Management Codes and Schedule 8 of the IPA.

Division 14 – Specific Outcomes and Acceptable and Probable Solutions for the Kirkwood Road South Precinct

7.34 Land use Allocation

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Except for the commercial centre identified in 7.29 Urban Expansion, development within the Kirkwood Road South Precinct will be undertaken in accordance with the Kirkwood Road South Structure Plan (Part 14, Schedule 6) and will accord with the principles and objectives expressed in the Council's report (<i>Kirkwood Road South Structure Plan 2004</i>)</p>	<p>S1 No solution specified.</p>
<p>P2 The development pattern and layout ensures areas which could result in costly infrastructure solutions or potential for environmental harm, are protected from development including:</p> <p>(i) steep land being land with an average gradient greater than 15%</p> <p>(ii) unstable land or land prone to slippage, land in bushfire or (refer Flood and Storm Surge Regulatory Plan 1) hazard areas;</p> <p>(iii) watercourses (refer Watercourse Regulatory Plan 2); and</p> <p>(iv) protected remnant vegetation and critical habitat areas.</p>	<p>S2 No solution specified.</p>

7.35 Open Space and Rural Landscape

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Provide open space buffers along the Auckland Creek corridor.</p>	<p>S1 No solution specified³³.</p>

³³ Where native vegetation is present, development provides for retention of native vegetation either side of water course consistent with the Coastal Wide Bay Region Vegetation management Code for Ongoing Clearance Purposes.

Specific Outcomes	Acceptable & Probable Solutions
P2 Where land is within the Open Space Zone, protect and enhance the landscape and open space values and the connections with open space in the Northern precinct.	S2 No solution specified.
P3 Incorporate adequate buffers and other protection measures into development which abuts land situated within the Open Space Zone.	S3 No solution specified.
P4 The open space and rural landscapes in the south of the precinct are retained by: (i) providing for the multiple functions of open space, buffer areas, conservation and recreation in the Open Space Zone; (ii) protecting the environmental and landscape features of the riparian corridors and timbered ridgelines and hilltops from the impacts of development; and (iii) linking open space corridors in any new residential development areas with the existing open space corridor along Auckland Creek and Briffney Creek.	S4 No solution specified.

7.36 Infrastructure

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
P1 Protect the operation and function of activities undertaken within the Major Industry and Infrastructure Zone from sensitive development	S1 No solution specified.
P2 Incorporate adequate buffers or other measures in sensitive development where in proximity to Kirkwood Road to mitigate the future impacts of road traffic noise from the corridor	S2 No solution specified.
P3 Provide effective buffers between major infrastructure and sensitive land uses to avoid the potential for conflict and constraints on the operation of these facilities.	S3 No solution specified.
P4 The provision and layout of infrastructure accords with the objectives and intent of Council's Kirkwood Road South Structure Plan 2004 study (refer Schedule 6).	S4 No solution specified.

7.37 Residential

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
<p>P1 Residential development occurs in a progressive sequential pattern making efficient and cost effective use of infrastructure where development occurs in accordance with a master plan to accompany a material change of use application to create an efficient and sustainable urban form showing:</p> <p>(i) features of environmental values in areas of open space;</p> <p>(ii) the requirements for infrastructure;</p> <p>(iii) access to community facilities;</p> <p>(iv) access to local convenience facilities and open space and recreation;</p> <p>(v) the sequence of open space; and</p> <p>(vi) connection with the existing urban area..</p>		<p>S1 No solution specified.</p>
<p>P2 The significant residential land use type within the areas marked Residential on the Kirkwood Road South Structure Plan (Schedule 6) will be detached dwellings on allotments ranging in size from 700 m² to 1,000 m² .</p>		<p>S2 No solution specified.</p>
<p>P3 The significant residential land use type within the areas marked Park Residential on the Kirkwood Road South Structure Plan (Schedule 6) will be detached dwellings on allotments ranging in size from 6,000 m² or more.</p>		<p>S3 No solution specified.</p>

7.38 Commercial

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Commercial Development provides for the day to day needs of residents in the surrounding area and has the following characteristics:</p> <p>(i) a gross floor area of no more than 500 m²;</p> <p>(ii) provides a day to day shopping needs and may also provide limited personal services, banking services, community services and service trades; and</p> <p>(iii) is conveniently located and designed such that surrounding residents are able to access the commercial premises via a number of ways including motorised transport, cycle and pedestrian.</p>	<p>S1 No solution specified.</p>
<p>P2 Commercial development provides for convenience based shopping and has a gross floor area of more than 500 m² has the following characteristics:</p> <p>(i) is appropriately located in regards to accessibility and amenity; and</p> <p>(ii) provides for the convenience shopping needs of the surrounding population as well as limited personal services.</p>	<p>S2 Commercial development with a gross floor area greater than 500 m²:</p> <p>(i) is located at the intersection of Kirkwood Road and Dixon Drive;</p> <p>(ii) is for convenience based shopping and also providing limited personal services, banking services, community services, childcare services, medical centre and the like as well as service trades;</p> <p>(iii) the commercial use comprises a maximum gross floor area of 6,000 m²; and</p> <p>(iv) only one such centre is provided in the Kirkwood Road South Precinct.</p>

7.39 Park Residential

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Park residential development occurs within the Park Residential Zone and provides opportunities for sensitive, low intensity residential living in a semi-rural setting.</p>	<p>S1 No solution specified</p>

Specific Outcomes	Acceptable & Probable Solutions
<p>P2 Development occurs in accordance with a master plan to accompany a material change of use application to create an efficient and sustainable urban form showing:</p> <p>(i) features of environmental values in areas of open space;</p> <p>(ii) the requirements for infrastructure;</p> <p>(iii) access to community facilities;</p> <p>(iv) access to local convenience facilities and open space and recreation;</p> <p>(v) the sequence of open space; and</p> <p>(vi) connection with the existing urban area.</p>	<p>S2 No solutions specified.</p>

Division 15 – Specific Outcomes and Acceptable and Probable Solutions for the Racecourse Precinct

7.40 Land use Allocation

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Provides for an integrated development of retail focussed activities where the range of goods are predominantly of a non convenience nature including hardware, housing service trades, service industries, showrooms and warehousing bulky goods, storage and distribution and chandler to the City.</p>	<p>S1 No solutions specified.</p>
<p>P2 Development within the precinct is in accordance with an overall development plan for a showroom based development which provides justification for the range of uses proposed, in addition to measures for managing the process and the effects of development.</p> <p>Note: The development flow is undertaken in accordance with the Master Plans and Plans of Development Planning Scheme Policy.</p>	<p>S2 No solutions specified.</p>

PART 8 GLADSTONE FRAME LOCALITY

Division 1 – Preliminary

8.1 Description

The extent of the Gladstone Frame Locality is shown on the Gladstone Frame Locality Code (Plan 5).

8.2 Gladstone Frame Locality

The provisions in this part comprise the following:

- (a) preliminary provisions for the Gladstone Frame Locality Code (Division 1);
- (b) general provisions for assessment tables (Division 2);
- (c) assessment table for each zone in the Gladstone Frame Locality Code for Material Change of Use (Division 3, **Table 8-1**) as follows:
 - (i) Major Industry and Infrastructure Zone
 - (ii) Open Space Zone; and
 - (iii) Rural Zone).
- (d) assessment table for Other Development (Division 4, **Table 8-2**);
- (e) general provisions for the Gladstone Frame Locality Code (Division 5);
- (f) overall outcomes for the Gladstone Frame Locality Code (Division 6);
- (g) specific outcomes and probable and acceptable solutions for the Gladstone Frame Locality Code (Division 7).

Division 2 – General Provisions for Assessment Tables

8.3 Assessment Categories for Zones

- (1) The assessment categories are identified for development in **Table 8-1** and **Table 8-2**, as follows:
 - (a) **Table 8-1** – making a material change of use³⁴; or
 - (b) **Table 8-2** – other development, including:
 - (i) carrying out drainage and plumbing work;
 - (ii) carrying out building work not associated with a material change of use
 - (iii) erection of advertising sign device (operational work) on premises not associated with a material change of use:
 - (iv) carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks including filling or excavation of land;
 - (v) reconfiguring a lot;
 - (vi) carrying out operational work for reconfiguring a lot; and
 - (vii) other.

8.4 Relevant assessment criteria for self-assessable development and assessable development in each zone

- (1) The relevant assessment criteria in each zone are referred to in **Table 8-1**.
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

³⁴ Works associated with an application for a material change of use may be assessed together with the material change of use.

Division 3 – Assessment Tables for each zone in the Gladstone Frame Locality

Table 8-1 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) explaining how the higher assessment category prevails.

Use Class	Major Industry & Infrastructure Zone	Open Space Zone	Rural Zone	Relevant assessment criteria ³⁵ - applicable code if development is self-assessable or requires code assessment
Advertising Signs (MCU)	Impact	Impact	Impact	
Agriculture	Impact	Impact	Exempt	Rural Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Business	Impact	Impact	Impact except where: <ul style="list-style-type: none"> ▪ Veterinary Clinic which is Code Assessable 	Commercial Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Caretakers Residence	Code	Code	Code	Caretakers Residence Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Community Purpose	Impact except where: <ul style="list-style-type: none"> ▪ Public Purposes < 100 m² GFA which is Code Assessable 	Impact except where the following is Code Assessable: <ul style="list-style-type: none"> ▪ Community Facilities <150 m² GFA; ▪ Public Purpose. 	Impact except where: <ul style="list-style-type: none"> ▪ Public Purpose which is Code Assessable 	Community Use Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development,

³⁵ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

Use Class	Major Industry & Infrastructure Zone	Open Space Zone	Rural Zone	Relevant assessment criteria ³⁵ - applicable code if development is self-assessable or requires code assessment
				the relevant assessment criteria includes the provisions for the whole of the planning scheme
Dwelling House	Impact	Impact	Self assessable	Residential Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Self Assessable development, the relevant assessment criteria is the Residential Code and the Environment and Infrastructure Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Estate Sales & Display Home	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Extractive Industry	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Industry (High Impact)	Impact except where: <ul style="list-style-type: none"> Major Infrastructure which is Code Assessable. 	Impact	Impact	Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Industry (Low Impact)	Code	<ul style="list-style-type: none"> Impact 	Impact	Industry Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Major Industry & Infrastructure Zone	Open Space Zone	Rural Zone	Relevant assessment criteria ³⁵ - applicable code if development is self-assessable or requires code assessment
Intensive Agriculture	Impact	Impact	Impact except where; <ul style="list-style-type: none"> Intensive Animal Husbandry for the purposes of Stables which is Code Assessable. 	Rural Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Major Infrastructure	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Minor Infrastructure	Exempt	Exempt	Exempt	
Open Space and Recreation	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Exempt except where: <ul style="list-style-type: none"> Sport and Recreation which is Code Assessable 	Impact except where: <ul style="list-style-type: none"> Park which is Exempt 	Open Space and Recreation Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Produce Store	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Business	Impact	Impact	Impact except where: <ul style="list-style-type: none"> Home Occupation which is Self Assessable; Home Business which is Code Assessable. 	Home Occupation and Home Business Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Self Assessable development, the relevant assessment criteria is the Home Occupation and Home Business Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Other	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the

Use Class	Major Industry & Infrastructure Zone	Open Space Zone	Rural Zone	Relevant assessment criteria ³⁵ - applicable code if development is self-assessable or requires code assessment
				provisions for the whole of the planning scheme
Residential Secondary	Impact	Impact	Impact except where: <ul style="list-style-type: none"> Relatives Apartment which is Code Assessable 	Residential Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Temporary	Impact	Impact	Impact	Caravan & Relocatable Home Park Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Service Station	Impact	Impact	Impact	Commercial Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Telecommunication Facility	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Impact except where: <ul style="list-style-type: none"> Telecommunications Facility (Minor impact) which is Self Assessable 	Telecommunications Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Self Assessable development the relevant criteria is the Telecommunications Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Temporary Use	Code	Impact	Code	Temporary Use Code Environment & Infrastructure Code

Use Class	Major Industry & Infrastructure Zone	Open Space Zone	Rural Zone	Relevant assessment criteria ³⁵ - applicable code if development is self-assessable or requires code assessment
				Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Tourist Facility	Impact	Impact	Impact except where: <ul style="list-style-type: none"> ▪ Bed and Breakfast which is Code Assessable. 	Tourism Code Environment & Infrastructure Code Gladstone Frame Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Transport & Storage	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Veterinary Hospital	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Any other Use not defined	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Division 4 – Assessment Criteria for the Gladstone Frame Locality – Other Development

Table 8-2 Assessment Categories and Relevant Assessment Criteria for the Gladstone Frame Locality – Other Development

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) explaining how the higher assessment category prevails.

Type of Development	Assessment Category	Relevant assessment criteria ³⁶ - applicable code if development is self-assessable or requires code assessment
Carrying out drainage and plumbing work	Exempt (All Zones)	
Carrying out building work not associated with a material change of use.	Exempt except where: <ul style="list-style-type: none"> ▪ For residential purposes for premises abutting the Major Industry and Infrastructure Zone which is Code Assessable. 	Environment & Infrastructure Code Gladstone Frame Locality Code
Erection of an advertising device (operational works) on premises not associated with a material change of use	Self Assessable	Advertising Devices Code Operational Works (Earthworks) Code Environment & Infrastructure Code Gladstone Frame Locality Code Note: for Self Assessable development the relevant criteria is the Advertising Devices Code
Carrying out operational work ³⁷ not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks including filling or excavation of land	Code Assessable except where: The excavation or filling of land on floodplains involves 50 m³ or less or involves 100 m³ or less on land not subject to flooding which is Exempt	Operational Works (Earthworks) Code Environment & Infrastructure Code Gladstone Frame Locality Code

³⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

³⁷ If works do not allow the taking of interfering from a watercourse, lake or spring, a Riverine Protection Permit under the *Water Act 2000* is required from Natural Resources & Water for any destruction of vegetation, excavation or placing of fill in a watercourse.

Type of Development	Assessment Category	Relevant assessment criteria ³⁶ - applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot³⁸	Code assessable except where: <ul style="list-style-type: none"> ▪ Abutting the Major Industry and Infrastructure Zone which is Impact Assessable; ▪ the creation of allotments less than 600 m² which is Impact Assessable. 	Reconfiguring a Lot Code Environment & Infrastructure Code Gladstone Frame Locality Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Carrying out operational work for reconfiguring a lot	Code assessable	Reconfiguring a Lot Code Operational Works (Earthworks) Code Environment & Infrastructure Code Gladstone Frame Locality Code
Other	Exempt	

³⁸ Under IPA, Schedule 8, Part 3 the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating two or more lots, for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1957*, or on Strategic Port Land.

Division 5 – General Provisions for the Gladstone Frame Locality Code

8.5 Gladstone Frame Locality code

The following provisions comprise the Gladstone Frame Locality Code:

- (a) compliance with the Gladstone Frame Locality Code (Section 8.6);
- (b) overall outcomes for the Gladstone Frame Locality (Division 6); and
- (c) specific outcomes and probable and acceptable solutions for Gladstone Frame Locality (Division 7).

8.6 Compliance with Gladstone Frame Locality Code

Development that is consistent with the following complies with the Gladstone Frame Locality Code:

- (a) the specific outcomes for the locality in Division 7.

Division 6 – Overall Outcomes for Gladstone Frame Locality Code

8.7 Overall Outcomes for the Gladstone Frame Locality Code

- (1) The overall outcomes are the purpose of the Gladstone Frame Locality Code.
- (2) The overall outcomes sought for the Gladstone Frame Locality Code are:
 - (a) the locality is retained as an area of undeveloped rural land in the Rural Zone by retaining large rural allotments which provide housing and living alternatives to the urban and suburban settings of the City and Suburban localities;
 - (b) the locality acts as a rural or semi-rural buffer between the intensive industrial and urban development of the City and the adjoining areas of Calliope Shire by ensuring development in the Rural Zone is low intensity with a low impact on the landscape and surrounding area;
 - (c) urban development does not occur within the Rural Zone, unless a major surge in population growth occurs as a consequence of the commencement of major development projects, causing an immediate need to accommodate population growth;
 - (d) the areas within the Open Space Zone are retained and protected as open space, buffer, conservation and recreation areas, particularly in the south-eastern part of the locality around the Police Creek – O'Connell Road area;
 - (e) the operational efficiency of major electric lines and major transport infrastructure which traverse the locality and dissect the rural landscape is protected by limiting development to low intensity rural development;
 - (f) the possible future urban development of land within the Rural Zone is not compromised by inappropriate development in the short term;
 - (g) allow for essential major roads, railways and electricity infrastructure free from any potential conflicts or constraints from adjacent development;
 - (h) the coast is conserved in its natural or non-urban state outside of existing urban areas;
 - (i) urban development does not occur on or within erosion prone areas, significant coastal wetlands, riparian areas, sites containing important coastal resources of economic, social, cultural and ecological value or areas identified as having, or the potential to have unacceptable risk from coastal hazards;
 - (j) public access to the coast is maintained;
 - (k) ground and surface water quality is maintained; and

- (l) development adjacent to coastal wetland communities or areas otherwise found to contain habitat for rare, threatened or endangered species, incorporates measures to minimise edge effects and where practical, to maintain and enhance linkages and corridors to other conservation areas, retain habitat values and protect biodiversity.

Division 7 – Specific Outcomes and Acceptable and Probable Solutions for the Gladstone Frame Locality

8.8 Rural and Semi Rural Character

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development in the Rural Zone and the Open Space Zone retains the rural or semi-rural character of the locality by:</p> <p>(i) retaining timbered ridgelines, areas of bushland, riparian corridors and other areas of habitat value in their natural state³⁹;</p> <p>(ii) accommodating small scale and low impact activities able to be supported by the landscape and the infrastructure available to the site;</p> <p>(iii) accommodating activities which are rural or semi-rural in nature:</p> <p>(iv) retaining areas of landscape significance or importance to the rural backdrop to the City by providing buildings and structures that:</p> <p style="padding-left: 40px;">(a) avoid hilltops, ridgelines, steep land and watercourse; and</p> <p style="padding-left: 40px;">(b) utilise appropriate siting, design, materials and colours to minimise the need for earthworks such that buildings merge with and are not visually prominent in the landscape; and</p> <p>(v) rehabilitating sites as soon as practicable after works have been completed.</p>	<p>S1.1 The minimum lot size in the Rural Zone is 50 ha.</p> <p>S1.2 Integrate new areas of open space with existing open space and infrastructure corridors which traverse much of the land in the Rural Zone.</p> <p>S1.3 No solution specified.</p>

³⁹ Under the Vegetation Management Act 1999, clearing of Native Vegetation needs to comply with the Coastal Wide Bay Region Vegetation Management Codes and Schedule 8 of the IPA.

8.9 Preservation Rural Environment

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 The impact of development on the rural environment in the Rural Zone or the Open Space Zone is maintained by:</p> <p>(i) providing for the disposal of waste water on site;</p> <p>(ii) controlling stormwater and low flow surface water to an approved point to avoid greatly increased velocities of flows leading to soil erosion, or stream bed or bank erosion;</p> <p>(iii) minimising earthworks required for building works and site preparation;</p> <p>(iv) adopting appropriate site management measures, including rehabilitation, to prevent soil erosion and sedimentation of watercourses;</p> <p>(v) accommodating only low intensity and small scale non-residential development that retain traffic volumes and noise levels to the expectations of a rural area; and</p> <p>(vi) locate additional community facilities and services required by the population outside the locality.</p>	<p>S1 No solution specified.</p>

8.10 Major Infrastructure

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development in proximity of major electric lines and major transport infrastructure is predominantly of a low intensity and of a rural nature.</p>	<p>S1 No solution specified.</p>

8.11 Land Abutting Conservation Areas

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Premises adjacent to vegetation areas or the coastal wetland communities buffer as identified on the Coastal Management Overlay Code Plans 1 to 4 or otherwise found to contain habitat for rare, threatened or endangered species as listed in Schedule 5 provide, where appropriate:</p> <p>(i) open space areas on the site which link corridors of open space between the site and adjoining conservation significant areas; and</p> <p>(ii) landscaping consisting of local native species.</p>	<p>S1 No solution specified.</p>

8.12 Future Urban Development

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Non-rural development within the Rural Zone will occur only in response to a major increase in population growth such that the development of land in the locality represents the least cost path and will be developed:</p> <p>(i) only in ways which facilitate possible future urban expansion; and</p> <p>(ii) in accordance with a master plan for the area in accordance with the Master Plans and Plan of Development Planning Scheme Policy (Part 14, Division 4).</p>	<p>S1 No solution specified.</p>

PART 9 HARBOUR ISLANDS LOCALITY CODE

Division 1 – Preliminary

9.1 Description

The extent of the Harbour Islands Locality Code is shown on the Harbour Islands Locality Code (Plan 6).

9.2 Harbour Islands Locality Code

The provisions in this part comprise the following:

- (a) preliminary provisions for the Harbour Islands Locality Code (Division 1);
- (b) general provisions for assessment tables (Division 2);
- (c) assessment categories for each zone in the Harbour Islands Locality Code (Division 3, Table 9-1) as follows:
 - (i) Island Settlement Zone;
 - (ii) Open Space Zone; and
 - (iii) Rural Zone.
- (d) assessment table for Other Development (Division 4, Table 9-2);
- (e) general provisions for the Harbour Islands Locality Code (Division 5);
- (f) overall outcomes for the Harbour Islands Locality Code (Division 6); and
- (g) specific outcomes and probable and acceptable solutions for the Harbour Islands Locality Code (Division 7).

Division 2 – General Provisions for Assessment Tables

9.3 Assessment Categories for Zones

- (1) The assessment categories are identified for development in **Table 9-1** and **Table 9-2**, as follows:
 - (a) **Table 9-1** – making a material change of use⁴⁰;
 - (b) **Table 9-2** – other development, including:
 - (i) carrying out drainage and plumbing work;
 - (ii) carrying out building work not associated with a material change of use;
 - (iii) erection of advertising sign device (operational work) on premises not associated with a material change of use;
 - (iv) carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks including filling or excavation of land;
 - (v) reconfiguring a lot;
 - (vi) carrying out operational work for reconfiguring a lot; and
 - (vii) other.

9.4 Relevant assessment criteria for self-assessable development and assessable development in each zone

- (1) The relevant assessment criteria in each zone are referred to in **Table 9-1**.
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

⁴⁰ Works associated with an application for a material change of use may be assessed together with the material change of use.

Division 3 – Assessment Tables for each zone in the Harbour Islands Locality Code

Table 9-1 Assessment Categories and Relevant Assessment Criteria for the Island Settlement Zone – Making a Material Change of Use

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) explaining how the higher assessment category prevails.

Use Class	Island Settlement Zone	Open Space Zone	Rural Zone	Relevant assessment criteria ⁴¹ - applicable code if development is self-assessable or requires code assessment
Advertising Signs (MCU)	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Agriculture	Impact	Impact	Impact	Rural Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Business	Impact except where: <ul style="list-style-type: none"> • Premises at South End - where Shop < 100 m² GFA which is Code Assessable 	Impact	Impact	Commercial Code Environment & Infrastructure Code Harbour Islands Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Caretakers Residence	Code	Impact	Impact	Caretakers Residence Code Environment & Infrastructure Code Harbour Islands Locality Code Operational Works (Earthworks)

⁴¹ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

Use Class	Island Settlement Zone	Open Space Zone	Rural Zone	Relevant assessment criteria ⁴¹ - applicable code if development is self-assessable or requires code assessment
				<p>Code</p> <p>Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Community Purpose	<p>Impact except where:</p> <ul style="list-style-type: none"> Public Purposes < 100 m² GFA which is Code Assessable 	Impact	Impact	<p>Community Use Code</p> <p>Environment & Infrastructure Code</p> <p>Harbour Islands Locality Code</p> <p>Operational Works (Earthworks) Code</p> <p>Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Dwelling House	Self Assessable	Impact	Self Assessable	<p>Residential Code</p> <p>Environment & Infrastructure Code</p> <p>Harbour Islands Locality Code</p> <p>Operational Works (Earthworks) Code</p> <p>Note: where for Self Assessable development the assessment criteria is the Residential Code and the Environment and Infrastructure Code</p> <p>Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>
Estate Sales & Display Home	Impact	Impact	Impact	<p>Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</p>

Use Class	Island Settlement Zone	Open Space Zone	Rural Zone	Relevant assessment criteria ⁴¹ - applicable code if development is self-assessable or requires code assessment
Extractive Industry	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Industry (High Impact)	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Industry (Low Impact)	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Intensive Agriculture	Impact	Impact	Impact	Rural Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Minor Infrastructure	Exempt	Exempt	Impact	
Open Space and Recreation	Impact except where: <ul style="list-style-type: none"> ▪ Park which is Exempt; ▪ Premises at South End where Sport and Recreation <100 m² GFA is Code Assessable 	Impact except where: <ul style="list-style-type: none"> ▪ Park which is Exempt' ▪ Sport and Recreation <100 m² GFA which is Code Assessable 	Impact except where: <ul style="list-style-type: none"> ▪ Park which is Exempt' 	Open Space and Recreation Code Environment & Infrastructure Code Harbour Islands Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Produce Store	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Island Settlement Zone	Open Space Zone	Rural Zone	Relevant assessment criteria ⁴¹ - applicable code if development is self-assessable or requires code assessment
Residential Business	Impact except where: <ul style="list-style-type: none"> ▪ Home Occupation which is Self Assessable 	Impact	Impact except where: <ul style="list-style-type: none"> ▪ Home Occupation which is Self Assessable 	Home Occupation & Home Business Code Environment & Infrastructure Code Harbour Islands Locality code Operational Works (Earthworks) Code Note: for Self Assessable development the relevant assessment criteria is the Home Occupation and Home Business Code
Residential Other	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Secondary	Impact	Impact	Impact	Residential Code Environment & Infrastructure Code Harbour Islands Locality Code Operational Works (Earthworks) Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Temporary	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Service Station	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Island Settlement Zone	Open Space Zone	Rural Zone	Relevant assessment criteria ⁴¹ - applicable code if development is self-assessable or requires code assessment
Telecommunication Facility	Impact except where: <ul style="list-style-type: none"> ▪ Telecommunications Facility (Minor Impact) which is Self Assessable 	Impact	Impact except where: <ul style="list-style-type: none"> ▪ Telecommunications Facility (Minor Impact) which is Self Assessable) 	Telecommunications Code Environment & Infrastructure Code Harbour Islands Locality Code Operational Works (Earthworks) Code Note: for Self Assessable development the relevant assessment criteria is the Telecommunications Code Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Temporary Use	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Tourist Facility	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Transport & Storage	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Veterinary Hospital	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Any other use not defined	Impact	Impact	Impact	Note: for Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Division 4 – Assessment Criteria for the Harbour Islands Locality Code – Other Development

Table 9-2 Assessment Categories and Relevant Assessment Criteria for the Harbour Islands Locality – Other Development

Note: Assessment categories may also be affected by overlays. See overlay plans to determine whether the land is affected. Also see Section 1.12(3) (change if section number changes) explaining how the higher assessment category prevails.

Type of Development	Assessment Category (All Zones)	Relevant assessment criteria ⁴² - applicable code if development is self-assessable or requires code assessment
Carrying out drainage and plumbing work	Exempt	
Carrying out building work not associated with a material change of use	<p>Exempt except where:</p> <ul style="list-style-type: none"> ▪ Class 10 Buildings not in conjunction with a Class 1 Building on the same land; or ▪ Increasing the GFA or dimensions of an existing building or changing the setback within the site of an existing building; <p>Which is Code Assessable</p>	<p>Harbour Islands Locality Code</p> <p>Environment & Infrastructure Code</p>
Erection of an advertising device (operational works) on premises not associated with a material change of use	Self Assessable	<p>Advertising Devices code</p> <p>Environment & Infrastructure Code</p> <p>Harbour Islands Locality Code</p> <p>Note: for Self Assessable development the relevant assessment criteria is the Advertising Devices Code</p>
Carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks	<p>Code Assessable except where:</p> <p>The excavation or filling of land on floodplains involves 50 m³ or less or involves 100 m³ or less on land not subject to flooding</p>	<p>Operational Works (Earthworks) Code</p> <p>Environment & Infrastructure Code</p>

⁴² For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

Type of Development	Assessment Category (All Zones)	Relevant assessment criteria ⁴² - applicable code if development is self-assessable or requires code assessment
including filling or excavation of land⁴³	which is Exempt	Harbour Islands Locality Code
Reconfiguring a lot⁴⁴	Code Assessable	Reconfiguring a Lot Code Environment & Infrastructure Code Harbour Islands Locality Code Operations Works (Earthworks) Code
Carrying out operational work for reconfiguring a lot	Code assessable	Reconfiguring a Lot Code Operational Works (Earthworks) Code Environment & Infrastructure Code Harbour Islands Locality Code
Other	Exempt	

⁴³ If the works do not allow the taking or interfering from a watercourse, lake or spring, a Riverine Protection Permit under the *Water Act 2000* is required from Natural Resources & Water for any destruction of vegetation, excavation or placing of fill in a watercourse.

⁴⁴ Under IPA, Schedule 8, Part 3 the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating two or more lots, for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1957*, or on Strategic Port Land.

Division 5 – General Provisions for the Harbour Islands Locality Code

9.5 Description

The Harbour Islands Locality includes most of the harbour islands within the Gladstone local government area, excluding those that have been included within other localities. The locality includes the waters, wetlands and islands within the City and are shown on Harbour Islands Locality Plan 6.

The islands of the Harbour Islands Locality include:

Bushy Island	Diamantina Island	Rat Island	Witt Island
Chinaman Island	Facing Island	She-Oak Island	Picnic Island
Compigne Island	Garden Island	Tide Island	Curtis Island (part only)
Quoin Island	Turtle Island		

9.6 Harbour Islands Locality Code

The following provisions comprise the Harbour Islands Locality Code:

- (a) compliance with the Harbour Islands Locality Code (Section 9.6);
- (b) overall outcomes for the Harbour Islands Locality Code (Division 6); and
- (c) specific outcomes and probable and acceptable solutions for Harbour Islands Locality Code (Division 7).

9.7 Compliance with Harbour Islands Locality Code

Development that is consistent with the following complies with the Harbour Islands Locality code:

- (a) the specific outcomes for the locality (Division 7); and
- (b) for self assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

Division 6 – Overall Outcomes for Harbour Islands Locality Code

9.8 Overall Outcomes for the Harbour Islands Locality Code

- (1) The overall outcomes are the purpose of the Harbour Islands Locality Code:
- (2) The overall outcomes sought for the Harbour Islands Locality Code are:
 - (a) preserve and enhance the ecological, landscape recreational and maritime values of the harbour islands by ensuring land within the Open Space Zone provides for the multiple functions of open space, buffer areas, conservation and recreation;
 - (b) preserve and protect the safe anchorage to the harbour provided by Curtis Island and Facing Island;
 - (c) limit development to those islands with the capacity to accommodate the potential impacts by ensuring development in the Harbour Island Locality is restricted to Quoin Island, Curtis Island and Facing Island on land within the Island Settlement Zone;
 - (d) within the Island Settlement Zone, development:
 - (i) is sustainable and appropriate to the setting;
 - (ii) is limited in terms of scale and intensity; and
 - (iii) provides for a range of low impact accommodation choices for residents and tourists in preferred areas with high standards of environmental design.
 - (e) the coast is conserved in its natural or non-urban state outside of existing urban areas;
 - (f) urban development does not occur on or within erosion prone areas, significant coastal wetlands, riparian areas, sites containing important coastal resources of economic, social, cultural and ecological value or areas identified as having, or the potential to have, unacceptable risk from coastal hazards;
 - (g) public access to the coast is maintained;
 - (h) ground and surface water quality is maintained;
 - (i) development adjacent to coastal wetland communities or areas otherwise found to contain habitat for rare threatened or endangered species as listed in **Schedule 5**, measures are taken to minimise edge effects and, where practical, to maintain and enhance linkages and corridors to other conservation areas, retain habitat values and protect biodiversity; and
 - (j) protect areas of high scenic landscape values (including islands and off-shore features, coastal wetland and headlands, estuaries and inlets, riverine corridors and creeks,

shorelines and sand dunes) from incompatible development such that the visual quality and recreational amenity of these areas is maintained.

Division 7 – Specific Outcomes and Acceptable and Probable Solutions for the Harbour Islands Locality Code

9.9 Island Development

Specific Outcomes	Assessable Development	Acceptable & Probable Solutions
<p>P1 Maintain the ecological, landscape, recreational and maritime values of the Harbour Islands by confining development, other than for the management of the environmental values to the existing settlements within the Island Settlement and Rural Zones on:</p> <p>(i) Quoin Island;</p> <p>(ii) Curtis Island at South End;</p> <p>(iii) Facing Island at Farmers’ Point; and</p> <p>(iv) Gatcombe.</p>		<p>S1 No solution specified.</p>
<p>P2 Development on Curtis Island is:</p> <p>(i) of low impact and low intensity in nature;</p> <p>(ii) restricted to the existing island settlement at South End;</p> <p>(iii) primarily for the purposes of accommodating and servicing the daily needs of residents and tourists with very limited entertainment, dining and convenience shopping facilities only where there is a demonstrated need for such facilities; and</p> <p>(iv) designed to protect the turtle rookery at South-End.</p>		<p>S2 No solution specified.</p>
<p>P3 Development on Quoin Island provides for protection of the landscape values by:</p> <p>(i) adopting building designs and siting measures which are sensitive to the low impact character and landscape values of the island; and</p> <p>(ii) restricting development primarily for accommodating residents and providing for day visitors.</p>		<p>S3 No solution specified.</p>

Specific Outcomes	Acceptable & Probable Solutions
<p>P4 Development on Farmers' Point provides for the preservation of the aesthetic, environmental and recreational values by:</p> <p>(i) adopting building designs and siting measures which are sensitive to the low impact character and landscape values of the island; and</p> <p>(ii) restricting development primarily for accommodating visitors and small numbers of tourists.</p>	<p>S4 No solution specified.</p>
<p>P5 Development at Northcliffe and Gatcombe protects the sensitive environmental settings by:</p> <p>(i) limiting development to accommodating residents and small number of day visitors;</p> <p>(ii) not increasing the current development yield; and</p> <p>(iii) limiting any development to very low impact and very low intensity uses.</p>	<p>S5 No solution specified.</p>
<p>P6 Tide Island is retained in private ownership with no further intensification by way of reconfiguration or development. Esplanades may be established for public usage.</p>	<p>S6 No solution specified.</p>
<p>P7 Witt Island is retained in private ownership with no further intensification by way of reconfiguration or development.</p>	<p>S7 No solution specified.</p>
<p>P8 Garden Island is retained as Conservation Park to be managed by the Queensland Parks and Wildlife Service.</p>	<p>S8 No solution specified.</p>
<p>P9 Picnic and Diamantina Islands is retained as Recreation Reserves to be managed for public recreation purposes.</p>	<p>S9 No solution specified.</p>
<p>P10 Turtle Island is retained in private ownership with any development for material change of use, reconfiguration, operational works and building works retaining the significant visual backdrop to the harbour.</p>	<p>S10 No solution specified.</p>
<p>P11 Compigne Island is retained in its present form with six (6) individual lots and no further reconfiguration.</p>	<p>S11 No solution specified.</p>

Specific Outcomes	Acceptable & Probable Solutions
P12 Chinaman Island is retained in its present state for landscape and recreational values, with some low impact day visitor facilities.	S12 No solution specified.
P13 Rat, She-Oak and Bushy Islands are retained as Recreation Reserves.	S13 No solution specified.
P14 Facing Island apart from Farmers' Point, Northcliffe and Gatcombe, is retained for its landscape and recreational values in public ownership, mostly as a Gladstone Port authority Reserve with limited visitors' day use facilities in designated locations.	S14 No solution specified.
P15 The rookery at Settlement Bay is protected.	S15 No solution specified.

9.10 Environmental Values

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
P1 Minimise the loss of vegetation ⁴⁵ , especially where such vegetation provides locally significant habitat.	S1 No solution specified.
P2 Provide for the sensitive use of materials, site responsible design and siting of buildings and structures such that buildings, structures or works are not visible from the mainland or public areas on surrounding islands.	S2 No solution specified.
P3 Development is appropriate to the location, having regard to the risk of cyclonic events, storm surge and erosion.	S3 No solution specified.
P4 Development will not lead to beach erosion or destabilisation of the coast.	S4 No solution specified.
P5 Development does not result in the placing of unsustainable demands of the ecological processes or disrupt the recreational experiences of the island.	S5 No solution specified.

⁴⁵ Under the Vegetation Management Act, clearing of native vegetation needs to comply with the Coastal wide Bay Region Vegetation Management Codes and Schedule 8 of the IPA.

Specific Outcomes		Acceptable & Probable Solutions	
P6	An appropriate standard of residential accommodation is constructed on allotments which also allows for the construction of ancillary storage sheds or the like.	S6	No solution specified.
P7	The height of structures do not exceed the mature height of the tree canopy of the vegetation on the surrounding land.	S7	No solution specified.
P8	The site is rehabilitated and landscaped with endemic plant species immediately following the completion of all works and prior to the commencement of the use.	S8	No solution specified.
P9	Access to the site is from a safe, approved landing facility.	S9	No solution specified.
P10	An esplanade or public open space buffer is provided between the foreshore and the premises.	S10	No solution specified.
P12	Land for open space is transferred to the Council at the rate of 30% of the total site area.	S12	No solution specified.
P13	Class 10 buildings are constructed on an allotment only in conjunction with the construction of Class 1 Buildings (dwellings).	S13	No solution specified.

9.11 Infrastructure

Specific Outcomes		Acceptable & Probable Solutions	
Assessable Development			
P1	Development is provided with adequate and appropriate infrastructure including: (i) adequate emergency access for the intended population of the development, including access to a recognised excavation point; and (ii) on site wastewater treatment operates well within the environmental capacity of the area to ensure no adverse impact.	S1	No solution specified.
P2	Premises have access to a bitumen sealed road	S2	No solution specified.

Specific Outcomes	Acceptable & Probable Solutions
<p>P3 Assessment by a professionally qualified person (and where the assessment is accepted by Council) indicates that on site wastewater treatment will have no adverse impact on the environment. The assessment will include consideration of the following:</p> <p>(i) the number of existing on-site domestic waste water treatment systems in the locality;</p> <p>(ii) the cumulative effect of the proposed and existing systems in the locality on water quality objectives for waters in the locality;</p> <p>(iii) the sizes of the lots and the soil types, land slopes, hydrology and hydrogeology in the locality;</p> <p>(iv) the proximity of the systems to surface waters and ground waters in the locality;</p> <p>(v) the rainfall and other climatic conditions of the locality;</p> <p>(vi) the existing quality of waters in the locality and the water quality objectives for the waters; and</p> <p>(vii) any relevant ground water protection plan.</p>	<p>S3 No solution specified</p>

9.12 Land Abutting Conservation Areas

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Premises adjacent to coastal wetland communities buffer as identified on the Coastal Management Overlay Code or otherwise found to contain habitat for rare, threatened or endangered species as listed in Schedule 5 provide, where appropriate:</p> <p>(i) open space areas on the site which link corridors of open space between the site and adjoining conservation significant areas; and</p> <p>(ii) landscaping consisting of local native species.</p>	<p>S1 No solution specified.</p>

9.13 Scenic Coastal Amenity

Specific Outcomes	Acceptable & Probable Solutions
Assessable Development	
<p>P1 Development is undertaken to ensure that the landscape values of coastal headlands, coastal wetlands, estuaries and inlets, riverine corridors, dunes and shorelines are maintained. In particular:</p> <p>(i) the existing skyline or ridgelines of headlands and bays is maintained;</p> <p>(ii) the edges of vegetation areas such as mangroves of high scenic quality retain their visual continuity; and</p> <p>(iii) views of riverine corridors and shorelines from significant viewpoints are retained.</p>	<p>S1 Development, where located on a headland or within 100 metres to those areas identified on the Coastal Wetlands Communities or Erosion Prone Areas on the Coastal Management Overlay Plans will:</p> <p>(i) along the edges of vegetation areas minimise visual breaks in areas of continuous vegetation;</p> <p>(ii) maintain existing vegetation⁴⁶ along watercourses (refer Watercourse Regulatory Plan 2) to form a natural landscaped edge and screen;</p> <p>(iii) rehabilitate degraded or fragmented watercourse corridors (refer Watercourse Regulatory Plan 2) to form a continuous band of vegetation;</p> <p>(iv) along shorelines, provide a visual screen in the form of a landscaped buffer to any urban development;</p> <p>(v) involving the erection of any new buildings or structures, have a maximum height no greater than the existing mature trees on the site or generally in the locality; and</p> <p>(vi) use a combination of setback, design and vegetative screening to retain a predominantly natural landscape on headlands.</p>

⁴⁶ Where native vegetation is present, clearing setbacks adjacent to watercourses must comply with Coastal Wide Bay Region Vegetation Management Codes.

PART 10 - OVERLAY CODES

Division 1—Preliminary

10.1 Overlay Codes

The provisions in this part comprise the following.

- (1) Assessment tables for each type of Overlay Code as follows:
 - (a) Cultural Heritage Features Overlay Code (Division 2);
 - (b) Airport Overlay Code (Division 4);
 - (c) Acid Sulfate Soils Overlay Code (Division 6);
 - (d) Coastal Management Overlay Code (Division 8).
- (2) Assessment criteria for each type of Overlay Code as follows:
 - (a) Cultural Heritage Features Overlay Code (Division 3);
 - (b) Airport Overlay Code (Division 5);
 - (c) Acid Sulfate Soils Overlay Code (Division 7);
 - (d) Coastal Management Overlay Code (Division 9).

Division 2—Assessment Tables for Cultural Heritage Features Overlay Code

10.2 Application

The extent of the Cultural Heritage Features Overlay Code applies to all of the Local Government Area for Gladstone City Council.

10.3 Assessment categories for Cultural Heritage Features Overlay Code

The assessment categories are identified for development affected by a Cultural Heritage Features Overlay Code in column 2 of **Table 10-1** and **Table 10-2** as follows:

- a) **Table 10-1**—making a material change of use¹ for a defined use, or another use in a defined use class, listed in column 1.
- b) **Table 10-2**—other development listed in column 1 including:
 - (i) building work or operational work not associated with a material change of use;
 - (ii) reconfiguration of a lot involving subdivision; and
 - (iii) other.

10.4 Relevant assessment criteria for development affected by a Cultural Heritage Features Overlay Code

- (1) The relevant assessment criteria for development affected by the Cultural Heritage Features overlay code is referred to in column 3 of **Table 10-1** and **Table 10-2**.
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are the applicable codes.

¹ Works associated with an application for a material change of use may be assessed together with the material change of use.

Table 10-1 Assessment Categories and Relevant Assessment Criteria for Cultural Heritage Features Overlay Code—Making a Material Change of Use

Note: Zones also affect assessment categories. See zone plans to determine the zone of the land. Also see section 1.12(3) explaining how the higher assessment category prevails.

Column 1 Defined use or use class	Column 2 Assessment category (All Zones)	Column 3 Relevant assessment criteria ² — applicable code if development is self-assessable or requires code assessment
All	<p>Impact Assessable where located on premises listed on the Local Heritage List (Schedule 3):</p> <p>Code Assessable where located on premises listed on the Local Heritage List (Schedule 3) or identified on the Natural Resources and Water and Aboriginal & Torres Strait Islander Cultural Heritage Registers and Databases as containing indigenous cultural heritage values and involves:</p> <ul style="list-style-type: none"> (i) alterations, additions or extensions where the floor area including balconies is less than 5% of the building; (ii) internal fitouts (unless the internal area has been listed as of heritage value); or (iii) any minor or inconsequential building work in the nature of a pergola, carport, sunhood, roofing or an outdoor recreation area, toilet or outbuilding where the covered area does not exceed 5% of the building. <p>Code assessable where located on premises adjoining land listed on the Local Heritage List (Schedule 3) or identified on the Natural Resources and Water and Aboriginal & Torres Strait Islander Cultural Heritage Registers and Databases and involves:</p> <ul style="list-style-type: none"> (i) building work comprising additions, extensions or alterations – except for a dwelling house; or (ii) operational work involving a change to landscaping, fencing or natural features of land referred to in the citation for the heritage place – except for a dwelling house; <p>Exempt if:</p>	Cultural Heritage Features Overlay Code.

² For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Defined use or use class	Column 2 Assessment category (All Zones)	Column 3 Relevant assessment criteria ² — applicable code if development is self-assessable or requires code assessment
	(ii) on premises comprising predominantly industrial activities.	

Table 10-2 Assessment Categories and Relevant Assessment Criteria for Cultural Heritage Features Overlay Code—Other Development

Note: Zones also affect assessment categories. See zone plans to determine the zone of the land. Also see section 1.12(3) explaining how the higher assessment category prevails.

Column 1 Type of development	Column 2 Assessment category (All Zones)	Column 3 Relevant assessment criteria ³ — applicable code if development is self-assessable or requires code assessment
Building work or operational work not associated with a material change of use	<p>Impact Assessable where located on premises listed on the Local Heritage List or containing a tree listed as a Significant Tree (Schedule 3) and involves:</p> <ul style="list-style-type: none"> (i) partial or total demolition or removal of a heritage place; (ii) building work or operational work comprising alterations to a heritage place; (iii) a change to landscaping, fencing or natural features of land referred to as a heritage place; (iv) additions or extensions to a heritage place; (v) erecting a new or separate building on a heritage place site. <p>Code Assessable where located on premises listed on the Local Heritage List or containing a listed Significant Tree (Schedule 3) or identified on the Natural Resources and Water and Aboriginal & Torres Strait Islander Cultural Heritage Registers and Databases as containing indigenous cultural heritage values and involves:</p> <ul style="list-style-type: none"> (i) alterations, additions or extensions where the floor area including balconies is less than 5% of the building; (ii) internal fit outs (unless the internal area has been listed as of heritage value); (iii) any minor or inconsequential building work in the nature of a pergola, carport, sunhood, roofing or an outdoor recreation area, toilet or outbuilding where the covered area does not exceed 5% of the building; 	Cultural Heritage Features Overlay Code.

³ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category (All Zones)	Column 3 Relevant assessment criteria ³ — applicable code if development is self-assessable or requires code assessment
	Exempt if the criteria for impact assessable and code assessable do not apply.	
Reconfiguration of a lot involving subdivision	Impact Assessable where located on premises listed on the Local Heritage List or containing a tree listed as a Significant Tree (Schedule 3). Code assessable if the criteria for impact assessable do not apply.	Cultural Heritage Features Overlay Code
Other	Exempt	

Division 3—Assessment Criteria for Cultural Heritage Features Overlay Code

10.5 Cultural Heritage Features Overlay Code

- (1) The provisions in this Division comprise the Cultural Heritage Features Overlay Code. They are as follows:
 - (a) Compliance with Cultural Heritage Features Overlay Code (**section 10.6**).
 - (b) Overall outcomes for Cultural Heritage Features overlay Code (**section 10.7**).
 - (c) Development on a Local Heritage Place (**Table 10-3**).
 - (d) Development on land adjoining a Local Heritage Place (**Table 10-4**).
 - (e) Development on land of special cultural significance to Indigenous people (**Table 10-5**).

10.6 Compliance with Cultural Heritage Features Overlay Code

- (1) Compliance with the Cultural Heritage Features Overlay Code is achieved when assessable development is consistent with the specific outcomes and probable solutions in **Table 10-3**.
- (2) Compliance with the Cultural Heritage Overlay Code is achieved when self assessable development is consistent with the acceptable solutions in Tables **Table 10-3**, **Table 10-4** and **Table 10-5**.

10.7 Overall outcomes for Cultural Heritage Features Overlay Code

- (1) The overall outcomes are the purpose of the Cultural Heritage Features Overlay Code.
- (2) The overall outcomes sought for the Cultural Heritage Features Overlay are the following:
 - (a) respect and incorporate relevant aspects of indigenous cultural interests and values in the place;
 - (b) recognise, conserve and maintain places possessing cultural heritage values including significant trees;
 - (c) conserve and maintain cultural heritage values within development sites;
 - (d) incorporate items or places of cultural heritage significance into new development where appropriate; and
 - (e) ensure all reasonable and practicable measures are undertaken to ensure activities do not harm Aboriginal and Torres Strait Island Cultural Heritage.
- (3) In particular, development should seek the following:
 - (a) respect and incorporate relevant aspects of indigenous cultural interests and values in the place;
 - (b) encourage retention of buildings and places which have cultural heritage significance;

- (c) locate and design premises to be sympathetic to the identified cultural heritage values and incorporate building elements and spatial patterns relevant to a particular locality;
- (d) make complementary and respectful use of the fabric, setting and associations of Listed Places;
- (e) incorporate appropriate streetscape elements such as planting, signage and lighting; and
- (f) provide reconfiguring of lots to accord with the traditional pattern of subdivision.

Table 10-3 Development on a Local Heritage Place or affecting a Significant Tree

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
Assessable Development			
Conservation			
P1	All listed places are to be conserved consistent with the Burra Charter having regard to: (i) adaptation and reuse of the building; (ii) the setting of the building and its contents and material finishes; and (iii) the continued care and protection of the building or place.	S1	No solution specified.
P2	Assessable development on a site having significant value being supported by a heritage and/or cultural study prepared in accordance with the Cultural Heritage Features Planning Scheme Policy, to determine any significant values which are then sensitively incorporated in the development in ways that allow the values to be conserved.	S2	No solution specified.
P3	The fabric (including buildings) of the place is conserved and sensitively reused as part of the site development.	S3	No solution specified.
P4	Significant trees as registered on the Significant Tree Register List (Schedule 3) are protected from damage.	S3	The pruning of a Significant Tree complies with Australian Standard 4373/1996 pruning of Amenity Trees.
Alterations and Additions			
P4	Alterations or additions made to any building, other items or places of cultural significance are undertaken in a way that respects its heritage significance by the new work being designed and carried out to: (i) be sympathetic with and respectful of the character and appearance of the building, other item or place; (ii) provide a sensitive visual distinction between the original building and new work; (iii) maintain the visual prominence of the original fabric; and (iv) ensure mechanical plant and other new services have minimal impact on the appearance and integrity of the building.	S4	No solution specified.

<i>Specific Outcomes</i>	<i>Acceptable & Probable Solutions</i>
Assessable Development	
New development	
<p>P5 New buildings or structures on a listed place, are designed and carried out so as:</p> <ul style="list-style-type: none"> (i) not to obscure the appearance or prominence of an existing significant building, other item or place when viewed from adjacent public or semi-public streets or open spaces, nor intrude into important vistas to an existing significant building, other item or place; (ii) not to be sited between a significant building, other item or place and its relevant street frontage such that the view of the building, other item or place is detracted from or significantly obscured; (iii) to ensure that new buildings are set back from the relevant street frontage and are of a height such that the prominence of the significant building, other item or place is not compromised; and (iv) to ensure that new development occurs with minimal disturbance to the original fabric of significant buildings, other items or places wherever reasonably practicable. 	<p>S5 No solution specified.</p>
Demolition and Removal	
<p>P6 Any work involving partial or total demolition or removal on a listed place, is undertaken such that there is no loss of cultural significance.</p> <p>Note: Where conservation proves not to be a prudent or feasible alternative, the building or other item removed to another site where the value of the item can be maintained, and the new development incorporating some commemorative element (eg. a design element in the new premises, a plaque, a sign, some vegetation planting or other landscaping feature).</p>	<p>S6 No solution specified.</p>

Table 10-4 Development on land adjoining a Local Heritage Place

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
Assessable Development			
Building Design			
P1	Where premises adjoin a listed place, it is designed and sited so as to respect and complement the identified cultural heritage values of the place including its fabric, setting, associations and meanings having regards to: <ul style="list-style-type: none"> (i) the importance, condition and location of the adjoining place of cultural heritage value; and (ii) the likely impact the development will have on the identified cultural heritage values of the adjoining place. 	S1	No solution specified.
Operational Work or Changes to Buildings			
P2	No aspect of the development, including landscape and building elements, impairs views of the place.	S2	No solution specified.
P3	New fencing, landscaping or advertising devices are designed and sited so as not to detract from or significantly impact on the view of a listed building, other item or place, but will enhance the overall appearance of the streetscape and be in character with the site or area having regard to materials used, colour, scale and placement.	S3	No solution specified.
Reconfiguration of a Lot			
P4	The siting of buildings, or the opening or closing of roads as a result of the reconfiguration does not impair visible attributes of the views, landscape or street pattern.	S4	No solution specified.
P5	Any reconfiguration of a lot appropriately express the pattern or 'grain' of the original subdivision or former development on the site or area.	S5	No solution specified.
Conservation			
P6	Assessable development on a site adjoining land having significant value is supported by a heritage and/or cultural study prepared in accordance with the Cultural Heritage Features Planning Scheme Policy to determine any significant values which are then sensitively incorporated in the development in ways that allow the values to be conserved.	S6	No solution specified.

Table 10-5 Development on land of special cultural significance to Indigenous people

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
<i>Assessable Development</i>			
P1	Where premises are identified as having indigenous cultural heritage significance, the development does not impair the cultural significance of the place by exercising a cultural heritage duty of care.	S1	No solution specified.
P2	The premises are designed to avoid any impact, and respect the values of indigenous cultural heritage such that: <ul style="list-style-type: none"> (i) any building is not located within an area of sensitivity; (ii) vegetation removal⁴ is limited; (iii) there are no significant alterations to the site's topography or extensive changes to ground level; (iv) lot layout is designed to avoid indigenous cultural heritage sites 	S2	No solution specified.
P3	The indigenous cultural heritage site is preserved and maintained with landscaping and buffering provided between built structures having regard to the: <ul style="list-style-type: none"> (i) physical nature of the site; and (ii) nature of the proposed land use. 	S3	No solution specified.
P4	The indigenous cultural heritage site is protected during construction activity to avoid any detrimental impacts to the site.	S4	No solution specified.
Note:	The premises is designed, constructed and operated in accordance with a Cultural Heritage Management Plan for the site, which has been prepared in consultation with the aboriginal party for the area.		

⁴ Under the Vegetation Management Act, clearing of native vegetation needs to comply with the Coastal Wide Bay Region Vegetation Management Codes and Schedule 8 of the IPA.

Division 4—Assessment Tables for Airport Overlay Code

10.8 Application

The Airport Overlay Code applies to development on sites located within the Aircraft Outer Horizontal Surface area.

10.9 Assessment categories for Airport Overlay code

The assessment categories are identified for development affected by an Airport Overlay Code in column 2 of **Table 10-6** and **Table 10-7** as follows:

- (a) **Table 10-6** – making a material change of use⁵ for a defined use, or another use in a defined use class, listed in column 1.
- (b) **Table 10-7** – other development listed in column 1 including:
 - (i) building work not associated with a material change of use;
 - (ii) operational work not associated with a material change of use;
 - (iii) advertising signs not associated with a material change of use;
 - (iv) reconfiguration of a lot involving subdivision; and
 - (v) other.

10.10 Relevant assessment criteria for development affected by the Airport Overlay code

- (1) The relevant assessment criteria for development affected by the Airport Overlay Code is referred to in column 3 of Table 10-6 and Table 10-7.
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are the applicable codes.

⁵ Works associated with an application for a material change of use may be assessed together with the material change of use.

Table 10-6 Assessment Categories and Relevant Assessment Criteria for Airport Overlay Code —Making A Material Change Of Use

Note—

Zones also affect assessment categories. See zone plans to determine the zone of the land. Also see section 1.12(3) explaining how the higher assessment category prevails.

Column 1 Defined use or use class ⁶	Column 2 Assessment category (All Zones)	Column 3 Relevant assessment criteria ⁷ — applicable code if development is self-assessable or requires code assessment
All except Airport	<p>Impact assessable where located on land included within the following areas:</p> <ul style="list-style-type: none"> ▪ The 25 ANEF contour. <p>Code assessable where located on land included within the following areas:</p> <ul style="list-style-type: none"> ▪ the 20-25 ANEF contour; or ▪ the Airport Safety Zone on the Airport Safety plan. <p>Self assessable where:</p> <ul style="list-style-type: none"> ▪ Agriculture; or ▪ located on land included within the OLS constraints plan. <p>Exempt if the criteria for self assessable, code assessable or impact assessable do not apply.</p>	Airport Overlay Code

⁶ See schedule 1 (dictionary), division 1 (defined uses and use classes).

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Table 10-7 Assessment Categories and Relevant Assessment Criteria for Airport Overlay Code—Other Development

Note—

Zones also affect assessment categories. See zone plans to determine the zone of the land. Also see section 1.11 explaining how the higher assessment category prevails.

Column 1 Type of development	Column 2 Assessment category (All Zones)	Column 3 Relevant assessment criteria ⁸ — applicable code if development is self-assessable or requires code assessment
Building work not associated with a material change of use	<p><i>Code assessable where located on land included within the following areas:</i></p> <ul style="list-style-type: none"> ▪ The 20 ANEF contour or greater; or ▪ the Airport Safety Zone on the Airport Safety plan; and ▪ for Class 1,2,3,4,5,6 and 9 buildings except where the building does not exceed 2 storeys in height or the building works involves extensions or additions to an existing building without increasing the height. <p>Self assessable where located on land included within the OLS constraints plan.</p> <p>Exempt if the criteria for code assessable or self assessable do not apply.</p>	Airport Overlay Code
Operational work not associated with a material change of use	<p>Self Assessable where located on land included within the Airport Safety Zone on the Airport Safety plan.</p> <p>Self assessable where located on land included within the OLS constraints plan.</p>	Airport Code
Advertising signs not associated with a material change of use	<p>Self Assessable where located on land included within the Airport Safety Zone on the Airport Safety plan and where external illumination is proposed.</p> <p>Self assessable where located on land included within the OLS constraints plan.</p> <p>Exempt if the criteria for code assessable or self assessable do not apply.</p>	Airport Code

⁸ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category (All Zones)	Column 3 Relevant assessment criteria ⁸ — applicable code if development is self-assessable or requires code assessment
Reconfiguration of a lot involving subdivision	Code Assessable	Airport Code
Other	Exempt	

Division 5—Assessment criteria for Airport Overlay Code

10.11 Airport Overlay code

The provisions in this Division comprise the Airport Overlay Code as follows:

- (a) Compliance with Airport Overlay Code (section 10.12).
- (b) Overall outcomes for Airport Overlay Code (section 10.13).
- (c) Effects of development on Airport Operations (**Table 10-8**).
- (d) Effects of Airport Operations on surrounding development (**Table 10-9**)

10.12 Compliance with Airport Overlay Code

(1) Compliance with the Airport Overlay Code is achieved when assessable development is consistent with the specific outcomes and probable solutions in **Table 10-8** and **Table 10-9**.

(2) Compliance with the Airport Overlay Code is achieved when self assessable development is consistent with the acceptable solutions in **Table 10-8** and **Table 10-9**.

10.13 Overall outcomes for Airport Overlay code

- (1) The overall outcomes are the purpose of the Airport Overlay Code.
- (2) The overall outcomes sought for the Airport overlay code are the following:
 - (a) Development land uses within the surrounds of the airport are compatible with the airport operations, specifically from aircraft crashes and the impact of aviation noise;
 - (b) The safe and efficient operation and future expansion requirements of the Gladstone Airport as a major transport facility for the Gladstone Region is maintained and protected by:
 - (i) preventing intrusion of buildings, structures or any other objects into the airport's prescribed airspace;
 - (ii) excluding uses from the vicinity of the airport that generate stack or other emissions that have an impact on prescribed airspace by way of high velocity, depleted oxygen content, high temperature, high particulate content or visibility impact;
 - (iii) avoiding lighting and illumination near an airport that may cause air traffic confusion, distraction or glare because of its colour, pattern or intensity of light emission;
 - (iv) excluding any broadcasting or telecommunications facility which may interfere with air traffic communications or navigation;
 - (v) avoiding development which could attracts birds or bats; and
 - (vi) the functioning of aviation facilities is maintained.

Table 10-8 Effects of development on Airport Operations

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
Self Assessable and Assessable Development			
Height Limitations			
P1	<p>The height of any building or structure or trees that can reach a significant height located in the Obstacle Surface Limitation area of the airport is below the corresponding limit set for the site such that the safe and efficient operations of the airport is protected.</p> <p>Note: Where development would, by reason of the height of any building or other structure, penetrate the Obstacle Limitation Surface, such development is carried out only after advice from the Civil Aviation Safety Authority (CASA) has been sought and where approval of the Airport Operator has been obtained.</p>	S1.1	Where for a residential building, the maximum height of the building and associated structures and landscaping in the Obstacle Surface Limitation area is no more than 2 storeys (9 m) in height from natural ground level; otherwise
		S1.2	The maximum height of any building or structure and the expected height of mature trees associated with landscaping in the Obstacle Surface Limitation area is less than the height specified for the site as shown in the Gladstone Airport Environs Obstacle Limitation Surface (OLS) Plan
P2	Development does not cause the operation of transient activities that can reach a significant height, such as hot air ballooning.	S2	No solution specified.
Intrusive Lighting			
Assessable Development			
P3	The fixing, operation, strength and direction of any lighting, including any external lighting fixed to a building or other structure does not interfere with air navigation aids essential for the safe movement of aircraft at night or create glare or be a distraction.	S3.1	The fixing of any external lighting (excluding residential lighting), other bright light sources or straight parallel lines of lighting 500 m to 1000 m long, within 6 km of an airport runway are avoided; or
		S3.2	External lighting is designed so that it does not increase the risk of an aircraft incident and comply with the CASA guideline 'Lighting in the vicinity of aerodromes: Advice to lighting designers'
Gaseous Plumes			
P4	Development does not cause the emission into the OLS of any potentially hazardous gaseous plumes.	S4	Development does not cause the emission into the OLS of any gaseous plumes at a velocity exceeding 4.3m per second.

Table 10-9 Effects of Airport Operations on surrounding development

<i>Specific Outcomes</i>	<i>Acceptable & Probable Solutions</i>
Self Assessable and Assessable Development	
Protection of uses from Aircraft noise	
<p>P1 The effective and safe use of the development is not unduly affected by aircraft noise and the continued operation of the airport is not limited by the encroachment of uses which are sensitive to the effects of aircraft noise.</p> <p>Note: Development involving the construction of buildings above the 20 ANEF contour complies with <i>AS2021 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i>.</p>	<p>S1 Land uses proposed on premises avoid the following:</p> <ul style="list-style-type: none"> (i) residential other than a detached dwelling or community use where located on land within the 20 ANEF contour; (ii) long term residential or community use (more than 4 months per year) where located on land within the 25 ANEF contour; (iii) short term (occupation 4 months or less in calendar year) residential use where located on land within the 25 - 30 ANEF contour; and (iv) commercial uses where located on land within the 25 - 35 ANEF contour.
Air Safety Zones	
Assessable Development	
<p>P2 Minimise the potential effects in the event of an aircraft crash resulting from takeoff and landing.</p>	<p>S2 New development within the Air Safety Zone does not introduce or intensify residential, community, commercial, industrial or other uses or result in the use of premises for the manufacture or bulk storage of hazardous (explosive or noxious) or flammable materials.</p>

Table 10-10 Bird or Bat Attracting Development

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>
<i>Self Assessable and Assessable Development</i>		
Protection of uses from Aircraft noise		
P1	Premises within the OLS envelope do not cause a potential hazard to aircraft movement associated with the airport by avoiding activities which attract birds or bats to the area.	<p>S1.1 Development that generates uses requiring the disposal of putrescible waste is not located within 13km of airport runways.</p> <p>S1.2 The following uses are:</p> <ul style="list-style-type: none"> (i) not located within 3 km of an airport runway and; (ii) if located between 3 km and 8 km of an airport runway, manage waste/food sources and include wildlife deterrence measures: <ul style="list-style-type: none"> • aquaculture; • food handling; • stock handling facilities • piggeries; • fruit tree farming; • turf farming; and • wildlife sanctuaries. <p>S1.3 (i) The use of premises within 3 km of the centre of the airport site represent activities which do not attract birds or bats and these activities include the following.</p> <ul style="list-style-type: none"> • aquaculture; • fruit tree farming; • turf farming; • piggeries; • wildlife sanctuaries; • horse riding centres; • race tracks; • fair grounds; • outdoor theatres; • food processing plants, including commercial fish processing; and • rubbish tips.

Table 10-11 Aviation Facilities

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
<i>Self Assessable and Assessable Development</i>			
Protection of uses from Aircraft noise			
P1	<p>Development does not impair the function of aviation facilities (VOR and NDB – refer Airport Overlay Code Plan) by creating:</p> <ul style="list-style-type: none"> (i) 'physical' line of sight obstructions; (ii) electrical or electro-magnetic interference; or (iii) deflection of signals. 	S1.1	<p>Development is not located within the NDB facility buffer zone (as indicated on the Airport Overlay code Plan) if they involve, by their nature:</p> <ul style="list-style-type: none"> (i) electrical or electromagnetic interference (e.g. arc welding); or (ii) within 60m of the aviation facility: <ul style="list-style-type: none"> (a) buildings, structures or other works; (iii) within 60m and 150 m of the aviation facility: <ul style="list-style-type: none"> (a) metallic buildings or structures; (b) buildings or structures with any dimension greater than 2.5m; or (c) other works exceeding 3m in height; (iv) within 150m and 500m of the aviation facility: or <ul style="list-style-type: none"> (a) buildings structures of other works which exceed 7.9m in height. <p>S1.2</p> <p>Development is not located within the VOR facility buffer zone (as indicated on the Airport Overlay code Plan) if they involve, by their nature;</p> <ul style="list-style-type: none"> (i) fences exceeding 2.5m in height; (ii) overhead powerlines exceeding 5m in height; (iii) metallic structures exceeding 8m in height; (iv) trees and open lattice towers exceeding 10m in height; or (v) wooden structures exceeding 13m in height.

Division 6—Assessment Tables for Acid Sulfate Soils Overlay Code

10.14 Application

The Acid Sulfate Soils Overlay Code applies to all land within 20m of mean sea level (Australian Height Datum abbreviated as AHD) with the approximate extent mapped on the Acid Sulfate Soils Overlay Code Plan and all land with known occurrence of acid sulfate soils (as mapped by Natural Resources and Water).

10.15 Assessment categories for Acid Sulfate Soils Overlay Code

The assessment categories are identified for development affected by the Acid Sulfate Soils Overlay Code in column 2 of **Table 10-12** and **Table 10-13** as follows:

- (a) **Table 10-12** – making a material change of use for a defined use, or another use in a defined use class, listed in column 1;
- (b) **Table 10-13** – other development listed in column 1 including—
 - (i) building work not associated with a material change of use;
 - (ii) operational work comprising excavation or filling not associated with a material change of use;
 - (iii) advertising signs involving excavation or filling not associated with a material change of use ;
 - (iv) operational work for reconfiguration of a lot;
 - (v) plumbing and drainage work not associated with a material change of use;
 - (vi) reconfiguring a lot; and
 - (vii) other

10.16 Relevant assessment criteria for development affected by the Acid Sulfate Soils Overlay Code

- (1) The relevant assessment criteria for development affected by the Acid Sulfate Soils Overlay is referred to in column 3 of **Table 10-12** and **Table 10-13**.
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are the applicable codes.

Table 10-12 Assessment Categories and Relevant Assessment Criteria for Acid Sulfate Soils Overlay Code —Making A Material Change Of Use

Note: Zones also affect assessment categories. See zone plans to determine the zone of the land. Also see section 1.2 explaining how the higher assessment of category prevails.

Column 1 Defined use or use class ⁹	Column 2 Assessment category (All Zones)	Column 3 Relevant assessment criteria ¹⁰ — applicable code if development is self-assessable or requires code assessment
All	<p>Code assessable where:</p> <ul style="list-style-type: none"> ▪ Excavating or otherwise removing 100 m³ or more of soil or sediment at or below 5m AHD where the natural ground level is less than 20m AHD; ▪ Excavation for the purposes of drainage where the natural ground level is at or below 5m AHD or ▪ Filling with 500 m³ or more of material with an average depth of .5m or greater where the natural ground level is at or below 5m AHD. <p>Exempt if being undertaken within an existing building and involving no external building work.</p> <p>Self Assessable where the criteria for Code Assessable or Exempt do not apply.</p>	Acid Sulfate Soils Overlay Code.

⁹ See schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Table 10-13 Assessment Categories and Relevant Assessment Criteria for Acid Sulfate Soils Overlay Code—Other Development

Note: Zones also affect assessment categories. See zone plans to determine the zone of the land. Also see section 1.2 explaining how the higher assessment category prevails.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ¹¹ — applicable code if development is self-assessable or requires code assessment
Building work not associated with a material change of use	<p>Code assessable where:</p> <ul style="list-style-type: none"> ▪ Excavating or otherwise removing 100 m³ or more of soil or sediment at or below 5m AHD where the natural ground level is less than 20m AHD; or ▪ Excavation for the purposes of drainage where the natural ground level is at or below 5m AHD ▪ Filling with 500 m³ or more of material with an average depth of 0.5m or greater where the natural ground level is at or below 5m AHD. <p>Exempt¹² where the criteria for Code Assessable do not apply.</p>	Acid Sulfate Soils Overlay Code
Operational work comprising excavation or filling work not associated with a material change of use	<p>Code Assessable where:</p> <ul style="list-style-type: none"> ▪ Excavating or otherwise removing 100 m³ or more of soil or sediment at or below 5m AHD where the natural ground level is less than 20m AHD; or ▪ Excavation for the purposes of drainage where the natural ground level is at or below 5m AHD ▪ Filling with 500 m³ or more of material with an average depth of 0.5m or greater where the natural ground level is at or below 5m AHD. <p>Exempt where the criteria for Code Assessable do not apply.</p>	Acid Sulfate Soils Overlay Code.

¹¹ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

¹² The *Environmental Protection Act 1994* binds all persons to a duty of care to ensure that activities engaged in do not cause environmental harm areas where there is clear evidence of the presence of acid sulfate soil requiring high levels of treatment if disturbed, excavating or otherwise remaining less than 100m³ of acid sulfate soils will require approximate treatment to avoid causing environmental harm.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ¹¹ — applicable code if development is self-assessable or requires code assessment
Advertising signs involving excavation or filling not associated with a material change of use	<p>Code Assessable where:</p> <ul style="list-style-type: none"> ▪ Excavating or otherwise removing 100 m³ or more of soil or sediment at or below 5m AHD where the natural ground level is less than 20m AHD; or ▪ Excavation for the purposes of drainage where the natural ground level is at or below 5m AHD ▪ Filling with 500 m³ or more of material with an average depth of 0.5m or greater where the natural ground level is at or below 5m AHD. <p>Exempt¹³ where the criteria for Code Assessable do not apply.</p>	Acid Sulfate Soils Overlay Code.
Operational Work for reconfiguration of a lot.	<p>Code assessable where:</p> <ul style="list-style-type: none"> ▪ Excavating or otherwise removing 100 m³ or more of soil or sediment at or below 5m AHD where the natural ground level is less than 20m AHD; or ▪ Excavation for the purposes of drainage where the natural ground level is at or below 5m AHD ▪ Filling with 500 m³ or more of material with an average depth of 0.5m or greater where the natural ground level is at or below 5m AHD. <p>Exempt where the criteria for Code Assessable do not apply.</p>	Acid Sulfate Soils Overlay Code.
Plumbing & drainage work not associated with a material change of use	<p>Code assessable where:</p> <ul style="list-style-type: none"> ▪ Excavating or otherwise removing 100 m³ or more of soil or sediment at or below 5m AHD where the natural ground level is less than 20m AHD; or ▪ Excavation for the purposes of drainage where the natural ground 	Acid Sulfate Soils Overlay Code.

¹³ The *Environmental Protection Act 1994* binds all persons to a duty of care to ensure that activities engaged in do not cause environmental harm in areas where there is clear evidence of the presence of acid sulfate soil requiring high levels of treatment if disturbed, excavating or otherwise remaining less than 100m³ of acid sulfate soils will require approximate treatment to avoid causing environmental harm.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ¹¹ — applicable code if development is self-assessable or requires code assessment
	<p>level is at or below 5m AHD</p> <ul style="list-style-type: none"> ▪ Filling with 500 m³ or more of material with an average depth of 0.5m or greater where the natural ground level is at or below 5m AHD. <p>Exempt¹⁴ where the criteria for Code Assessable do not apply.</p>	
Reconfiguring a Lot	<p>Code assessable where:</p> <ul style="list-style-type: none"> ▪ Excavating or otherwise removing 100 m³ or more of soil or sediment at or below 5m AHD where the natural ground level is less than 20m AHD; or ▪ Excavation for the purposes of drainage where the natural ground level is at or below 5m AHD ▪ Filling with 500m³ or more of material with an average depth of 0.5m or greater where the natural ground level is at or below 5m AHD. <p>Exempt where the criteria for Code Assessable do not apply</p>	Acid Sulfate Soils Overlay Code.
Other	Exempt	

¹⁴ [] The *Environmental Protection Act 1994* binds all persons to a duty of care to ensure that activities engaged in do not cause environmental harm areas where there is clear evidence of the presence of acid sulfate soil requiring high levels of treatment if disturbed, excavating or otherwise remaining less than 100m³ of acid sulfate soils will require approximate treatment to avoid causing environmental harm.

Division 7—Assessment criteria for Acid Sulfate Soils Overlay Code

10.17 Acid Sulfate Soils Overlay Code

- (1) The provisions in this division comprise the Acid Sulfate Soils Overlay Code as follows:
 - (a) Compliance with Acid Sulfate Soils Overlay Code (**section 10.19**);
 - (b) Overall outcomes for Acid Sulfate Soils Overlay Code (**section 10.20**); and
 - (c) Effects of works on acid sulfate soils (**Table 10-14**).

10.18 Acid Sulfate Soils Overlay code

10.19 Compliance with Acid Sulfate Soils Overlay Code

- (1) Compliance with the Acid Sulfate Soils Overlay Code is achieved when assessable development is consistent with the specific outcomes and probable solutions in **Table 10-14**.
- (2) Compliance with the Acid Sulfate Soils Overlay Code is achieved when self assessable development is consistent with the acceptable solutions in **Table 10-14**.

10.20 Overall outcomes for Acid Sulfate Soils Overlay Code

- (1) The overall outcomes are the purpose of the Acid Sulfate Soils Overlay Code.
- (2) The overall outcomes sought for the Acid Sulfate Soils Overlay Code are the following:
 - (a) The potential for environmental harm resulting from the disturbance of coastal land known to host acid sulfate soils is minimised, through the adoption of appropriate management practices;
 - (b) Corrodible assets are protected from acid sulfate soils; and
 - (c) Clear management direction is provided where acid sulfate soils are likely to be disturbed by excavation or filling which may lower the water table.

Table 10-14 Effects of Works on Acid Sulfate Soils

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
<i>Self Assessable and Assessable Development</i>			
P1	<p>Where excavation or filling is to be undertaken in areas of acid sulfate soils, a comprehensive approach to acid sulfate soil management is undertaken to:</p> <ul style="list-style-type: none"> (i) maintain the water quality and ecological health of the receiving environment; (ii) avoid adverse effects on environmentally sensitive areas; and (iii) avoid accelerated corrosion of assets such as buildings, structures, roads and other infrastructure. 	S1	<ul style="list-style-type: none"> (i) no acid sulfate soil will be disturbed; or (ii) less than 100 m3 of acid sulfate soil with either > 0.7 % peroxide oxidisable sulfur or > 400 moles H+/tonne TPA or TAA will be disturbed. <p>Note: The potential to disturb Acid Sulfate Soils, fill areas containing Acid Sulfate Soils or lower the water table in and adjacent to the subject land is to be determined based on the results of an Acid Sulfate Soil Investigation Report prepared in accordance with Sections 6,7 and 8 of the State Planning Policy 2/02 Guideline for Planning and Managing Development involving Acid Sulfate Soils and submitted with the development application.</p> <p>When an Acid Sulfate Soil Investigation Report identifies the criteria for Code Assessment do apply, an Acid Sulfate Soil Management Plan is prepared in accordance with sections 9 and 10 of the State Planning Policy 2/02 Guideline for Planning and Managing Development involving Acid Sulfate Soils and submitted with the development application.</p>

Division 8—Assessment Tables for Coastal Management Overlay Code

10.21 Application

The Coastal Management Overlay Code applies to development on premises located within the Coastal Wetland Communities or 100 m Buffer Area or Erosion Prone Areas identified on the Coastal Management Overlay Code Plans.

10.22 Assessment categories for Coastal Management Overlay Code

The assessment categories are identified for development affected by the Coastal Management Overlay Code in column 2 of **Table 10-7** and **Table 10-8** as follows:

- (a) **Table 10-7**—making a material change of use for a defined use, or another use in a defined use class, listed in column 1.
- (b) **Table 10-8**—other development listed in column 1 including:
 - (i) building work not associated with a material change of use;
 - (ii) reconfiguration of a Lot;
 - (iii) operational Work for reconfiguration of a Lot;
 - (iv) operational work not associated with a material change of use and not associated with reconfiguring a lot and including earthworks involving filling or excavation;
 - (v) plumbing and drainage work not associated with a material change of use or reconfiguration of a lot; and
 - (vi) other.

10.23 Relevant assessment criteria for development affected by a Coastal Management overlay code

- (1) The relevant assessment criteria for development affected by the Coastal Management overlay code is referred to in column 3 of **Table 10-7** and **Table 10-8**.
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are the applicable codes.

Table 10-15 Assessment Categories and Relevant Assessment Criteria for Coastal Management Overlay Code—Making A Material Change Of Use

Note: Zones also affect assessment categories. See zone plans to determine the zone of the land. Also see section 1.12(3) explaining how the higher assessment category prevails.

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria ¹⁵ — applicable code if development is self-assessable or requires code assessment
All	<p>Code Assessable where located on premises within an area on Coastal Management Overlay Plans and identified as:</p> <ul style="list-style-type: none"> ▪ Coastal Wetland Community; ▪ Within 100 m buffer area; or ▪ Erosion prone area; or ▪ Listed in Schedule 5 – Significant habitat areas; and <p>Involves any of the following:</p> <ul style="list-style-type: none"> ▪ Operational works; ▪ Plumbing and drainage works; or ▪ Building works except for: <ul style="list-style-type: none"> - the erection of temporary structures; or - demolition, repair or alteration to any existing buildings. <p>Exempt if the criteria for code assessable or self assessable do not apply.</p>	Coastal Management Overlay Code.

¹⁵ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Table 10-16 Assessment Categories and Relevant Assessment Criteria for Coastal Management Overlay Code—Other Development

Note: Zones also affect assessment categories. See zone plans to determine the zone of the land. Also see section 1.12(3) explaining how the higher assessment category prevails.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ¹⁶ — applicable code if development is self-assessable or requires code assessment
Building work not associated with a material change of use	<p>Code Assessable where located on premises within an area on Coastal Management Overlay Plans identified as:</p> <ul style="list-style-type: none"> ▪ Coastal Wetland Community; ▪ Within 100 m buffer area; ▪ Erosion prone area; or ▪ Listed in Schedule 5 – Significant habitat areas; and <p>Involves building work other than:</p> <ul style="list-style-type: none"> ▪ Demolition, repair or alteration to any existing buildings which does not increase the existing GFA <p>Exempt if:</p> <ul style="list-style-type: none"> ▪ The criteria for code assessable do not apply. 	Coastal Management Overlay Code.
Reconfiguration of a lot	<p>Code Assessable where located on premises within an area on Coastal Management Overlay Plans and identified as:</p> <ul style="list-style-type: none"> ▪ Coastal Wetland Community; ▪ Within 100m buffer area; ▪ Erosion prone area; or ▪ Listed in Schedule 5 – Significant habitat areas; and <p>Involves:</p> <ul style="list-style-type: none"> ▪ Subdividing the land; or ▪ Creating an easement giving access to a lot from a constructed road. <p>Exempt if:</p> <ul style="list-style-type: none"> ▪ The criteria for code assessable do 	Coastal Management Overlay Code.

¹⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ¹⁶ — applicable code if development is self-assessable or requires code assessment
	not apply.	
Operational work for reconfiguration of a lot	<p>Code Assessable where located on premises within an area on Coastal Management Overlay Plans and identified as:</p> <ul style="list-style-type: none"> ▪ Coastal Wetland Community; ▪ Within 100 m buffer area; ▪ Erosion prone area; or ▪ Listed in Schedule 5 – Significant habitat areas; and <p>Exempt if:</p> <ul style="list-style-type: none"> ▪ The criteria for code assessable do not apply. 	Coastal Management Overlay Code.
Operational work not associated with a material change of use	<p>Code Assessable where located on premises within an area on Coastal Management Overlay Plans and identified as:</p> <ul style="list-style-type: none"> ▪ Coastal Wetland Community; ▪ Within 100 m buffer area; ▪ Erosion prone area; or ▪ Listed in Schedule 5 – Significant habitat areas. <p>Exempt if:</p> <ul style="list-style-type: none"> ▪ The criteria for code assessable do not apply. 	Coastal Management Overlay Code.
Plumbing and drainage work not associated with a material change of use or reconfiguration of a lot	<p>Code Assessable where located on premises within an area Coastal Management Overlay Plans and identified as:</p> <ul style="list-style-type: none"> ▪ Coastal Wetland Community; ▪ Within 100 m buffer area; ▪ Erosion prone area; or ▪ Listed in Schedule 5 – Significant habitat areas. <p>Exempt if:</p> <ul style="list-style-type: none"> ▪ The criteria for code assessable do not apply. 	Coastal Management Overlay Code.
Other	Exempt	

Division 9—Assessment Criteria for Coastal Management Overlay Code

10.24 Coastal Management Overlay Code

- (1) The provisions in this Division comprise the Coastal Management Overlay Code. They are as follows:
 - (a) Compliance with Coastal Management Overlay Code (section 10.25).
 - (b) Overall outcomes for Coastal Management Overlay Code (**section 10.26**).
 - (c) Nature Conservation Areas (Table 10-17).
 - (d) Coastal Wetland Communities (Table 10-18).
 - (e) Erosion prone Areas (Table 10-19).
 - (f) Public Access (Table 10-20).
 - (g) Infrastructure (Table 10-21).
 - (h) Coastal Landscapes (Table 10-22).

10.25 Compliance with Coastal Management Overlay Code

- (1) Compliance with the Coastal Management Overlay Code is achieved when assessable development is consistent with the specific outcomes and probable solutions in **Table 10-17** to **Table 10-22** inclusive.
- (2) Compliance with the Coastal Management Overlay Code is achieved when self assessable development is consistent with the acceptable solutions in **Table 10-17** to **Table 10-22** inclusive.

10.26 Overall outcomes for Coastal Management Overlay Code

- (1) The overall outcomes are the purpose of the Coastal Management Overlay Code.
- (2) The overall outcomes sought for the Coastal Management Overlay Code are the following:
 - (a) biodiversity is safeguarded through:
 - (i) the conservation and management of a range of habitats (both aquatic and terrestrial) including coastal habitats, riparian areas; and
 - (ii) the protection of species and wildlife nesting and breeding areas (turtles and shorebirds) by retaining the coast in its natural or non-urban state outside of existing urban areas;
 - (b) connectivity of ecosystems is maintained and re-established;
 - (c) significant wetlands remain largely undeveloped and are provided with suitable buffers to adjoining development in order to maintain:
 - (i) the values and function of saltflats to retain estuarine viability;

- (ii) habitat for rare, threatened and migratory species;
 - (iii) fish habitat values;
 - (iv) the role of wetlands in providing protection to coastal hazards; and
 - (v) natural characteristics of wetlands including topography, groundwater, and plant and animal species.
- (d) erosion prone areas are protected from incompatible development to maintain natural coastal processes and tidal regimes including the long-term stability of dunes and other types of coastal land forms;
- (e) areas of high scenic landscape values (including islands and offshore features, coastal wetland and headlands, estuaries and inlets, riverine corridors and creeks, shorelines and sand dunes) are protected from incompatible development such that the visual quality and recreational amenity of these areas is maintained;
- (f) significant adverse effects on fisheries, fishing grounds, spawning and nursery areas are avoided;
- (g) development reflects water sensitive urban design principles to maintain natural water infiltration and flows and protect water quality; and
- (h) opportunities for public access to and along the coast meets the public expectations for access to the coast.

Table 10-17 Nature Conservation Areas

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
Assessable Development			
<i>Habitats of rare, threatened or endangered species</i>			
P1	Where land is abutting shorebird habitat areas as listed in Schedule 5 - Significant Habitat areas development is consistent with protection of use of the habitat by shorebirds. In particular: <ul style="list-style-type: none"> (i) a vegetated buffer is maintained to prevent conflict; (ii) public access is managed; (iii) operational or building works are avoided during September to April; and (iv) only native endemic species are planted. 	S1	No solution specified.
P2	Premises within 500 metres of Turtle nesting beaches on Curtis and Facing Islands as identified in Schedule 5 – Significant habitat areas, are of a scale and design that protects the value of the rookery to turtle breeding. In particular: <ul style="list-style-type: none"> (i) maintain a vegetated area adjacent to the beach free of any development; (ii) ensure lighting does not spill into beach areas; (iii) maintain a buffer of a minimum of 200 metres adjacent to high density turtle nesting areas; (iv) manage public access; and (v) lighting including street lighting is no higher than the buffering vegetation and is turned away from the beach or lighting with characteristic wavelengths that do not affect turtles. 	S2	No solution specified.
<i>Landscaping</i>			
P3	Landscaping enhances the ecological value and habitat significance of the particular area.	S3	Only locally endemic species are used in new plantings.
<i>Connectivity</i>			
P4	The genetic dispersal of flora and fauna species is facilitated by maximising the retention and enhancement of connectivity between vegetation areas.	S4	No solution specified.

Table 10-18 Coastal Wetland Communities

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
Assessable Development			
Coastal Wetland communities			
P1	Coastal wetland communities are protected from the effects of development.	S1	Development does not occur within coastal wetland communities as identified on the Coastal Management Overlay plans 1 & 2.
P2	<p>Development within 100 metres of coastal wetland communities:</p> <ul style="list-style-type: none"> (i) maintains an area between the wetland and development of a width and with characteristics that will safeguard the functions of the wetland and allow for natural fluctuations of location; (ii) has no significant impact on the natural characteristics of the wetland, including the topography, groundwater hydrology, water quality, and plant and animal species; (iii) provides open space areas on the site for conservation purposes; and (iv) provides open space within the site as well as linking corridors of open space between the site and adjoining conservation significant areas. 	S2.1	Development for Reconfiguration of a lot provides for the retention of land as open space where it is located within 100 metres of a coastal wetlands area.
		S2.2	Stormwater runoff from development within 100 m of coastal wetlands is subject to quality improvement and flow velocity reduction to ensure that the water quality in the wetlands is maintained and considers the cumulative effect of runoff.
Watercourses			
P3	Premises adjoining watercourses (refer Watercourses Regulatory Plan 2) provide buffer areas to minimise adverse impacts of development on the adjacent watercourse.	S3	<p>Premises adjacent to a watercourse provides a vegetated buffer along the natural watercourse:</p> <ul style="list-style-type: none"> (i) to a minimum width of 40 metres along tidal watercourses and 20 metres along non-tidal watercourses.¹⁷
P4	Rehabilitation or re-establishment of coastal wetlands (refer Coastal Management Overlay Plan) or natural watercourses (refer Watercourses Regulatory Plan 2) do not result in the loss or detriment to other naturally occurring coastal wetlands.	S4	No solution specified.

¹⁷ If the vegetated buffer along the natural watercourse is remnant vegetation, then buffer widths will need to comply with the Coastal Wide Region Vegetation Management Codes.

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
<i>Assessable Development</i>			
<i>Landscaping</i>			
P5	<p>Landscaping within 100 metres of coastal wetlands or adjacent to watercourses:</p> <ul style="list-style-type: none"> (i) consists of entirely local native species; and (ii) enhances the ecological value and habitat significance of the particular area. 	S5	<p>Landscaping within 100 metres of coastal wetlands or adjacent to a watercourse:</p> <ul style="list-style-type: none"> (i) retains all existing local native vegetation on the site; and (ii) only locally endemic species are used in new plantings.

Table 10-19 Erosion prone areas

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
<i>Assessable Development</i>			
<i>Constraints for development</i>			
P1	Erosion prone areas as identified on Coastal Management Overlay plans remain undeveloped apart from acceptable temporary or relocatable structures for safety and recreation purposes.	S1	Relocatable structures such as picnic tables, barbecues, coastal trails, bikeways, demountable structures, equipment sheds, lookouts, elevated decks, shelter sheds etc only are located within erosion prone areas.
P2	Where there is existing development within an erosion prone area as identified on Coastal Management Overlay plans future uses are of no greater intensity than the existing uses on the site or adjoining land.	S2	No solution specified.
P3	Buildings, structures and infrastructure do not extend into an erosion prone area as identified on Coastal Management Overlay Plans 3 & 4 further than the existing building alignment of neighbouring properties;	S3.1	All development, other than that listed in P1 above is; <ul style="list-style-type: none"> (i) located outside of the erosion prone area; or (ii) as far landward as practical within the lot ; and (iii) shown to result from a demonstrated need for the development in that location; or (iv) is coastal dependent development located as far landward as practical within the lot.
		S3.2	All building works (excluding demolition), including extension to existing buildings, on lots wholly or partly within the erosion prone area: <ul style="list-style-type: none"> (i) where for rural areas and undeveloped urban areas, are located landward of the erosion prone area as far as practical to minimise the extent of permanent building inside the erosion prone area; (ii) where for developed urban areas, are located wholly landward of the alignment of existing neighbouring buildings to minimise the extent of permanent buildings inside the erosion prone area and of a scale and intensity similar to that of the surrounding development; and (iii) allow for natural drainage and the linking of open space areas;
P4	Redevelopment of existing developed areas or an increase in intensity may only occur in circumstances where it can be clearly demonstrated that it would not compromise coastal management outcomes and principles.	P4	No solution specified.

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
<i>Assessable Development</i>			
P5	Reconfiguration of a lot (subdivision) within an erosion prone area incorporates erosion prone land as undeveloped open space.	S5	No solution specified
P6	The release of stormwater into partially or fully enclosed systems with low water exchange rates such as coastal wetlands, lagoons or coastal estuaries is avoided by utilising: (i) recycling of waters; (ii) re-use after treatment; or (iii) alternative discharge points.	P6	No solution specified.

Table 10-20 Public Access

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
<i>Assessable Development</i>			
<i>Buildings and other structures</i>			
P1	Structures (building and works) do not impede public access to and along the foreshore except where restriction of access is the objective.	S1	Reconfiguration of a lot (subdivision) within an erosion prone area incorporates erosion prone land as undeveloped open space.
<i>Reconfiguration of a Lot</i>			
P2	Development involving reconfiguration of a lot (subdivision) provides an area of land of sufficient width adjacent to the coast and watercourses for safe public access.	S2	No solution specified.
P3	Development involving reconfiguration of a lot (subdivision) where located in the coastal zone, provides for access that: <ul style="list-style-type: none"> (i) avoids roads running parallel to the coast or watercourse; (ii) sites spur roads in locations that minimise impacts on coastal resources by: <ul style="list-style-type: none"> (a) utilising areas of low environmental sensitivity; and (b) avoiding areas that increase storm tide hazard. 	S3	No solution specified.
<i>Public Access Areas</i>			
P4	Public access areas: <ul style="list-style-type: none"> (i) retain the natural and cultural resources including coastal wetlands or infrastructure of state economic significance including maritime transport facilities; and (ii) are located only where the risk to public safety and impacts on the coastal resources is at an acceptable level. 	S4.1	Public access infrastructure is located away from areas where: <ul style="list-style-type: none"> (i) potential erosion of dunes and banks is likely to be increased; (ii) tidal regimes and coastal processes could be affected; and (iii) significant aquatic or terrestrial habitats value exist;
		S4.2	Access infrastructure is designed to: <ul style="list-style-type: none"> (i) maintain natural movement of sand and sediment; (ii) avoid contributing to surface or geological instability or erosion of the foreshore; (iii) utilise single access points wherever possible; (iv) direct people away from sensitive areas; and (v) be compatible with the scenic coastal

<i>Specific Outcomes</i>	<i>Acceptable & Probable Solutions</i>
<i>Assessable Development</i>	
	<p>landscape and topographic conditions.</p> <p>S4.3 Pedestrian access areas:</p> <ul style="list-style-type: none"> (i) locate paths away from sensitive habitats and areas; (ii) ensure users remain on the footpath and walkways to minimise physical impacts on the local environment through appropriate signage and fencing.

Table 10-21 Infrastructure

<i>Specific Outcomes</i>	<i>Acceptable & Probable Solutions</i>
<i>Assessable Development</i>	
<p>P1 Infrastructure is designed, located and constructed to:</p> <ul style="list-style-type: none"> (i) avoid locating in areas identified on Coastal Management Overlay Plans 1 - 4, and in areas listed in Schedule 5 - Significant habitat areas, except where there is a net benefit for the State as a whole; (ii) minimise adverse impacts on coastal wetlands, particularly in relation to hydrology, disturbance of habitat and surface water flow, through appropriate engineering (ie. culverts, exclusion fencing, bridges and pylons); and (iii) rural infrastructure such as dams are located, constructed and maintained to ensure no adverse impacts on coastal resources. 	<p>S1 No solutions specified.</p>

Table 10-22 Coastal Landscapes

<i>Specific Outcomes</i>		<i>Acceptable & Probable Solutions</i>	
<i>Assessable Development</i>			
<i>Scenic Coastal Amenity</i>			
P1	<p>Development is undertaken to ensure that the landscape values of coastal wetlands, estuaries and inlets, riverine corridors, dunes and shorelines are maintained. In particular:</p> <ul style="list-style-type: none"> (i) the edges of vegetation areas such as mangroves, of high scenic quality retain their visual continuity; (ii) views of riverine corridors and shorelines from significant viewpoints are retained; (iii) along the edges of vegetation minimise visual breaks in areas of continuous vegetation; and (iv) along shorelines, provide a visual screens in the form of a landscaped buffer to any urban development. 	S1	<p>Development, where located within those areas identified on the Coastal Management Overlay plans 1 – 4 will:¹⁸</p> <ul style="list-style-type: none"> (i) maintain existing vegetation along watercourses to form a natural landscaped edge and screen; (ii) rehabilitate degraded or fragmented watercourse corridors to form a continuous corridor of vegetation; and (iii) involving the erection of any new buildings or structures, have a maximum height no greater than the existing mature trees on the site or generally in the locality.

¹⁸ Where native vegetation is present, clearing setbacks adjacent to watercourses must comply with Coastal Wide Bay Region Vegetation Management Codes.

PART 11 ASSESSMENT CRITERIA FOR DEVELOPMENT OF A STATED PURPOSE OR STATED TYPE

Division 1 – Preliminary

11.1 Codes for development for a stated purpose or development of a stated type

- (1) The provisions in this part comprise the following codes:
- (a) Advertising Signs Code (Division 2);
 - (b) Caretaker's Residence Code (Division 3);
 - (c) Commercial Code (Division 4);
 - (d) Community Purpose Code (Division 5);
 - (e) Environment & Infrastructure (General) Code (Division 6);
 - (f) Estate Sales & Display Home Code (Division 7)
 - (g) Home Occupation & Home Business Code (Division 8);
 - (h) Industry Code (Division 9);
 - (i) Open Space & Recreation Code (Division 10);
 - (j) Operational Works (Earthworks) Code (Division 11);
 - (k) Reconfiguring a Lot Code (Division 12);
 - (l) Residential Code (Division 13);
 - (m) Rural Code (Division 14);
 - (n) Telecommunications Code (Division 15);
 - (o) Caravan & Relocatable Home Park Code (Division 16);
 - (p) Temporary Use Code (Division 17); and
 - (q) Tourism Infrastructure Code (Division 18).

Division 2 – Advertising Signs Code

11.2 Application

The advertising signs code applies to the whole of the City of Gladstone Local Government area and is applicable to all advertising signs (MCU and Operational Works).

11.3 Advertising Signs Code

- (1) The provisions of this division comprise the Advertising Signs Code. They are:
 - (a) Compliance with the Advertising Signs Code (**Section 11.4**);
 - (b) Overall outcomes for the Advertising Signs Code (**Section 11.5**); and
 - (c) Specific outcomes, acceptable solutions and probable solutions for the Advertising Signs Code (**Section 11.6**).
- (2) For the purposes of this code the following terms have the specific meaning assigned to them:
 - (a) *'Non Urban Areas'* are defined as those areas included within the following zones:
 - (i) Park Residential;
 - (ii) Open Space;
 - (iii) Rural; and
 - (iv) Urban Expansion;
 - (b) *'Suburban Areas'* are defined as those areas included within the following zones:
 - (i) Residential;
 - (ii) Residential (Higher Density);
 - (iii) Island Settlement; and
 - (iv) Community Purposes
 - (c) *'Industry Areas'* are defined as those areas included within the following zones:
 - (i) Local Industry;
 - (ii) Major Industry & Infrastructure; and
 - (iii) Strategic Port Land.
 - (d) *'Business and Tourism Areas'* are defined as those areas included within the following zones:
 - (i) Commercial; and
 - (ii) Mixed Industry and Business.

Advertising Signs (MCU) refer to Schedule 1 Dictionary.

“Above Awning signs” are on-premises signs located above an awning or a verandah roof.

“Advertising signs (Operational works)” are signs which display advertising material pertaining to the business(es) conducted on the premises. Also termed on-premises signs.

“Awning Fascia signs” are on-premises signs painted on or fixed to the fascia of an awning, verandah or similar structure.

“Billboard sign” is an advertising sign (MCU) with a free-standing display surface where the width of the sign is greater than its height. This incorporates the free-standing structure upon which the sign is located, and any lighting equipment used to illuminate the sign.

“Boundary Fence sign” is an on-premises sign which is either painted onto a solid boundary fence, or attached to a fence along the boundary of a site.

“Bunting” is a series of small flags, pennants, streamers or ribbons suspended from a rope or cable above or within a business premises.

“Canopy sign” is an on-premises sign which is painted or otherwise fixed to a canopy located over a window or a doorway, whether the canopy is constructed from flexible or solid materials.

“Commercial Flag sign” is an on-premises sign comprising cloth or fabric hung from a pole or flagpole for the purpose of advertising or promoting a commercial establishment.

“Created Fascia / Awning signs” are on-premises signs attached to a building fascia or a building awning, which extend beyond the fascia or awning boundary to create a new fascia or awning line.

“Footway / A-Frame / Mobile sign” is a portable free-standing on-premises sign (which may or may not be supported by wheels) which is typically displayed on a footway or within the boundaries of a premises during business hours.

“Ground signs” are a free standing on-premises sign comprising a monolithic advertisement which directly sits on the ground without any supporting poles or framework.

“High Rise Building sign” is an on-premises sign located on the upper wall or top of a building which identifies the name of the building and / or the logo / title of the major business operation within the building.

“Inflatable sign” is a temporary sign to publicise special events for a period not exceeding 2 weeks, which is either inflated by air or a lighter than air gas, and is attached to or located on a site or premises.

“Major Centre” -

“Projected Image sign” is an illuminated advertisement which is projected onto a display surface as a static or moving image, erected so as to provide visual interest to advertising devices.

“Projecting signs” are on-premises signs which project at right angles from a building or a wall, excluding fences.

“Pole sign” is a small free standing on-premises sign placed on one or more vertical supports.

“Pylon sign” is a large free standing on premises sign which has a face height greater than its face width.

“Signs on Blinds” are an on-premises sign which is painted or otherwise attached to solid or flexible material suspended from an awning or verandah.

“Temporary signs” are advertising signs providing information about a works on a site, a forthcoming event on a site or real estate information to the general public for temporary periods applicable to the particular purpose.

“Under Awning sign” is an on-premises sign which is suspended beneath an awning or verandah or similar.

“Vertical Banner” is an on-premises sign which is constructed of flexible material suspended between two solid brackets at the top and bottom of the sign face, with the brackets either secured to the face of a building, or to a free standing pole.

“Wall sign” is an on-premises sign which is painted onto, or attached flat onto wall.

“Window sign” is an on-premises sign which is painted onto or attached to a window, or located behind a window so as to be visible from any public street or neighbouring site.

11.4 Compliance with the Advertising Signs code

- (1) Compliance with the Advertising Signs Code is achieved when:
 - (a) development for an advertising sign (MCU) is consistent with the specific outcomes in **Section 11.6**.
 - (b) development involving an advertising sign (operational works) being on premises signs is consistent with the specific outcomes in **Section 11.6**.

11.5 Overall Outcomes for the Advertising Signs Code

- (1) The overall outcome is the purpose of the Advertising Signs Code.
- (2) The overall outcomes sought for the Advertising Signs Code are:
 - (a) the functional advertising requirements of business are catered for, while protecting the aesthetic appeal of the built form and natural attributes of the City, specifically signs:
 - (i) cater for the needs of business by clearly identifying the goods and services supplied;
 - (ii) complement the design and architectural aspects of buildings;
 - (iii) complement the local streetscape and present a visually attractive appearance to public areas;
 - (iv) are safely secured and do not pose a physical hazard to motorists, pedestrians, cyclists or adjoining residents;
 - (v) do not unreasonably impede views, sunlight or breezes for residents on adjoining sites, or create nuisance as a result of noisy, flashing or illuminated devices; and
 - (vi) maintain the operation and safety of the major arterial road routes in the City.

11.6 Specific outcomes and probable solutions for the Advertising Signs Code

- (1) The specific outcomes sought and probable solutions for the Advertising Signs code for Advertising Signs (MCU) are included in Columns 1 and 2 respectively of **Table 11-1**.
- (2) The specific outcomes sought and probable and acceptable solutions for Advertising Signs (Operational Works) are included in **Table 11-2**.

Specific Outcomes and Probable & Acceptable Solutions for Advertising Signs (MCU)

TABLE 11-1

Note: This code may also be affected by overlays.

Column 1 Specific Outcomes	Column 2 Probable/Acceptable Solutions
Height and Scale	
Self Assessable and Assessable Development	
1. All advertising signs (MCU) are designed and located to complement the environment in which the sign is located.	1.1 Advertising signs do not protrude above the roof line of existing buildings, and in all situations do not exceed 10 metres in height. 1.2 Advertising signs are located a minimum distance of at least 800 metres from any other existing or approved Advertising sign. 1.3 Advertising signs have a maximum face area of 40 m ² per face, and the angle between faces does not exceed 45°.
Assessable Development	
2. Supporting structures (i.e. poles, framework) are designed and sited to minimise visual impact. (i) Supporting structures are painted with colours that match with the visual backdrop of the structure. (ii) Supporting structures are located within a landscaped setting so that the structure is not readily visible from public areas or nearby residential areas.	2.1 No solution specified.
3. Advertising Signs fixed to buildings are appropriately located, scaled and designed to enhance the appearance of the building.	3.1 Signs do not obscure the outline of the building or any of its architectural features including the roofline, verandahs or upper floor windows.
Illuminated Signs	
1. Illuminated signs including flashing or pulsating signs are designed to: (i) be safe for pedestrian and traffic movement; (ii) be consistent with the character of the surrounding area; (iii) make best use of energy efficient	1.1 Signs located in Non-Urban or Suburban areas are not illuminated and do not contain any flashing or pulsating lighting, except where they are located on a shop, shopping centre, food premises or tourist attraction. 1.2 Animated illuminated signs are located within major centres in business and tourist locations which cater for night time activities and are designed to attract patrons from within the

<p style="text-align: center;">Column 1</p> <p style="text-align: center;">Specific Outcomes</p>	<p style="text-align: center;">Column 2</p> <p style="text-align: center;">Probable/Acceptable Solutions</p>
<p>equipment and light sources; and</p> <p>(iv) maintain the amenity of the surrounding areas so as not create a lighting nuisance.</p>	<p>locality and not from external to the locality.</p> <p>1.3 Flashing Signs utilise neon components.</p>
<p>2. Flashing Signs do not resemble official traffic signs or signals, nor are they located in positions where a traffic hazard is likely to be created.</p>	<p>2.1 No solution specified.</p>
<p>3. A Projected Image Sign does not adversely impact on the amenity of the area, particularly in non-urban and suburban areas.</p> <p>(i) Projected Image Signs are not located within non-urban or suburban areas.</p> <p>(ii) Projected Image Signs are located within major centres in business and tourist locations that cater for night-time activities.</p> <p>(iii) Projected Image Signs are designed and located so as not to cause lighting nuisance.</p> <p>(iv) Projected light is not to fall on any other adjoining site, or create an adverse impact because of glare.</p>	<p>3.1 No solution specified</p>

Specific Outcomes And Probable & Acceptable Solutions For Advertising Signs (Operational Works)

TABLE 11-2

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable/Acceptable Solutions
Total area of on-premises signage	
Self Assessable and Assessable Development	
<p>(1) The total area of on-premises advertising signs on an individual site:</p> <ul style="list-style-type: none"> (i) is consistent with the purpose for which the land or building is used; (ii) complements the character of the site having regard to the size of the site and the scale and height of the existing buildings and structures; and (iii) complements the character of the local area. <p>(The total area includes the area of any signage relating to the business located on the abutting street or pavement).</p>	<p>1.1 The total area of all on-premises signs per site in non-urban and suburban areas does not exceed:</p> <ul style="list-style-type: none"> (i) 1 m²; or (ii) 5 m², where the site is used for a shop, shopping centre, food premises or tourist attraction. <p>1.2 The total area of all advertising signs per site in industry areas does not exceed 10 m² for every 10 metres of site frontage.</p> <p>1.3 The total area of all advertising signs per site in business and tourism areas does not exceed 15 m² for every 10 metres of site frontage.</p> <p>1.4 The total face area of a single advertising sign in either industry or in business and tourism areas does not exceed 40 m².</p>
Visual Impact	
Self Assessable and Assessable Development	
<p>1. On premises signs are designed to:</p> <ul style="list-style-type: none"> (i) minimise visual clutter; (ii) complement the design of the building on which they are situated; (iii) clearly identify the business to which they relate; (iv) for free-standing signs, provide a professional business image within a landscaped environment; and (v) present an attractive outlook to public 	<p>1.1 In non-urban and suburban areas, on-premises signs except awning fascia signs are only used for shop, shopping centre, food premises or tourist attraction.</p> <p>1.2 Ground Signs and Pylon signs are not located in non-urban and suburban areas.</p> <p>1.3 In all areas, the following signs are limited to no more than one of the following:</p> <ul style="list-style-type: none"> (i) one Above Awning sign per tenancy; (ii) one Projecting Sign per tenancy;

Column 1 Specific Outcomes	Column 2 Probable/Acceptable Solutions
areas.	<ul style="list-style-type: none"> (iii) one Created Fascia / Awning sign per tenancy; (iv) one Sign on a Blind per tenancy; (v) one Under Awning Sign per tenancy for sites with a frontage length less than 15 metres; (vi) three Canopy signs per tenancy for sites with a frontage length less than 15 metres; (vii) one Boundary Fence Sign per premises for sites with a frontage length less than 15 metres; (viii) one Ground Sign only on sites with a frontage of at least 50 metres otherwise none are provided; (ix) one Pole Sign per site; or (x) one Pylon Sign per site. <p>1.4 In industry areas and in business and tourist areas, the following signs have the maximum area and dimensions and position on the site:</p> <ul style="list-style-type: none"> (i) Above awning sign consists of a single plane, located perpendicular to the street having a face area of 2.5 m²; (ii) Projecting Sign has a vertical orientation with: <ul style="list-style-type: none"> (A) a maximum outward projection of 0.75 metres; (B) a maximum height of 7.5 metres; and (C) does not extend above the wall to which is attached. <p>1.5 In all areas the following signs have the maximum area and dimensions and position on site:</p> <ul style="list-style-type: none"> (i) Awning Fascia signs are contained within the outline of a fascia and do not exceed 600 mm in height. Attached signs do not exceed 100 mm in depth; (ii) Created Fascia / Awning signs do not extend: <ul style="list-style-type: none"> (A) more than 600 mm above the

Column 1 Specific Outcomes	Column 2 Probable/Acceptable Solutions
	<p>fascia or awning to which they are attached;</p> <p>(B) more than 25% of the area of the awning or 10% of the area of the fascia on which the sign is located; and</p> <p>(C) beyond the ends of the building, or the boundaries of the site;</p> <p>(iii) Sign on blind does not exceed 50% of the total blind area;</p> <p>(iv) Under Awning signs have a maximum area of 1.5 m² per face, with a maximum of two faces. Signs are perpendicular to the frontage of the site and do not extend beyond the awning line at the frontage of a site;</p> <p>(v) Boundary Fence Sign does not project outward more than 30 mm from the fence;</p> <p>(vi) Wall signs:</p> <p>(A) do not cover more than 75% of the area of the wall on which they are located;</p> <p>(B) do not exceed a total area of 40 m²; and</p> <p>(C) do not extend beyond the outlines of the wall, above the roofline or beyond the edge of the wall boundary;</p> <p>(vii) Window signs are located at street level and do not cover / obscure more than 25% of the window surface;</p> <p>(viii) High Rise Building Signs are contained within the outline of the building to which they are attached;</p> <p>(ix) Vertical Banner signs do not exceed 5 metres in height or 750 mm in width and do not extend beyond the boundaries of the site;</p> <p>(x) Commercial flags are not greater than 2.4 m² in size;</p> <p>(xi) Ground Signs:</p> <p>(A) are no higher than 1.8 metres</p>

Column 1 Specific Outcomes	Column 2 Probable/Acceptable Solutions
	<p>above natural ground level;</p> <p>(B) have a total maximum face area of 10 m² with no more than two faces; and</p> <p>(C) are located at the front of the properties they are promoting; and</p> <p>(xii) Pole Signs:</p> <p>(A) are no higher than 5 metres;</p> <p>(B) have a maximum face area of 2.5 metres and a maximum of two faces; and</p> <p>(C) are located at the front of the properties they are promoting; and</p> <p>(xiii) Pylon Signs have a maximum face area of</p> <p>1.6 Created Fascia / Awning signs are located in the centre of a business premises to provide symmetry.</p> <p>1.7 Under Awning signs are not located closer than 1.5 metres to the end of an awning or closer than 3 metres to another Under Awning Sign.</p> <p>1.8 Where the Above Awning sign presents as a three dimensional or sculptural sign, the volume does not exceed 2.5 m³.</p> <p>1.9 When located on the roof, High Rise Building Signs are contained within purpose built signage envelopes within the roof structure of the building (i.e. an area of the roof which has been specifically designed to cater for the placement of signs).</p> <p>1.10 Vertical Banner signs are a minimum of 10 metres from any other banner sign and a minimum of 3 metres from the side and / or rear boundaries of the site.</p> <p>1.11 Pylon Signs are located as close to the centre of the site frontage as is possible and are not located less than 3 metres from the property boundary of any adjacent commercial site.</p> <p>1.12 Where a site / development contains more than one tenancy, the Pylon and Pole sign allows for each business tenancy to be advertised on the</p>

Column 1 Specific Outcomes	Column 2 Probable/Acceptable Solutions
	<p>same sign.</p> <p>1.13 On sites which contain more than one tenancy, the Pylon sign is a 'Multi Tenant' sign which allows each business an equal opportunity to utilise space on the sign face.</p>
<p>2. Any supporting structures (i.e. poles, framework) are designed and sited to reduce visual impact.</p> <p>(i) Supporting structures are painted with colours that match with the visual backdrop of the structure.</p> <p>(ii) Unsightly structural supports are not visible from adjoining sites or public area.</p>	<p>2.1 No solution specified.</p>
Public Safety	
Self Assessable and Assessable Development	
<p>1 On-premises signs do not create a hazard or nuisance in terms of clearance or lighting.</p>	<p>1.1 On-premises signs maintains a clearance as follows:</p> <p>(i) Projecting sign at least 2.4 metres from the ground;</p> <p>(ii) signs on Blinds a minimum clearance of 2.2 metres between the lowest part of the blind and the footpath beneath it;</p> <p>(iii) Under Awning Signs a minimum clearance of 2.1 metres to the ground;</p> <p>(iv) Canopy Sign a minimum vertical clearance of 2.2 metres from any footway;</p> <p>(v) Vertical Banner signs are no less than 2.4 metres above ground level;</p> <p>(vi) Commercial Flag signs are no closer than 6.5 metres from the ground; and</p> <p>(vii) Pole signs face areas are no less than 2.4 metres above ground level.</p> <p>1.2 Where a Projecting sign projects across the street boundary of a site, it does not project more than half the width of the public footway at the street frontage.</p> <p>1.4 Advertising signs are not attached to chain wire fencing, or other types of see-through fencing.</p>

Column 1 Specific Outcomes	Column 2 Probable/Acceptable Solutions
Animated and Flashing Signs and Illumination	
Assessable Development	
<p>2. Any advertising device which incorporates flashing or pulsating forms of illumination are designed to:</p> <ul style="list-style-type: none"> (i) be safe for pedestrian and traffic movement; (ii) be consistent with the nature of the surrounding area; (iii) make best use of energy efficient equipment and light sources; and (iv) maintain the amenity of the surrounding area so as not create a lighting nuisance. (v) Flashing signs utilise neon components bulbs. (vi) Flashing signs do not resemble traffic signs or signals, nor are they located where a traffic hazard is likely to be created. 	<p>2.1 Signs located in Non-Urban or in Suburban areas are not illuminated and do not contain any flashing or pulsating lighting, except where they are located on a shop, shopping centre, food premises or tourist attraction.</p> <p>2.2 Animated illuminated signs are located within major centres in business and tourist locations which cater for night time activities and are orientated to attract patrons from within the locality and not external to the locality.</p>
<p>3. Projected Image sign does not disrupt the amenity of the area, particularly in non-urban and suburban areas.</p>	<p>3.1 Projected Image signs are not located within non-urban and suburban areas.</p> <p>3.2 Projected Image signs are located within major centres in business and tourist locations which cater for night-time activities.</p>
Banners and Bunting	
Self Assessable and Assessable Development	
<p>1. Bunting is designed to positively contribute to the streetscape of the local area, without creating or exacerbating sign clutter, or detracting from the amenity of surrounding premises.</p>	<p>1.1 Bunting is erected more than 100 lineal metres of any residential property due to the noise nuisance created by bunting in high wind situations.</p> <p>1.2 Bunting is less than 6.5 metres above the ground.</p>

Division 3 – Caretaker’s Residence Code

11.7 Application

The Caretaker’s Residence Code applies to the whole of the City of Gladstone and is applicable to development for the purposes of a Caretaker’s Residence.

11.8 Caretaker’s Residence code

- (1) The provision of this division comprise the Caretaker’s Residence Code as follows:
 - (a) Compliance with the Caretaker’s Residence Code (**Section 11.9**);
 - (b) Overall outcomes for the Caretaker’s Residence Code (**Section 11.10**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Caretaker’s Residence Code (**Section 11.11**).
- (2) For the purposes of this code the following terms have the specific meaning assigned to them:
 - (a) Caretaker’s Residence as defined in Schedule 1.

11.9 Compliance with the Caretaker’s Residence Code

- (1) For assessable development, compliance with the Caretaker’s Residence Code is achieved when development is consistent with the specific outcomes in **Section 11.11**.
- (2) For self assessable development, compliance with the Caretaker’s Residence Code is achieved when development is consistent with the acceptable solutions in **Table 11-3**.

11.10 Overall Outcomes for the Caretaker’s Residence Code

- (1) The overall outcome is the purpose of the Caretaker’s Residence Code.
- (2) The overall outcome sought for the Caretaker’s Residence Code are the following:
 - (a) caretaker’s residences are used only for genuine care-taking or property management purposes; and
 - (b) an acceptable level of residential amenity for occupants is attained.

11.11 Specific outcomes, probable and acceptable solutions for the Caretaker’s Residence Code

- (1) The specific outcomes sought for the Caretaker’s Residence Code are included in Column 1 of **Table 11-3** and the probable and acceptable solutions are in Column 2 of **Table 11-3**.

Specific Outcomes and Acceptable and Probable Solutions for Caretaker's Residence Code

TABLE 11-3

Note: This code may also be affected by overlays.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Occupants	
Assessable Development	
<p>1. The premises is occupied only by:</p> <p>(i) a person having responsibility for the security, maintenance and / or management of non-residential activities conducted on the same site; and</p> <p>(ii) if applicable, that person's immediate family.</p>	<p>1.1 The premises are occupied only by the proprietor, manager or caretaker of business activities on the same site, together with any immediate family of that person.</p>
Subordinate Nature of Caretaker's Residence	
Assessable Development	
<p>1. The premises being necessarily associated with, but subordinate to, business activities on the same site.</p>	<p>1.1 The caretakers residence having a gross floor area of no more than 100 m²</p>
<p>2. Not more than one caretaker's residence is provided on the site on which the business activity operates (the site may comprise more than one lot).</p>	<p>2.1 Only one caretaker's residence established on the site on which the business activity operates, including any farm holding or other enterprise which may operate over a number of lots in the same locality.</p>
Private Open Space/ Car Parking	
Assessable Development	
<p>1. Other than where provided for a rural use, the caretaker's residence is provided with private open space that is:</p> <p>(i) useable;</p> <p>(ii) adequately screened from the primary activities on the site; and</p> <p>(iii) directly accessible from the dwelling unit</p> <p>(iv) adequate and safe car parking facilities are provided</p>	<p>1.1 The caretaker's residence has an area of private open space which:</p> <p>(i) is directly accessible from habitable room;</p> <p>(ii) has a minimum area of:</p> <p>a) 50 m² if at ground level; or</p> <p>b) 15 m² if a balcony, verandah, or deck; and</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
	<ul style="list-style-type: none"> (iii) has minimum horizontal dimensions of: <ul style="list-style-type: none"> a) 4 metres if at ground level; or b) 1.25 metres if a balcony, verandah or deck. 1.2 The open space is screened (if at ground level, by a minimum 1.8 m high solid fence or wall).

Division 4 – Commercial Code

11.12 Application

The Commercial Code applies to the whole of the City of Gladstone and is applicable to commercial development.

11.13 Commercial Code

- (1) The provisions of this division comprise the Commercial Code. As follows:
 - (a) Compliance with the Commercial Code (**Section 11.14**);
 - (b) Overall outcomes for the Commercial Code (**Section 11.15**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Commercial Code (**Section 11.16**).

- (2) For the purposes of this code the following terms are included within the meaning of 'Commercial' and have the specific meaning assigned to them in Schedule 1 as follows.
 - (a) The term 'Commercial' includes:
 - (i) Brothel;
 - (ii) Commercial Premises;
 - (iii) Child Care Centre;
 - (iv) Cinema;
 - (v) Food Premises;
 - (vi) Funeral Premises;
 - (vii) Gaming Premises;
 - (viii) Indoor Entertainment;
 - (ix) Licensed Premises;
 - (x) Local Surgery;
 - (xi) Market;
 - (xii) Medical Centre;
 - (xiii) Motel;
 - (xiv) Office;
 - (xv) Retail Plant Nursery;
 - (xvi) Service Station;

- (xvii) Service Trade;
- (xviii) Shop;
- (xvix) Shopping Centre; and
- (xvx) Showrooms.

11.14 Compliance with the Commercial Code

- (1) For assessable development, compliance with the Commercial Code is achieved when development is consistent with the specific outcomes in **Table 11-4**.
- (2) For self assessable development, compliance with the Commercial Code is achieved when development is consistent with the acceptable solutions in **Table 11-4**.

11.15 Overall Outcomes for the Commercial Code

- (1) The overall outcome is the purpose of the Commercial Code.
- (2) The overall outcome sought for the Commercial Code is:
 - (a) New development resulting in the use of premises for commercial purposes:
 - (i) Is located on Commercial and Mixed Industry and Business Zoned land except major showroom complexes (over 10,000 m² in gross floor area) which are located in the Racecourse Precinct within the Urban Expansion Zone or if that option is not feasible at the time, an alternative site;
 - (ii) Is located where an adequate road network and public transport is available;
 - (iii) Is compatible with the overall outcomes for the locality;
 - (iv) Is appropriate for the designated role and function of the commercial premises;
 - (v) Maintains a high standard of amenity for the commercial premises and the surrounding locality;
 - (vi) Is accessible, safe and comfortable and convenient for the community it is intended to serve;
 - (vii) Maintains the quality of the surrounding natural environment; and
 - (viii) Is compatible with the character and amenity of the surrounding area.

11.16 Specific outcomes, probable and acceptable solutions for the Commercial Code

The specific outcomes sought for the Commercial Code are included in Column 1 of **Table 11-4** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-4**.

Specific Outcomes and Acceptable and Probable Solutions for Commercial Code

TABLE 11-4

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Functions of Centres	
Assessable Development	
<p>1.1 Commercial activities (other than major Showroom complexes) are located in the appropriate designated centre, rather than an out-of-centre location and thus a hierarchy of centres eventuates which encourages particular commercial services to service the City and region as follows:</p> <p>Central City</p> <p>Remains the principal centre in the region and the City providing higher order administration, business services, office accommodation, cultural and entertainment, personal services and specialised fashion retailing.</p> <p>Kin Kora</p> <p>Remains an important centre for shopping, also providing some personal services, banking services, community services and service trades with any expansion or other increase in activity demonstrating the ability to accommodate adequate vehicular access and parking while not adversely affecting the efficiency of the road network and improves the built form, urban design and streetscape character of the centre.</p> <p>The Valley</p> <p>Provides convenience shopping and small scale, mixed business services to the inner City.</p> <p>Toolooa</p> <p>Provides convenience shopping and small scale mixed business services mostly to South Gladstone and Toolooa.</p> <p>Dawson Road</p> <p>A centre on the corner of Park Street and</p>	<p>1.1 No solutions specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>Dawson Road provides non-retail commercial services and convenience shopping with any expansion or other increase in activity directly related to the ability to accommodate adequate vehicle access and parking, while not adversely affecting the road network and improves the building form, urban design and streetscape character of the centre.</p> <p>Racecourse</p> <p>Provides for an integrated development of retail focussed activities where the range of goods are predominantly of a non convenience nature including hardware, housing service trades, service industries, showroom and warehousing bulky goods, storage and distribution, and chandlery to the City.</p> <p>Hanson Road</p> <p>No further expansion of retail focussed activities will be provided for and the centre will retain and increase the level of non retail mixed business and industry activities.</p> <p>Kirkwood Road</p> <p>Provides for an integrated development for a convenience based shopping centre also providing limited personal services, banking services, community services and service trades.</p> <p>Minor Centres</p> <p>A number of other small business centres serve an important role, however, will not expand that role.</p>	
<p>2. Neighbourhood shopping facilities providing day to day needs are situated in localities central to the communities they serve.</p>	<p>2.1 No solutions specified.</p>
<p>3. Commercial premises (other than a major showroom complex) are located in the Commercial Zone or Mixed Industry & Business Zone or within a designated precinct.</p>	<p>3.1 In regards to major Showroom development (greater than 10,000 m² in gross floor area), premises are located in the Racecourse Precinct other than where this option is not feasible because of particular circumstances, in another area subject to the particular siting outcomes of this code.</p>
<p>4. Commercial uses are:</p> <p>(i) situated in appropriate locations so that convenience centres can be established or reinforced;</p>	<p>4.1 In regard to 4(ii), commercial uses are:</p> <p>(i) directly accessible from an arterial or sub-arterial road, a pedestrian path system and the open space network; and</p>

Column 1		Column 2	
Specific Outcomes		Probable & Acceptable Solutions	
(ii)	highly accessible within the road transport network and readily accessible for pedestrians;	(ii)	situated on level to gently sloping land (slope <5%).
(iii)	of a physical form which does not constrain the establishment of convenient and cohesive commercial centres; and		Otherwise no solution specified.
(iv)	provided with safe and functional pedestrian and traffic linkages between commercial activities in the same area and also with adjoining residential neighbourhoods.		
5.	Development for the purposes of a major showroom complex (over 10,000 m ²) will be located on premises which adjoins an arterial road.	5.1	No solution specified.
6.	Commercial activity occurs in step with the community's needs for additional facilities and services, convenience and accessibility.	6.1	No solution specified.
Suitability of the Site			
Self Assessable and Assessable Development			
1.	Each site has sufficient area and dimensions to accommodate:	1.1	Sites for the following uses have a minimum area and frontage of:
(i)	the building or buildings and associated storage areas;	(i)	Funeral Premises 1,000 m ² site area and 25 metre frontage
(ii)	associated car parking areas;	(ii)	Service Trades 600 m ² site area and a 15 metre road frontage;
(iii)	delivery and service vehicles;	(iii)	Other Uses No solution specified.
(iv)	landscaping;		
(v)	vehicle access; and		
(vi)	on site vehicle movement.		
Assessable Development			
2	Each site can accommodate:	2.1	No solution specified.
(i)	nature conservation and regional ecosystem conservation values;		
(ii)	any natural hazards; and		
(iii)	protection of the physical integrity of watercourses.		

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Building Scale and Appearance	
Assessable Development	
<p>1. Buildings are designed to:</p> <ul style="list-style-type: none"> (i) respect and complement the existing character of the area, including presenting to the principal road frontage an “active” shop front of open displays; (ii) maintain an appropriate human scale which is open and readily accessible from the street, providing easy and convenient pedestrian access including access for disabled persons, and safe and conveniently located areas and facilities for public seating and shelter; (iii) buildings are not constructed of highly reflective materials such as high-performance glass and untreated galvanised metal sheeting, and do not present large flush surfaces on external walls to adjoining properties or a road frontage, and generally complement the streetscape and other development in the street in its design; and (iv) be appropriate for the aspect and climatic conditions in the City through a built form and architectural style that includes covered walkways, eaves and awnings over the footpath for its full width and frontage except for any driveways. 	<p>1.1 No solution specified.</p>
<p>2. Building setbacks are appropriate to the setting so as to enhance the streetscape and to establish an efficient functional relationship between the development and the street.</p>	<p>2.1 No solution specified.</p>
<p>3. The site coverage of buildings allows for appropriate setbacks and landscaping.</p>	<p>3.1 Site coverage does not exceed 75% of the site area, unless otherwise allowed for in a Locality Code.</p>
Community Safety	
Assessable Development	
<p>1. All premises are designed to achieve safety for property, staff and customers by ensuring that:</p> <ul style="list-style-type: none"> (i) buildings are sited, orientated and designed to maximise casual surveillance of public spaces and designed to avoid opportunities for 	<p>1.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>personal concealment;</p> <p>(ii) entries to buildings are exposed to the main street frontage and are clearly delineated;</p> <p>(iii) general public parking areas are clearly designated, well-lit and have clearly-defined access points;</p> <p>(iv) premises are well-lit to encourage informal surveillance with well-placed, low wattage lighting to minimise 'blind spots'; and</p> <p>(v) Building identification and numbering is prominent, clearly identifiable at night and large enough to be read by vehicles from the street.</p>	
<p>2. Car parks in major shopping centres are designed with:</p> <p>(i) good clear signage so that users can locate their cars quickly;</p> <p>(ii) separate well defined areas;</p> <p>(iii) emergency telephones;</p> <p>(iv) mechanical and / or organised surveillance;</p> <p>(v) a network of designated, well-lit and sign-posted pedestrian routes linking users to the main entrances of the development; and</p> <p>(vi) bus stops located near the entrance of retail centres rather than on the edge of car parks.</p>	<p>2.1 No solution specified.</p>
Infrastructure Provision	
Assessable Development	
<p>1. Footpaths are provided adjacent to the premises are paved in durable and stable materials matching or complementing to any adjacent development for the full width and length of all road frontages.</p>	<p>1.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Commercial Development Abutting Non-Commercial Uses	
Assessable Development	
<p>2. Appropriate setbacks and buffering are provided between commercial development and sites adjoining residential development and land included within the Residential Zone, Open Space Zone and Conservation Zone in a manner which maintains the amenity of adjoining residential properties in terms of:</p> <ul style="list-style-type: none"> (i) visual and acoustic privacy; and (ii) access to sunlight. 	<p>2.1 No solution specified.</p>
<p>3. Commercial development abutting the Residential Zone or Residential (Higher Density) Zone will provide the following:</p> <ul style="list-style-type: none"> (i) Buildings are setback the same distance as the residential buildings (as a minimum, buildings are setback 3 metres from the side and rear boundaries) except where the premises is situated within the Commercial Zone. (ii) A landscaped buffer strip 2.0 metres in width is provided and maintained within the site on any boundary adjoining a residential land use area. 	<p>3.1 No solution specified.</p>
Service Station	
Assessable Development	
<p>1. Each site has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas; (ii) associated car parking areas; (iii) delivery and service vehicles; (iv) safe vehicle access; and (vi) safe on site vehicle movement. 	<p>1.1 Premises used for the purposes of a service station provide the following:</p> <ul style="list-style-type: none"> (i) a minimum of 1,500 m² site area; (ii) a minimum of 40 m frontage on mid-block lots and minimum of 30 m frontages on corner lots; (iii) a maximum width of any vehicle crossover across a footpath of 9 metres; (iv) a separation of at least 12 metres between any vehicle crossover and a road intersection; (v) a separation between vehicle crossovers of at least 14 metres; (vi) separate entrances to, and exits from the

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
	<p>site; and</p> <p>(vii) Deceleration lanes, kerbing and channelling and stormwater drainage in accordance with the Engineering and Infrastructure Standards Policy.</p>
<p>2. Building setbacks are appropriate to the setting so as to enhance the streetscape and to establish an efficient functional relationship between the development and the street.</p>	<p>2.1 Buildings are setback a minimum of:</p> <p>(i) 3 metres from the side and rear boundaries of the site; and</p> <p>(ii) 6 metres from all road frontages or compatible with adjoining development, whichever is the greater setback.</p>
<p>3. All setbacks include 3 m of landscaping.</p>	<p>3.1 No solution specified.</p>
Child Care Centres	
Assessable Development	
<p>1. Each site has sufficient area and dimensions to accommodate:</p> <p>(i) the building or buildings and associated storage areas;</p> <p>(ii) associated car parking areas;</p> <p>(iii) delivery and service vehicles;</p> <p>(iv) landscaping; and</p> <p>(v) safe vehicle access.</p>	<p>1.1 No solution specified.</p>
<p>2. Car parking and set down areas for child care centres do not impact upon amenity of adjoining properties.</p>	<p>2.1 No solution specified.</p>
<p>3. Child Care Centres are located and designed so that deceleration by site users does not impede the flow of traffic in the street and on the roads serving the area and the site is able to be accessed safely.</p>	<p>3.1 No solution specified.</p>
Outdoor Dining Areas	
Assessable Development	
<p>1. Outdoor dining areas located within the road reserve or other public land are appropriately designed and located such that:</p> <p>(i) pedestrian movement at all times is safe, free of congestion and offering the most direct route with adequate protection</p>	<p>1.1 No solution specified</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>from weather;</p> <p>(ii) the comfort, safety and free movement of patrons is provided;</p> <p>(iii) appropriate public amenities are available where 20 or more patrons are accommodated;</p> <p>(iv) free access to adjoining premises is provided such that the operations of adjoining premises are not adversely affected; and</p> <p>(v) the extent of seating is appropriate to the character and amenity levels of the location.</p>	
Shade Structures	
Assessable Development	
<p>2. Any shade structure or device located within the road reserve or other public space is to be:</p> <p>(i) compatible with the streetscape character; and</p> <p>(ii) constructed to ensure the safety of pedestrians.</p>	<p>2.1 The shade structure provides a minimum clearance height of 2 metres for all pedestrian and patron circulation areas.</p>

Division 5 – Community Purpose Code

11.17 Application

The Community Purpose Code applies to the whole of the City of Gladstone and is applicable to development for the purposes of Community Purposes as well as for all development which occurs on premises within the Community Purposes Zone.

11.18 Community Purpose Code

- (1) The provisions of this division comprise the Community Purpose Code. They are:
 - (a) Compliance with the Community Purpose Code (**Section 11.19**);
 - (b) Overall outcomes for the Community Purpose Code (**Section 11.20**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Community Purpose Code (**Section 11.21**).
- (2) For the purposes of this code, the following terms have the specific meaning assigned to them.

11.19 Compliance with the Community Purpose Code

- (1) For assessable development, compliance with the Community Purpose Code is achieved when development is consistent with the specific outcomes in **Table 11-5**.
- (2) For self assessable development, compliance with the Commercial Purpose Code is achieved when development is consistent with the acceptable solutions in **Table 11-5**.

11.20 Overall Outcomes for the Community Purpose Code

- (1) The overall outcome is the purpose of the Community Purpose Code.
- (2) The overall outcome sought for the Community Purpose Code are the following:
 - (a) facilitate the establishment of community purposes which are in convenient locations throughout the City to meet the needs of the residents;
 - (b) the activities of community service organisations generally are of a small-scale and of low impact in order to maintain the character of the land on which they are located; and
 - (c) ensure that community uses are operated to be compatible with the desired amenity character of the surrounding area.

11.21 Specific outcomes, probable and acceptable solutions for the Community Purpose Code

- (1) The specific outcomes sought for the Community Purpose Code are included in Column 1 of **Table 11-5** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-5** below.

Specific Outcomes and Acceptable and Probable Solutions for Community Purpose Code

TABLE 11-5

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Suitability of the Site	
Assessable Development	
1. Each site has sufficient area and dimensions to accommodate: <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas; (ii) associated car parking areas; (iii) delivery and service vehicles; (iv) landscaping; (v) vehicle access; and (vi) on site vehicle movement. 	1.1 No solution specified.
2. Community use is located on land which: <ul style="list-style-type: none"> (i) is located in appropriate locations having regard to the nature of the particular activity; (ii) enables easy and convenient access for users; and (iii) is physically suitable for the particular community activity. 	2.1 No solution specified.
Building Scale and Appearance	
Assessable Development	
1. Buildings are designed to: <ul style="list-style-type: none"> (i) respect and complement the existing character of the area; (ii) complement the streetscape and other development in the street in its design; and (iii) be appropriate for the aspect and 	1.1 No solution specified.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>climatic conditions in the City.</p> <p>(iv) Building responds to the climate through a built form and architectural style that includes covered walkways, eaves and awnings over the footpath (where relevant) for its full width and frontage except for any driveways.</p> <p>(v) Buildings are not constructed of highly reflective materials such as high-performance glass and untreated galvanised metal sheeting, and do not present large flush surfaces on external walls to adjoining properties or a road frontage.</p> <p>(vi) Premises includes safe and conveniently located areas and facilities for public seating and shelter.</p>	
Self Assessable and Assessable Development	
<p>2. Maintain an appropriate human scale which is open and readily accessible from the street.</p>	<p>2.1 Site Coverage does not exceed 30% of the site area.</p>
Community Safety	
Assessable Development	
<p>1. All premises are designed to achieve safety for property, staff and customers by ensuring that:</p> <p>(i) buildings and plots are sited, orientated and designed to maximise casual surveillance of public spaces and designed to avoid opportunities for personal concealment;</p> <p>(ii) entries to buildings are exposed to the main street frontage and are clearly delineated;</p> <p>(iii) general public parking areas are clearly designated, well-lit and have clearly defined access points;</p> <p>(iv) premises are well-lit to encourage information surveillance with well-placed, low wattage lighting to minimise 'blind spots'; and</p> <p>(v) building identification and numbering is prominent, clearly identifiable at night and large enough to be read by vehicles from the street.</p>	<p>1.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Landscaping	
Self Assessable and Assessable Development	
<p>1. Landscaping is provided to:</p> <ul style="list-style-type: none"> (i) soften the visual impact of the land use and / or associated building(s) from the street and adjoining land use activities; (ii) is an appropriate scale relative to the street reserve width and height and bulk of buildings and structures on the premises; and (iii) reduces radiant heat and glare to adjoining properties. 	<p>1.1 Premises incorporate a landscaped area along the entire frontage of the site, except for the accessway, with a minimum width of</p> <ul style="list-style-type: none"> (i) 5 metres along an arterial road; and (ii) 3 metres along any other road which is the principal site frontage. (iii) For any carpark containing more than 5 spaces, one tree is provided per 6 car parking spaces within the car parking area.
<p>2. Shade trees are provided where the community use has substantial open space area.</p>	<p>2.1 A landscaped strip not less than 3 metres in width is provided between a car park and a road frontage and along the boundary adjoining the Residential Zone or Residential (Higher Density) Zone or a landscape strip of 1.5 metres in width is provided between a car park and an adjoining property.</p>
Noise Controls	
Assessable Development	
<p>1. Noise levels are within acceptable limits so as not to impinge on the amenity of adjoining land uses, particularly residential uses¹.</p>	<p>1.1 No solution specified.</p>
Premises Abutting a Residential Use Area	
Assessable Development	
<p>1. Where premises abuts a residential land use area the siting of buildings and structures:</p> <ul style="list-style-type: none"> (i) make efficient use of the site; (ii) attain a pleasant streetscape; (iii) provide a functional pedestrian 	<p>1.1 No Solution Specified.</p>

¹ The provisions of the Environmental Protection Regulation 1998 establish acceptable limits and compliances with those provision is also required.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>environment; and</p> <p>(iv) avoid or minimise adverse impacts upon adjoining residential properties.</p> <p>(v) A landscaped buffer strip 2.0 metres in width is provided and maintained within the site on any boundary adjoining the residential land use area.</p> <p>(vi) Building and activities are orientated away from residential buildings and activity areas</p>	
<p>2. Buildings are setback a minimum of:</p> <p>(i) 3 metres to the side and rear boundaries; and</p> <p>(ii) 6 metres to the road frontage</p>	<p>2.1 No Solution Specified.</p>

Division 6 – Environment and Infrastructure Code

11.22 Environment and infrastructure Code

- (1) The environment and Infrastructure Code applies to all development within the City of Gladstone.
- (2) The provisions of this division comprise the Environment and Infrastructure Code as follows:
 - (a) Compliance with the Environment and Infrastructure Code (**Section 11.23**);
 - (b) Overall outcomes for the Environment and Infrastructure Code (**Section 11.24**); and
 - (c) Specific outcomes, acceptable solutions and probable solutions for the Environment and Infrastructure Code (**Section 11.25**).

11.23 Compliance with the Environment and Infrastructure Code

- (1) For assessable development, compliance with the Environment and Infrastructure Code is achieved when development is consistent with the specific outcomes in **Table 11-6**.
- (2) For self assessable development, compliance with the Environment and Infrastructure Code is achieved when development is consistent with the acceptable solutions in **Table 11-6**.

11.24 Overall Outcomes for the Environment and Infrastructure Code

- (1) The overall outcome is the purpose of the Environment and Infrastructure Code.
- (2) The overall outcome sought for the Environment and Infrastructure Code is:

Development will:

 - (a) Be provided with appropriate levels and standard of infrastructure including roads (internal and external), water, power, stormwater management, car parking and access;
 - (b) Maintain a high standard of environmental amenity;
 - (c) Protect surface water, groundwater and air quality;
 - (d) Perform according to appropriate environmental standards including for Noise, Air Quality, Emissions, Lighting, Energy efficiency, Waste Management; and
 - (e) Provide for non-discriminatory access.

11.25 Specific outcomes, acceptable solutions and probable solutions for the Environment and Infrastructure Code

- (1) The specific outcomes sought for the Environment and Infrastructure Code are included in Column 1 of **Table 11-6** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-6**.

Specific Outcomes and Acceptable and Probable Solutions for Environment and Infrastructure Code

TABLE 11-6

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Landscaping and Vegetation Management	
Assessable Development	
<p>1. Landscaping and vegetation management is undertaken to:</p> <ul style="list-style-type: none"> (i) soften the visual impact of development; (ii) enhance the visual appearance of development; (iii) provide shade; (iv) enhance on-site stormwater infiltration; (v) screen unsightly development and activities from public view; (vi) effectively integrate existing environmental features; (vii) form linkages to public spaces such as parks, open space, wildlife corridors; and (viii) prevent erosion. 	<p>1.1 No solutions specified</p>
Self Assessable and Assessable Development	
<p>2. Landscaping is designed to prevent encroachment upon electricity infrastructure</p>	<p>2.1 Landscaping near electricity lines or substations, are designed and developed so that any vegetation at maturity or landscaping structures or works will not exceed 4.0 metres in height on land:</p> <ul style="list-style-type: none"> (i) in an electric line shadow; or (ii) within 5 metres of an electric line shadow; or (iii) within 5 metres of a substation boundary <p>2.2 Elsewhere, vegetation is planted in a position that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum height at maturity of</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
	vegetation; 2.3 On land adjoining an electricity substation boundary, the vegetation foliage at maturity will not be within 3 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.
Assessable Development	
3. (i) Weed control practices and plant and equipment cleaning and inspection protocols are implemented to avoid the introduction and spread of weeds along haul routes and delivery points; and (ii) Control of existing declared weeds and animals is undertaken prior to the commencement of and during works	3.1 Reasonable steps have been taken to ensure that the vehicle or 'thing' being moved by road is free of reproductive material of any Class 1,2 or 3 declared weeds. For example, the compliance with the Queensland Guideline for limiting Weed Seed Spread (DNR 2000).
4. Natural vegetation is maintained wherever possible. Note: Assessable development being operational work that is the clearing of native vegetation consistent with Schedule 8 of IPA will be assessed under the provisions of the <i>Vegetation Management Act 1999</i> and the Coastal Wide Bay Region Vegetation Management Codes.	4.1 No solution specified
Self Assessable and Assessable Development	
5. Vegetated buffer areas protect the physical and environmental quality of watercourses.	5.1 Development provides for a 20 m wide vegetated buffer (measured from the top of the bank by survey) either side of a watercourse as identified on Watercourse Regulatory Plan 2. Note: Where native vegetation is present, development provides for retention of native vegetation either side of a watercourse consistent with the Coastal Wide Bay Region Vegetation Management Code for Ongoing Clearance Purposes.
Open Space	
Assessable Development	
1. Premises are provided with appropriate areas of private and public open space Note: Further details on each of the outcomes for open space are provided in Planning Scheme Policy "Open Space". The location and design of open space should accord with this policy.	1.1 No solution specified

Column 1		Column 2	
Specific Outcomes		Probable & Acceptable Solutions	
2.	Retain predominantly in their natural state, the major components of the natural landscape systems which are important to the landscape quality and environmental functions of the City setting, as part of an integrated and continuous open space system as a City wide scale.	2.1	No solution specified
3.	Provide an open space buffer area which separates and defines the discrete living areas of the City and separates these areas from major industrial developments in the City.	3.1	No solution specified
4.	Provide active recreation uses which require large areas, or contiguous lands, consistent with the environmental land values of these areas.	4.1	No solution specified
5.	Provide for a range of district, neighbourhood and local open space, and recreation opportunities which also interlinks other open space systems and which preserve local drainage systems and areas of environmental value.	5.1	No solution specified
6.	Enhance and extend the open space and parkland character along the main road system corridors leading into and providing access around the City; and to provide buffers between major roads and adjoining urban development.	6.1	No solution specified
Air Quality (not applicable to Self Assessable Development)			
Assessable Development			
1.	Emissions and odours from activities are managed to ensure that ambient air quality is maintained.	1.1	Emission of dust and odours are managed to ensure ambient air quality is maintained in accordance with the objectives of the Environmental Protection (Air) Policy
2.	Air quality objectives and assessments, take into account the cumulative impact on the Gladstone air shed.	2.1	No solution specified.
Noise (not applicable to Self Assessable Development)			
Assessable Development			
1.	Noise levels and vibration are within acceptable limits so as not to impinge on the amenity of adjoining land uses, particularly residential uses. ²	1.1	No solution specified.

² The provisions of the *Environmental Protection Regulation 1998* establish acceptable limits and compliance with those provisions is also required.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
2. Development adjacent to State controlled roads complies with the Department Main Roads - Road Traffic Noise Management Code of Practice.	2.1 No solution specified.
3. Development sensitive to noise impact (such as residential or community uses) proposed to be located: (i) adjacent to Council controlled roads which carry heavy vehicle traffic; (ii) in the Barney Point area bounded by Powe, Esplanade, Young and the rail line; comply with the overall objectives and principles of the Department Main Roads - Road Traffic Noise Management Code of Practice	3.1 No solution specified.
4. Noise sensitive development (other than a dwelling house or duplex unit) located within 90 metres of a rail corridor are designed to meet external level noise criteria.	4.1 Development incorporates sufficient acoustic buffering to meet the following: (i) 65 dB(A), assessed as the 24 hour average equivalent continuous A-weighted sound pressure level (ii) 87 dB(a), assessed as a single event maximum sound pressure level; and (iii) internal noise criteria to achieve an average L _{max} (10:00 p.m. – 6:00 a.m.) not greater than 50 dB(a)
Lighting	
Assessable Development	
1. External lighting is provided in urban areas to ensure a safe environment 2. Outdoor lighting does not cause undue disturbance to any person, activity or fauna because of emission, either directly or by reflection.	1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> . 2.1 The vertical illumination resulting from direct, reflected or other incidental light coming from a site does not exceed 8 lux when measured at any point 1.5 m outside of the boundary of the property at any level from ground level up.
Bushfire Hazard Management	
Assessable Development	
1. Development incorporates measures to enhance the ability to prevent the spread of bushfire and protect people premises from	1.1 No solution specified.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
bushfire damage by development incorporating: <ul style="list-style-type: none"> (i) adequate road access for fire fighting and other emergency vehicles and safe evacuation (ii) adequate and accessible water supply for fire fighting purposes (for example: locating swimming pools or dams at a location which maximises access for fire fighting purposes; and (iii) the maximum setback possible from hazardous vegetation. 	
2. Premises have access to an appropriate supply of water for fire prevention and fighting purposes.	2.1 No solution specified.
Services and Infrastructure	
Self Assessable and Assessable Development	
1. Premises have an adequate, safe and reliable supply of water, including potable water, and is connected, where possible, to an existing reticulated water supply.	1.1 Connection to Council's reticulated water supply system ; or 1.2 If connection to Council's reticulated water supply system is not possible, a potable water supply through on site water tank/s or from ground water supplies in accordance with the Engineering and Infrastructure Standards Planning Scheme Policy.
2. Treatment and disposal of waste water ensures: <ul style="list-style-type: none"> (i) no adverse ecological impacts on the environment, particularly nearby receiving environments including surface waters and ground water (ii) the cumulative impacts of on site waste water treatment is considered in assessing likely environmental impact (iii) the location, site area, soil type and topography is suitable for on site waste water treatment (iv) the reuse of waste water does not contaminate surface water or ground water 	2.1 Connection to Council's reticulated sewerage treatment system. 2.2 Where connection to Council reticulated sewerage system is not possible, and where 20 people or less) compliance with requirements of the Environmental Protection (Water) Policy 1997 and the On site Sewerage Code (NR&M 2002) and AS/NZS1547:2000. 2.3 Where connection to Council reticulated sewerage system is not possible and where there are more than 20 people, no solution specified.
Assessable Development	
3. Electricity and telecommunications service connections are provided to the site and are connected prior to the commencement of any	3.1 No solution specified

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
use of the site	
Coastal Management	
Assessable Development	
<p>3. Infrastructure is designed, located and constructed to:</p> <p>(i) Avoid locating in areas located in areas identified on the Coastal Management Overlay Plans and in areas which host species listed in Schedule 5 – Significant habitat areas, except where there is a net benefit to the State as a whole;</p> <p>(ii) Minimise adverse impacts on coastal wetlands, particularly in relation to hydrology, disturbance of habitat and surface water flow, through appropriate engineering (ie culverts, exclusion fencing, bridges and pylons); and</p> <p>(iii) Rural infrastructure such as dams are located, constructed and maintained to ensure no adverse impacts on coastal resources.</p>	<p>3.1 No solution specified</p>
<p>4. Where land is abutting shorebird habitat areas as listed in Schedule 5 – Significant Habitat areas development is consistent with protection of the use of the habitat by shorebirds. In particular:</p> <p>(i) A vegetated buffer is maintained to prevent conflict;</p> <p>(ii) Public access is managed;</p> <p>(iii) Operational or building works are avoided during September and April; and</p> <p>(iv) Only native endemic species are planted.</p>	<p>4.1 No solution specified.</p>
<p>5. Premises within 500 m of a turtle nesting beach on Curtis or Facing Island as identified in Schedule 5 Significant habitat areas – are of a scale and design that protects the value of the rookery to turtle breeding. In particular:</p> <p>(i) Maintain a vegetated areas adjacent to the beach free of any development;</p> <p>(ii) Ensure lighting does not spill into beach areas;</p> <p>(iii) Maintain a buffer of a minimum of 200 m adjacent to high density turtle nesting</p>	<p>5.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>areas;</p> <p>(iv) Manage public access; and</p> <p>Lighting including street lighting is no higher than the buffering vegetation and is turned away from the beach or lighting with characteristic wavelengths that do not affect turtles.</p>	
Major Infrastructure	
Assessable Development	
<p>1. The operational and expansion requirements of major infrastructure (existing and planned such as significant roads which carry industrial or heavy vehicular traffic, power transmission corridors, gas pipeline corridors, rail corridors, airport, marina, ferry terminals, Strategic Port Land, planned future transport routes) are protected from constraints of inappropriate development.</p>	<p>1.1 No Solution specified</p>
<p>2. Protect the ongoing operations of the port and access to the port as the principal service infrastructure for the major industries of the City and the region.</p>	<p>2.1 No solution specified.</p>
Car Parking and Access	
Self Assessable and Assessable Development	
<p>1. Premises are provided with:</p> <p>(i) adequate vehicle parking spaces to satisfy the anticipated requirements of the activity;</p> <p>(ii) Safe and efficient access and manoeuvring areas to meet the anticipated volume and type of traffic;</p> <p>(iii) Large vehicles are able to enter and leave the site without prejudicing the safety and efficiency of the road;</p> <p>(iv) Access driveways are located and designed to minimise conflicts with traffic and pedestrians; and</p> <p>(v) Vehicle crossings from the carriageway to the frontage of the site are constructed and finished to appropriate standards for the expected volume and type of traffic generated by activities on the site.</p>	<p>1.1 Vehicle parking on the site is in accordance with the rates specified in Schedule 2.</p> <p>1.2 Vehicles are able to enter and exit the site (with the exception of dwelling house and duplex) in a forward gear.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>2. Access driveways, manoeuvring, loading and unloading areas, and parking areas are designed to ensure:</p> <ul style="list-style-type: none"> (i) a gradient appropriate for the type of vehicles; (ii) effective drainage and sealed surface; (iii) clearly marked and signed spaces (iv) convenience and safety for drivers and pedestrians; and (v) adequate dimensions to meet user requirements. 	<p>2.1 No solution specified.</p>
<p>3. Roads providing access to the site are constructed to a standard which is adequate for the traffic type and volume likely to be generated by the activities on the site.</p>	<p>3.1 External roadworks are provided and constructed in accordance with the Engineering and Infrastructure Standards Policy.</p>
<p>4. The location and construction of roads have minimal impact on sensitive environments and which are susceptible to adverse impact of ongoing use and maintenance.</p>	<p>4.1 Roads providing access to coastal areas, except where absolutely necessary, provide vehicular access to rather than along the coast at locations that are convenient, have low environmental sensitivity and avoid areas that increase storm tide hazard.</p>
<p>5. Footpaths adjacent to the premises are paved in durable and stable materials matching any adjacent development for the full width and length of all road frontages.</p>	<p>5.1 No solution specified.</p>
<p>6. Where car parking is provided at ground level, such area is shaded and landscaped at the rate of at least one mature shade tree for every eight car parking spaces.</p>	<p>6.1 No solution specified.</p>
Flood and Storm Surge	
Self Assessable and Assessable Development	
<p>1. Premises subject to risk of inundation or damage through flood or storm surge (refer to Flood and Storm Surge Regulatory Plan – 1) and including all premises and land within the Harbour Islands Locality situated below 4 metres AHD are provided with appropriate flood and storm surge immunity to reduce potential property damage and to ensure public safety.</p>	<p>1.1 Development is sited on land that would not be subject to flooding during a 100 yr ARI flood and storm surge event (refer to Flood and Storm Surge Regulatory Plan 1); or</p> <p>1.2 There is no increase in the number of people living or working on a flood prone site, except where the premises are occupied on a short term or intermittent basis (e.g. by construction workers); or</p> <p>1.3 For development comprising a residential element, the floors of all habitable rooms are located 500mm above the 100 yr ARI flood and</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
	<p>storm surge event; or</p> <p>1.4 For non residential development and development involving temporary or moveable residential structures (e.g. caravan parks):</p> <ul style="list-style-type: none"> (i) Buildings are located and designed so that floor levels (except areas used for car parking) are 500 mm above the 100 yr ARI flood and storm event; or (ii) there is at least one evacuation route that remains passable for emergency evacuations during all floods up to and including 100 yr ARI storm surge events; or (iii) a flood warning system enables safe evacuation; or (iv) a flood free refuge is available for people within the development.
Assessable Development	
<p>2. Development does not result in adverse impacts for the safety of people or the capacity to use land within a floodplain and does not involve:</p> <ul style="list-style-type: none"> (i) any physical alteration to a watercourse; or (ii) net filling of greater than 50 m³; or (iii) the proposed works either: <ul style="list-style-type: none"> (A) avoid any reductions of on site flood storage capacity and contain within the subject site any changes in depth/duration/velocity of flood waters of all floods up to and including a Q100 storm event; or (B) do not change the flood characteristics at the Q100 storm event outside the subject site in ways that result in: <ul style="list-style-type: none"> (a) loss of flood storage; (b) loss of/changes to flow paths; (c) acceleration or retardation of flows; or (d) any reduction of flood warning times elsewhere on the floodplain. 	<p>2.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Stormwater and Water Quality Management	
Assessable Development	
1. Management of surface water on the premises, including any discharge from the premises, should not impact on the quality of receiving waters or adjacent users of the resource	1.1 Surface water discharge meet the Australian and New Zealand Guidelines for Fresh & Marine Water Quality 2000.
2. Development includes best practice environmental management measures appropriate to the site at design, construction and management phases that achieve runoff velocities and water quality levels that prevent significant erosion and maintain the quality of receiving waters (including groundwater) as follows: (i) stormwater quality improvement devices optimise the interception and removal of water borne pollutants (ie contaminant control measures to remove waste from stormwater); (ii) velocity reduction measures including the maintenance and re establishment of native vegetation in drainage, riparian and foreshore areas; (iii) retention of natural drainage patterns; (iv) stabilisation of exposed surfaces through sediment fencing, erosion protection (matting or vegetation), vegetation buffers or retention, temporary sediment basins or other controls as appropriate.	2.1 The drainage network design complies with the Engineering and Infrastructure Standards Policy. 2.2 Compliance with “Soil Erosion and Sedimentation Control Guidelines” (Institute of Engineers Australia 1996). 2.3 Development includes velocity reduction measures including the maintenance and re-establishment of native vegetation in drainage riparian and foreshore areas. 2.4 Provide filtering of nutrients and settling of sediment prior to surface runoff entering watercourses. (refer Watercourses Regulatory Plan 2)
3. Watercourses, coastal wetlands and beaches are protected from point source and non-point source stormwater discharges by: (i) adequate filtering of nutrients and settling of sediment prior to surface runoff entering watercourses, coastal wetlands and beaches; and (ii) maintaining natural drainage lines to subdivisions and including such areas in open space thereby allowing for natural drainage and the linking of open space areas.	3.1 No solution specified
4. The release of stormwater into partially or full enclosed systems with low water exchange rates such as coastal wetland, lagoons or coastal estuaries is avoided by utilising:	4.1 No solution specified

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
(i) recycling of waters (ii) reuse after treatment; and (iii) alternative discharge points.	
5. Where the use of groundwater is essential to the development of areas of less than 10 hectares, the cumulative effect of groundwater use in the area is shown to be sustainable in terms of quality and quantity.	5.1 The use of groundwater will not result in ingress of seawater, acidification or other loss of quality.
Waste Management	
Assessable Development	
1. All wastes are contained and discharged to a sewer or removed from the site for treatment and disposal to an approved facility	1.1 No solution specified.
2. Site drainage is detained and treated for the removal of sediments and gross pollutants prior to the release to the environment. Note: Refer to the <i>Environmental Protection Policy (Water) 1997</i> .	2.1 No solution specified
3. The design, treatment and disposal of liquid wastes is in accordance with the standards set in the Engineering and Infrastructure Standards Policy	3.1 No solution specified
4. Sealed impervious areas are provided with receptors for spills and contamination to be treated or removed off-site in accordance with the standards set in the Engineering and Infrastructure Standards Policy .	4.1 No solution specified
5. Stormwater drainage from a high frequency storm event over the site is treated for the removal of sediments, gross particulates and oily residues prior to the release to an approved point of discharge..	5.1 No solution specified
6. Activities involving hazardous substances are located, designed and operated to ensure that discharges to waters maintain water quality within objectives defined in accordance with the Australian and New Zealand Guidelines for Fresh and Marine water quality 2000	6.1 No solution specified
7. All loading, unloading and garbage bins and other storage areas are located and screened so as not to be visible to the public and also to minimise nuisance from noise.	7.1 No solution specified

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Energy Efficiency	
Assessable Development	
1. Minimise the climatic environmental impact on adjoining properties through effective design and orientation of buildings	1.1 Buildings cast shadows over less than 30% of an adjoining residential lot between the hours of 9:00 a.m. and 3:00 p.m. on 22 June

Division 7 – Estate Sales & Display Home Code

11.26 Application

The Estate Sales and Display Home Code applies to the whole of the City of Gladstone and is applicable to development for the purposes of Estate Sales and Display Home.

11.27 Estate Sales & Display Home Code

- (1) The provisions of this division comprise the Estate Sales & Display Home Code are as follows:
 - (a) Compliance with the Estate Sales & Display Home Code (**Section 11.28**);
 - (b) Overall outcomes for the Estate Sales & Display Home Code (**Section 11.29**); and
 - (c) Specific outcomes and probable solutions for the Estate Sales & Display Home Code (**Section 11.30**).

11.28 Compliance with the Estate Sales & Display Home Code

- (1) Compliance with the Estate Sales & Display Home Code is achieved when assessable development is consistent with the specific outcomes in **Table 11-7**.
- (2) For self-assessable development, compliance with the Estate Sales & Display Home Code is achieved when development is consistent with the acceptable solutions in **Table 11-7**.

11.29 Overall Outcomes for the Estate Sales & Display Home Code

- (1) The overall outcome is the purpose of the Estate Sales & Display Home Code.
- (2) The overall outcome sought for the Estate Sales & Display Home Code are the following:
 - (a) Estate Sales & Display Home facilities are available to facilitate the sale of homes and land;
 - (b) Estate Sales & Display Home are able to co-locate sales offices with new land or residential development without disrupting the residential amenity and desired character of the locality; and
 - (c) The operation of an Estate Display & Sales facilities is clearly of a temporary duration.

11.30 Specific outcomes and probable and acceptable solutions for the Estate Display & Sales Code

The specific outcomes sought for the Estate Sales & Display Home Code are included in Column 1 of **Table 11-7** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-7**.

Specific Outcomes and Acceptable and Probable Solutions for Estate Sales & Display Home Code

TABLE 11-7

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Building Scale and Intensity	
Self Assessable and Assessable Development	
<p>1. The scale, intensity and height of buildings:</p> <ul style="list-style-type: none"> (i) respect the character and amenity of the locality; (ii) maintain an appropriate human scale; (iii) contribute to the overall streetscape; and (iv) minimum setbacks applicable to the particular requirements of a residential building. 	<p>1.1 Buildings have, unless otherwise specified in the relevant Locality code:</p> <ul style="list-style-type: none"> (i) a height of no greater than 9 metres above ground level at the principal road frontage; and (ii) a maximum site coverage of 50% unless the facility forms part of a residential building which is to be later sold as such.
Landscaping	
Assessable Development	
<p>1. Premises are suitably screened and landscaped to protect the visual and acoustic privacy of adjoining land.</p> <ul style="list-style-type: none"> (i) For a Display Home landscaping with suitable species is provided on the site which has a minimum width of 2 metres to the frontage of the site and for the site overall, generally accords with the landscaping normally provided within a residential building of the type on display. (ii) A 1.8 metre high screen fence is provided to all side and rear boundaries of the site that adjoin existing dwelling units of a type normally used for residential housing. 	<p>1.1 No solution specified.</p>
Advertising Signs	
Self Assessable and Assessable Development	
<p>1. Premises have signs that are compatible with development in the locality.</p>	<p>1.1 Advertising signs do not exceed a total display area of 3 m² for the display home or estate</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
	<p>sales office site.</p> <p>1.2 Bunting, flashing, animated or rotating signs and floodlighting is not provided on the site.</p>
Location and Future Use	
Self Assessable and Assessable Development	
<p>1. The facility provides a service to one specific land development.</p>	<p>1.1 The sales or display facility is co-located with the land or building development it promotes by being situated on the same or an adjoining site.</p>
<p>2. Display Homes are capable of reverting to residential uses consistent with the locality or otherwise removal at cessation of the use.</p>	<p>2.1 The display home is constructed as a Class 1 structure as defined by the Building Code of Australia</p>
Operations	
Self Assessable and Assessable Development	
<p>1. The use of premises for a display or office facility is limited to protect the future amenity of the surrounding area and avoid any prejudice to the future development of the area.</p>	<p>1.1 Premises operate for a maximum 2 years from date of commencement of the use and which is subsequently removed from the site or used as a Dwelling House.</p>
<p>2. The number of employees on the premises does not have an adverse effect on adjoining land.</p>	<p>2.1 Not more than two (2) employees are engaged in the operation of the use at any one time.</p>
<p>3. The hours of operation of the Display Home or Estate & Agency Office maintains the amenity of adjoining residential development.</p>	<p>3.1 Where on a site adjoining existing residential development, hours of operation are between 8 am and 6 pm Monday to Saturday. Otherwise, no solution specified.</p>

Division 8 – Home Occupation & Home Business Code

11.31 Application

The Home Occupation and Home Business Code applies to the whole of the City of Gladstone and is applicable to development for the purposes of Home Occupation and Home Business.

11.32 Home Occupation & Home Business Code

- (1) The provisions of this division comprise the Home Occupation & Home Business Code. They are:
 - (a) Compliance with the Home Occupation & Home Business Code (**Section 11.33**);
 - (b) Overall outcomes for the Industry Home occupation & Home Business (**Section 11.34**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Home Occupation & Home Business Code (**Section 11.35**).

11.33 Compliance with the Home Occupation & Home Business Code

- (1) For assessable development, compliance with the Home Occupation & Home Business code is achieved when development is consistent with the specific outcomes in **Table 11-8**.
- (2) For self assessable development, compliance with the Home Occupation & Home Business Code is achieved when development is consistent with the acceptable solutions in **Table 11-8**.

11.34 Overall Outcomes for the Home Occupation & Home Business Code

- (1) The overall outcome is the purpose of the Home Occupation & Home Business Code.
- (2) The overall outcome sought for the Home Occupation & Home Business Code are the following:
 - (a) the establishment and operation of Home Occupations & Home Businesses is compatible with the residential amenity of a locality;
 - (b) the scale and intensity of the use is appropriate to the residential setting such that there is minimal disruption to residential amenity; and
 - (c) the nature of the activities on the premises are in keeping with the residential character of the surrounding area.

11.35 Specific outcomes, acceptable solutions and probable solutions for the Home Occupation & Home Business Code

The specific outcomes sought for the Home Occupation & Home Business Code are included in Column 1 of **Table 11-8** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-8**.

Specific Outcomes and Acceptable and Probable Solutions for the Home Occupation & Home Business Code

TABLE 11-8

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Nature, Scale and Intensity of Activity	
Self Assessable and Assessable Development	
<p>1. The Home Occupation or Home Business is compatible with the residential character of the area by maintaining the residential appearance of the street and the visual amenity of the area.</p>	<p>1.1 For a Home Occupation, the activity:</p> <ul style="list-style-type: none"> (i) is carried out within a dwelling unit; (ii) does not exceed 30% of the total floor area of the dwelling unit; and (iii) is only carried out by permanent residents of the dwelling unit. <p>1.2 For a Home Business, the activity:</p> <ul style="list-style-type: none"> (i) is carried out within a residential dwelling unit or in a separate building within the curtilage of that dwelling unit but on the same land; (ii) does not exceed 100 m² total area; and (iii) is carried out by a permanent resident of the dwelling unit and does not employ more than two (2) persons who are not permanent residents of the dwelling unit.
<p>2. Activities conducted on the site area are:</p> <ul style="list-style-type: none"> (i) compatible with the surrounding residential land use of the area and does not interfere with the amenity of the neighbourhood as a result of lighting, noise, radio or electrical interference, odours, vibration emissions or waste; and (ii) do not impose greater requirement on any public utility than would be reasonable from the same residential use of the premises. 	<p>2.1 Activities on the premises do not involve the:</p> <ul style="list-style-type: none"> (i) display of goods ; (ii) hiring out of any item; or (iii) repairing, servicing, cleaning or loading of motor vehicles. <p>2.2 In addition for a Home Business, all plant, equipment or machinery is stored in a shed or similar enclosure and screened from adjoining properties by a solid fence at least 1.8 metres high.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
3. The hours of operation are in keeping with the residential environment such that nearby residents are not unduly disturbed.	3.1 For a Home Occupation, clients and delivery vehicles only access the premises between 8:00 a.m. and 5:00 p.m. Monday to Saturday. 3.2 For a Home Business, activities are conducted only between the hours of: (i) 7:00 a.m. to 7:00 p.m. on week days; and (ii) 7:00 a.m. to 1:00 p.m. on Saturdays.
4. The operations and activities are safe for employees, occupants and neighbours	4.1 No solution specified.
5. Premises do not generate traffic greater than reasonably expected in the surrounding residential area by: (i) maintaining the low traffic flows in the residential street; (ii) maintaining low demand for kerbside parking in the residential street such that it would lead to a shortage of kerbside spaces at any time.	5.1 For a Home Occupation, the activity involves: (i) the parking of no more than 1 additional vehicle on the premises or any street frontage to the premises at any one time; (ii) traffic flows in the residential street do not increase by more than 5 vehicular trips to and from the site per day; and (iii) commercial deliveries are limited to one delivery per week by vehicles of less than 2.5 tonnes gross weight. 5.2 For a Home Business, the activity: (i) increases traffic flows in the residential street by no more than 10 vehicular trips to and from the site per day; and (ii) involves only two deliveries per week by delivery vehicles exceeding 2.5 tonnes in weight.
Advertising Signs	
Self Assessable and Assessable Development	
1. Signage on the premises is small and unobtrusive.	1.1 For a Home Occupation, only one sign is provided on the site which: (i) has a maximum face area of 0.3 m ² ; (ii) is not illuminated; and (iii) contains only the name of the person carrying out the activity, the name of the business and the type of business. 1.2 For a Home Business, only one sign is provided on the site which:

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
	<ul style="list-style-type: none">(i) has a maximum face area of 0.5 m²;(ii) is not illuminated; and(iii) contains only the name of the person carrying out the activity, the name of the business and the type of business.

Division 9 – Industry Code

11.36 Application

The Industry Code applies to the whole of the City of Gladstone and is applicable to all industrial development and to all development within the Local Industry Zone, Mixed Industry & Business Zone and Major Industry and Infrastructure Zone.

11.37 Industry Code

- (1) The provisions of this division comprise the Industry Code. They are:
- (a) Compliance with the Industry Code (**Section 11.38**);
 - (b) Overall outcomes for the Industry Code (**Section 11.39**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Industry Code (**Section 11.40**).
- (2) For the purposes of this code the following terms have the specific meaning assigned to them:
- (a) **“local industry”** means those uses listed in Column 2 of the table below; and
 - (b) **“major industry”** means those uses listed in Column 1 of the table below.

Column 1 – Major Industry	Column 2 - Local Industry
Concrete Batching Plant	Local Industry
Extractive Industry	Contractors Depot
Mining	
Fuel Depot	
Major Infrastructure	
Major Industry	
Noxious Offensive or Hazardous Industry	
Port Facilities	
Any of the following where conducted on premises more than 2,000 m ² GFA:	Any of the following where conducted on premises 2,000 m ² GFA or less
Marina	
Port Facilities	Marina
Storage Depot	Port Facilities
Vehicle Repair Station	Storage Depot
Vehicle Machinery Sales and Hire	Vehicle Repair Station

Column 1 – Major Industry	Column 2 - Local Industry
Warehouse	Vehicle Machinery Sales and Hire
Waterfront Industry	Warehouse Waterfront Industry

11.38 Compliance with the Industry Code

- (1) For assessable development, compliance with the Industry Code is achieved when development is consistent with the specific outcomes in **Table 11-9**.
- (2) For self assessable development, compliance with the Industry Code is achieved when development is consistent with the acceptable solutions in **Table 11-9**.

11.39 Overall Outcomes for the Industry Code

- (1) The overall outcome is the purpose of the Industry Code.
- (2) The overall outcome sought for the Industry Code are the following:
 - (a) provide for a range of activities to facilitate sustainable economic development for the City;
 - (b) establish and operate industrial activity on premises within the Local Industry Zone, Major Industry and Infrastructure Zone that is compatible with the desired outcomes for the locality;
 - (c) locate industrial uses in preferred industrial areas as identified in the Locality Plans;
 - (d) protect adjoining residential activities from the effects of industrial development;
 - (e) protect preferred industrial areas from inappropriate non-industrial development which would impede their operations and expansion requirements, and especially transport corridors; and
 - (f) maintain the quality of the surrounding environment by operating in accordance with acceptable environmental management standards for both the construction and operational phases of the use in respect of:
 - (i) management of acid sulphate soils, soil erosion and sedimentation control, and possibly contaminated land;
 - (ii) management of environmental and operational risks and hazards; and
 - (iii) the protection of air quality, water quality and the acoustic environment.

11.40 Specific outcomes, acceptable solutions and probable solutions for the Industry Code

The specific outcomes sought for the Industry Code are included in Column 1 of **Table 11-9** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-9**.

Specific Outcomes and Acceptable and Probable Solutions for the Industry Code

TABLE 11-9

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Site Suitability	
Self Assessable and Assessable Development	
<p>1. Each site has sufficient area and dimensions to accommodate the following:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas (e.g. stockpiles); (ii) associated car parking areas located in a safe area; (iii) on site movement of delivery and service vehicles; (iv) delivery and service vehicles; (v) buffering of sensitive land uses and landscaping; (vi) any environmental significant land; (vii) vehicle access; and (viii) transportation infrastructure. 	<p>1.1 Premises for the following uses has a minimum site area and frontage as follows:</p> <ul style="list-style-type: none"> (i) Mining Industry 1 hectare including sufficient land for a 20 metre wide buffer along all site boundaries; (ii) Noxious, Offensive or Hazardous Industry 1 hectare including sufficient land for a 20 metre wide buffer along all site boundaries; (iii) Machinery and Transport Depot and Major Industry 4,000 m² including sufficient land for 5 metre buffer along all site boundaries and a 40 metre road frontage; (iv) Other uses in the Major Industry and Major Infrastructure Zone 4,000 m² site area including sufficient land for a 10 metre wide buffer along all site boundaries and a 40 metre road frontage; and (v) Other Uses in the Local Industry Zone where located on other than a major road, 1,000 m² and a 20 metre frontage; or where located on a major road (being an arterial or sub-arterial road), 1,600 m² and a 40 metre frontage.

Column 1		Column 2	
Specific Outcomes		Probable & Acceptable Solutions	
2.	Industrial uses are situated on land which is: <ul style="list-style-type: none"> (i) appropriate for the nature of the particular activity; (ii) physically suitable for the particular activity; and (iii) able to be serviced with an appropriate range of infrastructure; and (iv) on flat or gently sloping with a gradient generally less than 5%. 	2.1	No solutions specified.
Building Setbacks			
Self Assessable and Assessable Development			
1.	Industrial uses are setback from the road frontage to maintain the character of the area and to achieve an attractive streetscape.	1.1	Premises have a minimum setback to the road frontage of the site for all buildings and structure of: <ul style="list-style-type: none"> (i) 10 metres for land on a sub-arterial or arterial road; and (ii) 6 metres for land on a road other than a sub-arterial or arterial road.
		1.2	Premises for Mining Industry have buildings set back at least 20 metres from any road.
2.	Industrial uses are situated within a lot so as to: <ul style="list-style-type: none"> (i) maintain adequate buffers to sensitive land; and (ii) maintain acceptable levels of public safety and risk. 	2.1	Buildings and structures are setback a minimum of 6 metres from any sensitive land (Residential Zone, Residential (Higher Density) Zone, Park Residential Zone, Open Space Zone, Conservation Zone and Community Purposes Zone.)
Building Scale and Appearance			
Self Assessable and Assessable Development			
1.	Industrial buildings visually complement the area and are appropriate to the scale, design and character of other industrial buildings in the surrounding area.	1.1	Buildings and structures have a maximum height of 2 storeys above a ground storey (or 11.0 metres) where in the Local Industry Zone.
		1.2	Subject to any overlay code, buildings and structures in the Major Industry & Infrastructure Zone are of any height.
		1.3	Site coverage does not exceed 70% of the site area.
		1.4	The office space of a premises is sited and orientated towards the road frontage of a site.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
	1.1 The main entry to a premises is easily identifiable, and directly accessible from the street with a clearly defined entrance point.
2. Open storage areas are adequately screened so as not to detract from the visual amenity of the area.	2.1 Outdoor storage areas are situated in locations not visible from the street. 2.2 A 1.8 metre solid screen fence is located around storage areas.
3. Industrial development in rural locations are sympathetic to the setting and the rural landscape. (An example is that buildings and structures are painted in colours of earth tones.)	3.1 No solutions specified.
Car Parking and Access	
Self Assessable and Assessable Development	
1. Access to industrial development is designed and constructed with safe ingress and egress of vehicles to the site.	1.1 Access to industrial sites is designated as follows: (i) a vehicle access point is at least 10 metres to an intersecting street when the driveway is on the same side of the street; and (ii) a minimum sight distance of 110 metres is provided in either direction to an access point. (iii) With a driveway designed in accordance with Council Standard Drawing R014 or R015 whichever is the applicable
2. Internal driveways have sufficient width to adequately cater for the nature of the traffic envisaged.	2.1 Internal driveway widths are: (i) 6 metres for local industry; (ii) 9 metres for major industry; and (iii) constructed in accordance with Engineering and Infrastructure Standards Policy drawing references R-014 and R-105.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>3. Industrial uses are safely and efficiently serviced by an adequate road network.</p>	<p>3.1 Major industries are located on an arterial or sub-arterial road.</p> <p>3.2 Local industries are located on road where the road does not front residential or other sensitive uses.</p> <p>3.3 Industrial development that generates articulated vehicle movements are located:</p> <ul style="list-style-type: none"> (i) along arterial, sub-arterial roads; or (ii) collector roads where such roads do not front residential or other sensitive land.
Landscaping	
Assessable Development	
<p>1. Landscaping is provided to:</p> <ul style="list-style-type: none"> (i) soften the visual impact of the land use and / or associated building(s) from the street and adjoining land use activities; and (ii) be an appropriate scale relative to the street reserve width and height and bulk of buildings and structures on the premises; and 	<p>1.1 Premises incorporate a landscaped area along the entire frontage of the site, except for the accessway, with a minimum width of:</p> <ul style="list-style-type: none"> (i) 5 metres along an arterial road; and (ii) 3 metres along any other road which is the principal site frontage. <p>1.2 A minimum of 10% of the site of any industrial site is landscaped.</p> <p>1.3 Buildings and structures of 2 storeys or more in height are complemented by species that attain a mature height of at least 10 metres.</p> <p>1.4 For any carpark containing more than 5 m spaces, one tree is provided per 6 car parking spaces within the car parking area.</p> <p>1.5 A landscaped strip not less than 3 metres in width is provided between a car park and a road frontage and 1.5 metres between a car park and an adjoining property.</p>
Hazard and Risk	
Assessable Development	
<p>1. Industrial development and operations do not present hazards which lead to unacceptable risks to public safety.</p>	<p>1.1 No Solutions Specified</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Quarrying Activities	
Assessable Development	
<p>1. The recovery of quarry materials is undertaken in a safe, efficient and environmentally sensitive manner by:</p> <ul style="list-style-type: none"> (i) incorporating adequate controls to protect existing environmental conditions; and (ii) maintaining public safety from the impacts of traffic, blasting, dust, vibration and related effects. 	<p>1.1 No solutions specified.</p>
<p>2. Quarrying activities include the staged rehabilitation of the site to a state that is similar to the original condition of the land such that the site:</p> <ul style="list-style-type: none"> (i) is safe, clear of contamination; (ii) provides an acceptable degree of visual amenity; and (iii) is suitable for alternative land uses. 	<p>2.1 No Solutions Specified</p>
<p>3. Quarrying industry activities conducted within a designated watercourse will:</p> <ul style="list-style-type: none"> (i) avoid stream bank erosion and instability; (ii) maintain water quality and values of existing watercourses; and (iii) avoid loss of riparian habitat. 	<p>3.1 No Solutions Specified</p>
Air Quality Maintenance	
Assessable Development	
<p>1. All activities maintain the air quality and consequently, public health standards by providing:</p> <ul style="list-style-type: none"> (i) adequate physical measures for removing pollutants from emissions prior to discharge to the atmosphere; (ii) adequate physical measures for reducing the temperature gradient between emissions and the atmosphere prior to discharge; and (iii) effective operational systems, including 	<p>1.1 No solutions specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>monitoring systems for major industry and major infrastructure, which maintain ambient air quality in accordance with acceptable standards;</p> <p>(iv) premises which create thermal, gaseous or particulate emissions are located, designed and operated in a manner which protects the amenity of any surrounding urban areas;</p> <p>(v) external storage, parking, loading and access areas are paved and all other areas not otherwise built on are landscaped to prevent the generation of dust; and</p> <p>(vi) stockpiles are managed to minimise the release of wind blown dust or particulate matter to the atmosphere.</p> <p>Note: Provisions of the Environmental Protection Policy (Air) apply.</p>	
<i>Specific Outcomes</i>	<i>Acceptable & Probable Solutions</i>
<i>Assessable Development</i>	
<p>P1 Development for Extractive Industry purposes are located outside of areas identified in the Coastal Management Overlay Plans 1 – 4 unless there is a net benefit to the State as a whole and will;</p> <p>(i) maintain beach and foreshore stability;</p> <p>(ii) maintain the stability of extraction areas;</p> <p>(iii) maintain natural coastal processes, including those that supply sand to beaches, and habitats;</p> <p>(iv) maintain the quality of fisheries, fishing grounds, spawning areas and nursery areas;</p> <p>(v) maintain water quality, groundwater levels, and the local drainage regime of the site and the adjoining areas;</p> <p>(vi) not cause unacceptable risk to existing land uses from coastal hazards; and</p> <p>(vii) not cause unacceptable impacts on coastal resources and their values due to disturbance of contaminated sediments;</p>	<p>S1 No solutions specified.</p>

Column 1		Column 2	
Specific Outcomes		Probable & Acceptable Solutions	
P2	<p>Where development for extractive industry purposes is undertaken within areas identified on Coastal Management Overlay Plans 1 – 4, the site is:</p> <ul style="list-style-type: none"> (i) rehabilitated to facilitate the natural ecological processes of the site; or (ii) where rehabilitation is not practical, returned to a condition that prevents adverse impacts on adjacent coastal resources (eg. silt fencing and re-grassing to prevent sediment runoff). 	S1	No solutions specified.
P3	Where development for extractive industry purposes is undertaken within a watercourse, the operation does not contribute to increased erosion (in terms of the extraction area and the upstream and downstream environment).	S1	No solutions specified.
P4	Where development for extractive industry purposes is undertaken within a tidal watercourse, sufficient sediment supply is maintained to support coastal ecosystems and processes.	S1	No solutions specified.
P5	Development for extractive industry purposes maintains the coastal habitats including regionally important coastal habitats, beaches and intertidal areas providing habitat for shorebirds and turtles and the diversity of in-stream habitat.	S1	No solutions specified.
P6	<p>Where development for extractive industry purposes is undertaken within the Calliope River, achieve the following desired coastal outcomes:</p> <ul style="list-style-type: none"> (i) Protection of the coastal habitat values of the Calliope River including its contribution to freshwater flows that sustain the ecosystems of Gladstone Harbour; (ii) Continued development of the Port of Gladstone in an ecologically sustainable manner; and (iii) Maintenance of natural hydrological flows associated with coastal wetlands, particularly with regards to development of infrastructure. 	S1	No solutions specified.
P7	Development for extractive industry purposes involving dredging, has no adverse impacts on seagrass areas.	S1	No solutions specified.

Division 10 – Open Space & Recreation Code

11.41 Application

The Open Space and Recreation Code applies to the whole of the City of Gladstone and is applicable to development for purposes defined in the use category of “Open Space and Recreation” and to all development within the Open Space and Recreation Zone.

11.42 Open Space & Recreation Code

- (1) The provisions of this division comprise the Open Space & Recreation Code. They are:
 - (a) Compliance with the Open Space & Recreation Code (**Section 11.43**);
 - (b) Overall outcomes for the Open Space & Recreation Code (**Section 11.44**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Open Space & Recreation Code (**Section 11.45**).

11.43 Compliance with the Open Space & Recreation Code

- (1) For assessable development, compliance with the Open Space & Recreation Code is achieved when development is consistent with the specific outcomes in **Table 11-10**.
- (2) For self assessable development, compliance with the Open Space & Recreation Code is achieved when development is consistent with the acceptable solutions in **Section 11.45** in **Table 11-10**.

11.44 Overall Outcomes for the Open Space & Recreation Code

- (1) The overall outcome is the purpose of the Open Space & Recreation Code.
- (2) The overall outcomes sought for the Open Space & Recreation Code are the following:
 - (a) facilities are designed to meet the needs of the community including:
 - (i) both active and passive recreation opportunities;
 - (ii) diversity of types of recreation settings (e.g. formal parks, waterside parks, sportsgrounds and courts, play and picnic parks);
 - (iii) linkages and linear corridors for non-motorised recreation trail networks such as cycleways, pedestrian paths, horse trails; and
 - (iv) linking the open space network.
 - (b) the quality of the surrounding natural environment is maintained; and
 - (c) all activities are compatible with the amenity of the surrounding area.

11.45 Specific outcomes, acceptable solutions and probable solutions for the Open Space & Recreation Code

The specific outcomes sought for the Open Space & Recreation Code are included in Column 1 of **Table 11-10** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-10** below.

Specific Outcomes and Acceptable and Probable Solutions for the Open Space & Recreation Code

TABLE 11-10

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Function of Open Space Areas	
Assessable Development	
1. Land developed for open space and recreation is capable of providing for the multiple recreation and open space needs of the community according to its function within the open space network.	1.1 Compliance with the Open Space Planning Scheme Policy.
Community Safety	
Assessable Development	
1. All premises are designed to achieve safety for all users by ensuring that: <ul style="list-style-type: none"> (i) buildings are sited, orientated and designed to maximise casual surveillance of public spaces and designed to avoid opportunities for personal concealment; (ii) entries to buildings are exposed to the main street frontage and are clearly delineated; (iii) general public parking areas are clearly designated, well-lit and have clearly-defined access points; and (iv) premises are well-lit to encourage informal surveillance with well-placed, low wattage lighting to minimise 'blind spots'. 	1.1 No solution specified.
Building Scale and Intensity	
Assessable Development	
1. The scale, intensity and height of buildings: <ul style="list-style-type: none"> (i) respect and complement the character and amenity of the locality; and (ii) minimise the adverse impacts upon 	1.1 Buildings do not exceed 40% of the site area.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
adjoining residential properties.	
Landscaping	
Assessable Development	
<p>1. Landscaping is provided to:</p> <ul style="list-style-type: none"> (i) create opportunities for multiple use of the site; and (ii) soften the visual impact of the land use and / or associated building(s) from the street and adjoining land use activities. (iii) landscaping provides for visual relief using a combination of shrubs, groundcover, native and endemic species wherever possible. 	<p>1.1 Premises incorporate a landscaped area along the entire frontage of the site, except for the accessway, with a minimum width of:</p> <ul style="list-style-type: none"> (i) 5 metres along an arterial road; and (ii) 3 metres along any other road which is the principal site frontage. <p>1.2 For any carpark containing more than 5 spaces, one tree is provided per 10 car parking spaces within the car parking area.</p>
Advertising Signs	
Assessable Development	
<p>1. Places of sport or entertainment are able to employ a wide range of advertising devices, without causing any detrimental impact on the visual appearance of the surrounding local area.</p>	<p>1.1 Where advertising signs provided at a major sports and recreation facility are visible from outside the complex, they have the following characteristics:</p> <ul style="list-style-type: none"> (i) only identifies the name of the sporting venue, forthcoming events and directional information; (ii) has less than 20% of the area of the sign devoted to commercial advertising; and (iii) faces onto the major entrance points into the venue and not toward adjoining residential or commercial properties.
<p>2. Any number of advertising signs are provided inside an indoor recreation facility or community hall.</p> <ul style="list-style-type: none"> (i) Any number of advertising signs are provided at a major sports and recreation facility provided these are screened or oriented so that they cannot be viewed from nearby land or adjacent roads. 	<p>2.1 No solution specified.</p>
Premises Abutting a Residential Land Use	
Assessable Development	
<p>1. Where premises abuts a residential land use, the siting of buildings and structures:</p>	<p>1.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<ul style="list-style-type: none"> (i) make efficient use of the site; (ii) attain a pleasant streetscape (iii) provide a functional pedestrian environment; (iv) avoid or minimise adverse impacts upon adjoining residential properties; and (v) provide a landscaped buffer strip or minimum 3 m in width is provided and maintained within the site on any boundary adjoining the Residential Zone, Residential (Higher Density) Zone or Park Residential Zone. 	
Noise Control	
Assessable Development	
<p>1. Noise levels and vibration are within acceptable limits so as not to impinge on the amenity of adjoining land uses, particularly residential uses.</p>	<ul style="list-style-type: none"> 1.1 Compliance with the provisions of the Environmental Protection Policy (Noise) and Environmental Protection Policy (Air). 1.2 For Open Space, 63 dB(A)L₁₀ (12 hour) or less. 1.3 Development adjacent to a State controlled Road complies with the Main Roads Code of Practice for Road Traffic Noise for Parks, Outdoor Education & Recreation Areas.

Division 11 – Operational Works (Earthworks) Code

11.46 Application

The Operational (Earthworks) Code applies to the whole of the City of Gladstone and is applicable to all development incorporating operational works (earthworks).

11.47 Operational Works (Earthworks) Code

- (1) The provisions of this division comprise the Operational Works (Earthworks) Code are as follows:
 - (a) Compliance with the Operational Works (Earthworks) Code (**Section 11.48**);
 - (b) Overall outcomes for the Operational Works (Earthworks) Code (**Section 11.49**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Operational Works (Earthworks) Code (**Section 11.50**).

11.48 Compliance with the Operational Works (Earthworks) Code

- (1) For assessable development, compliance with the Operational Works (Earthworks) Code is achieved when development is consistent with the specific outcomes in **Table 11-11**.
- (2) For self assessable development, compliance with the Operational Works (Earthworks) Code is achieved when development is consistent with the acceptable solutions in **Table 11-11**.

11.49 Overall Outcomes for the Operational Works (Earthworks) Code

- (1) The overall outcome is the purpose of the Operational Works (Earthworks) Code.
- (2) The overall outcome sought for the Operational Works (Earthworks) Code are the following:
 - (a) Operational works involving filling and excavation does not impact adversely on the site, the surrounding area in terms of the physical services and the environmental, cultural or social values by providing that filling and excavation works;
 - (b) use fill material that is safe and uncontaminated;
 - (c) maintain the amenity of adjoining land, particularly the visual amenity of residential land;
 - (d) are located in areas that do not result in increased flooding and drainage problems on upstream and downstream property; and
 - (e) is undertaken such that soil erosion is properly controlled to avoid unacceptable increased sediment loads into the watercourses (refer Watercourses Regulatory Plan 2)

11.50 Specific outcomes, acceptable solutions and probable solutions for the Operational Works (Earthworks) Code

The specific outcomes sought for the Operational Works (Earthworks) Code are included in Column 1 of **Table 11-11** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-11**.

Specific Outcomes and Both Acceptable and Probable Solutions for the Operational Works (Earthworks) Code

TABLE 11-11

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Contamination of Land	
Assessable Development	
1. The carrying out of any excavation or filling does not contaminate any land.	1.1 No contaminated material or acid sulfate soil is used as fill.
Infrastructure	
Assessable Development	
1. The carrying out of any excavation or filling does not impact upon infrastructure or services on the land.	1.1 No solution specified.
2. The carrying out of any excavation or filling maintains the efficiency of the road network and does not adversely impact upon residents or road infrastructure.	2.1 No solution specified.
3. The works involve vehicle movements on roads suitable for the level and nature of use proposed as demonstrated in a report prepared to accompany the application.	3.1 No solution specified.

Column 1		Column 2	
Specific Outcomes		Probable & Acceptable Solutions	
4.	<p>For filling or excavation of total in excess of 1000 cubic metres, a report is provided to Council in accordance with Operational Works (Earthworks) Planning Scheme Policy detailing impact mitigation measures of the activity addressing:</p> <ul style="list-style-type: none"> (i) total amount of material to be moved to or from the site; (ii) truck haulage routes; (iii) types of vehicles to be used; (iv) suitability of vehicles to manoeuvre on minor roads; (v) times and numbers of truck movements; (vi) methods of preventing spillage or wind borne materials from leaving vehicles; (vii) methods of prevention , or clean up of material deposited on raids by vehicles leaving and entering the site; (viii) hours of truck operations, desirably limited to 8 am to 5pm Monday to Saturday; (ix) means of limiting dust emissions to extend beyond the boundary; and (x) haulage to avoid school speed zones when active. 	4.1	No solution specified.
Land Stability and Safety			
Assessable Development			
1.	<p>The carrying out of any excavation or filling does not create any land instability or public safety risk or reduce the enjoyment of the adjoining land by its occupants.</p> <p>Note: Evidence will need to be provided through a landslide hazard assessment prepared by a Registered Professional Engineer that any land with a slope in excess of 15% is not prone to landslide.</p>	1.1	No solution specified.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>2. Development maintains the safety of people, property and hazardous materials manufactured or stored in bulk from the risk of landslide.</p>	<p>2.1 The development site is not subject to landslide hazard, either internally or from sloping land above the site.</p> <p>OR</p> <p>2.2 The development does not:</p> <ul style="list-style-type: none"> (i) involve any new building work other than a minor extension (<20 m² Gross Floor Area) to an existing building; or (ii) involve vegetation clearing; or (iii) alter ground levels or stormwater conditions.
<p>3. The development includes measures that ensure:</p> <ul style="list-style-type: none"> (i) the long-term stability of the development site; and (ii) the development site will not be adversely affected by landslide activity originating on sloping land above the development site. 	<p>3.1 No Solutions Specified</p>
Soil Erosion and Sedimentation Management	
Assessable Development	
<p>1. Earthworks prevent any worsening or acceleration of soil erosion on the site, any adjoining land, or land upstream or downstream of the site as a consequence of the work to ensure that:</p> <ul style="list-style-type: none"> (i) environmental values and water quality objectives of receiving waters within or downstream of the proposal are protected or enhanced during the construction, operation and maintenance phases; (ii) the release of sediment-laden stormwater for all land disturbances is minimised through the use of all reasonable and practicable erosion and sediment control measures with degraded areas reinstated; and (iii) Premises in urban areas adopts a comprehensive approach to soil erosion control and sedimentation management by adopting the "Soil Erosion and Sedimentation Control Guidelines" (Institution of Engineers Australia 1996) 	<p>1.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>and the Queensland Urban Drainage Manual or other Council Documents.</p> <p>(iv) Premises undertake construction, operation and maintenance works in accordance with the Engineering and Infrastructure Standards Policy</p>	
<p>2. Premises in rural areas adopts a comprehensive approach to soil erosion and sedimentation management by:</p> <p>(i) avoiding land clearing or earthworks in the riparian corridor to a designated stream;</p> <p>(ii) avoiding land clearing and earthworks on land with a slope steeper than 20% (or 1:5);</p> <p>(iii) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10% (or 1:10);</p> <p>(iv) managing and controlling surface drainage by using natural flow paths;</p> <p>(v) rehabilitating disturbed areas as soon as practical after completion of works by re-establishing the vegetation including seeding with native grasses, ground covers and trees and spreading mulch over the surface; and</p> <p>(vi) constructing ponds or small dams off natural flow paths, for collection of surface drainage from areas disturbed for prolonged periods, such as depots, quarries, stock sales yards.</p>	<p>2.1 No solution specified.</p>
<p>3. Progressive rehabilitation of disturbed areas within the site is undertaken, as part of the completion of each stage of development, or where there are no stages, prior to the issuing of certificates of classification for building work or certificates of completion for operational work.</p>	<p>3.1 No solution specified.</p>

Column 1		Column 2	
Specific Outcomes		Probable & Acceptable Solutions	
4.	<p>Development provides for a comprehensive rehabilitation program including:</p> <ul style="list-style-type: none"> (i) the grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths; (ii) the construction of drainage paths which divert high velocity flows away from disturbed areas; (iii) the re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and (iv) the planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface. 	4.1	No solution specified.
Visual Amenity			
Self Assessable and Assessable Development			
1.	The carrying out of any excavation or filling maintains the visual amenity of surrounding land and does not compromise the privacy of adjoining property.	1.1	The extent of filling or excavation is less than 1.5 m high within 2 m of the boundary.
		1.2	Soil to be used for filling is not left in locations that can be viewed from adjoining properties for more than 1 month.
Bridge and Culvert works			
Assessable Development			
1.	Bridges and culverts for flood immunity minimise traffic disruption, improve public safety, consider fauna habitat movement and allow for bikeways during and after construction.	1.1	No solution specified.

Division 12 – Reconfiguring a Lot Code

11.51 Application

The Reconfiguring a Lot Code applies to the whole of the City of Gladstone and is applicable to all development incorporating Reconfiguring of a Lot.

11.52 Reconfiguring a Lot Code

- (1) The provisions of this division comprise the Reconfiguring a Lot Code. They are:
 - (a) Compliance with the Reconfiguring a Lot Code (**Section 11.53**);
 - (b) Overall outcomes for the Reconfiguring a Lot Code (**Section 11.54**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Reconfiguring a Lot (**Section 11.55**).

11.53 Compliance with the Reconfiguring a Lot Code

- (1) For assessable development, compliance with the Reconfiguring a Lot Code is achieved when development is consistent with the specific outcomes in **Table 11-12**.
- (2) For self assessable development, compliance with the Reconfiguring a Lot Code is achieved when development is consistent with the acceptable solutions in **Table 11-12**.

11.54 Overall Outcomes for the Reconfiguring a Lot Code

- (1) The overall outcome is the purpose of the Reconfiguring a Lot Code.
- (2) The overall outcome sought for the Reconfiguring a Lot Code are the following:
 - (a) provide safe, convenient and attractive urban neighbourhoods, settlements and park residential communities and functional industrial and commercial areas that meet the diverse and changing needs of the community;
 - (b) create functional street networks providing acceptable levels of access, safety, through traffic, service provision and convenience;
 - (c) provide a range of mix of lot sizes with a variety of areas and dimensions;
 - (d) provide public open space to meet community needs and for landscaping;
 - (e) ensure that development is adequately serviced; and
 - (f) provide adequate stormwater drainage systems.

11.55 Specific outcomes, acceptable solutions and probable solutions for the Reconfiguring a Lot Code

The specific outcomes sought for the Reconfiguring a Lot Code are included in Column 1 of **Table 11-12** and the probable and acceptable solutions are in Column 2 of **Table 11-12**.

Specific Outcomes and Acceptable and Probable Solutions for the Reconfiguring A Lot Code

TABLE 11-12

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Neighbourhood Design	
Assessable Development	
<p>1. Neighbourhood or subdivision design incorporates:</p> <ul style="list-style-type: none"> (i) a clear hierarchy of roads linking safely and directly with external roads and providing a high level of internal accessibility and good external connections for local vehicle, pedestrian and cycle movement; (ii) deter through traffic; (iii) an open space network linking with other existing or potential open space; (iv) an urban drainage system integrated with the open space and pathway network and major streams; (v) a pedestrian and bicycle path system integrated with the open space and road networks; (vi) The retention of riparian corridors in open space; and (vii) Effective buffer distances / measures to ensure that the impacts of major transport corridors or industries do not negatively impact upon residential amenity; <p>Note: Compliance is illustrated by adopting the approach described and illustrated in the Queensland Residential Design Guidelines (QROC) for subdivision: element A1 – Neighbourhood Design.</p>	<p>1.1 No solution specified.</p>
<p>2. The vehicle, cyclist and pedestrian networks, land-use mix and lot density reduce local vehicle trips, travel distances and speeds, maximises public transport effectiveness, and encouraging pedestrian movement to daily</p>	<p>2.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
activities.	
<p>3. The new subdivision layout:</p> <ul style="list-style-type: none"> (i) retains significant vegetation and habitat areas incorporating natural and cultural features; (ii) minimises soil erosion; (iii) avoids development on flood prone land or land subject to inundation by storm surge (refer Flood and Storm Surge Regulatory Plan 1); and (iv) is compatible with the nature of any natural hazard, including flood, bushfire and landslip consistent with SPP 1/03. 	<p>3.1 No solution specified.</p>
Lot Layout	
Assessable Development	
<p>1. The lot layout provides for lots of a size and dimension suitable for their intended use</p>	<p>1.1 Complies with Table 11-13 with respect to minimum areas, lot sizes and dimensions.</p> <p>1.2 Lots have a frontage to depth ratio:</p> <ul style="list-style-type: none"> (i) unless otherwise specified, at least 1:2.5; or (ii) for lots fronting the turning circle of a cul-de-sac has a width of at least 15 metres at a distance of 6 metres from the road alignment.
<p>2. Reconfiguring a lot (subdivision) in the Residential Zone or Residential (Higher Density) Zone involving the creation of lots less than 800 m² is undertaken in accordance with an overall plan of development which:</p> <ul style="list-style-type: none"> (i) identifies matters specified in the Master Plans and Plans of Development Planning Scheme Policy; and (ii) complies with the relevant provisions of the Residential Code pertaining to development on small lots. 	<p>2.1 Reconfiguration for a duplex will satisfy the requirements of the relevant provisions of the Queensland Residential Development Guidelines.</p>
<p>3 Reconfiguration of a lot for a duplex will satisfy the requirements of the relevant provisions of the Queensland Residential Development Guidelines</p>	<p>3.1 No Solution Specified</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Coastal Management	
<p>1. Reconfiguration of a lot where adjacent to the coast in the coastal zone, provides for access that:</p> <ul style="list-style-type: none"> (i) Avoids roads running parallel to the coast or watercourse (ii) spur roads are sited in locations that minimise impacts on coastal resources by: <ul style="list-style-type: none"> (a) utilising areas of low environmental sensitivity; and (b) avoiding areas that increase storm tide hazard 	<p>1.1 No Solution Specified</p>
Infrastructure Provision	
<p>1. Adequate provision has been made for:</p> <ul style="list-style-type: none"> (i) water supply (including fire fighting requirements); (ii) waste water treatment; (iii) stormwater management; (iv) power supply (electrical and gas services); (v) street lighting; (vi) telecommunications appropriate for the land use; and (v) roads are constructed to a standard appropriate to their intended use. 	<p>1.1 The location, design and construction in regard to specific outcomes (i), (ii), (iii) and (vii) are in accordance with the Engineering and Infrastructure Standards Policy.</p>
<p>2. For on-site effluent management, newly created lots are of a sufficient size and contain land suitable for on-site treatment and disposal of domestic effluent.</p>	<p>2.1 No Solutions Specified</p>
<p>3. Public utilities are located and boundaries aligned so as to:</p> <ul style="list-style-type: none"> (i) avoid significant trees, vegetated ridgelines and/or other habitat areas; (iii) minimise earthworks; (iv) avoid disturbance of watercourses (refer Watercourses Regulatory Plan 2) and, watercourse corridors by crossing 	<p>3.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
services; and (v) provide adequate buffers between utilities and houses to protect residential amenity and health.	
Open Space Network	
Assessable Development	
1. Public open space provides: <ul style="list-style-type: none"> (i) an accessible range of recreation opportunities, corridors for community paths and attractive urban settings with a high level of useability; (ii) adequate and accessible recreation and sporting facilities to meet the potential needs of the community having regard to such indicators as population density and demographic structure; (iii) for existing constraints caused by the physical characteristics of the land; (iv) opportunities for the protection and incorporation of existing natural features of environmental and aesthetic value and places or things of cultural value; (v) an effective and efficient part of the parks and open space network including pedestrian and bikeway facilities; (vi) opportunities to link public open spaces into a logical network; (vii) parks and open space being provided with an appropriate level of access and infrastructure for the efficient functioning of the use; (viii) public safety and amenity to adjoining properties in the design of facilities and associated works; (ix) opportunities for regional and district open space to meet neighbourhood open space requirements; and (x) a high level of informal surveillance for security, surveillance, aesthetic and maintenance reasons. <p>Note: For guidance, areas of public open space is suitable for the intended use and meets the requirements of the Council by according with</p>	1.1 No Solution specified

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Council's open Space and Recreation Policy and Infrastructure Contributions Policy.	

Lot Sizes and Dimensions

TABLE 11-13

Note: This code may also be affected by overlays.

Zone	Minimum Area	Dimensions
Residential	>600 m ²	Frontage: 17 m (min.)
Residential (Higher Density)		Depth to frontage ratio: 3:1 (max.)
	>300 m ² <600 m ² only where undertaken in accordance with a plan of development	Frontage: 10 m (min.). Depth to frontage ratio: 3:1 (max.)
Park Residential	4,000 m ² minimum (6,000m ² average)	Frontage: 40 m (min.) Depth to frontage ratio: 4:1 (max.)
Major Industry & Infrastructure	4,000 m ²	Frontage: 40 m (min.) Depth to frontage ratio: N/A
Local Industry	1,000 m ²	Frontage: 20 m (min.) Depth to frontage ratio: 4:1 (max.)
Mixed Industry & Business	600 m ²	Frontage: 15 m (min.) Depth to frontage ratio: 4:1 (max.)
Commercial	600 m ²	Frontage: 15 m (min.) Depth to frontage ratio: 4:1 (max.)
Community Purposes	600 m ²	Frontage: 15 m (min.) Depth to frontage ratio: 3:1 (max.)
Rural	50 ha	Frontage: 300 m (min.) Depth to frontage ratio: 4:1 (max.)
Tourism Infrastructure	600 m ²	Frontage: 15 m (min.) Depth to frontage ratio: 3:1 (max.)
Urban Expansion	50 ha or in accordance with the approved master plan	In accordance with an approved master plan.
Island Settlement	>600 m ²	Frontage: 17 m (min.) Depth to frontage ratio: 3:1 (max.)

Zone	Minimum Area	Dimensions
Open Space	None Required	None Required

Division 13 – Residential Code

11.56 Application

The Residential Code applies to the whole of the City of Gladstone and is applicable to all residential development.

11.57 Residential Code

- (1) The provisions of this division comprise the Residential Code. They are:
 - (a) Compliance with the Residential Code (**Section 11.58**);
 - (b) Overall outcomes for the Residential Code (**Section 11.59**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Residential Code (**Section 11.60**).
- (2) For the purposes of this code the following terms have the specific meaning assigned to them:

“residential buildings” means a building (or part of a building) used to house people and includes any outbuildings or car parking structures associated with the residential use of the land. Includes buildings used for:

 - (i) accommodation building;
 - (ii) aged person accommodation;
 - (iii) duplex units;
 - (iv) dwelling house;
 - (v) multiple unit residential; and
 - (vi) relatives apartment.

11.58 Compliance with the Residential Code

- (1) For assessable development, compliance with the Residential Code is achieved when development is consistent with the specific outcomes in **Table 11-14**.
- (2) For self assessable development, compliance with the Residential Code is achieved when development is consistent with the acceptable solutions in **Table 11-14**.

11.59 Overall Outcomes for the Residential Code

- (1) The overall outcome is the purpose of the Residential Code.
- (2) The overall outcome sought for the Residential Code are the following:
 - (a) facilitate the establishment of residential activities predominantly in suitable locations in the Residential, Residential (Higher Density) and the Urban Expansion Zones; and

- (b) ensure that residential activity is compatible with the desired amenity character of the surrounding area.

11.60 Specific outcomes, acceptable solutions and probable solutions for the Residential Code

The specific outcomes sought for the Residential Code are included in Column 1 of **Table 11-14** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-14**.

Specific Outcomes and Acceptable and Probable Solutions for the Residential Code

TABLE 11-14

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Building Height (unless otherwise provided for in an applicable Locality Code)	
Self Assessable and Assessable Development	
1. The height of residential buildings is compatible with and complementary to the character of the urban environment.	1.1 Aged persons accommodation, relative's apartment, dwelling houses and duplexes do not exceed 9metres in height including a ground storey and any attics or mezzanine floors, measured from natural ground level at any point. 1.2 Any other residential building does not exceed 9 metres in height including a ground storey and any attics or mezzanine floors, measured from natural ground level at any point except in the Uptown and Waterfront precincts where building heights are nominated in Table 4-3 of the City Locality Code.
Building Envelope, Siting & Design (unless otherwise provided for in an applicable Locality Code)	
Self Assessable and Assessable Development	
1. To maintain privacy, sunlight and breezes to adjoining properties, residential buildings are set back from side and rear boundaries at progressively increased distances as building height increases.	1.1 Residential buildings, other than dwelling houses or duplexes or car ports, are set back from the side and rear boundaries, the greater of: <ul style="list-style-type: none"> (i) at least half the height of the building above natural ground level; or (ii) 3 metres from the side boundary and 6 metres from the rear boundary.

Column 1		Column 2			
Specific Outcomes		Probable & Acceptable Solutions			
2.	Residential building design and siting maintains the character of the locality in terms of building bulk.	2.1	The length of walls or facades in residential buildings does not exceed 15 metres unless broken by variations or articulation of at least 1.5 metres.		
		2.2	Residential buildings do not exceed the site coverage thresholds set out below, except where a Locality Code allows otherwise:		
				Use Type	Maximum Site Coverage
				Dwelling House	50%
				Aged persons accommodation, duplex units	40%
				Accommodation, building, multiple unit, residential	40%
		Other residential	40%		
3.	Premises have adequate clothes drying facilities.	3.1	No Solutions Specified		
4.	Residential buildings achieve an adequate level of privacy for inhabitants and neighbours.	4.1	Residential buildings, other than dwelling houses, are provided with a solid screen fence on the side and rear boundaries of at least 1.8 metres in height (providing such fencing will not impede the free flow of floodwaters).		
5.	The habitable rooms and balconies of residential buildings do not overlook a habitable room or private open space of any adjoining dwelling unit.	5.1	No solution specified.		
Landscape and Recreation Space (unless provided for in an applicable Locality Code)					
Assessable Development					
1.	Other than for a dwelling house or duplex, landscape and recreation space is provided which:	1.1	Premises, other than a dwelling house or duplex, is provided with landscape and recreation space at the minimum rate of:		
			(i) 50 m ² per dwelling unit;		
			(ii) at least 50% of the total landscape and recreation space is provided in one useable area with a minimum dimension of 3 metres.		
		1.2	Landscape and recreation space required by (1.1) includes:		
	(iv) is low maintenance.	(i)	landscaping at least 3 metres wide to the site frontage except where the site fronts an arterial road where at least 5 metres		

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
	<p>is provided;</p> <p>(ii) landscaping at least 1.5 metres wide to one side boundary and 1 metre to the other side boundary; and</p> <p>(iii) landscaping at least 1.5 metres wide to the rear boundary.</p> <p>1.3 Recreation space is separated and screened from other areas on at least three sides by a combination of walls and solid screen fences not less than 1.8 metres high.</p>
2. Building and structures of 2 storeys or more in height are complemented by species that attain a mature height of at least 10 metres.	2.1 No solution specified.
Development of Small Lots	
Self Assessable and Assessable Development	
<p>1. A dwelling house on lots less than 800 m² and more than 300 m² is in accordance with an approved plan of development to provide an attractive and pleasant living environment on the site and adjoining land. In particular:</p> <p>(i) provide a high level of privacy for residential living both within the site and for adjoining premises;</p> <p>(ii) provide a quiet and pleasant residential amenity in the area; and</p> <p>(iii) avoid isolation of individual lots or dwelling houses; and provide adequate setbacks to adjoining land.</p> <p>2Development on lots of less than 800 m² and 450 m² or more is in accordance with the relevant Performance Criteria and / or deemed to comply criteria as contained in Part B of Queensland Residential Guidelines having regard to the scale and intensity of the proposal.</p> <p>3Development on lots of less than 450 m² and 300 m² or more is in accordance with the relevant Performance Criteria and / or deemed to comply criteria as contained in Part B of Queensland Residential Guidelines having regard to the scale and intensity of the proposal.</p>	<p>1.1 Development on lots of less than 800 m² and 600 m² or more is in accordance with the relevant Performance Criteria and / or deemed to comply criteria as contained in Part B of Queensland Residential Guidelines having regard to the scale and intensity of the proposal.</p> <p>1.2 Development on lots of less than 600 m² and 300 m² or more is in accordance with the relevant Performance Criteria and / or deemed to comply criteria as contained in Part B of Queensland Residential Guidelines having regard to the scale and intensity of the proposal.</p> <p>2.1 No solution specified</p> <p>3.1 No solution specified</p>
Car Parking and Access	
Self Assessable and Assessable Development	
1. A dwelling house is provided with adequate on	1.1 One covered car parking space is provided for

Column 1		Column 2	
Specific Outcomes		Probable & Acceptable Solutions	
site car parking and which provides protection from the weather.		each dwelling house.	
Assessable Development			
1.	Car parking on the site, other than for a dwelling house is where there are 10 accommodation units, separated from pedestrian traffic.	1.1	No solution specified.
2.	Car parking facilities and activities do not detract from the amenity of adjoining accommodation.	2.1	(i) The wall contains no windows to a habitable room; or (ii) windows to a habitable room are at least 1.6 metres above the car parking level; or (iii) where a car parking space and driveway are and will be used exclusively for the adjoining dwelling unit.
3.	(i) Carports are constructed in a manner consistent with the architectural style of the main building; (ii) car parking areas for residents and visitors are illuminated and readily accessible to dwelling units; (iii) residents parking spaces, if provided in car ports or other structures between residential buildings and the street are open and landscaped; and (iv) visitor parking spaces provided between residential buildings and the street are open and landscaped.	3.1	No solution specified.
On-Site Facilities			
Assessable Development			
1.	Garbage bin areas, mail boxes and external storage facilities are attractive and functional, and complementary to the architecture of the development.	1.1	No solution specified.
2.	Mail boxes for multi-unit residential developments (3 units or more) are located close to each ground-floor dwelling entry, or a mail box structure is located close to the major pedestrian entrance to the site.	2.1	No solution specified.
Residential Adjoining Major Industry & Major Infrastructure Zone			
Assessable Development			

Column 1		Column 2	
Specific Outcomes		Probable & Acceptable Solutions	
1.	<p>Premises are located and designed to ensure an acceptable and enjoyable level of amenity:</p> <p>(i) the impact of adjoining major infrastructure or Industry operating at peak times is considered in the location and design of premises.</p>	1.1	No solution specified.
Service Requirements			
Self Assessable and Assessable Development			
1.	Land used for residential buildings is provided with services at an appropriate level.	1.1	<p>(i) there is a pedestrian pavement 2.0 metres wide, within the footpath, available across the frontage of the whole of the site; and</p> <p>(ii) there is kerb and channel for the full length of the road frontage of the land; and</p> <p>(iii) the road surface between the kerb and channel and the centreline of the road fronting the land is constructed and paved with asphalt.</p>
2.	Drainage from the land is adequate.	2.1	No solution specified.
3.	Council incurs no expense in the connection or necessary alteration of any services.	3.1	No solution specified.

Division 14 – Rural Code

11.61 Application

The Rural Code applies to the whole of the City of Gladstone and is applicable to development for rural purposes and to all development within the Rural Zone.

11.62 Rural Code

- (1) For the purpose of this code, the term rural purposes has the following meaning: Produce Store, Veterinary Hospital, Animal Husbandry, Intensive Animal Husbandry, Stock Yard, Agriculture, Aquaculture in accordance with the Schedule 1 Definitions.
- (2) The provisions of this division comprise the Rural Code. They are:
 - (a) Compliance with the Rural Code (**Section 11.63**);
 - (b) Overall outcomes for the Rural Code (**Section 11.64**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Rural Code (**Section 11.65**).

11.63 Compliance with the Rural Code

- (1) For assessable development, compliance with the Rural Code is achieved when development is consistent with the specific outcomes in **Table 11-15**.
- (2) For self assessable development, compliance with the Rural Code is achieved when development is consistent with the acceptable solutions in **Table 11-15**.

11.64 Overall Outcomes for the Rural Code

- (1) The overall outcome is the purpose of the Rural Code.
- (2) The overall outcome sought for the Rural Code are the following:
 - (a) facilitate the establishment of rural uses predominantly in suitable locations in the Rural Zone; and
 - (b) ensure that all rural uses are compatible with the desired amenity, character and environment of the locality in which they are situated.

11.65 Specific outcomes, acceptable solutions and probable solutions for the Rural Code

The specific outcomes sought for the Rural Code are included in Column 1 of **Table 11-15** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-15**.

Specific Outcomes and Acceptable and Probable Solutions for the Rural Code

TABLE 11-15

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Site Suitability	
Self Assessable and Assessable Development	
<p>1. Each site has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas; (ii) associated car parking areas; (iii) delivery and service vehicles; (iv) landscaping; (v) vehicle access; and (vi) on site vehicle movement. 	<p>1.1 Sites for the following uses have a minimum area and frontage of:</p> <ul style="list-style-type: none"> (i) Produce Store 1,500 m² and a 40 m frontage (ii) Veterinary Hospital No solution specified. (iii) Animal Husbandry, Intensive Animal Husbandry No solution specified. (iv) Stock Yard No solution specified. (v) Agriculture, Aquaculture and Rural Pursuits No solution specified.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions				
2. Rural uses are appropriately located and operated so as to avoid imposing impacts upon sensitive uses, especially residential uses, park residential and urban areas.	2.1 Rural uses take place in locations with the following desirable separation distances to any residential use, commercial use (food premises, child care centres, licensed premises, local surgery, medical centre, shop and shopping centre), community use (educational establishments, hospitals).				
	Rural Use	Residential, Urban Expansion Zones	Community Purpose Zone	Park residential	Rural Zone where adjoining a dwelling unit
	Cattery & Kennels	250 m	250 m	250 m	250 m
	Cattle Feedlot	5.0 km	2.5 km	2.5 km	500 m
	Piggery	5.0 km	2.5 km	2.5 km	500 m
	Poultry Farm	5.0 km	2 km	2.5 km	500 m
	Produce Store	500 m	500 m	100 m	100 m
	Stables	500 m	500 m	250 m	250 m
	Stock Yard	1.0 km	500 m	250 m	250 m
	Veterinary Hospital	250 m	250 m	250 m	250 m
	Other Uses	As determined by Council	As determined by Council	As determined by Council	As determined by Council
Forest Practice					
Assessable development					

Column 1		Column 2	
Specific Outcomes		Probable & Acceptable Solutions	
1.	<p>Premises developed for Forest Practice are to:</p> <ul style="list-style-type: none"> (i) avoid adverse environmental impacts such as soil erosion, sedimentation and habitat loss; (ii) maintain the geomorphic and ecological functions and values of any riparian corridor; (iii) be followed immediately with an approved program of progressive rehabilitation including re-establishing and stabilising drainage flow paths, mulching and spreading forest wastes not used for commercial purposes; (iv) maintain landscape values; (v) avoid any long term adverse consequences of road traffic from harvesting activities on the road network. (vi) do not leave land in a disturbed and exposed condition, such as for harvesting, during the “wet season” months of November to the end of March; (vii) avoid land having slopes steeper than 15%; (viii) retains an undeveloped buffer to all water courses; (ix) areas of ecological significance, such as habitat for rare or threatened species, and areas of cultural heritage significance are protected and not cleared or planted; (x) harvesting of native forests is limited to trees with a minimum girth of 1.75 metres measured at 2.0 metres above the ground; (xi) dispose of trash and waste logs to promote regrowth and soil conditioning by mulching and composting; (xii) in the case of plantations, rehabilitation by re-planting with new commercial forest species, in addition to planting native grasses and ground covers; <p>Note: clearing for plantation purposes must comply with regional vegetation management</p>	1.1	No solution specified.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>codes and Schedule 8 of IPA.</p> <p>(xiii) rehabilitation of native forest areas, by planting ground covers, native grasses and tree species;</p> <p>(ix) operations are located away from prominent ridgelines and hillsides such that the operations are not visible from either the Bruce Highway, the Dawson Highway or the Calliope-Monto Road;</p> <p>(x) maintain an effective landscape buffer to local roads of a minimum width of 20 metres; and</p> <p>(xi) protect the physical integrity of watercourses.</p>	
<p>2. The building scale and appearance of stables:</p> <p>(i) do not overwhelm the street or adjacent development by nature of their height, architecture and bulk; and</p> <p>(ii) achieve a high standard of visual amenity that is acceptable having regard to the character of the area.</p> <p>Any building or structures:</p> <p>(i) are screened by a landscaped buffer to the side and rear boundaries of a site when adjoining land used for park residential or residential development; and</p> <p>(ii) provide a building constructed of materials and colours compatible to surrounding development</p>	<p>2.1 No solution specified.</p>
Cattle Feedlots, Piggeries, Poultry Farms & Aquaculture	
Assessable Development	
<p>1. Premises for cattle feedlots, piggeries, poultry farms and aquaculture maintain the environmental values of the premises and surrounding area through the adoption of current industry best practice.</p> <p>Note: One way to demonstrate compliance is to prepare a study in accordance with the following, where appropriate:</p> <ul style="list-style-type: none"> ▪ Poultry Farms – Guidelines for Poultry faring in Queensland 	<p>1.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<ul style="list-style-type: none"> ▪ Cattle Feedlots – Guidelines for the Establishment and operation of Cattle Feedlots; Piggeries – Environmental Code of Practice for Piggeries 	
<p>2. Premises developed for Cattle Feedlots, Piggeries, Poultry Farms and Aquaculture:</p> <ul style="list-style-type: none"> (i) are sufficiently elevated to facilitate ventilation and drainage; (ii) have adequate vehicle access; (iii) are free of flooding; (iv) are supplied with a reliable, good quality water supply; and (v) have a secure power supply. 	<p>2.1 Premises are on land which:</p> <ul style="list-style-type: none"> (i) has a slope less than 5%; (ii) has flood immunity from the 1% AEP flood event (iii) has sealed road access; (iv) is connected to an electricity supply; and (v) is provided with a reliable water supply with a capacity to store a minimum of 2 day's supply.

Division 15 – Telecommunications Code

11.66 Application

The Telecommunications Code applies to the whole of the City of Gladstone and is applicable to development for the purpose of Telecommunications (Low Impact), Telecommunications (Medium Impact) and Telecommunications (High Impact).

11.67 Telecommunications Code

- (1) The provisions of this division comprise the Telecommunications Code. They are:
 - (a) Compliance with the Telecommunications Code (**Section 11.68**);
 - (b) Overall outcomes for the Telecommunications Code (**Section 11.69**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Telecommunications Code (**Section 11.70**).

11.68 Compliance with the Telecommunications Code

- (1) For assessable development, compliance with the Telecommunications Code is achieved when development is consistent with the specific outcomes in **Table 11-16**.
- (2) For self assessable development, compliance with the Telecommunications Code is achieved when development is consistent with the acceptable solutions in **Table 11-16**.

11.69 Overall Outcomes for the Telecommunications Code

- (1) The overall outcome is the purpose of the Telecommunications Code.
- (2) The overall outcome sought for the Telecommunications Code are the following:
 - (a) adequate telecommunications facilities are available for local and regional users which minimise adverse impacts on the environment and do not compromise public health and safety by:
 - (i) sharing or co-location of telecommunication facilities where appropriate and practical;
 - (ii) designing and constructing telecommunication facilities to protect community and environmental safety;
 - (iii) maintaining public safety;
 - (iv) adopting “best practice” in terms of innovative design, environmental management and work practices to accord with good engineering and environmental standards; and
 - (v) providing telecommunication facilities that incorporate safe and efficient technology.

11.70 Specific outcomes, acceptable solutions and probable solutions for the Telecommunications Code

The specific outcomes sought for the Telecommunications Code are included in Column 1 of **Table 11-16**.

Specific Outcomes and Acceptable and Probable Solutions for the Telecommunications Code

TABLE 11-16

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Visual Impact	
Assessable Development	
1. Telecommunication facilities are to be designed and located to minimise their visual impact by: <ul style="list-style-type: none"> (i) providing finishes on structures compatible with the surrounding environment; and (ii) providing facilities in residential areas whose bulk and scale is consistent with the scale of the surrounding building and structures. 	1.1 No solution specified.
Environmental Impact	
Assessable Development []	
1. Premises are installed and operated to minimise the adverse impacts on the natural environment by: <ul style="list-style-type: none"> (i) avoiding impacts on locations containing remnant vegetation, fauna habitat, watercourses or sites of natural or cultural heritage; (ii) minimising the need for earthworks through careful siting and design of facilities; and (iii) noise and dust emissions during construction and operations of the facility are minimised. 	1.1 No solution specified.
2. Landscaping is low maintenance and semi-mature upon establishment.	2.1 No solution specified.
Development Abutting Residential Uses	
Self Assessable and Assessable Development	
1. Appropriate setbacks and buffering are provided between telecommunication facilities and any	1.1 The facility is setback at least 50 metres from

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>adjoining residential development or land included within the Residential Zone, Residential (Higher Density), Open Space Zone and Park Residential Zone to maintain the amenity of adjoining residential properties in terms of:</p> <p>(i) visual and acoustic privacy;</p> <p>(ii) access to sunlight.</p>	<p>any dwelling unit or rooming unit.</p> <p>1.2 A landscaped buffer strip 2 metres in width is provided and maintained adjacent to any free-standing structures.</p> <p>1.3 All potential noise sources (such as air-conditioning and other mechanical plant) are oriented away from any dwelling unit or rooming unit.</p> <p>1.4 Residential open space areas or living areas are not overshadowed at any time.</p> <p>1.5 Overshadowing of open space or activity areas associated with childcare centres, public areas, local parks and schools is limited to 3 hours on any day.</p>
Co-Location	
Assessable Development	
<p>1. Premises are co-located with other telecommunications facilities or on buildings or other structures wherever feasible on the basis there is no existing adverse environmental or public health and safety impact.</p>	<p>1.1 Facilities are located on a new site only where co-location options are proven to be unviable.</p>
Public Health & Safety	
Assessable Development	
<p>1. Public Health and Safety is maintained.</p>	<p>1.1 No solution specified.</p>
<p>2. Premises are located and designed on the principle of “prudent avoidance”.</p>	<p>2.1 No solution specified.</p>
<p>3. Facilities are appropriately fenced and sign-posted to preserve public safety.</p>	<p>3.1 A 2 m high security fence is provided around all free-standing facilities</p>

Division 16 – Caravan and Relocatable Home Park Code

11.71 Application

The Caravan & Relocatable Home Park Code applies to the whole of the City of Gladstone and is applicable to development for the purposes of Caravan and Relocatable Home Park.

11.72 Caravan & Relocatable Home Park Code

- (1) The provisions of this division comprise the Caravan & Relocatable Home Park Code are as follows:
 - (a) Compliance with the Caravan Park & Relocatable Home Park Code (**Section 11.73**);
 - (b) Overall outcomes for the Caravan & Relocatable Home Park Code (**Section 11.74**); and
 - (c) Specific outcomes and probable solutions for the Caravan & Relocatable Home Park Code (**Section 11.75**).
- (2) For the purposes of this code the following terms have the specific meaning assigned to them:
 - (a) *'plot'* is defined as the individual area of land for use by a single relocatable home, caravan, cabin or tent.
 - (b) "Workers Accommodation" means any group of dwelling units and rooming units used to provide accommodation of a temporary nature for employees, and their families or dependants, of major industrial projects".

11.73 Compliance with the Caravan & Relocatable Home Park Code

- (1) For assessable development, compliance with the Caravan & Relocatable Home Park Code is achieved when development is consistent with the specific outcomes in **Table 11-17**.
- (2) For self assessable development, compliance with the Telecommunications Code is achieved when development is consistent with the acceptable solutions in **Table 11-17**.

11.74 Overall Outcomes for the Caravan & Relocatable Home Park Code

- (1) The overall outcome is the purpose of the Caravan & Relocatable Home Park Code.
- (2) The overall outcome sought for the Caravan & Relocatable Home Park Code is to provide for Caravan Parks & Relocatable Home Parks that:
 - (a) are designed and operated to be compatible with the desired amenity, character and scale of the surrounding area;
 - (b) provide for temporary accommodation on greenfield sites for workers associated with major industrial projects until such time as residential housing is available for their use;
 - (c) result in accommodation with a high standard of amenity with suitable services and facilities; and
 - (d) be appropriately located in regards to infrastructure, existing residential uses, accessibility to major development sites.

11.75 Specific outcomes and probable solutions for the Caravan & Relocatable Home Park Code

The specific outcomes sought for the Caravan & Relocatable Home Park Code are included in Column 1 of **Table 11-17** and the probable solutions in Column 2 of **Table 11-17**.

Specific Outcomes and Acceptable and Probable Solutions for the Caravan & Relocatable Home Park Code

TABLE 11-17

Note: This code may also be affected by overlays.

Column 1 Specific Outcomes	Column 2 Probable Solutions
Site Size, Location and Suitability	
Assessable Development	
1. The site area is capable of accommodating the building(s), other structures, internal vehicle access, parking areas, recreation areas and landscaping whilst also maintaining a high quality living environment.	1.1 For a caravan park, camping ground or relocatable home park a minimum area of 4,000 m ² or 1.2 For workers accommodation a minimum area of 5,000 m ² .
2. The premises are located to: <ul style="list-style-type: none"> (i) cause minimal impact to the environment; (ii) be visually compatible with the surrounding neighbourhood; (iii) be compatible with the surrounding land uses; (iv) free from inundation; (v) avoid the loss of any significant vegetation; (vi) well removed from high bushfire hazard areas; and (vii) free from steep slopes (15% and over), and unstable areas. 	2.1 No solution specified.
Accessibility	
Assessable Development	
1. The premises are appropriately located with respect to the road network such that: <ul style="list-style-type: none"> (i) the efficiency and safety of the road network is maintained and residential amenity is protected; and (ii) to provide residents with easy and safe 	1.1 Premises used for the purpose of caravan park, camping ground or relocatable home park with long-term residents has access to a sub arterial or collector road and is within 400 metres of: <ul style="list-style-type: none"> (i) a commercial centre providing weekly shopping needs; or

Column 1 Specific Outcomes	Column 2 Probable Solutions
walking distance to services and facilities.	(ii) existing or likely future public transport roads or along public transport routes.
Landscaping	
Assessable Development	
1. Landscaping is provided along all frontages of the premises such that the visual amenity of the locality is enhanced by presenting an attractive streetscape.	1.1 Landscaping is providing along the frontages of the premises exclusive of accessways to a minimum width of: (i) 5 metres to an arterial road; and (ii) 3 metres to any other road.
2. The premises is landscaped to provide: (i) a high level of visual amenity and safety; (ii) climate control so as to maximise comfort of residents and visitors in all seasons; and (iii) buffer and screening mechanisms to any adjoining residential or incompatible uses such that the residential amenity of the locality and the premises is maintained.	2.1 No solution specified.
3. Existing vegetation is retained wherever possible, with attractive or interesting views from the premises being enhanced / accentuated. Note: Clearing of native vegetation	3.1 No solution specified.
4. A minimum 3 m wide landscaped buffer area is provided within the premises along the boundary to adjoining land.	4.1 No solution specified.
5. Landscaping is designed to promote safety by: (i) planting which does not obscure doors and windows overlooking public spaces and isolated areas; (ii) shrubbery and low-level planting associated with footpaths does not exceed 0.5 m in height where abutting pavements; (iii) trees in vulnerable settings do not have branches below 1.5 m; and (iv) hard landscaping elements such as low fencing and walls (below 1.2 m) guide pedestrians and vehicles along designated paths.	5.1 No solution specified.

Column 1 Specific Outcomes	Column 2 Probable Solutions
On-Site Facilities and Services	
<p>1. The premises have on-site facilities to meet the needs of residents of the park including:</p> <ul style="list-style-type: none"> (i) laundry and ablution facilities; (ii) refuse receptacles; (iii) storage areas; (iv) on-site kiosk where the premises is more than 1 kilometre from a designed Centre; and (v) fire fighting equipment. 	<p>1.1 No solution specified.</p>
<p>2. All premises being provided with:</p> <ul style="list-style-type: none"> (i) toilet and ablution facilities for each gender and centrally located of at least 6 metres but no more than 100 metres from any 'plot' or rooming unit; (ii) laundry and drying facilities in a central location accessible to all 'plots' and rooming units; (iii) refuse bins are provided at least 10 m from play areas, cooking facilities and 'plots'; and (iv) storage areas are centrally located and screened from general view by landscaping and fencing. 	<p>2.1 No solution specified.</p>
<p>3. Lighting on the premises is provided to ensure:</p> <ul style="list-style-type: none"> (i) the safety of staff, visitors and residents; and (ii) that light emitted from the premises does not cause nuisance or annoyance to residents in the immediate vicinity or to passing motorists. 	<p>3.1 Security lighting is consistent with AS 4282 (1997) The Control of Obtrusive Effects of Outdoor Lighting).</p> <p>3.2 Heavily used spaces such as car parks, major pedestrian routes, entries to buildings and entries to public toilets are lit to Australian Standard AS 1158.</p> <p>3.3 Areas not intended for night-time use are not lit and / or are closed off to avoid giving a false impression of safety.</p> <p>3.3 Pedestrian and bicycle movement routes, public spaces and outdoor signage is lit to the minimum Australian Standard of AS 1158.</p>
Community Safety	
Assessable Development	

Column 1		Column 2	
Specific Outcomes		Probable Solutions	
<p>1. All premises are designed to achieve safety for property, staff and customers by ensuring that:</p> <ul style="list-style-type: none"> (i) buildings and plots are sited, orientated and designed to maximise casual surveillance of public spaces and designed to avoid opportunities for personal concealment; (ii) entries to buildings are exposed to the main street frontage and are clearly delineated; (iii) general public parking areas are clearly designated, well-lit and have clearly defined access points; (iv) premises are well-lit to encourage information surveillance with well-placed, low wattage lighting to minimise 'blind spots'; and (v) building identification and numbering is prominent, clearly identifiable at night and large enough to be read by vehicles from the street. 	<p>1.1 No solution specified.</p>		
Caravan, Camping Ground and Relocatable Home Park			
Layout			
Assessable Development			
<p>1. The premises is designed to ensure that all buildings and 'plots' are setback from property boundaries to ensure sufficient visual, noise and odour buffering for residents.</p>	<p>1.1 Buildings and 'plots' having a minimum setback of:</p> <ul style="list-style-type: none"> (i) 6 metres to any adjoining road frontage; and (ii) 5 metres to any side or rear boundary. 		
<p>2. The entrance and exit points and road leading to them have adequate width to allow two vehicles towing caravans to safely pass.</p>	<p>2.1 The minimum road widths being:</p> <ul style="list-style-type: none"> (i) 7 metres for two-way entrance / exit; (ii) 7 metres for one-way entrance; (iii) 5 metres for a one-way exit; and (iv) a holding area with dimensions of 4 m x 20 m as a separate bay or as part of an entrance road. 		

Column 1 Specific Outcomes	Column 2 Probable Solutions
3. The internal road system is designed to cater for all anticipated vehicle use enabling suitable manoeuvrability and safety whilst avoiding congestion.	3.1 Internal roads being constructed to a bitumen seal standard being a minimum of: (i) 4 metres wide for a one-way road or cul-de-sac; and (ii) 6 metres wide for a two-way road. 3.2 Emergency vehicles have direct access to within 50 m of all 'plots' and buildings.
4. The internal road system is designed to create a safe, legible and convenient environment for all persons including pedestrians, cyclists and the disabled.	4.1 Pedestrian / cycle paths having a minimum width of 1.2 metres connect the 'plots' to all common buildings and areas.
Parking	
Assessable Development	
5. The premises provides sufficient vehicle parking for residents and visitors.	5.1 Visitor car parking is provided adjacent to the office / reception area. 5.2 Each vehicle parking space has: (i) a minimum area of 14 m ² ; (ii) dimensions of 3 m x 5.5 m; and (iii) a turning radius of 5.7 m.
Design of Caravan, Cabin and Tent Plots	
Assessable Development	
6. All cabins, caravan and tent 'plots' are of sufficient size and dimensions to comfortably accommodate the individual living activities of users and to allow manoeuvring of caravans.	6.1 All 'plots' having a minimum: (i) area of 130 m ² ; and (ii) frontage of 10 metres to an internal road.
7. All cabins, caravan and tent 'plots' are provided with setbacks to enable residents to establish visual privacy.	7.1 All 'plots' having a minimum: (i) 3 m setback from any adjoining building; and (ii) 2 m setback from an internal road.
Design of Relocatable Home Plots	
Assessable Development	
8. All relocatable home 'plots' maintain a high standard of residential amenity by being capable of accommodating: (i) a range of relocatable homes commonly	8.1 All 'plots' having a minimum: (i) area of 200 m ² ;

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>in use;</p> <p>(ii) any associated carport structure;</p> <p>(iii) one car parking space; and</p> <p>(iv) private open space areas.</p>	<p>(ii) frontage of 13 metres to an internal road;</p> <p>(iii) 30 m² of private open space area;</p> <p>(iv) 3 m setback to an internal road;</p> <p>(v) 1.5 m setback from side and rear 'plot' boundaries; and</p> <p>(vi) 3 m setback from any adjoining buildings.</p>
Recreation & Open Space Areas	
Assessable Development	
<p>9. The premises incorporate passive and active recreation areas both indoors and outdoors to meet the recreational needs of the park residents and visitors.</p>	<p>9.1 Open space areas of a minimum of 10% of the total area of the premises (excluding landscape buffers) being dispersed throughout the premises.</p>
<p>10. The premises includes responsible supervision for the orderly conduct of the park at all times.</p>	<p>10.1 The premises incorporates a manager permanently residing on the premises within a separately identified manager's residence.</p>
On Site Facilities	
Assessable Development	
<p>11. Residents have convenient access to facilities</p> <p>(i) A conveniently located and accessible kiosk is provided and maintained on the premises for the exclusive use of residents and visitors to the park; and also</p> <p>(ii) reticulated potable water is supplied at a convenient walking distance to each 'plot' and all toilet and ablution buildings;</p> <p>(iii) reticulated power is supplied to individual 'plots' and common facilities;</p> <p>(iv) public telecommunication services are available in a central location; and</p> <p>(v) Sewage and sullage waste disposal is provided on the premises to ensure the health and safety of park residents and visitors without adversely affecting the local natural environment.</p>	<p>11.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
Workers Accommodation	
Accommodation Densities	
Assessable Development	
1. Accommodation is provided at densities that maintain a reasonable standard of residential amenity for residents of the workers accommodation.	1.1 Accommodation is provided at a maximum rate of: (i) 1 rooming unit per 150 m ² of site area; and (ii) 1 dwelling unit per 450 m ² of site area
Building Siting and Design	
Assessable Development	
2. Building design and siting maintains the character of the locality in terms of building bulk	2.1 The length of walls and facades does not exceed 15 metres unless broken by openings or articulation to a depth of 1.5 metres. 2.2 The maximum site coverage for all buildings is 70%.
3. The height of residential buildings is compatible with and complementary to the surrounding area	3.1 No solution specified.
4. All buildings are setback from property boundaries to ensure sufficient visual, noise and odour buffering for residents	4.1 Buildings have a minimum setback of: (i) 6 metres to any adjoining road frontage; and (ii) 10 metres to any side or rear boundary.
5. Residential buildings are separated from adjoining buildings to maintain visual privacy of residents	5.1 Residential buildings are setback a minimum of: (i) 2 metres to any internal roads; (ii) 1.5 metres to any internal boundaries; (iii) metres to buildings of maximum 2 storeys; and (iv) 5 metres to buildings of more than 2 storeys.
6. All buildings are constructed to be easily removed from the site upon the cessation of use.	6.1 All buildings are of demountable construction.
Internal Road layout and design	
Assessable Development	

Column 1 Specific Outcomes	Column 2 Probable Solutions
7. The entrance and exit points have adequate width to allow two vehicles to safely pass.	7.1 The minimum widths of the entrance and exit points being: (i) 7 metres for two way entrance/exit; (ii) 2 metres for one way entrance; and (iii) 4 metres for a one way exit.
8. The internal road system is designed to cater for all anticipated vehicle use enabling suitable manoeuvrability and safety whilst avoiding congestion, dust and noise nuisance for residents and adjoining developments.	8.1 Internal roads being constructed to a low dust pavement of sufficient strength and characteristics for the traffic load, and being a minimum of: (i) 2 metres wide for a one way cul-de-sac; (ii) 6 metres wide for a two way road; and (iii) emergency vehicles have direct access to within 50 metres of all buildings.
9. The internal road system makes allowances for pedestrians and cyclists	9.1 Pedestrian/cycle paths having a minimum width of 1.2 metres connect to all common buildings and areas.
Recreation and Open Space Areas	
Assessable Development	
10. Premises incorporating rooming units provide communal passive and active recreation areas both indoors and outdoors to meet the recreational needs of residents	10.1 Open space at the rate of 5 m ² per rooming unit or person accommodated including one useable areas with a minimum area of 25 m ² having a minimum dimension of 5 metres.

Column 1 Specific Outcomes	Column 2 Probable Solutions
Landscaping	
Assessable Development	
<p>11. The premises are landscaped to provide appropriate landscaping infrastructure to enhance liveability</p>	<p>11.1 Provide soft ground cover for recreation, health and erosion control purposes, with grasses to be sown to ensure rapid grass cover over all unsealed surfaces in and around each building including the required landscaping area, supplemented by established lawn grass in high traffic areas and in areas prone to water run off (i.e. side of roads).</p> <p>11.2 Provide appropriate hard surface pathways to heavily trafficked areas (eh from door to clothes lines, from door to mail box, communal facilities etc.) which are to be provided with cement pavers (or other kind of paver) laid on an established bed of aggregate.</p> <p>11.3 Hard landscaping elements such as 1.8 metre screen fencing where dwelling houses and outdoor entertainment areas on adjoining land are sited within 5 metres of the boundary.</p>
On Site Facilities and Services	
Assessable Development	
<p>12. Where the site is isolated from ready access to existing commercial development, local convenience services are provided in a central location having a maximum area of 100 m².</p>	<p>12.1 No solution specified.</p>

Division 17 – Temporary Use Code

11.76 Application

The Temporary Use Code applies to the whole of the City of Gladstone and is applicable to development for the purposes of Temporary Use.

11.77 Temporary Use Code

- (1) The provisions of this division comprise the Temporary Use Code. They are:
 - (a) Compliance with the Temporary Use Code (**Section 11.78**);
 - (b) Overall outcomes for the Temporary Use Code (**Section 11.79**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Temporary Use Code (**Section 11.80**).

11.78 Compliance with the Temporary Use Code

- (1) For assessable development, compliance with the Temporary Use Code is achieved when development is consistent with the specific outcomes in **Section 11.80**.
- (2) For self assessable development, compliance with the Temporary Use Code is achieved when development is consistent with the acceptable solutions in **Section 11.80** in **Table 11-17**.

11.79 Overall Outcomes for the Temporary Use Code

- (1) The overall outcome is the purpose of the Temporary Use Code.
- (2) The overall outcome sought for the Temporary Use Code are the following:
 - (a) opportunities are provided to use premises on an irregular basis for the recreational, educational, sporting, economic, social, cultural or community benefit of the City;
 - (b) any temporary use does not cause unacceptable impacts on traffic movement, safety, amenity, health, city infrastructure, city image or the long term economic viability of established businesses; and
 - (c) when the temporary use ceases, the premises are restored back to their original condition.

11.80 Specific outcomes, acceptable solutions and probable solutions for the Temporary Use Code

The specific outcomes sought for the Temporary Use Code are included in Column 1 of **Table 11-18** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-18**.

Specific Outcomes and Both Acceptable and Probable Solutions for the Temporary Use Code

TABLE 11-18

Note: This code may also be affected by overlays.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Limitations on the Use	
Assessable Development	
1. A temporary use is of an irregular and infrequency nature.	1.1 The use does not involve: <ul style="list-style-type: none"> (i) the construction of a permanent building; (ii) the installation of permanent infrastructure or services; and (iii) any activity of a duration exceeding 30 days in one calendar year.
Location	
Assessable Development	
1. The temporary use is located so that no nuisance is caused to the existing residential amenity of surrounding land.	1.1 The temporary use located a minimum of 50 metres from any residence.
Public Conveniences	
Assessable Development	
1. Adequate temporary public conveniences are available to meet the needs of the expected visitors to the site for the duration of the temporary use.	1.1 No solution specified.
Signage	
Assessable Development	
1. Signage on the site is in keeping with the character of the locality and avoids excessive visual clutter.	1.1 No solution specified.
Noise Nuisance	
Assessable Development	
1. Noise levels from activities on the site are within acceptable limits in keeping with the existing noise levels in the locality and avoid disruption	1.1 No solution specified.

Column 1		Column 2	
Specific Outcomes		Probable & Acceptable Solutions	
to nearby land uses, particularly residential uses.			
Animal Controls			
Assessable Development			
1.	Any animals contained on the site do not cause any disruption to the surrounding locality.	1.1	Any animals are housed within sound attenuated structures or vehicles between the hours of 11:00 p.m. and 7:00 a.m.
		1.2	Any animals are exercised only within the property boundaries.
Aesthetics			
Assessable Development			
1.	All buildings and structures do not detract from the amenity of the local area by ensuring a high standard of presentation and maintenance.	1.1	No solution specified.

Division 18 – Tourism Infrastructure Code

11.81 Application

The Tourism Infrastructure Code applies to the whole of the City of Gladstone and is applicable to development for the purposes of Tourist Facility being Bed & Breakfast, Motel and Resort, Camping Ground, Host Farm and Tourist Attraction.

11.82 Tourism Infrastructure Code

- (1) The provisions of this division comprise the Tourism Infrastructure Code. They are:
 - (a) Compliance with the Tourism Infrastructure Code (**Section 11.83**);
 - (b) Overall outcomes for the Tourism Infrastructure Code (**Section 11.84**); and
 - (c) Specific outcomes, acceptable solutions, probable solutions for the Tourism Infrastructure Code (**Section 11.85**).

11.83 Compliance with the Tourism Infrastructure Code

- (1) For assessable development, compliance with the Tourism Infrastructure Code is achieved when development is consistent with the specific outcomes in **Table 11-19**.
- (2) For self assessable development, compliance with the Tourism Infrastructure Code is achieved when development is consistent with the acceptable solutions in **Table 11-19**.

11.84 Overall Outcomes for the Tourism Infrastructure Code

- (1) The overall outcome is the purpose of the Tourism Infrastructure Code.
- (2) The overall outcome sought for the Tourism Infrastructure Code are the following:
 - (a) facilitate the establishment of tourism infrastructure in a range of suitable locations in accordance with the relevant locality code; and
 - (b) ensure that such operations are compatible with the desired amenity character of the surrounding area.

11.85 Specific outcomes, acceptable solutions and probable solutions for the Tourism Infrastructure Code

The specific outcomes sought for the Tourism Infrastructure Code are included in Column 1 of **Table 11-19** and the acceptable solutions / probable solutions are in Column 2 of **Table 11-19**.

Specific Outcomes and Acceptable and Probable Solutions for the Tourism Infrastructure Code

TABLE 11-19

Note: This code may also be affected by overlays.

Column 1	Column 2
Specific Outcomes	Probable & Acceptable Solutions
Site Suitability	
Assessable Development	
<p>1. The site has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (i) the building or buildings and associated storage areas; (ii) associated car parking areas; (iii) delivery and service vehicles; (iv) landscaping; (v) vehicle access; and (vi) on site vehicle movement. 	<p>1.1 Premises having a minimum site area and frontage of:</p> <ul style="list-style-type: none"> (i) Bed and Breakfast 800 m² site area and 25 m frontage where connected to reticulated sewerage or 6,000 m² where on-site effluent disposal is provided. (ii) Motel & Resort 2,000 m² site area and a 40 m road frontage in a seweraged area. (iii) Other As determined by performance criteria or provided for in the relevant Locality code.
Building Setbacks	
Assessable Development	
<p>1. Buildings and structures are setback from the road frontage a comparable distance with adjoining buildings and structures so as to be in keeping with the character of the area.</p>	<p>1.1 Premises have a minimum setback to the frontage for all buildings and structures of:</p> <ul style="list-style-type: none"> (i) Bed and Breakfast As per in a dwelling house setback. (ii) Camping Ground 10 metres (iii) Motel 6 metres. (iv) Other Uses

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
	6 metres.
<p>2. Buildings and structures are setback from the side and rear boundaries such that:</p> <ul style="list-style-type: none"> (i) the amenity of adjoining properties is maintained; (ii) the existing character of the area is maintained; and (iii) appropriate screening and buffering of adjacent land uses is provided. 	<p>2.1 Premises have a minimum setback to the side and rear boundaries for all buildings and structures of:</p> <ul style="list-style-type: none"> (i) Bed and Breakfast As per a dwelling house setback (ii) Camping Ground 10 metres from all boundaries (iii) Host Farm 6 metres. (iv) Motel, Resort & Tourist Attraction 6 metres to the rear boundary and 3 metres to the side boundary.
Building Scale and Appearance	
Assessable Development	
<p>1. The scale, intensity and height of buildings and structures are in keeping with the character of the surrounding area.</p>	<p>1.1 Premises have a maximum height and site coverage of:</p> <ul style="list-style-type: none"> (i) Bed and Breakfast As per an existing dwelling house (ii) Host Farm Height of 8.5 metres Site coverage of 50% (iii) Motel (except in the Waterfront Precinct, Uptown Precinct and Valley Precinct) Does not exceed a height of 3 storeys including a ground storey; Site coverage does not exceed 40%.

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
Landscaping	
Assessable Development	
<p>1. Landscaping is provided to:</p> <ul style="list-style-type: none"> (i) create opportunities for multiple use of the site; and (ii) soften the visual impact of the land use and / or associated building(s) from the street and adjoining land use activities.. 	<p>1.1 Other than where in a dwelling house, premises incorporate a landscaped area along the entire frontage of the site, except for the accessway, with a minimum width of:</p> <ul style="list-style-type: none"> (i) 5 metres along an arterial road; and (ii) 3 metres along any other road which is the principal site frontage. <p>1.2 Buildings and structures of 2 storeys or more in height are complemented by species that attain a mature height of at least 10 metres.</p> <p>1.3 For any car park containing more than 5 m spaces, one tree is provided per 6 car parking spaces within the car parking area.</p> <p>1.4 A landscaped strip not less than 3 metres in width is provided between a car park and a road frontage and 1.5 metres between a car park and an adjoining property.</p>
Advertising	
Assessable Development	
<p>1. All signage provided on the site is designed and located in compliance with the Advertising Signs Code by ensuring signage is:</p> <ul style="list-style-type: none"> (i) appropriate to the site; (ii) consistent with the amenity and character of the surrounding area; and (iii) meets the needs of the premises for advertising 	<p>1.1 For Host Farm and Bed & Breakfast premises, signage is provided as follows:</p> <ul style="list-style-type: none"> (i) a maximum of one sign per premises, not exceeding 0.5 m² in residential areas or 2 m² in rural areas; and (ii) contain only information about the name of the occupier including business name, address and contact numbers and accommodation rates.
Site Suitability	
Assessable Development	
<p>1. Host Farms, Resorts and Tourist Attractions are located on a site that has:</p> <ul style="list-style-type: none"> (i) proximity to a natural attraction without impacting upon the attributes or values which give rise to the attractiveness of the site; (ii) proximity to infrastructure and services adequate to meet the day-to-day needs 	<p>1.1 No solution specified.</p>

Column 1 Specific Outcomes	Column 2 Probable & Acceptable Solutions
<p>of the tourist population likely to be generated by development on the site; and</p> <p>(iii) land suitable in its physical characteristics to accommodate the form, scale and intensity of development.</p>	
Community Safety	
Assessable Development	
<p>1. All premises are designed to achieve safety for all users by ensuring that:</p> <p>(i) buildings are sited, orientated and designed to maximise casual surveillance of public spaces and designed to avoid opportunities for personal concealment;</p> <p>(ii) entries to buildings are exposed to the main street frontage and are clearly delineated;</p> <p>(iii) general public parking areas are clearly designated, well-lit and have clearly-defined access points; and</p> <p>(iv) premises are well-lit to encourage informal surveillance with well-placed, low wattage lighting to minimise 'blind spots'.</p>	<p>1.1 No solution specified.</p>
Bed & Breakfast & Host Farms	
Assessable Development	
<p>1. The scale and nature of the activity is consistent with the scale and nature of a residential dwelling.</p>	<p>1.1 No solution specified.</p>

PART 12 INFRASTRUCTURE

Preparation of an Infrastructure Charges Schedule in accordance with Chapter 5, Part 1 of the Integrated Planning Act 1997 is currently underway. The following Planning Scheme Policies relating to infrastructure contributions were adopted by Council at its Meeting on 12 December 2006 and remain applicable until the Infrastructure Charges Schedule process is complete. The Planning Scheme Policies adopted, include:

- Transitional Planning Scheme Policy No 4 - Water Supply and Sewerage Infrastructure Headworks;
- Gladstone City Council Transport Infrastructure Policy;
- Local Planning Policy No 2 - Monetary Contribution in Lieu of Land for Parkland Improvements and/or Acquisition pertaining to Multi Unit Buildings and Accommodation Buildings; and
- Local Planning Policy No 5 - Parkland Contributions for Subdivisions.

PART 13 PERFORMANCE INDICATORS

13.1 Performance Indicators

The performance indicators for the planning scheme are stated in column 2 in the table opposite the corresponding Desired Environmental Outcome.

Column 1 Desired Environmental Outcome	Column 2 Performance Indicator
Environment and Conservation	
1. Protecting & conserving natural resources.	1.1 The establishment of buffers of public open space between development activities and areas of high natural resources value; and 1.2 Areas of high natural resources value generally being maintained free of permanent forms of development, except for recreation and management facilities.
2. Maintaining ecological processes & habitat values.	2.1 Retention and maintenance of viable parcels of remnant bushland within the City; 2.2 Retention of potential fauna corridors through restricted and carefully managed development activities; 2.3 Reduced incidence of environmental hazards such as bush fires, unmanaged disturbance of acid sulphate soils, soil erosion and sedimentation.
3. Maintaining air and water quality	3.1 Management of air quality in the Gladstone air shed in a holistic way; 3.2 Continued monitoring of the surface or ground water resources of the City to ensure no decrease in existing water quality as a consequence of development over which the Planning Scheme has control.
4. Protecting cultural heritage values	4.1 No loss of premises of cultural heritage importance, historical interest or local importance when alternative economic uses can be made of the premises.
Economic Development	
5. Sea port, infrastructure and services	5.1 The operations of the Port of Gladstone are not constrained by inappropriate development commenced during the life of the Planning Scheme, on land nearby or along port transport routes.
6. Develop transport, support industries and commercial services	6.1 The major transport routes planned to support the operations of the sea port and the major industrial areas in the GIRTP are not constrained by the establishment of incompatible development such as residential. 6.2 Industrial and commercial support services are established on suitably designated land in the City.

Column 1 Desired Environmental Outcome	Column 2 Performance Indicator
7. Reinstatement of the CBD & network of viable centres	7.1 The CBD has commenced the process of re-development and rejuvenation, with a focus on highly specialised facilities and services such as commercial and professional services, visitor accommodation, entertainment and leisure, and cultural facilities. 7.2 The role and function of each of the designated centres has been maintained. 7.3 No commercial development has occurred in out-of-centre locations.
8. Efficient use of existing infrastructure & timely delivery of new infrastructure	8.1 Infill development has occurred as a growing proportion of the new housing market. 8.2 Residential development generally has occurred through extensions to the existing infrastructure network.
9. Maintaining an attractive urban environment	9.1 New residential developments are completed in accordance with approved master plans integrating environmental features, landscaping, and site planning. 9.2 New residential developments are located conveniently to a range of community facilities and services, such as shopping, education, health and community services, and open space and recreation.
10. Sustainable approach to economic development	10.1 New development involving impact assessment has commenced in response to an identified need and project justification; 10.2 New development does not impose an unplanned load on the City's infrastructure or natural environment; 10.3 New development is not exposed to unacceptable levels of risk or hazard, or unacceptable environmental conditions such as noise, air pollution, or other wastes.
Community Development	
11. A range of suitable and affordable housing	11.1 An increased mix of housing types, with less reliance on the single detached dwelling.
12. A range of employment opportunities	12.1 An increased mix of employment sources, in addition to the industrial and commercial sectors (e.g. tourism, education, technology sectors).
13. Convenient access to community facilities and services	13.1 The majority of the City's residents (at least 75%) are either within 5 minutes driving time or 10 minutes walking time of basic community facilities and services such as convenience shopping, education and public open space.

Column 1	Column 2
Desired Environmental Outcome	Performance Indicator
14. A clean, safe and attractive environment ...	14.1 New residential areas are not exposed to unacceptable levels of pollution, hazard or risk from major industries and major transport routes; 14.2 Attractive and useable public open space is readily accessible to the majority of residents.
15. Establish buffers between urban development and industrial areas ...	15.1 Buffer areas are being transferred into public ownership at little or no cost to the community; 15.2 New residential development is separated or screened from major industrial activities and major transport routes.
16. Maintain the natural landscape values of the City ...	16.1 The existing regional and local landscape values are not diminished by inappropriate development, such as ridge top housing, excessive building heights, excessive earthworks for site preparation or access roads and the like.
Development Patterns and Infrastructure	
17. Urban consolidation in South Gladstone and West Gladstone	17.1 Increased residential densities of 20 dwellings per hectare (net of roads and open space) around the designated centres. 17.2 Infill residential has occurred mostly on land designated Urban Expansion.
18. Greenfield development in the Kirkwood Road area	18.1 Urban development in the Kirkwood Road – Red Rover Road South area complies with the Kirkwood Road South Structure Plan and meets the objectives of the Kirkwood Road South Planning report.
19. Suitable mechanism for funding development infrastructure ...	19.1 Infrastructure Agreements provide the basis for cost-sharing between the Council and Developers for new residential development;
Coastal Management	
20. Coastal ecosystems are protected	20.1 The environmental impact on coastal ecosystems is effectively controlled through the integration of environmental and landuse decision making and management.
21. Public access to coastal areas is maintained	21.1 Development enhances public access to the coast and enjoyment of the visual and landscape values
22. Scenic and landscape values of the coastline is maintained	22.1 Development and activities blend with the unique coastal landscape which remains as the dominant visual feature.

PART 14 SCHEDULES

Division 1 Preliminary

14.1 Implementation

This part comprises the following schedules:

- (a) Dictionary (Schedule 1);
- (b) Vehicle Parking Rates (Schedule 2);
- (c) Heritage Sites (Schedule 3);
- (d) Reference Documents (Schedule 4);
- (e) Rare, Threatened or Endangered Species (Schedule 5); and
- (f) Kirkwood Road South Structure Plan (Schedule 6).

SCHEDULE 1 DICTIONARY

Dictionary - Defined Uses and Use Classes¹

1. The defined uses have been allocated into 'Use Classes' with the intention of simplifying the assessment interpretation process. A use class is a group of uses having different purposes but broad characteristics in common. The defined uses are detailed in alphabetical order with the Use Class to which each defined use has been allocated detailed in brackets immediately after the defined use. Division 2 provides a table which details each use within each class.
2. There are some uses that have not been allocated into a use class and thus represent both a defined land use and a use class.

“Accommodation Building” (Residential Other) means the use of premises, comprising more than one rooming unit, for the purpose of residential accommodation of unrelated persons. The use includes boarding houses, hostels and the like.

The term may include such ancillary uses as are normally associated with the specific type of accommodation building being considered i.e. entertainment and catering facilities for a youth hostel and any other activity necessarily required for the conduct of the use.

The term does not include a "motel" or "aged person accommodation".

“Advertising Sign” means the use of premises (including any framework, signboard, noticeboard, wall, roof, inflated object, fences or other structure) for the purpose of the display of advertising of a matter not associated with the primary use of the premises.

The term does not include directional signs, or signs erected by Council or the State Government to convey information to the public.

“Aged Persons Accommodation” (Residential Other) means the use of premises, comprising one or more rooming units or dwelling units, principally for the purpose of accommodating aged persons. The term includes such ancillary activities as the rendering of occasional medical or other professional care to the aged persons residing therein, and any other activity necessarily required for the conduct of the use.

The term does not include a "hospital" or an Institution".

“Agriculture” (Agriculture) means the use of premises for the purpose of the following:

- The growing of plants under dryland practices. The term includes the storage, packing and wholesale sale (not direct to public) of products grown on the same site. The term includes forestry, but does not include plant nursery or roadside stall;

¹ See Planning Scheme Explanatory Notes Part 16 for references to environmentally relevant activities that may be applicable to a particular use and require assessment against the *Environment Protection Act 1994*.

“Airport and Aviation Facilities” (Transport and Storage) means the use of premises for the purpose of the landing of aircraft and includes the ancillary storage, servicing and repair of aircraft, and the ancillary use of the premises for the provision of staff and passenger facilities, fuel and other maintenance supplies, and freight storage and handling.

“Animal Husbandry (Agriculture)” means the use of premises for commercial or other non-domestic activities involving the breeding, keeping or depasturing of animals (excluding fish and crustaceans). Where the animals rely primarily on dryland native naturalised or sown pastures and are not fed prepared, packaged or manufactured feed (excluding mineral and vitamin supplements) other than for natural disaster feeding purposes (drought, flood, etc.) or the keeping of small numbers of animals associated with rural residential premises.

“Aquaculture” (Intensive Agriculture) means the use of premises for the purpose of cultivation of live fisheries resources (where such resources are as defined in the Fisheries Act) and includes:

- Minor aquaculture - where the premises utilise 50 square metres GFA where exotic freshwater or native marine species are farmed for aquarium display, or freshwater ponds with a total surface area of <50,000 square metres farming native freshwater species listed in the Fisheries (Freshwater) Management Plan 1997 and there is no discharge of any waste water to watercourses.
- Major aquaculture - where the premises are other than as defined as “minor aquaculture”;

For the purposes of this definition:

- “tanks” mean water-containing structures not formed by hollowing, excavating or embanking natural surfaces; and
- “ponds” mean water-containing structures formed by hollowing, excavating or embanking natural surfaces;

The term does not include aquaculture for the purposes of very low scale domestic consumption by a single household and which does not require licensing by DPI Fisheries.

“Bed & Breakfast” (Tourist Facility) means the use of premises, being a dwelling house or part of a dwelling house, for the purpose of the accommodation over-night of up to six (6) tourists and visitors.

The term does not include an “accommodation building”, a “host farm”, “multiple unit residential”, or “motel”.

“Brothel” (Business) means the use of premises for the purpose of prostitution by two (2) or more prostitutes at the premises and which is owned or operated by a person holding a brothel licence under the *Prostitution Act 1999*.

“Bulk Store” (Transport and Storage) means the use of premises for the purpose of storage and handling of goods in bulk whether or not such goods are stored within a building or buildings, prior to their distribution and subsequent use elsewhere. The term does not include the treatment, processing or packaging of any kind of such goods to be stored. The term does include the ancillary storage on site of transport vehicles and equipment associated with the use.

The term does not include "fuel depot", "produce store" or "warehouse".

“Caravan and Relocatable Home Park” (Residential Temporary) means the use of premises for the purpose of residential accommodation of a permanent or temporary nature which:

- (a) comprises the establishment of caravans, relocatable homes, tents or the like; and
- (b) includes ancillary activities such as the use of buildings, recreation and entertainment facilities and kiosks which cater exclusively for the residents of the premises and a managers office and residence.

The term does not include a “motel”.

“Caretaker's Residence” means the use of a dwelling unit by the proprietor or manager of an industry or business or a community or religious establishment which is carried on upon the same allotment or by a person having the care of the building, plant or site of such industry, business or establishment.

“Car Park” (Business) means the use of premises for the purpose of the parking of cars and light vehicles where such parking is not related to a use or uses on the same premises, whether or not a fee is charged in connection with the parking activity.

“Cemetery” (Community Purpose) means the use of premises for the purpose of the cremation or interment of the dead. The term also includes any ancillary funeral chapel, crematorium or columbarium on the premises and any work associated with the site's primary use.

“Child Care Centre” (Business) means the use of premises for the purpose of the education, recreation, minding or care, but not residence, of more than four unrelated children under school age.

The term does not include an “educational establishment”.

“Cinema” (Business) means the use of premises for the purpose of the presentation of films and other audio-visual materials. The term may include ancillary facilities for the sale of food and light refreshments to patrons.

The term does not include “indoor entertainment” or “licensed premises”.

“Commercial Premises” (Business) means the use of premises for the purpose of administration, management, or delivery of any commercial goods, services, business or other undertaking not referred elsewhere in this planning scheme.

“Community Facilities” (Community Purpose) means the use of premises for the purpose of any of the following:

- (a) the delivery of community services whether or not such services are a function of a government program where the gross floor area of the premises is <math><150\text{ m}^2\text{ GFA}</math>;
- (b) the holding of meetings by social or other groups;
- (c) community-based cultural or recreational activities other than those described elsewhere in this Planning Scheme.

The term includes facilities such as neighbourhood police stations and the like but does not include "educational establishment", "indoor entertainment", "place of worship", or "sport and recreation".

“Concrete Batching Plant” (Industry (High Impact)) means the use of premises for the purpose of the batching of concrete in bulk for delivery and use elsewhere. The term includes the ancillary storage of raw materials, maintenance of plant and equipment, and administrative facilities and staff amenities when conducted or located on the same premises.

The term does not include the temporary mixing or batching of small quantities of concrete, on site, for a single building project, and also does not include the use of premises for the purpose of any other industry.

“Contractor’s Depot” (Industry (Low Impact)) means the use of premises for the purpose of storing materials, machinery, vehicles, and plant and equipment necessarily required by a contractor in undertaking construction works.

The term does not include similar activities on a construction site.

"Defined Flood Event" means the flood event adopted by Gladstone City Council for the management of development in a particular locality.

To avoid any confusion with SPP1/03 where referred to in the Scheme as the one in 100 year Average Recurrence Interval (ARI) flood event, this is equivalent to the 1% Annual Exceedance probability (AEP) flood.

“Duplex Unit” (Residential Secondary) means the use of two dwelling units, whether attached or unattached, for residential accommodation and situated on one allotment or parcel in a community management plan.

“Display Home” (Estate Sales and Display Home) means the use of premises, being an accommodation unit, duplex unit, dwelling house or multiple residential unit, for the purpose of a display of a type of dwelling unit available to be built elsewhere. The term includes the display of such premises as a contest prize, and the ancillary display of items associated with the display home such as appliances, furniture and fittings, and outdoor facilities such as swimming pools.

The term does not include "Commercial Premises" or "Estate Sales Office".

“Dwelling House” means the use of premises, being a single dwelling unit, for the purpose of domestic accommodation by a single family or an occupier having a right to the exclusive use thereof and has exclusive right to the allotment within which it is located. The term includes ancillary outbuildings ordinarily associated with the residential use of the dwelling house.

The term does not include "home business", "home occupation" or "contractor's depot".

“Educational Establishment” (Community Purpose) means the use of premises for the purpose of providing tuition or vocational training in an educational curriculum. The term includes such facilities as kindergartens, pre-schools, primary and secondary schools and any other place of higher learning and also includes any associated residential accommodation for students attending the facility and for staff providing care and supervision to such students.

The term does not include a "child care centre".

"Estate Sales Office" (Estate Sales and Display Home) means the use of premises, including a caravan, erected on land subdivided and released as one estate used for a period not exceeding two years, for the purpose of promoting and selling that land only.

The term does not include a "display home".

"Extractive Industry" means the use of premises for the purpose of winning, by any means, of any rock, gravel, sand or soil from the earth; the processing of such material whether or not such processing occurs on the same premises from which the material was originally won; and the removal of any such material from the place from which it was won or processed.

The term does not include the winning and processing of minerals authorised under the *Minerals Resources Act 1989* and the *Petroleum Act 1923* or operational work associated with a construction site.

"Family Day-Care Home" (Residential Business) means the use of premises, being part of a dwelling house which has been licensed under the day care regulations, by a person resident on the premises, for the purpose of minding and care only of up to four children under school age.

The term does not include overnight or longer-stay accommodation of such children and does not include a "child care centre".

"Food Premises" (Business) means the use of premises for the purpose of the sale to the public of prepared food including:

- the preparation and/or service of meals and refreshments for consumption on the premises;
 - the preparation and/or service of food which is packaged so that it can be taken and consumed away from the site;
- (a) whether or not the premises include a drive through or take away food facility;
- (b) whether or not entertainment is provided; and
- (c) whether or not a license is issued pursuant to the Liquor Act.

"Fuel Depot" (Transport and Storage) means the use of premises for the purposes of the storage, or the storage and distribution in bulk of any liquid solid or gaseous fuel, required to be licensed by the Queensland Government.

"Funeral Premises" (Business) means the use of premises for the purpose of receiving and preparation of deceased persons for burial or cremation at a cemetery or other approved place which is not situated on the same site. The term includes any associated chapel and administrative office.

"Gaming Premises" (Business) means the use of premises containing more than four (4) poker or gaming machines or entertainment machines required to be licensed by the Queensland Government.

“Home Occupation” (Residential Business) means the use of premises, being a dwelling unit, by persons residing on the premises, for the purpose of conducting a business where such use does not exceed 30% of the total floor area of the dwelling unit, and where such use does not cause nuisance to adjoining properties because of the nature of the activity.

The term does not include a "brothel".

“Home Business” (Residential Business) means the use of premises, being a dwelling unit, by persons residing on the premises, for the purpose of conducting a business where such use does not exceed 50% of the total gross floor area of the dwelling unit, and where such use does not cause nuisance to adjoining properties because of the nature of the activity. The use may engage up to two employees who are not residents of the premises.

The term does not include a "brothel".

“Hospital” (Community Purpose) means the use of premises for the purpose of medical care, treatment and accommodation of sick, infirm or convalescing persons. The term includes the giving of palliative care. The term may include the residential accommodation of staff providing the medical care, or supervision of the premises, and may include residential accommodation for the temporary accommodation of relatives of patients receiving medical care.

The term does not include "accommodation building", "aged persons accommodation", "medical centre" or "institution".

“Host Farm” (Tourist Facility) means the use of premises, being a rural property, for the purpose of short-term tourist accommodation, as an ancillary activity in association with an operational rural activity for "agriculture", "aquaculture" or "forestry". The maximum number of tourists to be accommodated on the premises at any one time is 12 persons.

The term does not include "accommodation building", "multiple unit residential" or "motel".

“Indoor Entertainment” (Business) means the use of premises primarily for the purpose of entertainment where such entertainment by its nature is provided indoors. The term includes such premises as amusement centres, unlicensed clubs and the like.

The term does not include "cinema", "gaming premises", "licensed premises", "gaming premises", "sport and recreation" or "tourist attraction".

“Institution” (Community Purpose) means the use of premises for the purpose of incarceration or medical care or training or supervision, and ancillary accommodation, of a number of unrelated persons including any persons engaged in the giving of such care, training, or supervision. The term includes the use of premises for such purposes conducted by a government or statutory authority

The term does not include an "educational establishment" or "hospital".

“Intensive Agriculture” (Intensive Rural Activities) means the growing of plants using irrigation practices.

“Intensive Animal Husbandry” means the use of premises for commercial or other non-domestic activities involving the breeding, keeping or depasturing of animals (excluding fish and crustaceans) if the animals are totally reliant on prepared, packaged or manufactured feed for production purposes and the water products and / or effluent are collected for disposal either on or off the premises.

The term may include the use of premises for the following:

- Dairy;
- Cattery & Kennels – the keeping, breeding, feeding and caring for commercial purposes, of more than four (4) dogs or cats and any activities which are necessary and ancillary to the conduct of the use;
- Commercial Livestock Dip;
- Lot Feeding;
- Poultry Farm – the keeping of poultry where the number of birds exceed 25;
- Piggery;
- Stable – the keeping, breeding, feeding and caring of more than five (5) horses for commercial purposes in pens, yards or structures. The term includes the giving of tuition on the premises, in riding, jumping or other equestrian skills for commercial purposes and a training track; and
- Stockyard.

“Licensed Premises” (Business) means the use of premises to which a license pursuant to the *Liquor Act 1992* refers. The term also includes the balance area of the site and other buildings and structures not covered by the liquor licence but relied upon for the conduct of the use of the “licensed premises”.

The term does not include “food premises” but does include a licensed bottle shop, liquor barn and drive through liquor sales.

“Local Industry” (Industry (Low Impact)) means the use of premises for the purpose of handling, manufacturing, processing, treating and the ancillary storage, of light materials and products where:

- (a) the activity does not impose additional demands upon the local infrastructure network or the local environment because of its scale, intensity, nature, quantity or type of wastes produced or traffic flows generated
- (b) the activity serves the needs of the local community or supplies materials and services in small quantities to major industries.

“Local Surgery” (Business) means the use of premises for the purpose of medical care and services by a registered medical or dental practitioner or alternative medical practitioner. The term includes the use of part of a dwelling house.

The term does not include "home-occupation" "home-business" or "commercial premises".

“Machinery & Transport Depot” (Transport and Storage) means the use of premises for the purpose of storing, maintaining, repair and operating road transport vehicles, including passenger coaches or other machinery, plant and equipment such as earthmoving machinery and harvesters. The term also includes the ancillary storage of spare parts, fuels and lubricants to be used exclusively for the use.

The term does not include a “contractor’s depot”, “service station”, “storage depot” or “vehicle repair station”.

“Major Industry” (Industry (High Impact)) means the use of premises for the purpose of any industrial activity such as fabricating, handling, manufacturing, processing, treating and the ancillary storage, of heavy materials, products or machinery and including the packaging, repair, storage or maintenance of any item, machine or product, which activity involves one or more of the following:

- (a) the emission of intense noise, light, heat, waste material or by-products of any kind;
- (b) the generation of high traffic flows in the context of the locality or the road network;
- (c) an elevated demand for services such as treated water, sewerage and solid waste disposal, electricity, roads, stormwater drainage and the like.
- (d) the activity requires the provision of additional infrastructure or the augmentation of existing infrastructure; or
- (e) the activity has the potential to impose impacts on the environment, such that a license issued pursuant to the *Environment Protection Act 1994* is required for it to operate.

The term does not include a “local industry”, “service trades” or “waterfront industry” as described in this Planning Scheme.

“Major Infrastructure” (Industry (High Impact)) means the use of premises for the purpose of the provision of facilities and services providing services such as electricity, gas, raw water, transport (air, rail, road and sea), rail terminals, pipelines and conveyors, and telecommunications which is likely to have a notable impact.

In the case of electricity, this refers to installations that are either:

- Greater than 66 kV;
- Contained within an easement in favour of the electricity entity; or
- A substation (not including pole or pad mounted substations, transformers or voltage regulators).

The definition should be read in conjunction with the definition of “Minor Infrastructure”.

“Marina” (Transport and Storage) means the use of premises for the purpose of mooring of boats, or storing of boats above or adjacent to the water. The term may include the repair, refuelling and maintenance of boats and boat accessories. The term may also include the sale of chandlery goods by retail, facilities for the administration and management of the marina, and shore-based facilities and amenities for people travelling by boat or living on board boats moored in the marina.

“Market“ (Business) means the use of premises for the purpose of the sale of craft work, artefacts, second-hand or new general merchandise, and/or home or farm produced products, where the premises comprise a series of individual stalls, booths or the like whether or not the premises are intended to be conducted as a temporary use. The term includes any ancillary dining or other amenity facilities provided for the use and enjoyment of customers.

The term does not include “licensed premises”.

“Medical Centre” (Business) means the use of premises for the purpose of a professional service by more than one practitioner in the fields of medicine, dentistry, or other allied medical or alternative medicine fields. The term includes ancillary uses such as the storage and analysing of medical goods, products and materials necessary to the conduct of the use where such activity does not impose loads or impacts upon the infrastructure network or adjoining uses.

The term does not include "hospital", "institution" or "local surgery".

“Mining” (Industry (High Impact)) means the use of premises for the purpose of exploration for and winning of fuel including coals, gas and oil, minerals, metals and other economic resources from the earth, when conducted in accordance with a Mining Lease, a Mineral Exploration Lease or any other instrument or approval issued pursuant to the *Mineral Resources Act 1989* and the *Petroleum Act 1923*.

“Minor Infrastructure (Minor Infrastructure)” means the use of premises for the purpose of the provision of facilities and services providing services such as electricity, gas, raw water, transport (air, rail, road and sea), rail terminals, pipelines and conveyors, and telecommunications which is not included in the Major Infrastructure definition and is likely to have a minimal impact and where the impact is confined to adjoining premises.

“Motel” (Tourist Facility) means the use of premises comprising more than two rooming units where such accommodation is provided in serviced rooms or suites containing ablution facilities, whether or not being self-contained in terms of food preparation and laundry facilities, and related car parking, together with a caretaker's residence and ancillary facilities, for the purpose of overnight accommodation of travellers. The term includes a restaurant, when conducted on the same allotment, principally for the use of house guests.

The term does not include "accommodation building" or "multiple unit residential".

“Multiple Unit Residential” (Residential Other) means the use of premises for residential purposes, comprising more than two dwelling units in one or more buildings on a lot, together with private recreation facilities and open space, whether or not the premises are subdivided afterwards by community title plan or otherwise.

The term does not include an “accommodation building”, “aged persons accommodation”, "caravan and relocatable home park”, or “duplex” or “temporary workers accommodation”.

“Noxious Offensive or Hazardous Industry” (Industry (High Impact)) means the use of premises for the purpose of handling, processing, treatment, recycling or storage of any materials, whether or not such materials are considered to be hazardous, where such activity typically gives rise to such noxious, offensive or hazardous effects as excessive smoke, fumes odours, liquid or solid wastes and the like, all of which require special management.

Many such uses are by their nature, offensive to the general public, and may involve an element of public risk in their conduct or, when not adequately managed, involve detrimental effects to the environment.

“Office” (Business) means the use of premises for the purpose of administration or clerical, technical professional or other business activity where no goods or materials are made, sold or hired from the premises.

The term does not include a “commercial premises”, “shop”, or “Vehicle Sales and Hire”.

“Park” (Open Space and Recreation) means the use of premises being land, together with any public amenities and facilities held and used by the public, for the purpose of recreation, aesthetic amenity, conservation or environmental protection.

“Place of Worship” (Community Purpose) means the use of premises by a registered religious organisation for the purpose of worship, and includes a dwelling house or dwelling unit on the premises used for the permanent accommodation of a minister of that religion. The term also includes any other building necessarily required for the conduct of the affairs of that religious organisation.

The term does not include "accommodation building", "educational establishment", "community facilities" or "institution".

“Port Facilities” (Transport and Storage) means the use of premises for the purpose of handling, loading, unloading or storage of materials on to ships for transportation elsewhere. The term also includes facilities for the berthing, maintenance, storage and repair of boats and ships. The term does not include transport infrastructure situated on other premises.

“Produce Store” means the use of premises for the purpose of the sale of primary produce, mostly in bulk or in large quantities. The term includes the storage, handling and distribution of such produce, but does not include processing or packaging of any kind.

The term does not include "shop".

“Public Purpose” (Community Purpose) means the use of premises for the purpose of delivery of public services including (but not limited to) ambulance, police, fire brigade, and facilities such as water treatment plants, sewerage treatment plant and the like where the general health and wellbeing of the community relies on such services.

The term does not include “community facility” “hospital” or “institution”.

“Relative’s Apartment” (Residential Secondary) means the use of premises for a second dwelling unit on a single allotment for the purpose of occupation by a member or members of the immediate family of the household residing in the first dwelling unit. The relative's apartment may also be used for occupation by a carer for the occupant(s) of the relative's apartment where the:

- (i) relative's apartment does not have title separate to that of the dwelling house;
- (ii) relative's apartment does not exceed a gross floor area of 60 square metres;
- (iii) total site cover of all buildings on the site does not exceed 50%; and

- (iv) relative's apartment is linked to and forms part of the dwelling house, architecturally, structurally and visually.

The term does not include a "caretaker's residence", "caravan and relocatable home park" or "duplex unit".

"Resort" (Tourist facility) means the use of premises for the purpose of accommodation, entertainment and servicing of tourists, and developed as an integrated facility. A resort typically will consist of a combination of facilities including accommodation, sport and recreation facilities, licensed premises and indoor entertainment, as well as related transport facilities.

The term may include other activities described in this Planning Scheme only when they are developed and provided in an integrated manner for the principal purpose of accommodating, entertaining and servicing tourists.

"Retail Plant Nursery" (Business) means the use of premises for the purpose of propagating, growing and selling plants to members of the public by retail. The term includes the ancillary sale of gardening materials where such materials are packaged for sale in quantities not exceeding 50 kilograms.

The term does not include a "shop", "showroom" or "agriculture".

"Rural Pursuits" (Agriculture) means the use of premises for the purpose of pastoral, agricultural and other primary industry activities not otherwise defined elsewhere in this Planning Scheme.

"Service Station" means the use of premises primarily for the purpose of fuelling, maintenance and repair of motor vehicles including the sale by retail of petrol, automotive distillate, lubricants or any other fuel for use in internal combustion engines.

The term includes the ancillary sale of automotive and convenience products, the carrying out of minor vehicle servicing, repairs or cleaning.

The term also includes the hiring of trailers, utility trucks or utility vans where the total number of trailers and vehicles does not exceed four (4) and the capacity of each such trailer or vehicle is not more than one (1) tonne.

The term does not include "food premises", "shop" or "vehicle repair station".

"Service Trade" (Business) means the use of premises for the purpose of providing small-scale services and trades in the way of domestic and household repairs and maintenance, cleaning of domestic goods and apparel, light repairs of household appliances and equipment, and other similar activities, where such premises do not exceed 100 m² in total floor area.

The term does not include "industry", "home business" or "home occupation".

"Shop" (Business) means the use of premises for the purpose of the sale by retail to the public of any goods, personal services, or the hiring out of particular goods for the personal use of patrons, such as medical and electrical equipment stored on the premises for that purpose. The term includes a video library. The term also includes the storage of goods and equipment necessary to the conduct of the use.

The term does not include "commercial premises", "estate sales office", "food premises", or "showroom".

“Shopping Centre” (Business) means the use of premises comprising more than one shop in an integrated development with a GFA greater than 500 m² principally for the purpose of retailing.

“Showrooms “ (Business) means the use of premises having a GFA of greater than 500 m² for the purpose of the display and offering of bulky goods and services which primarily require delivery after retail purchase by vehicles other than domestic vehicles.

Examples of showrooms include (but not limited to) the following:

- furnishings and floor-coverings showrooms;
- trade showrooms;
- landscaping and pool displays; and
- Handyman goods.

“Sport & Recreation” (Open Space and Recreation) means the use of premises for the purpose of sport or recreation whether or not such activity is conducted indoors or outdoors. The term includes the necessary and ancillary establishment of facilities such as grandstands, toilets and amenities for participants and spectators, and meeting rooms and function rooms for use by members of a club or association with an interest in the land or premises.

The term does not include “indoor entertainment”.

“Storage Depot” (Transport and Storage) means the use of premises for the purpose of the storage of goods in small individual rental units managed by a single entity. The term includes offices for administration purposes and staff amenities.

Telecommunications Facility (Telecommunications Facility) means any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used by a holder of a carrier’s licence under the *Telecommunications Act 1997*, or for use in, or in connection with, a system or series of systems that carries or is capable of carrying communications by means of guided or unguided electromagnetic energy whether such facility is staffed or remotely controlled, excluding:

- a separately defined use; or
- infrastructure ancillary to other approved development (e.g. for subdivisional development).

Such a facility may be:

TELECOMMUNICATIONS FACILITY (LOW IMPACT)

A Telecommunications Facility is defined by the Telecommunications (Low Impact Facilities) Determination 1997.

Telecommunications Facility (Minor Impact)

Any of the following:

- *the installation of 1,800 mm or less communication dishes in commercial, industrial and rural areas;*

- *Pits and manholes provided the streetscape is not unduly varied;*
- *the provision of groups of up to 4 pay phone cabinets;*
- *temporary buildings, containers, towers, poles and antennas for the purpose of providing additional network capacity or facilities during special events (e.g. festivals) or at times of excessive temporary customer demand (the maximum allowable duration for such an installation is 3 months); and*
- *the addition of antenna to an existing tower where the antenna mounts against the face of the tower and its outer dimensions do not protrude beyond the edge of the tower when viewed against the face and where the proposed antenna is of similar style and colour to an antenna or antennas already attached to the tower.*

Telecommunications Facility (Medium Impact)

Any Telecommunications Facility, which is not, defined as low, minor or major impact.

Telecommunications Facility (Major Impact)

Any Telecommunications Facility which is of a scale, extent or nature that has a high potential for significant adverse impacts on the natural or built environments and includes:

- *towers or other structures of more than 5 m above tree canopy height or above prevalent roof lines in a residential or other sensitive area or adjacent to an existing residence, Residential Zone or other sensitive area;*
- *towers or other structure of more than 10 m above tree canopy height or above prevalent roof lines except in an Industry or Rural Zone and not adjacent to an existing residence or residential zone;*
- *any development other than a minor impact development within the view shed of a Site of notable cultural, historical or natural value or of declared conservation significance in respect of cultural, heritage, historic architectural, biological or scenic values; and*
- *aerial cabling in a residential locality or adjacent to an existing residence or residential zone.*

“Temporary Use” means the use of premises for less than three (3) months at any time, whether on an ad hoc or regular basis, for any purpose defined in this Planning Scheme. Where premises are to be used as a temporary use, the premises are also used for the principal purpose defined in this Planning Scheme. For example, premises could be used for the purpose of "market" and be a "temporary use" at the same time. The term includes activities such as carnivals, circuses, fairs, fetes, rodeos, shows and other similar community uses.

The term does not include the lawful use of premises which are used on a seasonal basis.

“Tourist Attraction” (Tourist Facility) means the use of premises for the purpose of entertaining, educating, victualling or otherwise catering to the daily entertainment and recreational needs of tourists.

“Vehicle and Machinery Sales and Hire” (Industry (Low Impact)) means the use of premises for the purpose of display, hire, sale or storage of motor vehicles and machinery and tools. The term includes any

ancillary administrative activity, staff amenities, and maintenance and repairs strictly of minor nature conducted preparatory to the sale or hire of the vehicle.

The term does not include "commercial premises", "service station", "shop" or "vehicle repair station".

“Vehicle Repair Station” (Industry (Low Impact)) means the use of premises for the purpose of repair of vehicles, plant and machinery, including such activities as panel beating, spray painting and the machining and reconditioning of automotive or machinery parts.

“Veterinary Clinic” (Business) means the use of premises for the purpose of treatment of sick or injured domestic animals where such treatment does not usually involve the keeping of animals overnight on the premises.

The term does not include “Veterinary Hospital”.

“Veterinary Hospital” means the use of premises for the purpose of rendering veterinary care and surgery to animals and the keeping of such animals on the premises where necessary for the purposes of post-operative care and observation.

“Warehouse” (Transport and Storage) means the use of premises solely for the purpose of the storage of goods, merchandise or processed materials in large quantities pending their distribution, or sale in other commercial premises. The term also includes the ancillary storage on site of transport vehicles and equipment directly associated with the use.

“Waterfront Industry” (Industry) means the use of premises for the purpose of conducting any of the following industries requiring direct access to a river, creek, stream, or other body of water as an essential part of its operations:

- (i) boat building repairing or storage;
- (ii) fish and seafood processing or storage;
- (iii) fishing gear manufacturing or repair;
- (iv) marine engineering;
- (v) naval architect or drafting services;
- (vi) slipway;
- (vii) warehouse associated with waterfront industry; or
- (viii) wharf and dock.

“Workers Accommodation” (Residential Temporary) means the use of premises comprising any group of dwelling units and rooming units for the purpose of accommodation of a temporary nature for employees, and their families or dependants, of major industrial projects.

Division 2 Use Classes

The defined uses have been allocated into 'Use Classes' with the intention of simplifying the assessment interpretation process. A use class is a group of uses having different purposes but broad characteristics in common. This table has been provided for information purposes only.

<p>Advertising Sign</p> <p>Agriculture</p> <p>Agriculture</p> <p>Forestry</p> <p>Rural Pursuits</p> <p>Business</p> <p>Brothel</p> <p>Car Park</p> <p>Child Care Centre</p> <p>Cinema</p> <p>Commercial Premises</p> <p>Food Premises</p> <p>Funeral Premises</p> <p>Gaming Premises</p> <p>Indoor Entertainment</p> <p>Licensed Premises</p> <p>Local Surgery</p> <p>Market</p> <p>Medical Centre</p> <p>Office</p> <p>Retail Plant Nursery</p> <p>Roadside Stall</p> <p>Service Trade</p> <p>Shop</p> <p>Shopping Centre</p> <p>Showrooms</p> <p>Veterinary Clinic</p>	<p>Caretakers Residence</p> <p>Community Purpose</p> <p>Cemetery</p> <p>Community Facilities</p> <p>Educational Establishment</p> <p>Hospital</p> <p>Institution</p> <p>Place of Worship</p> <p>Public Purpose</p> <p>Dwelling House</p> <p>Estate Sales</p> <p>Display Home</p> <p>Estate Sales Office</p> <p>Extractive Industry</p> <p>Industry (High Impact)</p> <p>Concrete Batching Plant</p> <p>Major Industry</p> <p>Major Infrastructure</p> <p>Mining</p> <p>Noxious offensive or Hazardous Industry</p> <p>Stock Stales Yard</p> <p>Waterfront Industry</p> <p>Industry (Low Impact)</p> <p>Contractors Depot</p> <p>Local Industry</p> <p>Vehicle and Machinery Sales and Hire</p> <p>Vehicle Repair Station</p>
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Intensive Agriculture

Aquaculture

Intensive Animal Husbandry

Stock Sales Yard

Major Infrastructure**Minor Infrastructure****Open Space and Recreation**

Park

Sport and Recreation

Produce Store**Residential Business**

Family Day Care Home

Home Occupation

Home Business

Residential Other

Accommodation Building

Aged Persons Accommodation

Multiple Unit Residential

Residential Secondary

Duplex Unit

Relative's Accommodation

Residential Temporary

Caravan and Temporary Home Park

Workers Accommodation

Service Station**Telecommunications Facilities****Temporary Use****Tourist Facility**

Bed and Breakfast

Host Farm

Motel

Resort

Tourist Attraction

Transport and Storage

Airport and Aviation Facilities

Bulk Store

Fuel Depot

Machinery and Transport Depot

Marina

Port Facilities

Storage Depot

Warehouse

Veterinary Hospital

Division 3 Administrative Terms

The following terms are for administrative purposes and have been listed in alphabetical order.

“acceptable solutions” are the precise criteria comprising a code that self assessable development must comply with.

“aged person” means a person aged 55 years or older

“active tidal area” means the Highest Astronomical Tide level (H.A.T.) + 20 m. landward on the horizontal plane.

“acceptable solution” means:

- (1) the criteria comprising a code that self assessable development must comply with
- (2) the precise criteria that do not require the exercise of discretion to assess whether proposed development complies.

“assessment category” means the type of assessment identified for development in accordance with the IPA, including one or other of the following:

- (a) exempt;
- (b) self-assessable;
- (c) assessable requiring code assessment, referred to as code assessable;
- (d) assessable requiring impact assessment, referred to as impact assessable.

“assessment criteria” are those parts of the assessment provisions, comprising codes or otherwise, that establish the outcomes sought for self assessable and assessable development, including overall and specific outcomes, acceptable solutions and probable solutions.

“Australian Height Datum (AHD)” means 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).

“building height” means the distance measured vertically in metres from natural ground level to the highest point of a building, including projections such as architectural features, advertising signs, satellite dishes and vent pipes. On those sites where fill is required by Council, building height must be measured vertically from the required fill level.

“building setback” means a line, or lines, fixed by Council, parallel to any boundary of a lot beyond which a building or other structure will not encroach, and measured as the shortest horizontal distance from the outermost projection of the building or other structure to the vertical projection of the lot boundary.

“coastal dependent development”- means development or activity for which location adjoining the waterfront or access to water is essential to function, including industrial and commercial facilities such as ports, harbours, jetties, pontoons, marinas, ramps and slipways, coastal or marine (boating) tourism facilities and appropriate marine service industries. The term does not include residential development, tourist accommodation, waste management facilities (landfills, sewerage treatment plants) and transport infrastructure (other than access to the coast).

“coastal resources” means the natural (natural and physical features and processes of the coastal zone, including wildlife, soil, water, minerals and air) and cultural (places or objects that have anthropological, archaeological, historical, scientific, spiritual, visual or sociological significance or value including such significance or value under Aboriginal tradition or Island custom) resources of the coastal zone (s8 and Schedule 2 of the *Coastal Protection and Management Act 1995*).

“council” means the Council of the City of Gladstone

“development” has the same meaning as in the IPA.

“dwelling unit” means any building or part of a building comprising a self-contained unit used for the exclusive residential use of one household.

“electric line shadow” means the area directly below a group of electric lines when the lines are at rest.

“erosion prone areas” – means those areas determined to be subject to erosion or tidal inundation and declared to be erosion prone areas under s70 of the *Coastal Protection and Management Act 1995* (shown on the erosion prone area maps prepared by the Environmental Protection Agency).

“flood liable land” means land that is below the Q100 Flood line (1 in 100 year or flood probability).

“frontage” means the boundary between a site and the road. If the site abuts more than one road, the frontage is the boundary between the site and the road to which any building on the site fronts.

“Gladstone State Development Area (GSDA)” means that part of the Calliope and Gladstone area declared a State Development Area by the State Development and Public Works Organisation (Gladstone State Development Area) Regulation 1998 and any subsequent regulation.

“gross floor area (gfa)” has the meaning given to it in the IPA.

“habitable room” has the same meaning as in the Building Code of Australia.

“IDAS” has the same meaning as in the IPA.

“IPA” means the Integrated Planning Act 1997.

“land contiguous to Electricity Works” means land that:

- (a) contains an easement for existing or proposed electricity works;
- (b) has or is planned to have electricity works over, on or under the premises;

- (c) is within 20 m of an existing or planned substation;
- (d) is closer to the centreline of an electric line than 30m for 66kV or greater or 15m for 66kV or less; or
- (e) will have vegetation that will at maturity exceed 4 m in height and is :
 - (i) within 5 m of an electric line shadow; or
 - (ii) planted closer to the nearest edge of the electric line shadow than the expected maximum height at maturity of the vegetation

“**locality**” means a layer of a planning scheme based on land use allocations, that comprises one or more zones related through shared overall outcomes.

“**lot**” has the meaning given in the IPA;

“**major flood event (Q100)**” means a flood event which is predicted to occur once in every 100 years.

“**material change of use**” has the same meaning as in the IPA.

“**minor building work**” means building work:

- (a) to which the provisions of the Building Code of Australia do not apply because the work does not have structural or fire safety significance, or
- (b) which results in an increase in gross floor area of an existing premises by no more than the lesser of 50 m² or 10% of the existing gross floor area;

“**operational work**” has the same meaning as in the IPA.

“overall outcomes”

- (1) are statements of desired outcomes that apply to the whole of the locality, zone or overlay, or are the purpose of the code under s3.5.13(2) of the IPA or both.
- (2) require the exercise of discretion to assess whether proposed development is consistent.

“**owner**” means:

- where an allotment is subdivided under the Body Corporate and Community Management Act – the body corporate; or
- where an allotment is being purchased from the Crown for an estate in fee simple pursuant to the Land Act – the purchaser; or
- in all other – the persons who for the time being entitled to receive the rent of the allotment or who would be entitled to receive the rent thereof if the allotment were let to a tenant at a rent;

This term includes the Crown.

“plot ratio” means the ratio between the gross floor area of the building/s and the overall area of the allotment/s on which the building is situated. (ie the total GFA of all buildings on a site divided by the area of the site).

“precinct” means a secondary organisational layer of a locality.

“principal road frontage / frontage” means the boundary between a site and the road. If the site or proposed building abuts more than one road, the principal road frontage is the boundary between the site and the road to which any building on the site fronts

“probable solutions”

- (1) are precise criteria or standards that provide a guide for achieving a specific outcome in whole or in part, but do not necessarily establish compliance with a code.
- (2) are the precise criteria in a code for code assessment.

“reconfiguring a lot” has the same meaning as in the IPA.

“residential unit” means a unit, comprised of one or more habitable rooms, for the accommodation of persons but no more than two persons, and including bathing and toilet facilities for the exclusive use of the occupants of the rooming unit.

“rooming unit” means a unit, or room, for the accommodation of a person, where cooking, dining, bathing, toilet and laundry facilities are provided elsewhere.

“rural areas” means any land currently used for rural uses or located within the Rural zone.

“site coverage” means that portion of a site covered by buildings and other enclosed structures, but not including:

- (i) carports and open car parking;
- (ii) buildings and structures associated with landscaping and open space;
- (iii) roof and window overhangs.

“specific outcomes” means

- (i) statement of desired outcomes that contribute to the achievement of overall outcomes and may relate to the use of land, the provision of infrastructure, or specific effects of use or development on aspects of the environment;
- (ii) development that achieves the specific outcomes of a code complies with that code; or
- (iii) require the exercise of discretion to assess whether development complies with a code.

“storey” means the space within a building which is:

- between a floor and the floor above; or

- where there is no floor above, between a floor and any ceiling or roof above it.

For the purpose of counting the number of storeys in a building, the number is the maximum number of Storeys of the building that may be intersected by the same vertical line, not being a line that passes through any wall.

“storm surge flooding” means flooding along coastal areas and the tidal reaches of waterbodies associated with intense storm events.

“storm water flooding” means inundation by local run-off. (Stormwater flooding can be caused by local run-off exceeding the capacity of an urban stormwater drainage system or by the backwater effects of mainstream flooding causing urban stormwater drainage system to overflow).

“telecommunication facility” means:

- (a) any part of the infrastructure of a telecommunications network; or
- (b) any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used in connection with a telecommunications network.

“urban areas” – means any land currently used for residential, commercial or industrial uses or located within the commercial Zone, Major Industry zone, Mixed Industry and business Zone, Local Industry Zone, Residential Zone, Residential (Higher Density) Zone, Community Purposes Zone.

“watercourse” – means a river, creek or stream in which water flows permanently or intermittently:

- in a natural channel, whether artificially improved or not; or
- in an artificial channel that has changed the course of the watercourse; and
- includes the bed and banks and any other element of a river, creek or stream confining or containing water; and
- is shown on Regulatory plan 2.

“zone”:

- (1) means the primary layer for organising the provisions of a planning scheme based on land use allocations;
- (2) all parts of a planning scheme area is included in one zone only;
- (3) Zone provisions include assessment criteria and assessment categories.

SCHEDULE 2 VEHICLE PARKING RATES

Division 1 Preliminary

This schedule contains the required rates of vehicle parking (Division 2) and design and construction standards for vehicle parking, access and manoeuvring areas (Division 3) for all land uses in the city.

Division 2 Vehicle Parking Rates

The following **Table 14-1** lists the required rates of vehicle parking to be provided for purposes of development.

Table 14-1 Vehicle Parking Rates

Notes

GFA = Gross Floor Area

m² = square metres

Use/purpose	Minimum car parking requirement (Unless otherwise provided for in a Locality Code)	Additional standards
Accommodation Building	1 space per unit; plus 1 space per 2 units for visitors.	
Advertising sign	No spaces required.	
Aged Persons Accommodation	1 space per 6 nursing home beds; plus 1 space per 4 hostel type units; plus 1 space per self contained unit; plus 1 space per 2 employees.	
Agriculture	1 space per 2 employees;	Provision for loading and unloading
Airport and Aviation Facility	1 space per employee; plus 1 space per 30 m ² GFA	Heavy vehicles must be able to be accommodated and turned on site.
Aquaculture	1 space per 2 employees; plus 2 visitor spaces	Heavy vehicles must be able to be accommodated and turned on site.
Bed and Breakfast	1 space per guest suite; plus 1 space for the occupants of the dwelling house.	
Brothel	2 spaces per employee	
Bulk Store	1 space per 100 m ² GFA.	Heavy vehicles must be able to be accommodated and turned on site.
Caravan & Relocatable Home Park	1 space per caravan; plus 1 space per cabin site or relocatable home site to be located adjacent to such site; plus 1 space per 10 van sites, cabin site and relocatable home site for visitors; plus 1 space per camping site.	
Caretaker's Residence	1 space adjacent to the residence	
Cemetery	10 spaces otherwise adequate spaces in accordance with a traffic management plan	
Child Care Centre	3 spaces per 10 children able to be accommodated on the site.	Provision is to be made for the setting down and picking up of children.

Use/purpose	Minimum car parking requirement (Unless otherwise provided for in a Locality Code)	Additional standards
Cinema	1 space per 6 seats	
Commercial premises	1 space per 30 m ² GFA	Heavy vehicles must be able to be accommodated and turned on site.
Community Facilities	1 space per 50 m ² of GFA	
Concrete Batching Plant	1 space per employee; plus 2 visitor spaces	Heavy vehicles must be able to be accommodated and turned on site.
Contractor's Depot	1 space per employee; plus 2 visitor spaces.	Loading and unloading areas provided on site. Heavy vehicles must be able to be accommodated and turned on site.
Duplex Unit	2 spaces per residential unit	1 / unit must be covered.
Display Home	2 sealed spaces	Plus frontage to a sealed road to allow for roadside parking
Dwelling House	2 spaces	1 space must be covered, 1 space may be provided in tandem
Educational establishment	1 space per 2 staff for Primary Schools 1.5 spaces per 2 staff for other uses	
Estate Sales Office	2 spaces	
Extractive Industry	1 space per 2 employees; plus 2 visitor spaces.	Heavy vehicles must be able to be accommodated and turned on site.
Family Day-care Home	3 spaces (which includes 2 spaces for the dwelling house).	
Food Premises	1 space per 15 m ² . GFA	For any drive-through facility, queuing space, clear of the road reserve, for 10 vehicles being served or awaiting service.
Forest Practice	1 space per 2 employees.	Provision for loading and unloading. Heavy vehicles must be able to be accommodated and turned on site.
Fuel Depot	1 space per employee; plus 2 visitor spaces	Heavy vehicles must be able to be accommodated and turned on site.
Funeral Premises	1 space per employee; plus 1 space per 5 chapel seats	
Gaming Premises	1 space per 10 m ² GFA	
Home Occupation	1 space in addition to those required for the dwelling house.	
Home Business	2 spaces in addition to those required for the dwelling unit.	
Hospital	1 space per 4 beds	Heavy vehicles must be able to be accommodated and turned on site.

Use/purpose	Minimum car parking requirement (Unless otherwise provided for in a Locality Code)	Additional standards
Host Farm	1 space per guest suite; plus 1 space for the dwelling house	
Indoor Entertainment	1 space per 20 m ² GFA; or 1 space per 5 spectators able to be seated; or 4 spaces per court or lane.	Whichever is the greatest.
Institution	2 spaces per 10 beds	
Intensive Animal Husbandry Cattery and Kennels Cattle Feedlot Piggery Poultry Farm Stables	1 space per 2 employees; plus 2 visitors spaces	minimum of 4 spaces provision for loading and unloading where a Cattle Feedlot, Piggery, Poultry Farm, Stables
Licensed Premises	1 space per 10 m ² GFA	queuing space, clear of the road reserve, for 12 vehicles in any drive-in bottle department
Local Industry	1 space per 50 m ² GFA for the first 500 m ² ; plus 1 space per 100 m ² GFA thereafter.	Heavy vehicles must be able to be accommodated and turned on site.
Local Surgery	3 spaces per consulting room	
Machinery and Transport Depot	1 space per 50 m ² GFA	Heavy vehicles must be able to be accommodated and turned on site.
Major Industry	1 space per employee	Based on maximum employees per shift Heavy vehicles must be able to be accommodated and turned on site.
Major Infrastructure	1 space per employee plus 1 space for maintenance vehicle (excluding transmission lines, pipelines, etc).	
Marina	1 space per 50 m ² GFA; plus 1 space per berth or mooring facility available.	Heavy vehicles must be able to be accommodated and turned on site.
Market	2 spaces per stall	
Medical centre	3 spaces per consulting room or 4 spaces, whichever is the greater	
Mining	1 space per employee; plus 2 visitor spaces	Heavy vehicles must be able to be accommodated and turned on site.
Motel	2 spaces; plus 1 space per dwelling or rooming unit; plus 1 space per 30 m ² GFA of any restaurant and/or conference facilities.	

Use/purpose	Minimum car parking requirement (Unless otherwise provided for in a Locality Code)	Additional standards
Multiple Unit Residential	1 space per unit which must be covered; plus 1 space per 2 units for visitors; plus 1 space or carwash bay for 10 units or more	
Noxious, Offensive or Hazardous Industry	1 space per employee	Based on maximum number of employees per shift *Heavy vehicles must be able to be accommodated and turned on site.
Office	1 space per 30 m ² GFA	
Park	No spaces required.	
Place of Worship	1 space per 10 people able to be seated	
Port Facilities	1 space per employee	Based on maximum number of employees per shift Heavy vehicles must be able to be accommodated and turned on site.
Produce Store	1 space per 50 m ² of GFA	
Public Purpose	1 space per 50 m ² of GFA; otherwise sufficient spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use in accordance with a traffic management plan.	
Relative's Apartment	Only those required for the dwelling house	
Resort	2 spaces; plus 1 space per dwelling unit or rooming unit; plus 1 space per 30 m ² GFA of any restaurant and/or conference facilities; plus 1 space per 2 employees; plus those spaces required in accordance with the particular use accommodated on the site (ie. 1 / 30 m ² GFA for commercial premises etc)	
Retail Plant Nursery	1 space per 100 m ² of site area used for display and sale purposes; plus 1 space per employee	minimum of 6 spaces.
Rural Pursuits	1 space per 2 employees	provision for loading and unloading
Service station	4 spaces per service bay	Minimum of 4 spaces. Heavy vehicles must be able to be accommodated and turned on site.
Service Trade	1 space per 30 m ² GFA	

Use/purpose	Minimum car parking requirement (Unless otherwise provided for in a Locality Code)	Additional standards
Shop	1 space per 20 m ² GFA for the first 700 m ² GFA; plus 1 space per 15 m ² GFA thereafter.	Heavy vehicles must be able to be accommodated and turned on site when shop has more than 1000 m ² GFA
Shopping Centre	1 space per 20 m ² for the first 700 m ² GFA; plus 1 space per 15 m ² GFA thereafter.	Heavy vehicles must be able to be accommodated and turned on site.
Showroom	1 space per 30 m ² GFA.	Heavy vehicles must be able to be accommodated and turned on site.
Sport and Recreation	1 space per 5 spectators able to be seated; or 50 spaces per playing field; or 30 spaces per bowling green; or 4 spaces per court. Otherwise sufficient spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use in accordance with a traffic management plan.	Whichever is the greatest.
Storage Depot	1 space per 50 m ² of storage area	*Heavy vehicles must be able to be accommodated and turned on site.
Telecommunications Facilities	1 space for maintenance purposes to be available on the site, adjoining land or street reserve.	
Temporary use	Spaces available in accordance with the requirements listed in this table for the use proposed.	
Tourist Attraction	Same as for a resort.	
Vehicle and Machinery Sales and Hire	1 space per 100 m ² site area used for the purposes of display and sale to the public	
Vehicle Repair Station	1 space per 20 m ² GFA	*Minimum of 5 spaces.
Veterinary Clinic	3 spaces per consulting room or 4 spaces, whichever is the greater	
Veterinary Hospital	3 spaces per consulting room and 4 spaces, whichever is the greater	
Warehouse	1 space per 100 m ² GFA	Heavy vehicles must be able to be accommodated and turned on site.
Waterfront Industry	1 space per 50 m ² of GFA	Heavy vehicles must be able to be accommodated and turned on site.
Workers Accommodation	1 space per dwelling unit; and 1 space per every 4 rooming units; and 1 visitor space every 4 dwelling units; and 1 visitor space every 10 rooming units;	

Division 3 — Transport, Access, and Servicing Requirements

- (1) The following details the required standards for the provision of access and servicing requirements for parking:
- (a) Two per cent off the number of vehicle parking spaces required are provided as marked and signed areas for motor cycles, with a minimum of 1 space, each measuring 2.5 m by 1.35 m.
 - (b) Commercial development over 500 m² GFA are to provide and maintain dedicated facilities for the parking of push bikes suitable for securing a bike in an upright position at a rate of two push bikes per 500 m² GFA within 30 m walking distance of a pedestrian entry to the building.
 - (c) Commercial developments over 2500 m² GFA to provide a dedicated rank for one taxi rank for each 2500 m² GFA within 30 m walking distance of a pedestrian entry to the building.
 - (d) Commercial developments over 4000 m² GFA provide a bus set down shelter with seats for one bus for each 4000 m², within 50 m walking distance of a pedestrian entry to the building and public phone.

Division 4 — Parking, Access and Manoeuvring Standards

- (1) The following lists the required design and construction standards car parking, access and manoeuvring areas for purposes of development.
- (a) The dimensions and areas of car parking spaces meet the design requirements of Australian Standards AS 2890.1 – 1993 and AS 2890.2 – 2002 or as amended from time to time.
 - (b) All premises (except dwelling houses, duplex units) enable vehicles to enter and leave the site in a forward direction such that circulation areas, turning areas and circulation driveways comply with Australian Standards AS 2890.1 – 1993 and AS 2890.2 2002, as amended from time to time.
 - (c) Open car parking spaces where possible are to be designed and constructed to facilitate stormwater infiltration on-site. This may be achieved through being surfaced with resilient paving materials and are designed to accommodate stormwater infiltration.
 - (d) Bicycle facilities and on street parking complies with AS 2890.3 – 1993 Bicycle Parking Facilities and AS 2890.5 On - Street Parking.

SCHEDULE 3 HERITAGE SITES

Division 1 Preliminary

- (1) The following table lists the Local Heritage list for the purposes of the Cultural Heritage Overlay code.

RPD	Address	Description
Lot 1, CP801455	94, Auckland Street	Block B, Central State School
Lot 10, G14256	15, Roseberry Street	Fig Tree
Lot 1, RP604170	114, Goondoon Street	Former Commonwealth Bank
Lot 4, RP616896	33, Goondoon Street	Former Gladstone Post Office
Lot 33, G1464 and Lot 92, CTN 532	6, Short Street	Former Port Curtis Co-operative Dairy Association Ltd Factory
Lot 77, G147	Friend Street	Friend Park and Graves
Lot 121, SP132856	16, Yarroon Street	Gladstone Court House
Lot 3, RP840850	146, Goondoon Street	Gladstone Regional Art Gallery and Museum
Lot 4, RP 906141	40, Goondoon Street	Kullaroo House
Lots 9 & 10, G14186	161-3, Goondoon Street	Our Lady Star of the Sea Church & School
Premises identified on the Department of Natural Resources, Mines & Energy's Aboriginal Cultural Heritage Database as containing indigenous cultural Heritage values.		

- (2) The following table lists the significant trees for the purposes of the Cultural Heritage Overlay Plan.

New No.	Old No.	Botanical Name	Common Name	Address
1	1	<i>Cocos nucifera</i> x 23	Coconut palm	Toolooa St median
2	2	<i>Corymbia citriodora</i>	Lemon scented gum	Cnr Simpson – J Hickey Ave
3	3	<i>Corymbia citriodora</i>	Lemon scented gum	9 Wodonga St
4	4	<i>Corymbia citriodora</i>	Lemon scented gum	60 Kin Kora St
5	5	<i>Corymbia citriodora</i>	Lemon scented gum	36 Wilson St
6	6	<i>Corymbia citriodora</i>	Lemon scented gum	Cnr Marshall & Franmaur St
7	7	<i>Eucalyptus tereticornis</i>	Queensland blue gum	Breslin St opposite Fire Station
8	8	<i>Eucalyptus tereticornis</i>	Queensland blue gum	2 Wilson St
9	9	<i>Eucalyptus crebra</i> x 3	Iron bark	Friend Park
10	10	<i>Eucalyptus crebra</i>	Iron bark	Carramar Park

New No.	Old No.	Botanical Name	Common Name	Address
11	11	<i>Eucalyptus tereticornis</i>	Queensland blue gum	Anzac Park
12	12	<i>Ficus benjamina</i>	Weeping fig	Roseberry St
13	13	<i>Ficus microcarpa</i> var. 'Hillii'	Hill's weeping fig	Philip St median
14	14	<i>Ficus microcarpa</i> var. 'Hillii'	Hill's weeping fig	Apex Park
15	15	<i>Ficus microcarpa</i> var. 'Microcarpa'	Weeping fig	Hockey grounds
16	16	<i>Ficus obliqua</i>	Small leaf fig/small leaf Moreton Bay fig	19 Bramston St
17	17	<i>Ficus obliqua</i>	Small leaf fig/small leaf Moreton Bay fig	Coon St Park
18	18	<i>Ficus platypoda</i>	Rock fig	Auckland Hill (edge of)
19	19	<i>Flindersia australis</i>	Crows ash	13 McCray St
20	20	Deleted		
21	21	<i>Mangifera indica</i> x 5	Mango	Cum Way Park
22	22	<i>Peltophorum pterocarpum</i>	Yellow poinciana	3 White St
23/1	23	<i>Peltophorum pterocarpum</i>	Yellow poinciana	2 Endeavour St
23/2	23	<i>Peltophorum pterocarpum</i>	Yellow poinciana	2 Endeavour St
23/3	23	<i>Peltophorum pterocarpum</i>	Yellow poinciana	2 Endeavour St
24	24	<i>Albizia lebbek</i>	Floss silk tree	28 Kin Kora St
25	25	<i>Samanea saman</i>	Rain tree/monkey tree pod	Philip St median
26	26	<i>Tamarindus indica</i>	Tamarind	Coon St Park
27	27	<i>Washingtonia robusta</i>	Cotton palm	12 Hibiscus St
28	28	<i>Eucalyptus crebra</i>	Iron bark	9 Starmer Crt
29	29	<i>Eucalyptus tereticornis</i>	Forest red gum/Old blue gum	84 Boles St
30	30	<i>Eucalyptus tereticornis</i>	Forest red gum/Old blue gum	Cnr Boles & Breslin St
31	31	<i>Eucalyptus tereticornis</i>	Forest red gum/Old blue gum	26 Bresline St – opposite Fire Station
32	32	<i>Corymbia citriodora</i>	Lemon scented gum	Toondoon Botanic Gardens
33	33	<i>Eucalyptus molucanna</i>	Gum top box	Toondoon Botanic Gardens
34	4	<i>Agathis robusta</i>	Qld Kauri pine	Pine Apartments – Kent St
35	5	<i>Araucaria cunninghamii</i> x 2	Hoop pine	77 Tank St
36	6	<i>Araucaria cunninghamii</i>	Hoop pine	Star of the Sea Convent
37	7	<i>Araucaria cunninghamii</i>	Hoop pine	5 White St
38	8	<i>Araucaria cunninghamii</i>	Hoop pine	Robert St Caravan Park – Robert St frontage

New No.	Old No.	Botanical Name	Common Name	Address
39	9	<i>Araucaria cunninghamii</i>	Hoop pine	16 Leonard St
41	10	<i>Araucaria cunninghamii</i> x 3	Hoop pine	116 Off Lane
42	12	<i>Araucaria cunninghamii</i>	Hoop pine	9 MacGinley St
43	13	<i>Araucaria cunninghamii</i>	Hoop pine	31 Harbour St
44	14	<i>Araucaria heterophylla</i>	Norfolk island pine	Pines Apartments – Kent St
45	15	<i>Araucaria heterophylla</i>	Norfolk island pine	15 Jupiter St
46	16	<i>Brachychiton rupestris</i> x 4	Queensland bottle tree	L J Hooker Real Estate – Goondoon St
47	17	<i>Caesalpineia ferrea</i>	Leopard tree	City Plaza
48	18	<i>Corymbia citriodora</i> <i>Eucalyptus tereticornis</i> <i>Eucalyptus exserta</i>	Lemon scented gum Forest red gum/Qld blue gum Queensland peppermint	Chanel College – adjacent Dawson Highway
49	19	<i>Delonix regia</i>	Poinciana	23 Boles St
50	20	<i>Delonix regia</i>	Poinciana	58 Glenyon St
51	21	<i>Eucalyptus tereticornis</i>	Forest red gum/Old blue gum	16 Twin St
53	23	<i>Ficus benjamina</i>	Weeping fig/weeping banyan	163 Oaka St
54	24	<i>Ficus microcarpa</i> var. 'Hillii'	Hill's weeping fig	Bob Jane T-Mart – Dawson Highway
55	25	<i>Ficus microcarpa</i> var. 'Hillii'	Hill's weeping fig	Star of the Sea Convent
57	27	<i>Ficus obliqua</i>	Small leaf fig/small leaf Moreton Bay fig	9 William St
58	28	<i>Ficus obliqua</i>	Small leaf fig/small leaf Moreton Bay fig	279 Auckland St
59	29	<i>Ficus obliqua</i>	Small leaf fig/small leaf Moreton Bay fig	85 Toolooa St
61	31	<i>Flindersia australis</i>	Crows ash	20 Hibiscus St
62	32	<i>Jacaranda mimosaeifolia</i>	Jacaranda	12 Hill St
63	33	<i>Jacaranda mimosaeifolia</i>	Jacaranda	28 Yarroon St
64	34	<i>Varied</i>		Central State School

New No.	Old No.	Botanical Name	Common Name	Address
65	35	<i>Samanea saman</i>	Rain tree/monkey pod tree	Cnr Hibiscus/Phillip St
66	36	<i>Samanea saman</i>	Rain tree/monkey pod tree	12 Venus St
68/1	38	<i>Terminalia catappa</i>	Beach almond/dead dog tree	Star of the Sea Convent
68/2	38	<i>Ficus virens</i>	White fig	Star of the Sea Convent
68/3	38	<i>Ficus virens</i>	White fig	Star of the Sea Convent

Council will be undertaking an annual review of trees contained within this register in conjunction with a management plan for the ongoing maintenance and care of such significant trees.

SCHEDULE 4 REFERENCE DOCUMENTS

In this Plan the following documents are referred to either as a component of a Code or as a reference document which provides information relevant to a provision of the Plan. The following documents which are listed are referred to in the Plan or have particular relevance to the provisions of the Plan.

Title	Author/Publisher
Agreement between the Government of Australia and the Government of Japan for the protection of migratory birds in danger of extinction and their environment 1974 (JAMBA) Treasury Series 1981 No. 6	International Treaty Secretariat, Commonwealth Department of Foreign Affairs (DFA), Canberra, ACT
Agreement between the Government of Australia and the Government of The People's Republic of China for the protection of migratory birds and their environment 1986 (CAMBA) Treasury Series 1998 No. 22	International Treaty Secretariat, DFA, Canberra, ACT
AS1055 Parts 1 to 3 – Acoustics – Description and Measurement of Environmental Noise.	Standards Australia
AS1428 Parts 1 to 4 – Design for Access and Mobility.	Standards Australia
AS/NZS 1547:2000 – Aust/NZ Standard on-site domestic wastewater management	Standards Australia
AS1596:2000, ANZECC 2000 Soil Erosion & Sedimentation Control Guidelines	Institute of Engineer Australia 1996
AS1596 – Storing and Handling of LP Gas.	Standards Australia
AS1940 – The Storage and Handling of Flammable and Combustible Liquids	Standards Australia
AS2021 – Acoustics – Aircraft Intrusion – Building Siting and Construction	Standards Australia
AS2436 – Guide to Noise Control on Construction, Maintenance and Demolition Sites	Standards Australia
AS2772 Parts 1 to 2 – Radio Frequency Fields – Maximum Exposure Levels Radiofrequency Radiation – Principles and Methods of Measurement	Standards Australia
AS2890.1 – Parking Facilities	Standards Australia
AS3671 – Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction	Standards Australia
Australian Code for the Transport of Dangerous Goods by Road and Rail	AGPS
Australian ICOMOS Charter for the Conservation of 'Burra Charter' Places of Cultural Significance	International Council on Monuments and Sites Canberra, ACT
Australian and New Zealand Environmental Consultative Council (ANZECC) Guidelines	Standards Australia
Building Code of Australia – 2 Volumes	CCH
Bushfire Prone Areas – Siting and Design of Residential Buildings	Building Standards, Queensland Department of Communication and Information, Local Government and Planning (DCILGP)

Title	Author/Publisher
Crime Prevention Through Environmental Design	FRD
Dangerous Goods and Safety Management Act 2001	DES
Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1998	Planning Services, DCILGP
Main Roads Code of Practice for Road / MRD Traffic Noise	Qld Department of Main Roads
Main Roads Planning & Design Manual / MRD	Qld Department of Main Roads
On-Site Sewerage Code, July 2002	Natural Resources & Water
Planning Guidelines – Separating Agricultural and Residential Land Uses	Natural Resources & Water
Queensland Heritage Register	Cultural Heritage Branch, DEH
Queensland Residential Drainage Document	
Road Design Standard	Gladstone City Council 2003
Sampling and Analysis Procedure for Lowland and Acid Sulphate Soils (ASS)	Queensland Acid Sulphate Soil Investigation Team, Natural Resources & Water
State Planning Policy 1/92 – Development and the Conservation of Agricultural Land	Planning Services, DCILGP
State Planning Policy 2/92 – Planning for Aerodromes and Other Aeronautical Facilities	Planning Services, DCILGP
State Planning Policy 2/02 Planning & managing Development involving Acid Sulfate Soils	Planning Services, DCILGP
State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire & Landslide	Planning Services, DCILGP
Stormwater Drainage Design Standard	Gladstone City Council 2003
Telecommunications (Low Impact Facilities) Determination 1997	Infrastructure Policy Section, Telecommunications Industry Division, Commonwealth Department of Communication and the Arts

Title	Author/Publisher
Traffic Engineering Practice AUSTRROADS 1. Traffic Flow 2. Roadway Capacity 3. Traffic Studies 4. Road Crashes 5. Intersections at Grade 6. Roundabouts 7. Traffic Signals 8. Traffic Control Devices 9. Arterial Road Traffic Management 10. Local Area Traffic Management 11. Parking 12. Roadway Lighting 13. Pedestrians 14. Bicycles	Publications Store, Queensland Transport

SCHEDULE 5 COASTAL MANAGEMENT – SIGNIFICANT HABITAT AREAS

Division 1 Preliminary

- (1) Coastal habitats of significance as identified in the CCRCMP
- (a) coastal wetlands providing habitat for a range of species including radjah shelduck *Tadorna radjah* and beach stone curlew *Esacus neglectus*;
 - (b) vegetation supporting flying fox colonies;
 - (c) seagrass beds providing habitat to several species including dugong and turtles;
 - (d) tall mature dry eucalyptus forest habitat for yellow bellied glider *petaurus australis australis*;
 - (e) *Acacia falciformis* woodland on Boyne Island habitat for brigalow scaly foot or legless lizard *Paradelma orientalis*;
 - (f) Woodlands, open forests and fringing forests along watercourses and wetlands habitat for birds including red goshawk *Erythrotriochis radiatus*;
 - (g) Coastal forest and woodlands and riverine forest containing Casuarina habitat for glossy black cockatoo *Calyptorhynchus*;
 - (h) Bluegum communities;
 - (i) Eucalypt forest;
 - (j) Rocky shores; and
 - (k) Coastal vine thicket.
- (2) Shorebird roosting and feeding areas
- (a) Especially important are Eastern curlew, beach stone curlew, sooty oystercatcher;
 - (b) Also plovers, stilts, sandpipers, godwits; and
 - (c) Important habitats for roosting and feeding exposed tidal flats and high tide roosting areas – coastal saltflats, sandpits, and mangrove fringe mostly located on Gladstone Harbour and Cape Capricorn on Curtis island. Limited sites for roosting so potential for conflict high.

Threats - urban, industrial and port development expansion, Boating activities, predation.

(3) Turtle nesting beaches

- (a) Endangered or vulnerable species - loggerhead, hawksbill, and green and flatback turtles;
- (b) Feeding sites are seagrass beds; and
- (c) Nesting habitats south end beach on Curtis Island and eastern beaches of Facing Island for flatback turtles.

Threats - vehicle traffic on beaches, lighting, human interference, predators

(4) Dugong

- (a) Feeding on seagrass beds; and
- (b) Dugong protection area Zone B Rodds Bay and Curtis Island - limitations on boating and fishing activities.

SCHEDULE 6 KIRKWOOD ROAD SOUTH STRUCTURE PLAN

Division 1 Preliminary

- (1) This schedule refers to the land use structure plan for Kirkwood Road South and applies to the area denoted as the Kirkwood Road South Precinct on Locality Plan No. 4.
- (2) The structure plan, which comprises a planning study (Kirkwood Road South Structure Plan Report, May 2004) and plan (refer to Kirkwood Road South Structure Plan Regulatory Plan) provides approximate population yields and patterns, will be used particularly by Council, government authorities, and developers in planning and budgeting for the provision of infrastructure, and landuse type and pattern and needs to be considered in conjunction with the Kirkwood Road South Structure Plan Report, May 2004.

PART 15 PLANNING SCHEME POLICIES

Division 1 Preliminary

15.1 Planning Scheme Policies

The provisions in this part comprise the following planning scheme policies:

- (a) Cultural Heritage Features Planning Policy (**Division 2**)
- (b) Environmental Management Plans Planning Policy (**Division 3**)
- (c) Master Plans and Plans of Development Planning Policy (**Division 4**)
- (d) Open Space Planning Policy (**Division 5**)
- (e) Operational Works (Earthworks) Planning Policy (**Division 6**)
- (f) Reconfiguration of a lot administration Planning Policy (**Division 7**)
- (g) Engineering and Infrastructure Standards Planning Policy (**Division 8**)

Division 2 Cultural Heritage Features Planning Policy

15.2 Cultural Heritage Features Planning Scheme Policy

The purpose of the Cultural Heritage Features Planning Scheme Policy is to provide guidance for applicants when preparing a development application on land to which the cultural heritage features overlay relates.

This planning scheme policy also supports the Cultural Heritage features Overlay Code by providing a register of cultural heritage sites.

15.3 Information Requirements

The following information will be required to be provided with a development application to which the cultural heritage features overlay applies.

- (a) Prepare information accompanying the application that demonstrates the proposal has been prepared in accordance with the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*.
- (b) Prepare information accompanying the application that demonstrates the proposal has been prepared in accordance with the *Guidelines to the Burra Charter: Cultural Significance*.
- (c) Prepare information accompanying the application that demonstrates the proposal has been prepared in accordance with the *Guidelines to the Burra Charter: Conservation Policy*.
- (d) Prepare information accompanying the application that demonstrates the proposal has been prepared in accordance with the *Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports*.
- (e) Prepare a competent report, by a suitably qualified person, submitted for Council approval which identifies:
 - (f) the importance, condition and location of the building, other item or place of heritage value;
 - (g) what impact the proposed development is likely to have on the heritage value of the building, other item or place;
 - (h) what measures are proposed for the preservation or enhancement of the building, other item or place; and
 - (i) if applicable, the grounds for determining that preservation is a prudent or feasible alternative.

Where Council is aware, or is advised that a proposed development may impact upon a site of cultural significance to Indigenous people, a cultural heritage assessment will be undertaken by a suitably qualified person holding a permit under the *Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987* to assess the proposed development against this Code. This assessment is to be acceptable to the

Indigenous traditional owners. Opportunities should be provided for Indigenous peoples to undertake the assessment and participate in policy development for protecting significant areas.

Division 3 Environmental Management Plans Planning Policy

15.4 Environmental Management Plans

Where a development is required to prepare an Environmental Management Plan (EMP) in compliance with the applicable code(s), the following sections provide guidelines to applicants as to the nature and content of the EMP for the particular development proposed.

15.5 Aquaculture

An Environmental Management Plan is to be prepared by a suitably qualified person and is to include:

- (a) details of the operation of the proposed facility;
- (b) the nature of any waste discharge from the premises and how this complies with the EPP (water);
- (c) the nature of any odours emitted from the site, any mitigation measures proposed and how this complies with the EPP(Air);
- (d) measures to mitigate impacts during the construction phase;
- (e) consideration of the cumulative effects of other aquaculture facilities in the local area;
- (f) details of regular monitoring that will be implemented over the life of the use; and
- (g) rehabilitation measures at the cessation of use of the land for aquaculture purposes.

15.6 Cattle Feedlots, Piggeries and Poultry Farms

An Environmental Management Plan is to be prepared by a suitably qualified person and is to include:

- (a) details of the operation of the proposed facility;
- (b) the nature of any waste discharge from the premises and how this complies with the EPP (water);
- (c) the nature of any odours emitted from the site, any mitigation measures proposed and how this complies with the EPP(Air);
- (d) measures to mitigate impacts during the construction phase;
- (e) consideration of the cumulative effects of other facilities in the local area;
- (f) details of regular monitoring that will be implemented over the life of the use; and
- (g) rehabilitation measures at the cessation of use of the land for Cattle Feedlots, Piggeries and Poultry Farms purposes.
- (h) All matters are to be in compliance with the best practice management principles established within any relevant industry specific Code of Practice or similar document. Refer to **Table 15-1** for details.

Table 15-1 Applicable Industry Specific Codes / Guidelines

Purpose of Development	Document Reference
Cattle Feedlots	Establishment and Operation of Beef Cattle Feedlots (DPI) 2000
Piggeries	Environmental Code of Practice for Queensland Piggeries
Poultry Farms	Guidelines for Poultry Farming in Queensland

Division 4 Master Plans and Plans of Development Planning Policy

15.7 Master Plans for land in the Urban Expansion Zone and the Rural Zone

A master plan will detail:

- (a) the network of major roads including linkages with the Kirkwood Road – Red Rover Road corridor;
- (b) locations of community centres including shopping, education and recreation facilities;
- (c) location and capacity of infrastructure to service the development;
- (d) likely development yields to be achieved;
- (e) the development program and staging likely to be followed in achieving the development yield;
- (f) natural resource management features, such as the location and conservation status of remnant native vegetation, watercourses and drainage paths and proposals for their protection;
- (g) natural hazard management areas and proposals to meet the outcomes required of SPP 1/03; and
- (h) open space consistent with the Open Space Planning Scheme Policy

15.8 Development on Small Lots (<600 m²)

Plans of Development

Development involving reconfiguration of a lot including lots of less than 600 m² are to be submitted to the Council with any development application showing:

- (a) a concept layout of all building areas, other structures, private open space areas for each dwelling unit, landscaped areas, car parking and fencing, roadways and proposed allotments; and
- (b) finished site levels and floor levels.

Division 5 Open Space Planning Policy

15.9 Open Space Planning Scheme Policy

The purpose of the Open Space Planning Scheme Policy is to provide guidance for applicants when preparing a development application where open space is to be provided.

15.10 Scope

This Planning Scheme policy applies throughout the whole of the City of Gladstone.

15.11 Definitions

For the purposes of interpreting this Planning Policy only, the following terms are separately defined:

“Open Space” – includes publicly and privately owned land which has recreational, ecological, landscape and / or visual amenity values which are intended to be preserved.

“Urban” – includes development for any residential, commercial, industrial, community or park residential purposes.

15.12 "Round Gladstone" Trail - A trail incorporating areas designated as open space within the Strategic Framework Plan 1 which will provide extensive walking opportunities within the City boundaries, easily accessible from urban development areas and from the Tondoon Botanic Gardens.

Intent

15.12.1 This policy is intended to set out a framework for the future planning, development and management of the open space system of the City to respond to the needs of the Gladstone community. In particular, it recognises that the open space system of the City will meet a number of specific needs including:

- (i) a role in the image of the City which counterbalances its industrial setting;
- (ii) a means by which to preserve environmental values and functions of specific landforms and waterforms; and
- (iii) a basis on which to meet the recreational needs of the community.

15.12.2 The intent of this policy is to provide for the development of an integrated open space network throughout the City which conserves the essential landscape character and environmental functions of the creek systems, remnant bushland areas, prominent hills and ridges, harbour islands and foreshore; whilst providing a balanced range of recreation and other uses in a manner that reinforces and protects such elements as a unified system.

This open space network will permeate existing and future urban areas of the City to define and differentiate living areas of the City, while at the same time promoting a high degree of accessibility to open space opportunities. The open space system will also, in itself, provide green connections to

activity nodes and include within it a comprehensive system of walking tracks, cycleways and bridle paths throughout the City area.

The open space system will promote a City image characterised by the retention of the major landscape elements of its setting, thereby providing a green framework for future urban development, and a forested backdrop for the existing town setting in contrast to the major industrial facilities in the region. It will also be consistent with the regional context of open space provided by the areas surrounding the City.

In environmental terms, it is intended to retain the bushland quality of the southern portions of the City and integrate these into new urban development to promote viable contiguous landscape and ecological systems. This will provide for integrated and continuous open space areas which respond to ecological values; ensure an equitable representation of upland, lowland and watercourse landscapes; and respond to the existing natural qualities of the City.

The open space system will also enhance and extend the “green entries” into the City, by including well-vegetated landscapes along its major transportation corridors.

Integrated within the open space system will be a range of active and passive recreational opportunities sufficient to meet community needs. Active recreation pursuits will be located where necessary, on less undulating land, usually where existing vegetation is already substantially disturbed. Local areas of open space for active use will also be encouraged within new urban development areas.

The passive uses of the open space system will be facilitated by retention of significant features such as ridgelines and knolls, scarce ecological associations, water and field wildlife habitats, and upland and lowland forest areas.

A “Round Gladstone” Trail will be incorporated in the open space system. This will provide extensive walking opportunities within the City boundaries, easily accessible from urban development areas and from the Tondoon Botanic Gardens.

A bikeway / pedestrian spine will also link the Harbour to the Botanic Gardens along Auckland Creek. The open space system will provide a variety of well managed opportunities for access to the harbour and water courses.

This open space system will provide residents and visitors to Gladstone with a strong image of a City which sits comfortably within its landscape and environmental setting and which provides a wide range of opportunities for active and passive recreational use of this system, easily accessible to all.

15.13 Open Space Activity Areas

Open Space Structure

Intent

These areas contain the City wide open space elements which are intended to define discrete living areas of the City and to incorporate the major components of natural systems which are important to the landscape quality of the City, such as ridgelines, major drainage systems, wetlands and islands. These

areas are primarily located in existing undeveloped areas of the City. They also provide the major opportunities for large areas of active open space and for the development of walking, cycling and bridle paths to facilitate movements between different parts of the City.

Objective 1

To retain predominantly in their natural state, the major components of the natural systems which are important to the landscape quality and environmental functions of the City setting, as part of an integrated and continuous open space system at a City wide scale.

Impact Assessment Criteria

The areas designated Open Space on the Strategic Framework Plans will be withheld from urban development.

Where land within this designation is part of a parcel of land subject for a development application for urban purposes, the Council will require retention of the land in this designation for open space purposes. This will be either by dedication as public space where the land has particular values for environment, drainage or recreation functions; or by dedication as public open space together with vegetation protection controls, where the land has particular values for visual amenity / landscape backdrop purposes for the City.

Areas of particular value for environment and drainage functions include, but are not limited to, land along Auckland, Tondoon, Briffney, Carthurbie and Police Creeks; south facing slopes likely to contain dry notophyll vine thickets; wetlands and fringing vegetation; and the Harbour Islands.

Areas of particular value for visual amenity / landscape backdrop purposes include, but are not limited to, major ridgelines such as the O'Connell Ridges, Maurice Hill, Mt Biondello, Mt Rollo and the ridgelines which connect these upland areas to lowland areas of the City.

Areas of particular recreation value include, but are not limited to, areas identified for possible district active open space in the southern areas of the City, and land required for the "Round Gladstone" Trail.

The areas to be retained as open space to meet this objective should be generally as indicated in the designated Open Space areas on the Strategic Framework Plans. However, some variation of the exact location boundaries of these areas may be considered by the Council where detailed investigations undertaken by appropriately qualified persons (such as landscape architects or environmental consultants) establish to the Council's satisfaction, that such variation would be warranted and consistent with the objectives for this open space activity area, and the intent of this Planning Policy.

Urban development of the Harbour Islands will be restricted in accordance with the provisions of Harbour Islands Locality Plan.

Areas within this designation east of the Gladstone-Benaraby Road which have been subject to approvals for aquaculture, will be required to revert to uses consistent with this designation should the approved aquaculture uses cease in the future.

Note: A Riverine Protection Permit under the *Water Act 2000* (issued outside IPA) is required for excavation, placing fill or destroying vegetation in a watercourse.

Objective 2

To provide an open space buffer area which separates and defines the Discrete Living Areas of the City; and separates these areas from major industrial developments in the City.

Impact Assessment Criteria

Areas designated Open Space on the Strategic Framework Plans will be retained as open space pursuant to the preceding objective, to allow areas developed for closer settlement to retain their own individual landscape character.

The areas retained to buffer each discrete living area from others should also allow opportunities for pedestrian and bikeway areas developed for closer settlement to retain their own individual landscape character.

The area immediately surrounding the alumina refinery will be retained as Rural as a buffer between this facility and the urban development areas of the City.

Objective 3

To provide active recreation uses which require large areas, or contiguous lands, consistent with the environmental land values of these areas.

Impact Assessment Criteria

Council will require the dedication as public open space, of the general area indicated as Open Space on the Strategic Framework Plans, as part of approval of any application for urban development in this area.

The dedication is required to meet the needs for major district active recreation identified on the Gladstone Recreation Plan, on land which has been identified as suitable for this purpose due to its flat topography and sparse vegetation. The exact area of this public open space will be determined at the time of a development application, but will be at least 10 hectares.

Areas indicated for the "Round Gladstone" Trail will be required for dedication for public open space where development applications are proposed over this land, unless:

- (a) a detailed landscape analysis prepared on behalf of the applicant demonstrates to Council's satisfaction that a preferable alternative path is available; or
- (b) the land is not otherwise required for open space, and other legal means can be provided by the applicant to allow access across land for the purposes of this trail, to the Council's satisfaction.

Some areas designated within the Open Space Strategic Framework Plans may be suited to recreation uses requiring large land areas, such as golf courses, where the topography and lack of vegetation allow such uses consistent with the environmental values of the area concerned.

Open Space Framework

Intent

These open space areas are intended to incorporate a combination and district, neighbourhood and local open space functions to support the needs of discrete parts of the city. This category is based predominantly on drainage lines, and includes the fringing vegetation of those drainage lines. Some areas of ecological significance are also included in this designation within the open space framework. It is intended to provide opportunities in these areas for active neighbourhood open space suitable for local playing fields. These areas also provide opportunities for local circulation systems for pedestrian, cycle and bridle paths.

Objective 1

To develop an interlinked system of open space within the City which preserve local drainage systems and areas of environmental value, and integrate these areas into urban development to provide for a range of district, neighbourhood and local open space, recreation and local circulation opportunities.

Impact Assessment Criteria

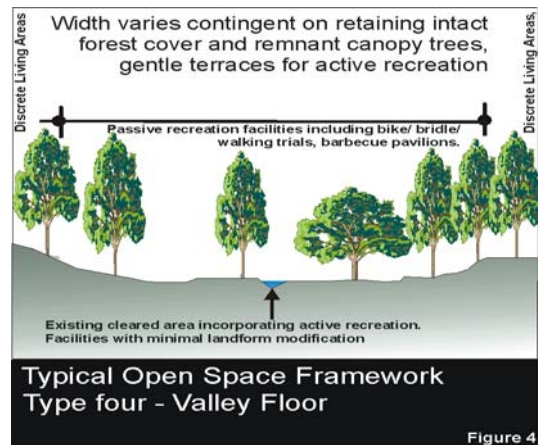
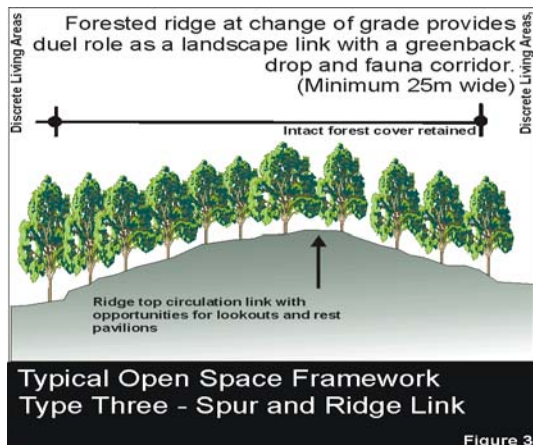
Areas indicated as Open Space within the Strategic Framework Plans will be required to be dedicated as public open space in the approval of any development application for urban purposes in these locations.

The areas dedicated for this purpose should include drainage links (whether watercourses are permanent or seasonal) and their fringing vegetation, with sufficient width of parkland to allow these areas to preserve their environmental and drainage functions and their landscape character; and to allow for active recreation and circulation uses such as bikeways and pedestrian paths which connect residential areas to local commercial and education uses, and to the Open Space areas designated on the Strategic Framework Plans.

The Open Space areas designated on the Strategic Framework Plans also contains some south facing slopes in the southern parts of the City, which are well vegetated and likely to contain dry notophyll vine thickets. These are to be dedicated as public open space in their natural state to preserve their environmental and local landscape values.

The extent of areas to be dedicated shall be:

- (a) consistent with Sketches 3&4, as applicable to the circumstances of a particular case; or
- (b) as otherwise approved by the Council after consideration of report setting out the results of detailed investigations on a particular site, prepared by appropriately qualified persons (such as landscape architects or environmental consultants), which establish that a different extent of parkland dedication is appropriate in the circumstances of a particular case, consistent with the intent objectives and implementation criteria of this Planning Policy.
- (c) notwithstanding the above, no urban development will be approved below the Council's adopted (Q₁₀₀) flood line.



Objective 2

To provide areas within the areas designated as Open Space within the Strategic Framework Plans which are suitable for development for neighbourhood active open space.

Impact Assessment Criteria

Council will require dedication of one to two hectares of public open space for local playing fields and informal sporting activities in the general locations indicated as suitable for neighbourhood active open space on the Strategic Framework Plans, as part of any approval of development applications for urban development in these areas.

Objective 3

To incorporate the areas designated as Open Space within the Strategic Framework Plans into master planning undertaken by the private sector for new development areas of the City.

Impact Assessment Criteria

Council will require the inclusion of the areas designated as Open Space within the Strategic Framework Plans into any master plans prepared for Council's acceptance to guide the development of particular areas of the City. Where agreements supporting existing master plans already in place preclude this, Council may seek negotiations to redesign these plans so that they are more consistent with the provisions of this Planning Policy.

Local Open Space

Intent

These areas are intended to incorporate relatively small areas of open space which provide specific local open space functions within discrete living areas of the City. They are indicative only, and based on specific opportunities identified in the process of preparation of this Planning Policy.

Objective 1

To preserve and protect local features such as mounds of knolls, flat areas of disturbed vegetation suitable for local active open space, and small areas of remnant vegetation of local landscape value.

Impact Assessment Criteria

Although local open space functions will generally be incorporated within the areas designated as Open Space within the Strategic Framework Plans, some specific local open space locations have been identified on the policy plan which are intended to indicate the general location of these local features.

As part of the approval of any development application for urban purposes at these locations, Council will require land generally included by this designation to be dedicated as public open space to preserve its local open space function, with an area of 2,000 m² or greater.

The exact location and size of these areas of public open space will be determined at the time of the development application, having regard to the topography and vegetation in the areas.

Discrete Living Areas

Intent

These areas are intended for use for different forms of urban development, according to that allowable pursuant to the provisions of this Planning Policy. They are intended to generally define those areas in which future residential type development would occur, and be served by the proposed open space system.

Objective 1

To identify, in more detail than the Planning Policy, those areas of the City considered suitable for urban development, which will be defined and separated by areas designated as Open Space within the Strategic Framework Plan.

Impact Assessment Criteria

Council will rely on this designation to provide more detailed guidance for land within this Planning Policy Urban Area designation in determining areas which may be approved for urban purposes, and which areas will be retained for open space functions.

Council may approve development applications for areas within this preferred dominant land use for urban development purposes in accordance with this Planning Policy.

Objective 2

To provide for a range of landscape characters within the urban areas of the City, and for the integration of these urban areas within their open space context.

Impact Assessment Criteria

Council will encourage the design of urban development within each site to respond to its landscape character.

Council will only support development applications for these areas which demonstrate an integration of its residential and supporting functions with it's the areas designated as Open Space within the Strategic Framework Plans, and provide opportunities for bikeway and pedestrian connections to local community and commercial areas.

Access and Circulation Elements

Intent

This open space activity area incorporates a number of components which demonstrate the preferred pattern for the major components of access and circulation as it relates to the proposed open space system. These components are:

- (a) parkway treatments of the road system corridors intended to provide attractive landscapes on entries into the City, and to reinforce the open space character and “green” image of the City;
- (b) key nodes where the park system and road network interact, and at which sensitive design will be required to allow the proper functioning of both these necessary elements of the circulation system of the City;
- (c) key open space linkages which were identified in the 1995 Open Space Study, which are still relevant and not yet implemented, within the existing urban area of the City; and
- (d) the “Round Gladstone” trail, a major proposed walking track within the City boundaries which provides access to a range of experiences within the city’s open space system, accessible to all City residents and linked to the Tondoon Botanic Gardens and existing open space systems.

Objective 1

To enhance and extend the open space and parkland character along the main road system corridors leading into and providing access around the City; and to provide buffers between major roads and adjoining urban development

Impact Assessment Criteria

Existing native vegetation will be retained ¹and reinforced in each of the locations within this designation, which include sections of the Dawson Highway, Kirkwood Road extensions, Don Young Drive, Benaraby Road and Hanson Road and in the reserves of the main road system corridors, wherever possible, having regard to engineering requirements for road construction.

¹ A Riverine Protection Permit under the Water Act 2000 is required for excavation, placing fill or destroying vegetation in a watercourse.

Objective 2

To sensitively design locations where major road corridors intersect with major drainage elements of the areas designated as Open Space within the Strategic Framework Plan, particularly where this coincides with the proposed “Round Gladstone” Trail.

Impact Assessment Criteria

Council will require that the design of road crossings of creek systems in these locations be undertaken to minimise disturbance of vegetation and environmental values of the areas designated as Open Space within the Strategic Framework Plans, and to provide for the grade separation of the roadway from the “Round Gladstone” Trail.

Objective 3

To complete key open space linkages identified within the Gladstone urban area in the 1995 Gladstone Open Space Study.

Impact Assessment Criteria

The key open space linkages indicated on the Strategic Framework Plans, which are based on this 1995 study, have not yet been established as public open space, as this general area has not yet been developed for urban purposes. Council will only approve development applications in these areas which make provision for the establishment of these park linkages as recommended in the 1995 Study.

Objective 4

To establish a walking track to be known as the “Round Gladstone” Trail, which provides a variety of experiences through upland and lowland areas, available to all residents of, and visitors to, the City.

Impact Assessment Criteria

The route for this trail will be secured pursuant to Objective 3 of this Planning Policy.

Park Rehabilitation Opportunities

Intent

These areas are locations which contain existing open space which have opportunities for substantial rehabilitation to improve the usefulness of these areas in open space terms, and to contribute to the overall City image intended to be achieved by this Planning Policy. It is envisaged that these areas will provide opportunities for community involvement in the rehabilitation of the open space system of the City.

Impact Assessment Criteria

Council will actively seek community involvement in the planning for and implementation of upgrading the areas identified in this designation to achieve attractive and effective opportunities for access to the Harbour, via Auckland Creek and the Calliope River and to upgrade the visual amenity of key locations of existing parkland on Briffney Creek near the Dawson Highway and on Hanson Road near the Gladstone Powerhouse.

Descriptive Activity Areas

Existing Open Spaces

Intent

This designation indicates the location of existing open space within the City, incorporating both private and publicly owned areas used for a variety of recreational, circulation and environmental protection purposes.

State Forests

Intent

This designation relates to state forests located outside the Gladstone City boundary, which are included to give a regional context to the proposed open space system.

Access and Circulation Elements

Intent

This designation includes a number of components of the existing and proposed circulation system of the City, as set out in the Strategic Framework and other corporate documents of the Council. These include:

- existing major roads and proposed major roads indicated in the Strategic Framework Plans; and
- the existing pedestrian / bikeway system and proposed extensions to this proposed system within the existing urban fabric of the City.

Educational Facilities

Intent

This designation includes existing educational facilities including state primary and secondary schools, private primary and secondary schools, university and TAFE campuses, together with proposed educational facilities which are generally in locations where existing undeveloped land has been secured for educational facility development.

Urban Fabric

Intent

This activity area reflects existing development intentions in the Strategic Framework Plans primarily for residential and industrial purposes. Much of this land has already been developed for these purposes, or is subject to approvals or other development commitments that generally preclude its consideration for open space purposes.

Proposed Commercial Areas

Intent

This designation describes some locations proposed in the Strategic Framework Plans for commercial area development, in areas where future urban development of the City is intended.

Power Line Easements

Intent

This designation contains major existing power lines, to recognise their significant visual impact, and the need to include these in the open space system.

Objective 1

To recognise existing development, land ownership and planning for specific facilities relevant to the development of the open space system of the City.

Impact Assessment Criteria

These preferred dominant land uses recognise current commitments in the Strategic Framework and land controlled by the State Government, the Council and private recreation areas, as follows:

- (a) existing open space areas in the City;
- (b) State Forest SF281 which adjoins the City boundary in Calliope Shire;
- (c) existing and proposed major roads recognised in the Strategic Framework;
- (d) existing bikeways / pedestrian paths and currently proposed extensions to these in the existing urban areas of the City;
- (e) existing educational facilities and sites owned by educational agencies for possible future facilities;
- (f) existing or committed areas of urban development;
- (g) locations proposed for future commercial development in the Strategic Framework; and
- (h) existing major power lines easements.

This Planning Policy does not seek to provide guidance for the development of these areas, but includes them in recognition of the importance of integrating them with the future development of the City's open space system, as set out in the objectives and implementation criteria for the integral preferred dominant land uses.

Council will require, in assessing any development applications within the urban fabric, that the access and circulation elements of these preferred dominant land uses be implemented, and that these allow for appropriate connections to similar elements within the balance of the City. In particular, the Council will require dedication of areas for the proposed bikeway spine from the Botanic Gardens to the Harbour.

General Provisions

Implementation Mechanisms

The primary means by which to achieve the open space system envisaged by this Planning Policy will be by securing land contributions for public open space purposes through Council's role in assessing development applications.

However, the extent of land which is able to be secured in this manner is limited by the provisions of the relevant state legislation. In recognition of this, other means will also be considered to achieve the implementation of the preferred open space strategy contained in this Planning Policy. These are set out below.

Easements

The establishment of easements as a requirement of development approval is commonly used in other Local Government areas to secure land in its natural state by restricting vegetation removal, while land remains in private ownership. These are usually referred to as environmental easements or landscape easements, and must be structured in a legal manner acceptable to the Department of Natural Resources and Water.

Where appropriate, for land which is intended to be retained in its natural state primarily to preserve upland areas which provide the green vegetated backdrop to the City, the use of these easements will be pursued by Council as part of the development approvals to secure this open space function.

Development Bonuses

Where open space values of land are required to be protected through its dedication to public ownership, the Council, at its discretion, may allow development bonuses on those parts of the same land holdings which are suitable for close settlement. These bonuses would be in the form of increased allotment yields in accordance with the following guidelines:

- (a) the bonus will only apply to circumstances where in excess of the statutorily applied proportion of the holding is subject to protection by dedication as public open space;
- (b) in these circumstances, Council may allow a maximum allotment yield from the balance of the site equivalent to that which could have been achieved with the statutory limit of open space dedication;
- (c) additional allotment yield may be achieved by a reduction in the minimum allotment area or average allotment area allowed within a particular zone;
- (d) notwithstanding any of the above, Council will not approve development of a type for which the topography of a site is not suitable due to slope, land stability or other physical reasons; or where adequate water supply or sewerage services cannot be made available to the development where such would be required having regard to allotment sizes which would be involved where a development bonus is proposed.

Publicly Owned Land

The Council will seek opportunities to include publicly owned land into the open space system as public open space, through:

- (a) negotiating with State Government for the inclusion of crown land which is vacant or reserved for other purposes, into public open space;
- (b) purchasing land directly if opportunities arise in appropriate locations; or

- (c) including other Council owned land which is not required for other functions and is appropriately located to perform a function in the open space network.

Bikeway / Pedestrian Path Funding

The Council may fund the construction of bikeway / pedestrian path through the open space system, by a pro-rata charge established on development, based on expected allotment yields of development to be served by these paths, and likely capital costs for their construction.

These contributions may be calculated throughout the City or in specific localities and would be adopted in the form of a local planning policy from time to time.

Community Involvement

The Council will actively seek community involvement through a range of means, including corporate sponsorship, to assist in the development of the open space system.

Other Measures

The Council may consider the use of mechanisms such as vegetation protection local laws in the future to assist in relating the environmental values of the proposed open space system; and will also apply any other mechanisms that arise from time to time to assist in securing the open space system set out in this Planning Policy.

Management Issues

The management of the extensive open space system envisaged in this Planning Policy is an important element of its ability to meet the Policy Intent set out in Section 15.12, whether or not open space areas are intended to be left in their natural state.

The range of management issues which require consideration include catchment management, erosion, fire, weeds and wildlife management for natural areas discussed and maintenance of active recreation areas.

The Council intends to prepare open space management plans covering specific areas of public land included in the open space system. New management plans will be prepared progressively as new areas are added to this system.

These will be prepared, wherever possible, with local community input. The Council will encourage a partnership with the community (including corporate entities and community groups) in the on-going management of these areas to foster a sense of stewardship, pride and enthusiasm in the community for its open space areas. The types of management structures and opportunities for community involvement will be considered for application in the preparation and implementation of each management plan.

Persons lodging development applications for particular sites will be encouraged to participate in this process in relation to land within the site which is likely to play a role in the open space system.

Detailed Landscape Plans

To address more detail planning of the open space network which is intended to be established through this Planning Policy, the Council may, from time to time, prepare detail landscape plans in consultation with interest groups and individuals.

These detailed landscape plans would address local precincts within the open space system to provide details of the preferred open space use, layout and structure; together with details of vegetation species and other landscape improvements for open space areas.

These detailed landscape plans will support, and be integrated with, the open space management plans discussed above.

Division 6 Operational Works (Earthworks) Planning Policy

15.14 Filling Areas >1,000 m² or >1,300 m² material shifted

For filling or excavation of total areas in excess of 1,000 m² or for total material cut or filled in excess of 1,300 m², a report is to be provided to Council detailing impact mitigation measures of the activity addressing:

- (a) total amount of material to be moved to or from the site;
- (b) truck haulage routes;
- (c) types of vehicles to be used;
- (d) times and number of truck movements;
- (e) methods of preventing spillage from vehicles;
- (f) methods of prevention, or clean up of material deposited on roads by vehicles entering or leaving the site; and
- (g) methods to manage declared plants on the site and prevent the introduction and spread of declared plants.

Note 1: The requirements of the Acid Sulfate Soils Overlay Code may also apply.

Note 2: Under Section 23 of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal and Torres Strait Islander cultural heritage (the "cultural heritage duty of care").

A proponent will comply with a duty of care in relation to aboriginal cultural heritage if complying with cultural heritage duty of care guidelines gazetted under the Aboriginal Cultural Heritage Act 2003, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under Part 7 of the Aboriginal Cultural Heritage Act 2003. Similar guidelines under the Torres Strait Islander Cultural Heritage Act 2003 will be gazetted later in 2004.

Division 7 Reconfiguration of a Lot Administration Planning Policy

15.15 Reconfiguration of a lot administration planning scheme policy

The Reconfiguration of a lot administration planning scheme policy sets out the council administrative procedures for processing applications to Council.

15.16 Application to Council

An application should be accompanied by four (4) copies of the proposal plan where the proposal is for 10 Lots or more, it shall also be accompanied by a plan in a digital format. Each application should be accompanied by a copy of the current Certificate of Title of the land proposed to be subdivided. The proposal plan should be a black and white print and should be accurately plotted with the north point upwards, and drawn to scale as outlined below:

Area of allotment size in subdivision allotment	Minimum scale
1,000 square metres or less	1:1,000
Greater than 1,000 square metres but not exceeding 5,000 square metres	1:2,000
Greater than 5,000 square metres but not exceeding 2 hectares	1:5,000
Greater than 2 hectares but not exceeding 30 Hectares	1:10,000
Greater than 30 hectares	1:20,000

The plan should preferably be coloured so as to show all new roads and reserves tinted pink, exiting roads and reserves tinted brown, and the boundaries of the land to be involved in the proposed subdivision indicated clearly on the plan by the light shading of all separately owned parcels in other distinctive colours.

Information Required

The proposal plan should preferably show the following information and particulars:-

- (a) The real property description of the land and the name and postal address of the owner of the land;
- (b) The location of all watercourses, waterholes, the Flood Lines/levels and inundating levels correlated to Australian Height Datum, and the high water mark of any tidal water;
- (c) The contours of the levels of the natural surface of the subject land above the Australian Height Datum sufficient to determine the intended level, the rate of rates of inclination and the cross falls of each new road, the natural drainage features and any problem connected with access to a proposed allotment.
- (d) The position of any existing building within ten 10 metres of the subject land and whether any building on such land is to be retained or demolished;

- (e) The lines of all existing septic tanks, soakage trenches, sewers and drains and/or all existing pipes or means for the supply of water, electricity or telecommunications;
- (f) The drainage discharge location with respect to a natural water course or other legal point of discharge of stormwater;
- (g) All existing roads (with their respective names and widths) adjacent to the land to be subdivided and all allotments adjoining the land and all proposed allotments properly numbered into which the land is proposed to be subdivided, together with the approximate measurements and area of each proposed allotment, reserve, road lane and pathway, as determined by preliminary survey and design. Each proposed road shall also be numbered or named;
- (h) If applicable the area proposed by the subdivider to be transferred to the Crown for park or recreation space;
- (i) All existing and proposed easements and the purpose of each easement;
- (j) Where the proposal involves a new road, or where no new road is involved but the method of surface drainage is important, sufficient levels to enable proper consideration of the proposal should be provided. These levels should be referred to as Australian Height Datum and should be shown in the form of contours. In addition, the plan should properly define the catchment areas of all drainage upon the property. In the case of a subdivision of land within a residential precinct, the contours of the land should be shown at a contour interval of 0.1-0.5 metre but if the gradient of the ground is steeper than 1:5 the contour interval may be 2 metres;
- (k) The extent of filling proposed to be carried out on the subject land, and where such land is to be substantially filled, both the existing contours and proposed future contours should be shown and whether Acid Sulfate Soils Overlay Code applies to the subject land;
- (l) Every longitudinal or transverse section of a new road should clearly show the horizontal and vertical scales used;
- (m) All proposed new roads, truncations, lanes, pathways, reserves, existing roads, lanes or pathways within the boundaries of the subject land;
- (n) The location and distribution of remnant vegetation on the subject land and proposed management measures;
- (o) In non-sewered areas, a soil suitability report to satisfy the requirements of other codes and Planning Scheme Policies, including the On-Site Sewerage Code, July 2002 and AS NZS 1547:2000.
- (p) Point of access to the proposed allotment (rural areas)
- (q) Any other reports required under the Gladstone City Planning Scheme or as requested by Council.

In the case of a proposal containing **one or more residential allotments**, whether in a residential precinct or not, but in which the whole of the land is not proposed to be immediately subdivided, the balance of the land should preferably be designed and shown by broken lines on the proposal plan, together with all

necessary topographical information, so as to show the existing and proposed means of access to each separate parcel. Where necessary, the road system should be shown through and over adjoining lands.

The proposed layout of the road system for future development of the whole subdivision should preferably be indicated, together with all other relevant information. Where necessary the road system should be shown over adjoining lands to indicate the proper relationship of road with the future road systems of the locality generally.

The application for approval of a **staged reconfiguration** concept should preferably:

- (a) denote the boundaries of and label each proposed stage;
- (b) show the order in which stages will be developed;
- (c) include details of proposals for the discharge of stormwater on and from the subject land;
- (d) contain estimates of the respective dates on which commencement of works on each stage is to take place; and
- (e) contain estimates of the respective dates on which completion of works on each stage is to take place.

15.16.1 Reconfiguration Approval

Plans approved by the Council

Where a proposal plan has been approved by the Council, notification of such approval should be furnished to the applicant by the Council along with a copy of the original

proposal plan duly endorsed by the Council. The Council should retain remaining copies of the proposal plan.

Where the proposal plan is approved by the Council subject to conditions, notification of such conditions should be furnished to the applicant by the Council. The Council may either mark amendments required to be made by reason of such conditions on the original of the proposal plan and return it to the applicant, or it may require the applicant to prepare a new proposal plan incorporating such amendments and submit it in duplicate to the Council.

The 'proposal plan', in relation to staged development, should include the whole of the subject land

If the Council imposes as a condition of approval of an application to which this policy applies, a condition that the Applicant should provide materials and perform works of the construction of roads and drainage installations, the reticulation of a water supply and the provision of sewerage, the Applicant should within two years or such longer period as the Council may allow from the date of notification of such approval, lodge with the Council for examination of Council, plans and specifications and other relevant information together with an estimate of the cost of such materials and work prepared by an engineer registered pursuant to the Professional Engineers Act 1988, and should amend such plans and specifications if reasonably required to ensure compliance with good engineering practice.

The Council may, at the request of the Subdivider, undertake the preparation of plans and specifications for road and drainage works required for any subdivision and/or the supervision of the construction. In such case, the Council should charge the Subdivider for such work in accordance with fees as set on application.

15.16.2 Portable Long Service Leave

Where a Development Permit for reconfiguration or Operational Works is required for works in excess of \$80,000, the applicant for such a permit shall furnish evidence that payment of portable long service as required under the Building and Construction Industry (Portable Long Service Leave) Act has been made on an approved form issued by the authority signifying, for the work--

- (a) payment of levy; or
- (b) payment of the first instalment of levy; or
- (c) an exemption from payment of levy; or
- (d) an exemption from immediate payment of levy.

15.16.3 Requirements as to Works

Works required to be performed as part of the subdivision should be executed and carried out under the supervision of a Civil Engineer, registered under the *Professional Engineers Act 1988* and on the completion of the works the applicant should give to the Council a certificate from such Civil Engineer to the effect that all works have been completed in accordance with the plans and specifications approved by the Council. Refer Codes and Engineering and Development Guidelines for further details.

The Developer shall invite Council to inspect the operational works at such stages and times, and give such notice as required by Council in the *Engineering and Development Guidelines*.

Except as otherwise provided in this policy, the applicants should carry out at his expense, all works which are necessary to conform to the conditions of the Council's approval of the subdivision, good engineering practice and good quality workmanship.

15.16.4 Public Utilities

The Developer shall be responsible for the supply of any public utilities required under the Planning Scheme, Development Permit or Engineering and development Guidelines. The Developer will also be responsible for any alterations to electricity, telecommunications, water mains, sewers and/or any other public utility installations that may be affected by the construction of the roads and/or drainage, or any other works associated with the reconfiguration.

15.16.5 Road Names

The applicant may submit three suggested names for each proposed new road in the development. Council may allocate a name submitted by such applicant as the name of a new road or allocate such other name as it deems appropriate. Council may alter the name of a road at any time after the development. The Council is not be obliged to approve a road name which is similar to or the same as the name of another road in the area of the Calliope Shire or Gladstone City Council.

The applicant should supply and erect road name signs upon roads within the subject land and also at each intersection of a road within the subject land with a road outside the subject land and such signs should include street numbers to an acceptable standard.

All road name signs should in accordance with the Engineering and Development Guidelines.

15.16.6 Plan of Survey to be Submitted

Within a period as designated by Integrated Planning Act or the Council in the Development Permit, the Applicant should submit to the Council a Plan of Survey or the Development Permit will lapse. The submitted Plan of Survey should be generally in accordance with the proposal plan approved by the Council to a standard acceptable to the office of the Registrar of Titles, duly certified by a Licensed Surveyor and signed by the owners.

If the Council upon examination finds the Plan of Survey conforms with the approved proposal plan, and all material conditions of the approval of the proposal plan have been complied with to the satisfaction of the Council, the Plan of Survey should be endorsed under Seal of the Council.

The Developer shall provide free of cost, all truncations and easements for drainage, or for other purposes, to the requirements of Council.

The Developer is advised that Council will not sign the Plan of Survey until all rates and charges on the subject land have been paid in accordance with Section 3.7.2(3)(c) of the Integrated Planning Act 1997.

Alternatively, the Council may endorse the Plan of Survey upon the Applicant entering in to an agreement with the Council for the completion of all necessary subdivisional works within six months from the date of the release of the Plan of Survey and upon the giving by the Applicant of security to the Council in accordance with the requirements of Council.

If in respect of any subdivision (or stage thereof approved by Council) two or more plans of survey are lodged with and consented to by Council. Council may endorse each such plan at the Titles Office conditional upon all such plans being registered contemporaneously.

The Council may refuse to grant consent to Plans of Survey until “as constructed” plans have been provided to Council to the satisfaction of the Council, with respect to the provision of water supply, sewerage, allotment filling and drainage.

The surveyor shall if practical provide a digital copy of the plan of survey in a format compatible with AutoCad drawing or DXF format either by E-mail or Disk.

When a Development Permit for allotment reconfiguration relates to a staged development, Council will not endorse its consent on a Survey Plan unless such Survey Plan or Plans cover the whole of the land contained in the stage of development, the subject of the approval.

The Developer is to show street names on the Survey Plan, and shall submit new street names to Council for approval.

15.16.7 Maintenance of Works

On the completion of any subdivisional works required to be carried out, the Applicant should provide a certificate to the Council from an Engineer registered under the *Professional Engineers Act 1988*, stating that such works have been carried out and supervised properly and in accordance with the plans and specifications approved by the Council, and should also provide "as constructed" drawings of the work together with security to the satisfaction of the Council to an amount equal to not less than 5% of the Council's estimate of the cost of such works plus an amount for maintenance of footpaths and erosion and sediment control devices. The maintenance period shall be twelve months following the acceptance of same by Council "on maintenance" unless performance of the works is unsatisfactory whereupon the period maybe extended. Longer maintenance periods may be required for non-conforming or questionable quality works. Refer Engineering and Development Guidelines for a complete list of on maintenance points for the different parts of the works.

Maintenance works required to be carried out by the developer during the maintenance period include rectification of non-performing or defective works, mowing of footpaths, removal of transported sediments and maintenance of erosion and sediment control measures. Should the developer not carry out this work within 7 days of a written request of Council, Council may carry out the works drawing on the maintenance bond.

Such security should not be released until the maintenance period has expired and the cost any maintenance works considered necessary by the Council (with the exception of that works which in the opinion of Council is attributable to "fair wear and tear") has been met by the Applicant to the satisfaction of Council. Any works or items outstanding from the Development Permits or on maintenance inspections shall be also completed prior to the release including final "as constructed" information.

In the event that the Applicant should fail to comply with the requirements of this clause, the Council should be entitled to carry out such works and to recoup the cost thereof from the security lodged pursuant to this clause. In the event that the cost of any remedial work carried out by Council exceeds the amount of the security held, the council may proceed to recover such additional cost in any Court of competent jurisdiction.

Division 8 Engineering & Infrastructure Standards Planning Policy

The following documents are adopted as part of this planning scheme, relating to *Engineering and Development Guidelines*:

- Roads and Transport Standard 2005 - Combined Standards Gladstone City & Calliope Shire;
- Sewerage Design Standard 2003 - Combined Standards Gladstone City & Calliope Shire;
- Water Supply Standard 2005 - Combined Standards Gladstone City & Calliope Shire; and
- Gladstone City Council Subdivision Guidelines, incorporating Standard Drawings for Drainage Works.

PART 16 PLANS

STRATEGIC FRAMEWORK PLANS

Strategic Framework Plan 1 – Mainland

Strategic Framework Plan 2 – Islands

LOCALITY CODE PLANS

Locality Plan 1 – City Locality Plan 1

Locality Plan 2 – North West Locality Plan 2

Locality Plan 3 – Eastern Harbour Locality Plan 3

Locality Plan 4 – Suburban Locality Plan 4

Locality Plan 5 – Gladstone Frame Locality Plan 5

Locality Plan 6 – Harbour Islands Locality Plan 6

REGULATORY PLANS

Regulatory Plan 1 – Flood & Storm Surge Mapping for a 100 Year ARI Overlay

Regulatory Plan 2 – Water Courses

Kirkwood Road South Structure Plan (Schedule 6)

OVERLAY CODE PLANS

Airport Overlay Plan 1 – ANEF Contours and airport Safety Area

Airport Overlay Plan 2 – Obstacle limitation Surface (Sheet 1)

Airport Overlay Plan 3 – Obstacle Limitation Surface (Sheet 2)

Airport Overlay Plan 4 – Airport Buffers

Acid Sulfate Soils Overlay

Coastal Management Overlay Plans 1 – Coastal Wetland Communities (Sheet 1)

Coastal Management Overlay Plans 2 – Coastal Wetland communities (Sheet 2)

Coastal Management Overlay Plans 3 – Erosion Prone Areas (Sheet 1)

Coastal Management Overlay Plans 4 – Erosion Prone Areas (Sheet 2)