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## PART 4 - BOYNE ISLAND – TANNUM SANDS LOCALITY

### Division 1 – Preliminary

#### 4.1 Description

The extent of the Boyne Island – Tannum Sands Locality and each Key Site is shown on Locality Plan Map OA.

#### 4.2 Boyne Island – Tannum Sands Locality

- (1) The provisions in this part comprise the following:
  - (a) Preliminary Provisions for the Boyne Island – Tannum Sands Locality (**Division 1**).
  - (b) General Provisions for Assessment Tables (**Division 2**).
  - (c) Assessment Table for each Zone in the Boyne Island – Tannum Sands Locality Making a Material Change of Use (**Division 3**), as follows:
    - (i) Residential Zone;
    - (ii) Commercial Zone;
    - (iii) Local Industry Zone;
    - (iv) Community Use Zone;
    - (v) Open Space and Recreation Zone;
    - (vi) Conservation Zone;
    - (vii) Rural Zone;
    - (viii) Rural Residential Zone; and
    - (ix) Urban Expansion Zone.
  - (d) Assessment Table for Other Development (**Division 4**).
  - (e) General Provisions for the Boyne Island – Tannum Sands Locality Code (**Division 5**).
  - (f) Overall Outcomes for the Boyne Island – Tannum Sands Locality (**Section 4.8**).
  - (g) Specific Outcomes and Probable and Acceptable Solutions for the Boyne Island Tannum Sands Locality (**Section 4.9**).
  - (h) Specific Outcomes and Probable and Acceptable Solutions for each Key Site in the Boyne Island – Tannum Sands Locality (**Section 4.10**).

## **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 Column 2 of **Table 4.1** and **Table 4.2**, as follows:
  - (a) **Table 4.1** – making a material change of use<sup>1</sup> for a defined use, as listed in Column 1.
  - (b) **Table 4.2** – other development listed in Column 1, including:
    - (i) carrying out building work not associated with a material change of use;
    - (ii) carrying out operational works for the erection of an advertising sign on premises not associated with a material change of use;
    - (iii) carrying out operational work not associated with a material change and not associated with reconfiguring a lot and involves earthworks including filling or excavation of land;
    - (iv) reconfiguring a lot;
    - (v) carrying out operational work for reconfiguring a lot; and
    - (vi) 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 Boyne Island – Tannum Sands 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.

### **4.5 Consistent and Inconsistent Uses in Each Zone**

- (1) A defined use that is an inconsistent use in the relevant zone is noted in brackets as “inconsistent use” in **Table 4.1**.
- (2) If a defined use is not noted as an inconsistent use, it is a consistent use in the relevant zone.

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<sup>1</sup> 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 the Boyne Island – Tannum Sands Locality**

**Table 4-1 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use - Boyne Island - Tannum Sands Locality**

Note: Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see Section 1.13(3) explaining how the higher assessment category prevails.

Use Class	Residential Zone	Commercial Zone	Local Industry Zone	Community Use Zone	Open Space & Recreation Zone	Conservation Zone	Rural Zone	Rural Residential Zone	Urban Expansion Zone	Relevant assessment criteria <sup>2</sup> – applicable code if development is self-assessable or requires code assessment
Advertising Signs (MCU)	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
Agriculture	Impact	Impact	Impact	Impact	Code	Code	Self Assessable except for:  Rural Industry and Rural Pursuit which is Code Assessable	Code	Code	Rural Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  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:  Food Premises <100 sqm GFA;  Local Surgery	Impact except where:  Existing premises 100 sqm GFA or less which is self assessable;  Existing premises >100 sqm GFA and <250sqm GFA which is Code Assessable	Impact except where the following which is Code Assessable:  Food Premises <100 sqm GFA ancillary to the principal use;  Service Trade	Impact	Impact	Impact	Impact	Impact	Impact	Commercial Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Caretakers Residence	Impact	Code	Code	Code	Impact	Impact	Code	Impact	Code	Caretakers Residence Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

<sup>2</sup> 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	Residential Zone	Commercial Zone	Local Industry Zone	Community Use Zone	Open Space & Recreation Zone	Conservation Zone	Rural Zone	Rural Residential Zone	Urban Expansion Zone	Relevant assessment criteria 3– applicable code if development is self-assessable or requires code assessment
Community Purpose	Impact	Impact except where: Community facility where premises <100 sqm which is Code Assessable	Impact	Impact except where the following which is Code Assessable:  Community facilities  Educational establishment  Public Purpose	Impact	Impact	Impact except where: Public purpose which is code assessable	Impact except where: Public Purpose which is code assessable	Impact except where: Public purpose where <100sqm GFA which is code assessable	Community Purpose Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Dwelling House	Self assessable	Impact	Impact	Impact	Impact	Impact	Self assessable	Self assessable	Self assessable	Residential Code  Boyne Island – Tannum Sands Locality Code  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	Code	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Estate Sales & Display Home Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Extractive Industry (inconsistent use in all zones)	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 (High 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
Industry (Low Impact)	Impact	Impact	Code  Except for Concrete Batch Plants which are Impact Assessable	Impact	Impact	Impact	Impact	Impact	Impact	Industry Code Boyne Island - Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

<sup>3</sup> 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	Residential Zone	Commercial Zone	Local Industry Zone	Community Use Zone	Open Space & Recreation Zone	Conservation Zone	Rural Zone	Rural Residential Zone	Urban Expansion Zone	Relevant assessment criteria 4– applicable code if development is self-assessable or requires code assessment
Intensive Animal Husbandry  (inconsistent use in all zones)	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
Intensive Rural Activities  (inconsistent use in all zones)	Impact	Impact	Impact	Impact	Impact	Impact	Code except where  Intensive Agriculture which is Self Assessable	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	Exempt	
Open Space and Recreation	Impact except where:  Park which is Exempt	Impact except where:  Park which is Exempt	Impact except where:  Park which is Exempt	Impact except where:  Sport and Recreation if buildings <100sqm GFA or total use of site is <800sqm whichever is the lesser which is Code assessable  Park which is Exempt	Code	Impact except where:  Park which is Exempt	Impact except where:  Park which is Exempt	Impact except where:  Park which is Exempt	Impact except where:  Park which is Exempt	Open Space and Recreation Code  Boyne Island - Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Produce Store  (inconsistent use in all zones)	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
Residential Business	Code except where:  Home Occupation which is Self Assessable.  Family Day Care Home which is Exempt	Impact	Impact	Impact	Impact	Impact	Impact except where:  Home Occupation which is self assessable	Impact except where:  Home occupation which is self assessable  Family Day Care Home which is Exempt	Impact except where:  Home Occupation which is self assessable	Home Occupation and Home Business Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

<sup>4</sup> 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	Residential Zone	Commercial Zone	Local Industry Zone	Community Use Zone	Open Space & Recreation Zone	Conservation Zone	Rural Zone	Rural Residential Zone	Urban Expansion Zone	Relevant assessment criteria– applicable code if development is self-assessable or requires code assessment
Residential Other	Impact except where;  Accommodation Building 2 habitable stories or less which is Code Assessable;  Multiple unit residential which is Code Assessable if: <ul style="list-style-type: none"> <li>• 1 unit /250sqm site area on sites &gt;1000 sqm; and</li> <li>• 2 habitable stories or less</li> </ul>	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Residential Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Residential Secondary	Code	Impact	Impact	Impact	Impact	Impact	Impact except where: Relatives Apartment which is Code Assessable	Impact except where: Relatives Apartment which is Code Assessable	Impact	Residential Code  Boyne Island – Tannum Sands Locality Code  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 except where:  Workers Accommodation which is Code Assessable	Impact	Impact	Impact	Impact	Impact	Impact except where: Workers Accommodation which is Code Assessable	Impact except where: Workers Accommodation which is Code Assessable	Impact except where: Workers Accommodation which is Code Assessable	Relocatable Home and Caravan Park Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Service Station	Impact  (inconsistent use)	Impact	Impact	Impact  (inconsistent use)	Impact  (inconsistent use)	Impact  (inconsistent use)	Impact  (inconsistent use)	Impact  (inconsistent use)	Impact  (inconsistent use)	Commercial Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme

Use Class	Residential Zone	Commercial Zone	Local Industry Zone	Community Use Zone	Open Space & Recreation Zone	Conservation Zone	Rural Zone	Rural Residential Zone	Urban Expansion Zone	Relevant assessment criteria– applicable code if development is self-assessable or requires code assessment
Telecommunication Facility	Impact except where:  Telecommunications Facility (Low Impact) which is Self Assessable	Impact except where:  Telecommunications Facility (Low Impact) which is Self Assessable	Impact except where:  Telecommunications Facility (Low Impact) which is Self Assessable	Impact except where:  Telecommunications Facility (Low Impact) which is Self Assessable	Impact except where:  Telecommunications Facility (Low Impact) which is Code Assessable	Impact except where:  Telecommunications Facility (Low Impact) which is Code Assessable	Impact except where:  Telecommunications Facility (Low Impact) which is Self Assessable	Impact except where:  Telecommunications Facility (Low Impact) which is Self Assessable	Impact except where:  Telecommunications Facility (Low Impact) which is Self Assessable	Telecommunications Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure 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	Code	Temporary Use Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code
Tourist Facility	Impact except where:  Bed and Breakfast which is Code Assessable	Impact except where the following which is Code Assessable:  Bed and Breakfast  Motel which provides for commercial premises fronting the street and is 2 habitable stories or less  Tourist Attraction <150 <sup>2</sup> GFA	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Transport & Storage  (inconsistent use in all zones except local Industry Zone)	Impact	Impact	Impact except where the following on premises <2000 m <sup>2</sup> GFA which is Code Assessable:  Bulk Store;  Storage Depot;  Warehouse.	Impact	Impact	Impact	Impact	Impact	Impact	Industry Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme



Use Class	Residential Zone	Commercial Zone	Local Industry Zone	Community Use Zone	Open Space & Recreation Zone	Conservation Zone	Rural Zone	Rural Residential Zone	Urban Expansion Zone	Relevant assessment criteria – applicable code if development is self-assessable or requires code assessment
Veterinary Hospital  (inconsistent use in all zones)	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Rural Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Note: For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme
Other	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 Tables for the Boyne Island - Tannum Sands Locality – Other Development**

**Table 4-2 Assessment Categories and Relevant Assessment Criteria for the Boyne Island - Tannum Sands Locality – Other Development**

**Note:**

- The Boyne Island – Tannum Sands Locality Code applies to all assessable development in this locality.
- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see Section 1.13(3) explaining how the higher assessment category prevails.

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria <sup>5</sup> - applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use	Self assessable	Residential Code  Industrial Code  Boyne Island - Tannum Sands Locality Code  Environment and Infrastructure Code
Erection of an advertising device (operational works) on premises not associated with a material change of use	Self Assessable	Advertising Devices Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code  Operational Works (Earthworks) Code
Carrying out operational work not associated with a material change of use and nor associated with reconfiguring a lot and involving earthworks including filling and excavation of land	Exempt except where: <ul style="list-style-type: none"> <li>• involves earthworks 100m<sup>3</sup> or more which is Code Assessable</li> </ul>	Operational Works (Earthworks) Code  Boyne Island – Tannum Sands Locality Code  Environment and Infrastructure Code

<sup>5</sup> 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 <sup>6</sup> - applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot <sup>6</sup>	Code assessable except where: <ul style="list-style-type: none"> <li>• Within or abutting the Major Industry Zone which is Impact Assessable</li> </ul>	Reconfiguring a Lot Code Boyne Island – Tannum Sands Locality Code Environment and Infrastructure Code Operational Works (Earthworks) 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 Boyne Island - Tannum Sands Locality Code Operational Works (Earthworks) Code Environment and Infrastructure Code
Other	Exempt	

<sup>6</sup> Under IPA, Schedule 9, Table 3 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, as well as other purposes listed in the Schedule.

## **Division 5 – General Provisions for the Boyne Island – Tannum Sands Locality Code**

### **4.6 Boyne Island – Tannum Sands Locality Code**

The following provisions comprise the Boyne Island – Tannum Sands Locality Code:

- (a) Compliance with the Boyne Island Tannum Sands Locality Code (**Section 4.7**);
- (b) Overall Outcomes for the Boyne Island – Tannum Sands Locality (**Section 4.8**);
- (c) Specific Outcomes and Probable and Acceptable Solutions for the Boyne Island Tannum Sands Locality (**Section 4.9**); and
- (d) Specific Outcomes and Probable and Acceptable Solutions for each Key Site in the Boyne Island – Tannum Sands Locality (**Section 4.10**).

### **4.7 Compliance with Boyne Island – Tannum Sands Locality Code**

Development that is consistent with the following complies with the Boyne Island – Tannum Sands Locality Code:

- (a) Specific Outcomes for the Locality (**Section 4.9**).
- (b) Specific Outcomes for each Key Site (**Section 4.10**).

#### **4.8 Overall Outcomes for Boyne Island – Tannum Sands Locality**

- (1) The overall outcomes for the Boyne Island – Tannum Sands Locality are the purpose of the Boyne Island – Tannum Sands Locality Code.
- (2) The overall outcomes sought for the Boyne Island – Tannum Sands Locality are as follows:
  - (a) function as the principal urban district in the Shire and as a dormitory to the major industrial and commercial enterprises located in the Gladstone – Calliope region.
  - (b) a sustainable urban area characterised by low intensity and low rise urban development integrated within the topographic and drainage patterns of the region.
  - (c) retention of the environmental and scenic values of the dominant natural features including the Boyne River and tributaries, bushland and beaches fronting the Coral Sea, the entrance to Port Curtis opposite Tannum Sands and the Lilly Hills.
  - (d) support tourist related development activities by appropriately locating entertainment and leisure facilities, recreation facilities and a range of accommodation types within the relevant Key Sites.
  - (e) locate tourist accommodation on land within the designated Key Sites.
  - (f) provide a diverse and accessible range of housing options for residents, including mixed use configurations within the Residential Zone.
  - (g) integrate new residential development with the existing residential development, the open space network, commercial centres, employment centres and transport system.
  - (h) provide for residential development on land within the Residential Zone and which is contiguous with existing developed land able to be serviced from the existing infrastructure network.
  - (i) avoid development involving the intensification of land use, within the Urban Expansion Zone until the land stock in the Residential Zone represents less than three years supply.
  - (j) create compact, convenient and accessible commercial centres meeting the daily and weekly convenience shopping and business needs of the immediate and surrounding population.
  - (k) provide a highly developed and comprehensive network of parks, environmental reserves and pathways, focused on the Boyne River and the coast located primarily in the Open Space and Recreation Zone and the Conservation Zone.
  - (l) enhance the multiple functions of open space as buffer areas, conservation and recreation.
  - (m) locate commercial activities in the Commercial Zone which are appropriate to the particular role and function of the relevant commercial centre.
  - (n) avoid locating commercial activities outside of the nominated Key Sites which will result in the diminution of the commercial role of existing centres.
  - (o) provide for the statutory functions of public entities and community organisations within the Community Use Zone free of any significant impediments created by inappropriate development on adjacent land.

- (p) provide within the Local Industry Zone, a range of materials, services and support on a small scale in appropriate and accessible locations to meet the convenience needs of the surrounding population.
  - (q) promote the efficient use of an integrated transport system.
  - (r) maintain land in the Rural Zone for the purposes of buffering for major industries and for important ecological features.
  - (s) locate low intensity low impact nature based and eco-tourism activities in the Rural Zone in appropriate locations, which have sufficient infrastructure in an environmentally sensitive manner.
  - (t) limit reconfiguration of land for Rural Residential type development to within the Rural Residential Zone so as to prevent loss of future urban land.
  - (u) provide for the continued operation and expansion of tourism activities by locating new tourist activity in proximity to existing attractions to create nodes of interest, limit environmental impacts and maximise use of infrastructure whilst also protecting the qualities of the attraction.
- (3) In addition, the overall outcomes sought for Key Site 1 – Boyne Island Neighbourhood Centre are to:
- (a) continue and consolidate its role as a neighbourhood shopping centre offering high-order convenience able to respond to changing shopping trends.
  - (b) expand the neighbourhood centre onto undeveloped land adjacent to the Boyne River by providing for a range of commercial, community, cultural, residential and recreational facilities.
  - (c) function as a tourist area offering a range of accommodation, entertainment and leisure facilities and services.
- (4) In addition, the overall outcomes sought for Key Site 2 – Tannum Sands Local Centre are to:
- (a) retain the local centre function by offering a limited range of higher order services to a larger trade population.
  - (b) service the needs of the growing population and tourists in Tannum Sands by providing a mix of land uses such as residential, commercial accommodation, entertainment and commercial indoor recreation.
  - (c) develop in accordance with an overall master plan which maximises the integration of all elements of the activities undertaken within the Key Site.
- (5) In addition, the overall outcomes sought for Key Site 3 – Tannum Sands Tourist Area are to:
- (a) establish a coastal tourist and visitor centre by providing commercial entertainment and leisure services as core activities.
  - (b) maximise access to available scenic views by providing low intensity, small scale tourist orientated activities responsive to the unique topography.
  - (c) ensuring development reinforces the low intensity tourist character and outstanding visual aspect based on the coastal hilltop position and outstanding views of the coast.
  - (d) provide for an integrated mixed use development within the Key Site;

- (e) develop land fronting Pacific Avenue and Ocean Street for tourist related commercial activities such as entertainment and leisure facilities which could be mixed with residential and tourist accommodation; and
  - (f) ensure that the balance of the Key Site area is dominated by tourist accommodation, particularly multiple residential.
- (6) In addition, the overall outcomes sought for Key Site 4 – Tannum Sands Civic Site are to:
- (a) establish an integrated commercial, high density residential and recreational area.
  - (b) the site will become the Boyne Island/Tannum Sands Town Centre, providing a master planned, vibrant activity centre based on environmental sustainability principles.
- (7) In addition, the overall outcomes sought for Key Site 5 – Eco Tourism Activities are to:
- (a) provide for the re development of the site for low scale and sensitive eco tourism accommodation that integrates the adjoining open space area as a base for tourist activities.
  - (b) ensure design and function provides for the appreciation and preservation of the surrounding ecological attributes.
- (8) In addition, the overall outcomes sought for Key Site 6 – Boyne Island Community Resort are to:
- (a) development of the site, based on a master plan, as an integrated residential, recreational and commercial uses including a golf course, lawn bowls, aquatic centre and residential community with associated club facilities.

**4.9 Specific Outcomes and Probable and Acceptable Solutions for the Boyne Island – Tannum Sands Locality as follows:**

- (a) Commercial Activities and for Development in the Commercial Zone (**Table 4-3**);
- (b) Residential Purposes and Development in the Residential Zone (**Table 4-4 and Table 4-5**)
- (c) Development in the Urban Expansion Zone (**Table 4-6**)
- (d) Open Space and Recreation Purposes and Development in the Open Space and Recreation Zone and the Conservation Zone (**Table 4-7**)
- (e) Development in the Community Use Zone and on Premises Adjoining the Community Use Zone (**Table 4-8**)
- (f) Development in the Local Industry Zone (**Table 4-9**)
- (g) Development in the Rural Zone (**Table 4-10**)
- (h) Rural Residential Purposes and Development in the Rural Residential Zone (**Table 4-11**)
- (i) Inconsistent Uses (**Table 4-12**)

**Table 4-3 Development for Commercial Activities and for Development in the Commercial Zone**

Note:

- Commercial activities includes those uses listed within the Business Use Class in Schedule 1.
- 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.

Specific Outcomes	Probable and Acceptable Solutions
Assessable Development	
<p>O1 Commercial activities are provided in a convenient and readily identifiable commercial centre and serves the local community as follows:</p> <p>(i) commercial activities are located within the Commercial Zone or within a designated area specifically for that purpose in a Key Site Area or the Urban Expansion Zone;</p> <p>(ii) the Boyne Island commercial centre provides a supermarket based shopping centre, a range of personal services, banking and administration and community facilities and limited service trades;</p> <p>(iii) the Boyne Island commercial centre will only be expanded in accordance with an overall plan which includes the existing and proposed commercial area and which indicates an integrated centre with similar built scale and a complementary architectural style.</p>	<p>S1 No solution specified.</p>



Specific Outcomes	Probable and Acceptable Solutions
<p>(iv) the Boyne Island neighbourhood centre on designated land adjacent to the Boyne River provides commercial, community, cultural, residential, tourism and recreational facilities;</p> <p>(v) the Tannum Sands local centre provides convenience shopping, small scale commercial activities, limited service trades and entertainment and recreation facilities;</p> <p>(vi) the Tannum Sand tourist centre is extended by providing small scale tourist, retail and entertainment and leisure facilities such as restaurants, cafes and bars and mixed use developments which also include visitor or permanent accommodation; and</p> <p>(vii) the Tannum Sands local centre restricts growth to service those residents east of the Boyne River and does not prejudice the future development of the Boyne Island neighbourhood centre.</p>	
<p>O2 Where additional commercial activities are proposed outside the areas specified in O1 above, such development is:</p> <p>(i) located on land contiguous with and functionally related to the areas specified in O1 above;</p> <p>(ii) in response to a demonstrated community need (ie where more than 85% of existing rural residential allotments in the locality have been developed and are occupied) such that the trade population can sustain the additional facilities; and</p> <p>(iii) complementary to the functions of designated commercial centres in the locality such that the role of those centres will not be altered.</p>	<p>S2 No solution specified</p>
<p>O3 The extent of services and size of neighbourhood centres will be directly related to servicing the weekly and daily needs of the residents of the Boyne Island – Tannum Sands locality and parts of the Calliope Frame locality (refer Schedule 1 for description of local centre and neighbourhood centre).</p>	<p>S3 No solution specified.</p>

Specific Outcomes		Probable and Acceptable Solutions	
O4	Buildings in the Tannum Sands Local Centre (Key Site 2) and Tannum Sands Tourist Area (Key Site 3) which address the street and are situated as close as practical to the road alignment and include footpath awnings.	S4	No solution specified.
O5	A district level centre is developed to meet the growing needs of the population and is located within Key Site 4 – the Tannum Sands Civic Site.	S5	Key Site 4 – Tannum Sands Civic Site is the location of a district centre (as defined in Schedule 1).
O6	The extent of services and size of a district centre will be to provide for the weekly and daily needs of urban and rural residents and provide higher order services such as professional services, comparison retailing, administration and government services, cultural, entertainment and leisure facilities (refer Schedule 1).	S6	No solution specified.
O7	Premises developed for accommodation purposes in the Commercial Zone will ensure a continuity of shopping or commercial activities along the street frontage.	S7	Premises used for accommodation purposes, other than the entrance, will not front the street.

**Table 4-4 Residential Purposes and for Development in the Residential Zone**

Note:

- Residential purposes refers to those uses as defined as Dwelling House, Residential Business, Residential Other, and Residential Secondary Use Classes in Schedule 1.
- 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	Development in the Residential Zone comprises predominantly dwelling houses and, where in close proximity to community facilities and commercial centres, a mix of duplex units, multiple unit development and also relocatable homes and integrated housing.	S1	No solution specified.
O2	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.  Note: Refer to Councils Asset Register for a description of Council's Road Hierarchy	S2.1	Development has the intensity, lot size and building height in accordance with <b>Table 4-5</b> .
		S2.2	Sites which are subject to intensification of residential densities (i.e. greater than 1 dwelling unit per 600 m <sup>2</sup> ) will satisfy three or more of the following criteria: <ul style="list-style-type: none"> <li>(i) directly accessible from an arterial, sub arterial or collector road;</li> <li>(ii) within 200 m walking distance of a neighbourhood centre;</li> <li>(iii) within 400 m of open space excluding a pathway system;</li> <li>(iv) within 200 m walking distance to an education facility (school);</li> <li>(v) within Key Site 3 – Tannum Sands Tourist Area.</li> </ul>
		S2.3	Acceptable forms of intense residential uses includes: <ul style="list-style-type: none"> <li>(i) multiple unit residential;</li> <li>(ii) tourist accommodation, including accommodation units and motels in Key Site 3; and</li> <li>(iii) mixed use development (residential and non residential) where the dominant activity is residential.</li> </ul>

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O3	<p>Development for residential purposes in the Residential Zone will:</p> <p>(i) occur as a sequential extension of the existing services and the urban residential area;</p> <p>(ii) be fully serviced by reticulated water supply, electricity supply network, sewerage system, sealed roads and pathways, urban drainage including kerbing and channelling and water quality controls, local open space and telecommunication facilities.</p>	S3	No solution specified.
O4	Premises used for Multiple Unit Residential, Accommodation Building, Aged Persons Accommodation, Motel and Resort provides for an overall architectural theme which integrates building form, landscaping and public spaces.	S4	No solution specified.
O5	Where a duplex adjoins or is in close proximity to another duplex in the Residential Zone, the design and layout will be strongly varied to ensure a streetscape and design diversity and standard expected of a streetscape comprising detached housing.	S5	No solution specified.
O6	Residential development takes advantage of the spectacular views of the Coral Sea and the Boyne River, particularly those areas to the north of Hampton Drive and in the Eastern section of Tannum Sands without compromising the environmental values of the area	S6	No solution specified.

**Table 4-5 Development Standards for Residential Development in the Residential Zone**

Land Use Type	Maximum Intensity	Minimum Lot Size	Maximum Building Height
Detached Dwelling	N/A	600 m <sup>2</sup>	2 habitable storeys*
Duplex	N/A	900 m <sup>2</sup>	2 habitable storeys*
Multiple Unit Residential, Aged Persons Accommodation.	1 unit per 250 m <sup>2</sup> total site area	1,000 m <sup>2</sup>	2 habitable storeys*
Accommodation Building, Motel, Resort	1 unit per 125 m <sup>2</sup> total site area	1,000 m <sup>2</sup>	2 habitable storeys*
Master planned residential development.	1 dwelling per 600 m <sup>2</sup> total site area	No dwelling on less than 450 m <sup>2</sup>	2 habitable storeys*

\* A greater maximum building height for sites within the Key Sites 1,2,3,4 & 6 is encouraged provided the overall outcomes of the Key Site are achieved and the following is met:

- (i) in response to an outstanding building design and landscaping plan;
- (ii) protection of adjoining resident's amenity, privacy and utility; and
- (iii) Buildings cast shadows over less than 30% of an adjoining lot between the hours of 9:00 a.m. or 3:00 p.m. on 22 June in any year with the exceptions specifically referred to in the Key Site 1, Key Site 3 and Key Site 4 outcomes.

**Table 4-6 Development in the Urban Expansion Zone**

Note: 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	Development in the Urban Expansion Zone occurs only where exceptional demand for additional housing requires an immediate and large scale response.	S1	No solution specified
O2	Development of land within the Urban Expansion Zone occurs:  (i) in the Urban Expansion Zone marked 'A' is developed prior to the area in the Urban Expansion Zone marked 'B';  (ii) sequentially by extending adjoining or nearby existing developed urban area in preference to the development of sites that are removed from the edge of the urban area.	S2	No solution specified
O3	Land within the Urban Expansion Zone is retained in large allotments pending development to ensure optimum urban and environmental design principles can be achieved.	S3	The minimum lot size for land in the Urban Expansion Zone is 50 hectares.
O4	Development is only in accordance with a detailed master plan for the subject site which will effectively integrate with existing or potential development of the whole of the area included in the Urban Expansion zone.  Note: The Master Plans Planning Scheme Policy provides guidelines for details required to be provided in the Master Plan.	S4	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O5	<p>Development will:</p> <p>(i) Protect “of concern” and “endangered” vegetation</p> <p>(ii) Provide adequate not of concern vegetation to buffer edge effects impacting on higher conservation value vegetation; and</p> <p>(iii) Provide a continuous corridor (200m wide) linking the patches of endangered and of concern vegetation to each other, to adjacent vegetation off site</p> <p>(iv) Retain riparian vegetation along watercourses and drainage corridors; and</p> <p>(v) Retain timbered ridgelines.</p>	S5	No solution specified.

**Table 4-7 Open Space and Recreation Purposes and for Development in the Open Space and Recreation Zone and the Conservation Zone**

Note:

- Open Space and Recreation purposes refers to those uses as defined in the Open Space and Recreation Use Class in Schedule 1.
- 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>Development within the Open Space and Recreation Zone will protect and enhance natural landscape features, areas of conservation and ecological values and also enhance areas of open space and recreation for the enjoyment of the public.</p>	S1	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O2	<p>Extend and enhance the major open space network along the Boyne River Corridor and Lilly Hills area for recreational, conservation and environmental management purposes by ensuring development on land adjacent to these areas and adjacent to the Open Space and Recreation Zone and the Conservation Zone :</p> <p>(i) has regard for the recreational qualities and use of the open space land;</p> <p>(ii) is designed and sited to protect adjoining open space areas from any adverse affects of development; and</p> <p>(iii) provides adequate buffers and incorporates suitable environmental protection measures to protect environmental and visual for features on adjacent land.</p>	S2	No solution specified.
O3	Development on land adjacent to the Lilly Hills Environmental Reserve protects and enhances the landscape values of the Environmental Reserve.	S3	Development does not extend above the RL40 m AHD contour at Lilly Hills.
O4	Development in the Conservation Zone will ensure the protection and sustainable utilisation of the natural resources for their outstanding recreational, scientific, aesthetic and conservation values.	S4	No solution specified.
O5	Land required for public open space is made suitable for that purpose prior to the transfer into public ownership.	S5	No solution specified.
O6	<p>Open space and pathway linkages are provided (where relevant) to the:</p> <p>(i) Lilly Hills Environmental Reserve;</p> <p>(ii) Boyne River Open Space system;</p> <p>(iii) Canoe Point Environmental Reserve; and</p> <p>(iv) foreshore linking with the existing pathway system.</p>	S6	No solution specified.
O7	Pathway linkages are surfaced with bitumen or concrete, drained and landscaped.	S7	No solution specified.



Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O8	Land described as the south east diagonal section of Lot 130 CTN1818 is developed for the purposes of ecosystem educational establishment similar to the Boyne Island Environmental Education Centre.	S8	No solution specified.
O9	Development in the Conservation Zone will:  (i) retain and protect the attributes and overall qualities of conservation values;  (ii) transfer the area of conservation interest into public ownership.	S9	No solution specified.
O10	Development adjacent to the Riverside Skate Park will be compatible with the continued use of the park as a youth recreational area and will maintain access to the park and linkage with the existing non motorised trail system.	S10	No solution specified.

**Table 4-8 Development in the Community Use Zone and for Development on Land Adjoining the Community Use Zone**

Note:

- Community Use refers to those uses as defined in the Community Purposes Use Class in Schedule 1.
- 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	Development in the Community Use 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.	S1	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O2	<p>Development of land within or adjoining land in the Community Use Zone will:</p> <p>(i) protect against potential impact on the use or potential use of public facilities; and</p> <p>(ii) provide mitigation measures to ensure the unfettered continuation of the community use facility.</p>	S2	No solution specified.

**Table 4-9 Development in the Local Industry Zone**

Note: 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>Development in the Local Industry Zone supports the needs of the local community by:</p> <p>(i) development of Local Industry within the Local Industry Zone in the area south east of Tannum Sands on Steel Street off the Tannum Sands Road;</p> <p>(ii) locating further expansion of the local industry area within the Local Industry Zone on Handley Drive on the western extremity of the locality; and</p> <p>(iii) limiting local industry activities in the Local Industry Zone to activities which:</p> <p>(a) meets the service needs of the population in the area; and</p> <p>(b) provides an environmentally sustainable small scale industrial service which is safe and pleasant for residents.</p>	S1	No solution specified.
O2	Allotments have adequate area and dimensions for the particular purpose.	S2	The minimum allotment size in the Local Industry Zone is 4,000 m <sup>2</sup> except for the purposes of a Service Trade where the minimum allotment size is 1,000 m <sup>2</sup> .

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O3	Development within the Local Industry Zone is effectively screened by a 3 m landscape buffer from the road frontage, open space and residential areas (unless otherwise provided for in this planning scheme).	S3	No solution specified.

**Table 4-10 Development in the Rural Zone**

Note: 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	Development in the Rural Zone will retain the rural amenity and visual dominance of the natural landscape.	S1	No solution specified.
O2	Important primary industries such as grazing and horticulture are able to continue to operate, develop and evolve free from intrusion of incompatible land uses.  Note: Where potentially incompatible land uses interface with land used for intensive agriculture, a separation distance and buffer of an appropriate width is provided in accordance with the general development provisions and the Guidelines to State Planning Policy 1/92 – “Separating Agricultural and Residential Land Uses”.	S2	No solution specified.
O3	Development in the Rural Zone will not result in the loss of good quality agricultural land.  Note: Assessment of Good Quality Agricultural Land will be in accordance with the relevant provisions of State Planning Policy 1/92 – Development and the Conservation of Agricultural Land.	S3	No solution specified.
O4	Reconfiguration of lots in the Rural Zone retains holdings of a viable size.	S4	The minimum allotment sizes for land within the Rural Zone is 30 hectares.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O5	<p>Tourism activities occur in the Rural Zone provided that:</p> <p>(i) the activity is associated with the use of premises for primary production on the same site;</p> <p>(ii) the operation and viability of a farming unit will not be adversely affected by the tourism activities;</p> <p>(iii) the tourism activities are able to be screened from spray drift areas, the housing of machinery and other potential hazards; and</p> <p>(iv) adequate infrastructure can be provided to the tourism activity to support the use.</p>	S5	No solution specified.
O6	<p>Nature-based and eco-tourism development in the Rural Zone, such as low intensity, low impact accommodation and facilities, and services such as treks, bicycle or equestrian tours and interpretative services are located on land that:</p> <p>(i) is not good quality agricultural land and not required for agricultural production; and</p> <p>(ii) supports the scale and intensity of such activities in terms of mitigating the potential environmental impacts, including acoustic, cultural, ecological, landscape and recreational impacts.</p>	S6	No solution specified.

**Table 4-11 Rural Residential Purposes and Development in the Rural Residential Zone**

Note:

- Rural Residential purposes refers to residential use of allotments of less than 10 ha or greater than 4000 sqm.
- 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	Rural Residential development occurs only in response to demonstrated community need in areas considered suitable for such development.	S1	Demonstrated need for development of Rural Residential land is evidenced by illustrating that the additional Rural Residential allotments will not exceed more than a five years supply of allotments.  Note: Assessment will include:  (i) the take up rates for permanent housing in the previous three years within the locality of the subject land as well as the Shire as a whole;  (ii) the rate at which existing Rural Residential lots have been developed with housing for permanent occupation and;  (iii) the number of vacant allotments.
O2	Rural Residential Development will occur only on land included in the Rural Residential Zone.	S2	No solution specified.
O3	Rural Residential development:  (i) excludes good quality agricultural land;  (ii) provides acceptable standard of residential services, safety and amenity;  (iii) protects the visual amenity of rural areas;  (iv) protects and enhances the environmental qualities of the rural area; and  (v) protects the quality of surface and ground water.	S3	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O4	<p>All new Rural Residential allotments provide the following:</p> <ul style="list-style-type: none"> <li>(i) a house pad and surrounds of 600 sqm which is 1 metre above the 1% AEP flood event or of the highest known historical flood level (whichever is the highest);</li> <li>(ii) direct access to a bitumen sealed road with concrete kerbing and channelling;</li> <li>(iii) retention of timbered ridgelines;</li> <li>(iv) no adverse impact on the continued economic use of adjoining agricultural activities;</li> <li>(v) non residential activities will mitigate against potential impacts on adjoining allotments;</li> <li>(vi) be undulating, well drained and support vegetation of light to moderate density.</li> </ul>	S4	No solution specified.
O5	Rural Residential allotments will have adequate dimensions to retain a Rural Residential style amenity.	S5	<p>The minimum area for Rural Residential allotments is 4000 m<sup>2</sup> for allotments (with an overall average of 6000 m<sup>2</sup> ) with full pressure water supply. (in accordance with Council's Engineering Design and Infrastructure Standards Planning Scheme Policy)</p> <p>Note: A lesser sized allotment than allowed for above may be possible in circumstances on the basis that the smaller sizes achieves the following:</p> <ul style="list-style-type: none"> <li>(i) protection and retention of areas of particular landscape or conservation value;</li> <li>(ii) a more efficient road network;</li> <li>(iii) accommodate a particular physical feature of the land; and</li> <li>(iv) The overall average allotment area of 6000 sqm is achieved</li> </ul>

**Table 4-12 Inconsistent Uses**

Note: 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	All uses and use classes referred to in the Assessment Table as “inconsistent use” are not located in the relevant zone in which those inconsistent uses or use classes are referred.	S1	No solution specified.

**4.10 Specific Outcomes and Probable and Acceptable Solutions for each Key Site in the Boyne Island – Tannum Sands Locality**

- (a) Key Site 1 – Boyne Island Neighbourhood Centre (**Table 4-13**)
- (b) Key Site 2 – Tannum Sands Local Centre (**Table 4-14**)
- (c) Key Site 3 – Tannum Sands Tourist Area (**Table 4-15**)
- (d) Key Site 4 – Tannum Sands Civic Centre (**Table 4-16**)
- (e) Key Site 5 – Eco Tourism Activities (**Table 4-17**)
- (f) Key Site 6 – Boyne Island Community Resort (**Table 4-18**)

**Table 4-13 Development within the Boyne Island Neighbourhood Centre (Key Site 1)**

Note: 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>The Boyne Island Neighbourhood Centre will provide for the following:</p> <ul style="list-style-type: none"> <li>(i) a range of commercial, community, cultural, residential and recreational facilities;</li> <li>(ii) a tourist area offering a range of accommodation, entertainment and leisure facilities and services from within the neighbourhood centre; and</li> <li>(iii) the safety and comfort of pedestrians, staff and patrons.</li> </ul>	S1	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O2	Provide for open space which enhances the existing esplanade and which is available to the public for their enjoyment.	S2	No solution specified.
O3	Expansion of non retail elements of the neighbourhood centre occurs within the Residential Zone to the east of Wyndham Avenue and adjacent to the Boyne River where suitable activities include: <ul style="list-style-type: none"> <li>(i) entertainment and leisure facilities such as hotels, restaurants, bars and clubs;</li> <li>(ii) tourist accommodation and tourist shopping;</li> <li>(iii) multiple unit residential;</li> <li>(iv) small scale commercial offices;</li> <li>(v) marina or water based recreational and boating services; or</li> <li>(vi) integrated mixed use development, possibly offering a combination of any or all of the above.</li> </ul>	S3	No solution specified.
O4	Car parking areas are located at the rear of the premises.	S4	No solution specified.
O5	Development will: <ul style="list-style-type: none"> <li>(i) Protect “of concern” and “endangered” vegetation</li> <li>(ii) Provide adequate not of concern vegetation to buffer edge effects impacting on higher conservation value vegetation; and</li> <li>(iii) Provide a continuous corridor (200m wide) linking the patches of endangered and of concern vegetation to each other, to adjacent vegetation off site</li> <li>(iv) Retain riparian vegetation along watercourses and drainage corridors; and</li> <li>(v) Retain timbered ridgelines.</li> </ul>	S5	No solution specified.



Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O6	<p>Development provides:</p> <p>(i) a district landmark in terms of architectural and design standards;</p> <p>(ii) building forms and activities orientated towards the Boyne River;</p> <p>(iii) a public esplanade as a continuation of the pathway system within the open space network; and</p> <p>(iv) protection for nearby residents from intrusion of noise, light and heavy traffic and pedestrian traffic.</p>	S6	No solution specified.

**Table 4-14 Development within the Tannum Sands Local Centre (Key Site 2)**

Note: 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>The Tannum Sands Local Centre, located on land within the Commercial Zone, will meet the daily shopping requirements of the surrounding growing local population and tourists by providing the following:</p> <p>(i) a range of small retail and commercial activities;</p> <p>(ii) a mix of non-commercial land uses such as residential, commercial accommodation, entertainment and leisure, and commercial indoor recreation;</p> <p>(iii) further development retains and does not override the intended role of the Tannum Sands centre as a local centre; and</p> <p>(iv) the safety and comfort of pedestrians, staff and patrons.</p>	S1	No solution specified.
O2	<p>The built form of premises is varied and reflects the overall outcomes for the locality in terms of height, scale and intensity of use.</p>	S2	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O3	Residential uses adjoining commercial uses are designed and constructed to adequately mitigate the operational impacts of those commercial activities.	S3	No solution specified.
O4	Development for non commercial activities in the Commercial Zone will not exceed in gross floor area, the total gross floor area (GFA) allocated to commercial activities.  Note: Development is only undertaken in accordance with an approved detailed master plan in accordance with the Master Plan Planning Scheme Policy	S4	No solution specified.

**Table 4-15 Development within the Tannum Sands Tourist Area (Key Site 3)**

Note: 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>Development achieves a unique character based on response to the coastal hilltop position and which meets the needs of tourists and residents by outstanding design response in regard to the:</p> <p>(i) outstanding views to the Coral Sea, Facing Island and other inshore islands and the entrance to Port Curtis;</p> <p>(ii) steep topography, leading to opportunities for distinctive building design;</p> <p>(iii) wide road reserves;</p> <p>(iv) diverse range of activities, some of which provide low key convenience services to residents and visitors alike;</p> <p>(v) reinforcement of the low intensity tourist character;</p> <p>(vi) establishment of a coastal tourist and visitor centre where commercial entertainment and leisure services are the core activities; and</p> <p>(vii) pedestrian movement prevails over other forms of transport.</p>	S1	No solution specified.
O2	The overriding land use type within Key Site 3 will be multi unit residential of an appropriate scale.	S2	Partial satisfaction of O2 is development for residential purposes that has a maximum height of two habitable storeys.
O3	Activities located in this Key Site 3 will include small scale tourist retail and entertainment and leisure facilities such as restaurants, cafes and bars.	S3	No solution specified.
O4	Development will integrate commercial activities and residential units (either for visitor or permanent occupation).	S4	No solution specified.
O5	Carparking and access is provided off street and close to facilities but not necessarily on the same site.	S5	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O6	The road reserve is used to maximise the opportunity to enhance pedestrian dominance and movement in the central area.	S6	No solution specified.
O7	Development along Pacific Avenue and Ocean Street will focus on the street leading down to the foreshore and the sea.	S7	No solution specified.
O8	Premises fronting Pacific Avenue and Ocean Street will stimulate tourist related commercial activities by:  (i) locating entertainment and leisure facilities towards the street; and  (ii) car parking provided at the rear of sites.	S8	No solution specified.
O9	Premises provide shade along all frontages to the street to maximise pedestrian activity.	S9	No solution specified.

**Table 4-16 Development in the Tannum Sands Civic Site (Key Site 4)**

Note: 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	The overriding character of Key Site 4 will be an integrated town centre comprising community, commercial, high density residential and recreational facilities within a substantial parkland setting.	S1	No solution specified

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O2	<p>The overall development pattern and character is generally in accordance with the concepts and layouts as expressed in the "Tannum Sands Civic Site Concept Plan Report, September 2001" referred to in Schedule 5 and including the following:</p> <ul style="list-style-type: none"> <li>(i) layout as indicated;</li> <li>(ii) main street principles;</li> <li>(iii) community facilities;</li> <li>(iv) axial path layout;</li> <li>(v) lake and creek system</li> <li>(vi) amphitheatre facility;</li> <li>(vii) aquatic centre;</li> <li>(viii) accommodation;</li> <li>(ix) linear and local parks;</li> <li>(x) outdoor youth and recreation;</li> <li>(xi) medium density housing;</li> <li>(xii) vehicle parking strategy;</li> <li>(xiii) character and materials palette</li> </ul>	S2	No solution specified
O3	<p>Development will occur generally in accordance with the preliminary staging plan to achieve the following (in order of development):</p> <ul style="list-style-type: none"> <li>(i) construction of primary infrastructure including road framework of the Main Street and internal collector roads;</li> <li>(ii) as major infrastructure is developed, provide temporary accommodation for the workforce;</li> <li>(iii) as the residential numbers increase, provide major community infrastructure such as the lake and creek and major drainage provisions;</li> </ul>	S3	No solution specified

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
	<p>(iv) construction of staged medium density residential development; and</p> <p>(v) as population expands, provide additional community infrastructure.</p>		
O4	<p>Facilities include the following:</p> <p>(i) a commercial centre with provision for a shopping precinct serving the daily and weekly needs of the wider community, professional offices and covered car parking;</p> <p>(ii) a mix of low, medium and high density housing;</p> <p>(iii) public open space and parkland;</p> <p>(iv) recreation facilities including a multi purpose indoor recreation centre and a heated swimming pool which is surrounded by compatible development and is easily accessible by the community;</p> <p>(v) pedestrian links to Millennium Esplanade and the Turtle Way Linear Park; and</p> <p>(vi) integration with existing adjoining residential development.</p>	S4	No solution specified.

**Table 4-17 Development within and adjoining the Eco Tourism Activities (Key Site 5)**

Note: 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>The redevelopment of the existing caravan park facility will have as its overriding character, tourism theme which is strongly integrated visually and functionally with the ecological characteristics of the environment.</p>	S1	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O2	<p>Development will:</p> <ul style="list-style-type: none"> <li>(i) Protect “of concern” and “endangered” vegetation</li> <li>(ii) Provide adequate not of concern vegetation to buffer edge effects impacting on higher conservation value vegetation; and</li> <li>(iii) Provide a continuous corridor (200m wide) linking the patches of endangered and of concern vegetation to each other, to adjacent vegetation off site</li> <li>(iv) Retain riparian vegetation along watercourses and drainage corridors; and</li> <li>(v) Retain timbered ridgelines.</li> </ul>	S2	No solution specified.
O3	<p>Facilities include the following:</p> <ul style="list-style-type: none"> <li>(i) integrated accommodation and educational/training facilities;</li> <li>(ii) a design which blends in with the surrounding environment; and</li> <li>(iii) pedestrian links to walkways and features.</li> </ul>	S3	No solution specified.

**Table 4-18 Development within the Boyne Island Community Resort (Key Site 6)**

Note: 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.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>A master planned site integrating a number of facilities including the following:</p> <ul style="list-style-type: none"> <li>(i) recreation facilities such as a golf course, lawn bowls, aquatic centre and the like;</li> <li>(ii) associated club facilities; and</li> <li>(iii) residential development.</li> </ul>	S1	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O2	<p>Development will:</p> <ul style="list-style-type: none"> <li>(i) Protect “of concern” and “endangered” vegetation</li> <li>(ii) Provide adequate not of concern vegetation to buffer edge effects impacting on higher conservation value vegetation; and</li> <li>(iii) Provide a continuous corridor (200m wide) linking the patches of endangered and of concern vegetation to each other, to adjacent vegetation off site</li> <li>(iv) Retain riparian vegetation along watercourses and drainage corridors; and</li> <li>(v) Retain timbered ridgelines.</li> </ul>	S2	No solution specified.