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PART 5 – CALLIOPE FRAME LOCALITY

Division 1 – Preliminary

5.1 Description

The extent of the Calliope Frame Locality is shown on the Locality Plan Map OB.

5.2 Calliope Frame Locality

- (1) The provisions in this part comprise the following:
 - (a) Preliminary Provisions for the Calliope Frame Locality (**Division 1**).
 - (b) General Provisions for Assessment Tables (**Division 2**).
 - (c) Assessment Table for each Zone in the Calliope Frame Locality Making a Material Change of Use (**Division 3**) as follows:
 - (i) Rural Zone;
 - (ii) Rural Residential Zone;
 - (iii) Village Zone;
 - (iv) Local Industry Zone;
 - (v) Major Industry Zone;
 - (vi) Major Infrastructure Zone;
 - (vii) Community Use Zone;
 - (viii) Forestry Zone;
 - (ix) Open Space and Recreation;
 - (x) Conservation Zone; and
 - (xi) Urban Expansion Zone.
 - (d) Assessment Table for Other Development (**Division 4**).
 - (e) General Provisions for the Calliope Frame Locality Code (**Division 5**).
 - (f) Overall Outcomes for the Calliope Frame Locality (**Section 5.8**);
 - (g) Specific Outcomes and Probable and Acceptable Solutions for the Calliope Frame Locality (**Section 5.9**);
 - (h) Specific Outcomes and Probable and Acceptable Solutions for each Key Site in the Calliope Frame Locality (**Section 5.10**).

Division 2 – General Provisions for Assessment Tables

5.3 Assessment Categories for Zones

- (1) The assessment categories are identified for development in each zone in **Table 5-1** and **Table 5-2**, as follows:
 - (a) **Table 5-1** - making a material change of use¹ for a defined use, as listed in column 1; or
 - (b) **Table 5-2** - other development listed in Column 1, including:
 - (i) carrying out building work not associated with a material change of use;
 - (ii) erection of advertising sign on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and involving earthworks including filling and excavation of land;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot; and
 - (vi) 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 Calliope Frame Locality are referred to in **Table 5-1** and **Table 5-2**:
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

5.5 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” **Table 5-1**.
- (2) If a defined use is not noted as an inconsistent use, it is a consistent use in the relevant zone.

¹ 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 Calliope Frame Locality

Table 5-1 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use - Calliope Frame 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 | Rural Zone | Rural Residential Zone | Village Zone | Local Industry Zone | Major Industry Zone | Major Infrastructure Zone | Community Use Zone | Forestry Zone | Open Space & Recreation Zone | Conservation Zone | Urban Expansion Zone | Relevant assessment criteria ² - applicable code if development is self-assessable or requires code assessment |
|-------------------------|------------|---|--------------|---------------------|---------------------|---------------------------|--------------------|---------------|------------------------------|-------------------|---|--|
| Advertising Signs (MCU) | Impact | 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 |
| Agriculture | Exempt | Impact except where: Agriculture on lots <1ha which is code assessable Agriculture on sites >1ha which is self assessable | Code | Impact | Impact | Code | Code | Exempt | Code | Code | Code except where: Agriculture (grazing only) which is self assessable | Rural Code Calliope Frame 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 |

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.

| Use Class | Rural Zone | Rural Residential Zone | Village Zone | Local Industry Zone | Major Industry Zone | Major Infrastructure Zone | Community Use Zone | Forestry Zone | Open Space & Recreation Zone | Conservation Zone | Urban Expansion Zone | Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment |
|----------------------|---|--|--|--|---------------------|---------------------------|--------------------|---------------|------------------------------|-------------------|---|--|
| Business | Impact except where: Plant nursery which is self assessable Roadside stall which is code assessable | Impact except where: Plant nursery on sites >1ha which is code assessable Plant nursery on sites <1ha which is self assessable | Impact except where: Premises <100 sqm GFA which is code assessable | Impact except where the following which is Code Assessable: Food Premises <50 sqm GFA Office ancillary to principal use Service trade | Impact | Impact | Impact | Impact | Impact | Impact | Impact except where: Roadside stall which is code assessable | Commercial Code Calliope Frame Locality Code Environment and Infrastructure Code <small>Note:For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</small> |
| Caretakers Residence | Code | Impact | Code | Code | Impact | Code | Impact | Impact | Impact | Impact | Impact | Caretakers Residence Code Calliope Frame Locality Code Environment and Infrastructure Code <small>Note:For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme</small> |

| Use Class | Rural Zone | Rural Residential Zone | Village Zone | Local Industry Zone | Major Industry Zone | Major Infrastructure Zone | Community Use Zone | Forestry Zone | Open Space & Recreation Zone | Conservation Zone | Urban Expansion Zone | Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment |
|-------------------|---|---|---|---------------------|---------------------|---------------------------|--|---------------|---|-------------------|---|--|
| Community Purpose | Impact except where: Public purpose which is code assessable | Impact except where: Community facility which is code assessable | Impact except where the following which is Code Assessable: Community facilities with premises <100sqm GFA Public purpose <100sqm GFA | Impact | Impact | Impact | Impact except where: Community purpose <500sqm GFA which is code assessable | Impact | Impact except where: Community facilities for cultural or recreational activities and premises <100sqm GFA which is self assessable Community facilities other than above which is code assessable Emergency services <100sqm GFA which is code assessable | Impact | Impact except where: Community Facilities which is code assessable | Community Purpose Code Calliope Frame 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 | Self assessable | Self assessable | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Self assessable | Residential Code Calliope Frame 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 | Rural Zone | Rural Residential Zone | Village Zone | Local Industry Zone | Major Industry Zone | Major Infrastructure Zone | Community Use Zone | Forestry Zone | Open Space & Recreation Zone | Conservation Zone | Urban Expansion Zone | Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment |
|--|------------|------------------------|--------------|---|---------------------|---------------------------|--------------------|---------------|------------------------------|-------------------|----------------------|---|
| Estate Sales & Display Home (inconsistent use in all zones except the Village Zone) | Impact | 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 |
| Extractive Industry (inconsistent use in all zones except the Major Industry Zone and Major Infrastructure Zone) | Impact | 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 (High Impact) (inconsistent use in all zones except the Major Infrastructure Zone & Major Industry Zone) | Impact | 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) (inconsistent use in all zones except the Local Industry Zone) | Impact | Impact | Impact | Impact except where: Premises (excluding Concrete Batch Plants) <500sqm GFA which is Code Assessable | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Industry Code Calliope Frame 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 |
| Intensive Animal Husbandry | Impact | 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 | Rural Zone | Rural Residential Zone | Village Zone | Local Industry Zone | Major Industry Zone | Major Infrastructure Zone | Community Use Zone | Forestry Zone | Open Space & Recreation Zone | Conservation Zone | Urban Expansion Zone | Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment |
|---|--|--|---|--|--|--|---|--|--|--|--|--|
| Intensive Rural Activities | Code except where: Intensive Agriculture which is Self Assessable | Impact except where: Minor Aquaculture which is Code Assessable | Impact except where: Minor Aquaculture which is Code Assessable | Impact | Impact | Impact | Impact | Impact except where: Forestry which is Exempt | Impact | Impact | Impact | Rural Code Calliope Frame 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 |
| Minor Infrastructure | Exempt | Exempt | 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 Sport and recreation <100sqm which is code assessable | Impact except where: Park which is Exempt | Impact except where: Park which is Exempt | Impact except where: Park which is Exempt | Code except where: Park which is Exempt Recreational facilities owned and operated by the Local Authority which is Exempt | Impact except where: Park which is Exempt | Code 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 Calliope Frame 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 except Local Industry Zone) | Impact | 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 | Rural Zone | Rural Residential Zone | Village Zone | Local Industry Zone | Major Industry Zone | Major Infrastructure Zone | Community Use Zone | Forestry Zone | Open Space & Recreation Zone | Conservation Zone | Urban Expansion Zone | Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment |
|--|--|--|---|---------------------|---------------------|---------------------------|--------------------|---------------|------------------------------|-------------------|--|---|
| Residential Business | Code except where: Home Occupation; and Family Day Care Home which is self assessable | Code except where: Home Occupation; and Family Day Care Home which is self assessable | Code except where: Home Occupation; and Family Day Care Home which is self assessable | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Impact except where: Home occupation which is self assessable | Home Occupation and Home Business Code Calliope Frame Locality Code Environment and Infrastructure 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 (inconsistent use in all zones except Village Zone) | Impact | Impact | Impact except where: Accommodation building or Multiple Unit which are 2 habitable stories or less on serviced lots >1000sqm and at 1 unit/250 sq, site area or Aged persons Accommodation on serviced lots >1000sqm and at 1 unit/250sq, site area which is code assessable | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Residential Code Calliope Frame 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 | Impact except where: Relatives Apartment which is Code Assessable | Impact except where: Relatives Apartment which is Code Assessable | Code | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Residential Code Calliope Frame 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 | Rural Zone | Rural Residential Zone | Village Zone | Local Industry Zone | Major Industry Zone | Major Infrastructure Zone | Community Use Zone | Forestry Zone | Open Space & Recreation Zone | Conservation Zone | Urban Expansion Zone | Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment |
|--|---|---|---|--|---|--|---|---|--|--|--|---|
| Residential Temporary | 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 | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Impact except where: Workers Accommodation which is Code Assessable | Calliope Frame Locality Code Environment and Infrastructure Code Relocatable Home and Caravan Park Code Note:For Impact Assessable development, the relevant assessment criteria includes the provisions for the whole of the planning scheme |
| Service Station (inconsistent use in all zones except the Rural Zone, Village Zone and Local Industry Zone) | Impact | 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 |
| Telecommunication Facility | Impact except where: Telecommunication s Facility (Low Impact) which is Exempt and Telecommunication s Facility (Minor Impact) which is Self Assessable | Impact except where: Telecommunication s Facility (Low Impact) which is Exempt and Telecommunication s Facility (Minor Impact) which is Self Assessable | Impact except where: Telecommunications Facility (Low Impact) which is Exempt and Telecommunications Facility (Minor Impact) which is Self Assessable | Impact except where: Telecommunication s Facility (Low Impact) which is Self Assessable | Impact: Telecommunication s Facility (Low Impact) which is Self Assessable | Impact except where: Telecommunication s Facility (Low Impact) which is Self Assessable | Impact: Telecommunication s Facility (Low Impact) which is Self Assessable | Impact: Telecommunication s Facility (Low Impact) which is Self Assessable | Impact except where: Telecommunication s Facility (Low Impact) which is Code Assessable | Impact except where: Telecommunication s facility (Low Impact) which is Code Assessable | Impact except where: Telecommunication s Facility (Low Impact) which is Self Assessable | Telecommunications Code Calliope Frame Locality Code Environment and infrastructure 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 | Code | Code | Code | Temporary Use Code Calliope Frame Locality Code Environment and Infrastructure Code |

| Use Class | Rural Zone | Rural Residential Zone | Village Zone | Local Industry Zone | Major Industry Zone | Major Infrastructure Zone | Community Use Zone | Forestry Zone | Open Space & Recreation Zone | Conservation Zone | Urban Expansion Zone | Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment |
|-----------------------|--|--|---|---------------------|---------------------|---------------------------|--------------------|---------------|------------------------------|-------------------|----------------------|---|
| Tourist Facility | Impact except where: Bed and Breakfast which is Code Assessable | Impact except where: Bed and breakfast which is Code Assessable | Impact except where: Bed and breakfast which is Code Assessable | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Calliope Frame Locality Code Tourism Infrastructure 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 and storage | Impact | Impact | Impact except where the following on premises <2000 sqm GFA : Bulk Store Storage Depot Warehouse Which is Code Assessable | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Impact | Calliope Frame Locality Code Industry Code Environment and Infrastructure 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 | Impact | Impact | Impact | Calliope Frame Locality Code Rural 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 | 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 Calliope Frame Locality – Other Development

Table 5-2 Assessment Categories and Relevant Assessment Criteria for the Calliope Frame Locality – Other Development

Note:

- The Calliope Frame 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 ³ - 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 except where: <ul style="list-style-type: none"> • Premises used for residential purposes abutting the Major Industry Zone or Major Infrastructure Zone which is Code Assessable | Residential Code Industry Code Calliope Frame 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 Calliope Frame Locality Code Environment and Infrastructure Code Operational Works (Earthworks) Code Note: for Self Assessable development the relevant assessment criteria is the Advertising Devices Code |

³ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affects 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 - applicable code if development is self-assessable or requires code assessment |
|---|---|---|
| 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 | Exempt except where: <ul style="list-style-type: none"> Involving earthworks 100m³ or more which is Code Assessable. | Operational Works (Earthworks) Code Calliope Frame Locality Code Environment and Infrastructure Code |
| Reconfiguring a lot ⁴ | Code assessable except where: <ul style="list-style-type: none"> Where within or abutting the Major Industry Zone which is Impact Assessable | Reconfiguring a Lot Code Calliope Frame Locality Code Environment and Infrastructure Code Rural 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 and Infrastructure Code |
| Other | Exempt | |

⁴ 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 Calliope Frame Locality Code

5.6 Calliope Frame Locality Code

The following provisions comprise the Calliope Frame Locality Code:

- (a) Compliance with the Calliope Frame Locality Code (**Section 5.7**).
- (b) Overall Outcomes for the Calliope Frame Locality (**Section 5.8**).
- (c) Specific Outcomes and Probable and Acceptable Solutions for Calliope Frame Locality (**Section 5.9**).
- (d) Specific Outcomes and Probable and Acceptable Solutions for each Key Site in the Calliope Frame Locality (**Section 5.10**).

5.7 Compliance with Calliope Frame Locality Code

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

- (a) The Specific Outcomes for the Locality (**Section 5.9**).
- (b) The Specific Outcomes for each Key Site (**Section 5.10**).

5.8 Overall Outcomes for the Calliope Frame Locality

- (1) The overall outcomes are the purpose of the Calliope Frame Locality Code.
- (2) The overall outcomes sought for the Calliope Frame Locality are to ensure:
 - (a) an attractive living environment providing an effective buffer between the urban areas of Boyne Island - Tannum Sands and the City of Gladstone and the rural areas of the Shire.
 - (b) a range of housing and living alternatives to the established forms of urban development provided in Boyne Island, Tannum Sands and in Gladstone.
 - (c) consolidated urban development within the Calliope Township and the Benaraby Township providing a range of urban services are available.
 - (d) residential development occurs on land abutting existing residential development within the Village Zone
 - (e) commercial development occurs on land abutting existing commercial activities within the Village Zone.
 - (f) tourist accommodation occurs within the designated township areas within the Village Zone except where tourism is reliant on the open rural environment
 - (g) local industry occurs within the Local Industry Zone where potential land use conflicts with nearby land uses can be mitigated.
 - (h) premises in the Major Industry Zone and Major Infrastructure Zone are used for the purposes of major industry and major infrastructure.
 - (i) the function of the State road network is maintained by minimising the number of additional access points to highways and other State roads.
 - (j) major industry and major infrastructure will meet accepted standards of environmental performance to maintain the present environmental conditions and quality of life enjoyed by residents.
 - (k) land included in the Open Space and Recreation Zone and the Conservation Zone (especially the foreshores of the port, wetlands, the Calliope River and the Boyne River and their tributaries) provides for the multiple functions of open space, buffer areas, conservation and recreation.
 - (l) facilities and activities delivered by public entities and community organisations for the delivery of service needs to the community are provided for in the Community Use Zone.
 - (m) the Rural Residential Zone provides for a large lot, rural environment which retains the natural landscape and environmental features of the area.
 - (n) the Urban Expansion zone is preserved for future urban development based on a master planned community.
 - (o) land in the Rural Zone is retained in large allotments to protect rural activities and enhance the social, environmental and economic contribution rural productivity makes to the Shire, Queensland and Australia.

- (3) In addition, the overall outcomes sought for Key Site 7 – Tannum Sands Community Infrastructure are as follows:
- (a) protect the operational and expansion requirements of the Tannum Sands Sewerage Treatment plant from incompatible development.
 - (b) maximise the use of the site for the public benefit through development which otherwise would have difficulty co locating because of site requirements including Sewerage Treatment plant, effluent irrigation areas, sporting fields and facilities, cemetery and crematorium and associated infrastructure including roads and power.
- (4) In addition, the overall outcomes sought for Key Site 8 – Wild Cattle Creek Development Area are as follows:
- (a) a master planned urban community;
 - (b) protection of the environmental attributes of the site, in particular, Wild Cattle Creek
- (5) In addition, the overall outcomes sought for Key Site 9 – Greater Tannum Potential Development Area are as follows:
- (a) retention of the site in a large holding pending development of the site in accordance with a masterplan;
 - (b) the masterplan will provide for a master planned urban community which takes into account the environmental constraints surrounding and within the site.
- (6) In addition, the overall outcomes sought for Key Site 10 – Boyne Mainland Development Area are as follows:
- (a) retention of the site in existing allotments pending development of an overall masterplan;
 - (b) development for a master planned urban community with service industry development to the north of the site adjoining the existing service industry area.
- (7) In addition, the overall outcomes sought for Key Site 11 – Benaraby Waste Management Facility are to:
- (a) protect the operational and expansion requirements of the Benaraby waste management facility from inappropriate development.
 - (b) service the waste management needs of the growing population within the Shire.
 - (c) allowing for limited and appropriate recreation facilities.

5.9 Specific Outcomes and Probable and Acceptable Solutions for the Calliope Frame Locality as follows

- (a) Development in Calliope Township and Benaraby Township (**Table 5-3 and Table 5-4**)
- (b) Development in the Urban Expansion Zone (**Table 5-5**)
- (c) Development Adjoining and Within the Major Industry Zone and Major Infrastructure Zone (**Table 5-6**)
- (d) Development in the Pioneer Industrial Estate and in the Local Industry Zone (**Table 5-7**)
- (e) Development in the Rural Zone (**Table 5-8**)
- (f) Development in the Rural Residential Zone (**Table 5-9**)
- (g) Development in the Forestry Zone (**Table 5-10**)
- (h) Community Use Purposes and Development in the Community Use Zone (**Table 5-11**)
- (i) Development in the Conservation Zone (**Table 5-12**)
- (j) Open Space and Recreation and Development in the Open Space and Recreation Zone (**Table 5-13**)
- (k) Inconsistent Uses (**Table 5-14**)

Table 5-3 Development in Calliope Township and Benaraby Township

Note:

- Extent of Townships defined on Locality Map 00/0B.
- 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 | Calliope Township is maintained as generally low intensive urban development, servicing the residential population as well as the surrounding rural and Rural Residential population. | S1 | Minimum standards for development in the Village Zone or the Local Industry Zone will meet the standards in Table 5-4. |
| O2 | (a) Commercial development in Calliope township will: <ul style="list-style-type: none"> (i) consolidate existing business areas situated on Drynan Drive and Morris Avenue, and Stirrat Street and Taragoola Road by occurring on land which is contiguous with existing commercial activities; and | S2 | No solution specified. |

| Specific Outcomes | Probable and Acceptable Solutions |
|--|---|
| Assessable Development | |
| <p>(ii) present open facades or shop fronts to the principal street frontage.</p> <p>(b) Commercial development in Benaraby township will:</p> <p>(i) be confined to land fronting the Bruce Highway abutting the existing commercial activities immediate to the north of the Boyne River;</p> <p>(ii) consolidate the existing commercial centre situated adjacent to the Boyne River.</p> | |
| <p>O3 Development in the Village Zone promotes a high standard of residential living on conveniently located, serviced land development in a sustainable, planned and efficient manner.</p> <p>Note: Refer to Council's Asset Register for a description of Council's Road Hierarchy.</p> | <p>S3.1 Sites which are subject to intensification of residential densities (i.e. greater than 1 dwelling unit per 600m²) are restricted to sewered areas and will satisfy three or more of the following criteria:</p> <p>(i) directly accessible from an arterial, sub arterial or collector road;</p> <p>(ii) within 200m walking distance of a neighbourhood centre;</p> <p>(iii) within 400m of open space excluding a pathway system;</p> <p>(iv) within 200m walking distance to an education facility (school).</p> <p>S3.2 Acceptable forms of intense residential uses includes:</p> <p>(i) multiple unit residential;</p> <p>(ii) mixed use development (residential and non-residential) where the dominant activity is residential.</p> |
| <p>O4 In the Calliope and Benaraby townships, the following facilities and infrastructure standards are provided for residential development:</p> <p>(i) reticulated water supply;</p> | <p>S4 No solution specified.</p> |

| Specific Outcomes | | Probable and Acceptable Solutions | |
|------------------------|--|-----------------------------------|------------------------|
| Assessable Development | | | |
| | <ul style="list-style-type: none"> (ii) sewerage (in Calliope township only); (iii) electricity supply network; (iv) telecommunications; (v) sealed roads; (vi) sealed pathways; (vii) urban drainage including kerbing and channelling; (viii) water quality controls; and (ix) where connection to a sewerage system is not possible, sustainable effluent disposal on each allotment. | | |
| O5 | <p>The function of Benaraby Township is a low intensive urban centre providing:</p> <ul style="list-style-type: none"> (i) daily convenience shopping; (ii) community hall; (iii) education facilities which meet the needs of the resident population, surrounding rural and Rural Residential population; and (iv) services to passing traffic and tourists. | S5 | No solution specified. |
| O6 | <p>Development within the Local Industry Zone in the township of Calliope provides for small scale, low impact, industry activities serving the needs of the local community and surrounding rural industry.</p> | S6 | No solution specified. |
| O7 | <p>Development in the Village Zone fosters the sustainability of existing services and the role of the township as a community focal point.</p> | S7 | No solution specified. |
| O8 | <p>Development which is not suitable for location within the township area because of adverse impact on the pleasant and quiet township environment will be located elsewhere. These include:</p> | S8 | No solution specified. |

| Specific Outcomes | Probable and Acceptable Solutions |
|---|-----------------------------------|
| Assessable Development | |
| <p>(i) development likely to impact adversely on the amenity of a township (e.g. agriculture, forestry, extractive industry and other major industries);</p> <p>(ii) development requiring higher order support facilities (eg higher order tourist development, urban residential etc);</p> <p>(iii) higher order activities which warrant a specific location (eg proximity to the port, or inclusion in the Gladstone State Development Area).</p> | |
| <p>O9 An expansion of the township area occurs only on the basis that it will result in social and economic benefits directly to the community.</p> | <p>S9 No solution specified.</p> |
| <p>O10 Development is located within the township areas near existing development rather than on the fringe.</p> | <p>S10 No solution specified.</p> |
| <p>O11 Expansion of the township area will achieve the following:</p> <p>(i) the land is contiguous with land included in the Village Zone;</p> <p>(ii) an appropriate range of services including sealed road access can be extended to the land in an efficient manner;</p> <p>(iii) will not lead to fragmentation of the existing development pattern in the township;</p> <p>(iv) will contribute to the sustainability of the existing activities within the township;</p> <p>(v) will not lead to operational conflicts on the fringe of the township; and</p> <p>(vi) is consistent with the orderly development and well being of the community.</p> | <p>S11 No solution specified.</p> |

Table 5-4 Development Standards

| Land Use Type | Minimum Site Area Sewered Lot | Minimum Site Area Unsewered Lot * | Maximum Intensity | Maximum Building Height |
|--|-------------------------------|-----------------------------------|-------------------|-------------------------|
| Dwelling house | 600 sqm | 800 sqm | Na | 2 habitable storeys |
| Duplex | 900 sqm | 900 sqm | Na | 2 habitable storeys |
| Multiple Units, Aged Persons Accommodation | 1000 sqm | 1000 sqm | 1unit/250 sqm | 2 habitable storeys |
| Business | 800 sqm | 800 sqm | Na | - |
| Local Industry | 4000 sqm | 4000 sqm | Na | - |
| Service Trade | 1000 sqm | 1000 sqm | Na | - |

(* subject to capability of the site to sustainably dispose of effluent on site)

Note: Where on-site effluent disposal is to be provided, development is to be in accordance with Council's On-Site Effluent Disposal Planning Scheme Policy.

Table 5-5 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 Land in the Urban Expansion zone is retained in large holdings pending development for integrated urban development. | S1 The minimum area of allotments in the Urban Expansion Zone is 50 hectares or in accordance with a detailed master plan or subsequent approvals. |
| O2 Development in the Urban Expansion Zone will occur only in response to significant population growth which requires an immediate and large scale response. | S2 No solution specified. |
| O3 Development is only in accordance with existing approvals or 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. | S3 No solution specified |
| Note: The Master Plan Planning Scheme Policy provides guidance for details required for the master Plan. | |

| Specific Outcomes | | Probable and Acceptable Solutions | |
|------------------------|---|-----------------------------------|------------------------|
| Assessable Development | | | |
| O4 | <p>Development will:</p> <ul style="list-style-type: none"> (i) Protect “of concern” and “endangered” vegetation (ii) Provide adequate not of concern vegetation to buffer edge effects impacting on higher conservation value vegetation; and (iii) Provide a continuous corridor (200m wide) linking the patches of endangered and of concern vegetation to each other, to adjacent vegetation off site (iv) Retain riparian vegetation along watercourses and drainage corridors; and (v) Retain timbered ridgelines. | S4 | No solution specified. |
| O5 | <p>Development in the Urban Expansion Zone occurs sequentially by extending adjoining or nearby existing developed urban areas in preference to the development of sites that are removed from the edge of the urban area.</p> <p>Note: The development of Wild Cattle Creek Development Area Key Site 8 consistent with Table 5-16 satisfies this specific outcome.</p> | S5 | No solution specified |

Table 5-6 Development Adjacent To and Within the Major Industry Zone and Major Infrastructure 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>The operational integrity and expansion options of major industries and major infrastructure is protected by:</p> <ul style="list-style-type: none"> (i) preserving land in and adjacent to the Major Industry Zone and Major Infrastructure Zone, for industry and infrastructure development free from the constraining affects of encroaching incompatible land uses; | S1 | No solution specified. |

| Specific Outcomes | Probable and Acceptable Solutions |
|---|-----------------------------------|
| Assessable Development | |
| (ii) providing adequate buffers, including open space to separate major industries and major infrastructure from other land use (particularly land use types that are likely to be affected adversely by the operation of major industry and major infrastructure); (iii) minimising the potential for reverse amenity impact; and (iv) preservation of land from inappropriate development where likely to be required for major infrastructure development. | |

Table 5-7 Development in the Pioneer Industrial Estate and 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 Development in the Pioneer Industrial Estate on land in the Local Industry Zone services the needs of the local community by: (i) accommodating a range of local industry activities including service trades; and (ii) protect the visual amenity of rural and residential areas. | S1 No solution specified. |
| O2 Land used for industry purposes will have adequate dimensions. | S2 The minimum area for allotments for industrial activities in the Local Industry Zone is 4000 m ² except for Service Trades purposes which may be established on allotments of 1000 m ² or more. |

| Specific Outcomes | | Probable and Acceptable Solutions | |
|------------------------|--|-----------------------------------|------------------------|
| Assessable Development | | | |
| O3 | <p>Development in the Local Industry Zone along the Boyne Island Road provides for:</p> <p>(i) landscaping which screens the development from the road;</p> <p>(ii) advertising signage and other associated devices associated with industrial development along the Boyne Island Road is setback a minimum of 6m from the alignment of the Boyne Island Road;</p> <p>(iii) connection to a reticulated water supply and sewerage system; and</p> <p>(iv) direct access to a bitumen sealed road.</p> | S3 | No solution specified. |

Table 5-8 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 | <p>Land within the Rural Zone is retained as an open rural vista and physical buffer to industrial activities and major infrastructure by:</p> <p>(i) retaining land in the Rural Zone to provide for rural style activities and lifestyle;</p> <p>(ii) protect the function and amenity of the rural area for rural based activities;</p> <p>(iii) integrating new areas of open space with existing open space and infrastructure corridors which traverse much of the land in the Rural Zone.</p> | S1 | No solution specified. |
| O2 | <p>Development in the Rural Zone preserves the rural landscape of the locality by having a minimum lot size of 30 hectares on the following basis:</p> | S2 | No solution specified |

| Specific Outcomes | Probable and Acceptable Solutions |
|---|---|
| Assessable Development | |
| <p>(i) the size and dimensions allow for rural based activities;</p> <p>(ii) protection of landscape or conservation values;</p> <p>(iii) achievement of an efficient road network;</p> <p>(iv) accommodation of a physical feature of the land; or</p> <p>(v) accommodation of a bona fide rural use or rural industry which supports surrounding rural activities.</p> <p>(vi) layout facilitates effective fire management including alternative emergency access routes;</p> <p>(vii) no adverse impact on adjoining farming practices; and</p> <p>(viii) retention of timbered ridgelines, areas of native bushland, riparian and wildlife corridors in their natural state and sites of cultural heritage value by transferring the land into public ownership for open space purposes at no cost to the Council.</p> | |
| <p>O3 Good Quality Agriculture Land will be retained in large allotments to prevent fragmentation of the rural area</p> | <p>S3 Land comprising good Quality Agricultural land is retained in minimum allotment sizes of 30 hectares</p> <p>(refer Guideline Map 1 "Agricultural Land Classes Calliope Shire" and Guideline Map 2 "Agricultural Land Classes for Central Queensland Coast Horticultural Lands Project");</p> |
| <p>O4 The current activities on the land comprising the QAL premises and subject to the Alcan Queensland Pty Ltd Agreement Act, be protected from encroaching development that may impact on the continuing operation of the premises.</p> | <p>S4 No solution specified.</p> |

Table 5-9 Development in the Rural Residential 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>Rural Residential development is in response to demonstrated community need.</p> <p>Note: Demonstrated need for development of Rural Residential land will not exceed more than a five years supply of allotments.</p> <p>Assessment of need will include:</p> <p>(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;</p> <p>(ii) the rate at which existing Rural Residential lots have been developed with housing for permanent occupation and;</p> <p>(iii) the number of vacant allotments.</p> | S1 | No solution specified |
| O2 | <p>Rural Residential style development will occur only on land included within the Rural Residential Zone.</p> | S2 | No solution specified. |
| O3 | <p>Rural Residential allotments provide the following:</p> <p>(i) a house pad and surrounds of 600 sqm which is 1 metre above the 1% AEP flood level or of the highest known historical flood level (whichever is the highest);</p> <p>(ii) for sites 1ha or less, direct access to a bitumen sealed road with concrete kerbing and channelling and for sites 1ha or more, a sealed road and table drain;</p> <p>(iii) secondary direct access to a major Shire road or State controlled road;</p> <p>(iv) non residential activities will mitigate against potential impacts on adjoining allotments;</p> | S3 | No solution specified. |

| Specific Outcomes | Probable and Acceptable Solutions |
|---|---|
| Assessable Development | |
| <p>(v) be undulating, well drained and support vegetation of light to moderate density;</p> <p>(vi) be within a 20 minute drive to community services such as convenience shopping, community health care and education; and</p> <p>(vii) provide public open space as a focal point for the Rural Residential community.</p> | |
| <p>O4 Rural Residential allotments will have adequate dimensions to retain a Rural Residential style amenity and attain an overall lot yield commensurate with the capacity of the infrastructure network in the area.</p> | <p>S4.1 The minimum area for Rural Residential allotments is 4000 m² for allotments (with an overall average of 6000 m²) with full pressure water supply. (in accordance with Council's Engineering Design and Infrastructure Standards Planning Scheme Policy).</p> <p>S4.2 The minimum area for Rural Residential allotments is 10 000 m² for allotments (with an overall average of 15 000m²) with constant flow 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 in S4.1 above may be possible in circumstances on the basis that the smaller sizes achieves the following:</p> <ul style="list-style-type: none"> (i) protection and retention of areas of particular landscape or conservation value; (ii) a more efficient road network; and (iii) accommodate a particular physical feature of the land. (iv) an overall average allotment area of 6000sqm is achieved. |

Table 5-10 Development in the Forestry 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 | Protect and promote the sustainable and sensitive use of forest resources for their multiple values for the shire including: (i) aesthetic; (ii) catchment protection; (iii) habitat; and (iv) landscape - including forested ranges and hillsides. | S1 | No solution specified. |
| O2 | Protect resources within the Forestry zone from the affects of incompatible activities such as urban development and agriculture. | S2 | No solution specified. |

Table 5-11 Community Use Purposes and for Development in the Community Use Zone

Note:

- Community Uses 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 ongoing statutory, communication, social, civic, educational and religious functions of public entities and community organisations free from significant impediments created by inappropriate development on adjacent land. | S1 | In particular: (i) development of Key Site 7 – Tannum Sands Community Infrastructure known as Lot 21 SP114049, Lot 1 SP142970 and Lot 35 CTN1238 is developed for the purposes of a sewerage treatment plant, cemetery, crematorium, playing fields, roads and buffer area; (ii) development of Key Site 11 – Benaraby Waste Management Facility known as Lot 3 SP129340 and Lot 3 RP902547 is for the purposes of a waste management facility and appropriate development such as recreational facilities such as race car track and the like which require isolation. |

Table 5-12 Development in the Conservation 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 Conservation Zone will ensure the protection and sustainable utilisation of the natural resources for their outstanding recreational, scientific, aesthetic and conservation values. | S1 | No solution specified. |
| O2 | Development in the Conservation Zone will: (i) retain and protect the attributes and overall qualities of conservation values; and (ii) screen or separate the area of conservation interest from development. | S2 | No solution specified. Note: Transfer the area of conservation interest into public ownership represents a partial satisfaction of O2. |

Table 5-13 Open Space & Recreation Purposes and Development in the Open Space and Recreation Zone

Note:

- Open Space and Recreation 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 | The Open Space and Recreation Zone remains free of development apart from the provision of sporting and recreation facilities for the enjoyment of residents and visitors. | S1 | No solution specified. |
| O2 | Land required for open space is made suitable for that purpose prior to its transfer into public ownership. | S2 | No solution specified. |
| O3 | Development adjacent to the Open Space and Recreation Zone will: (i) have regard for the recreational qualities and utility of the open space; (ii) protect the open space land from the potentially adverse impacts of the proposed development; and | S3 | No solution specified. |

| Specific Outcomes | | Probable and Acceptable Solutions | |
|------------------------|--|-----------------------------------|------------------------|
| Assessable Development | | | |
| O4 | Reserve 692 (incorporating the Drag Racing, Dirt Riders & Auto Club) will be utilised for the purposes of regular motorsports and associated entertainment events. Such use of the premises will be protected from inappropriate encroaching development which may affect the ongoing use of the premises. | O4 | No solution specified. |

Table 5-14 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. |

5.10 Specific Outcomes and Acceptable & Probable Solutions for each Key Site

- (a) Key Site 7 – Tannum Sands Community Infrastructure (**Table 5-15**)
- (b) Key Site 8 – Wild Cattle Creek Development Area (**Table 5-16**)
- (c) Key Site 9 – Greater Tannum Potential Development Area (**Table 5-17**)
- (d) Key Site 10 – Boyne Mainland Development Area (**Table 5-18**)
- (e) Key Site 11 – Benaraby Waste Management Facility (**Table 5-19**)

Table 5-15 Tannum Sands Community Infrastructure Key Site 7

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>Key Site 7 is developed for a number of community purposes which serve the needs of the community and achieve the following:</p> <ul style="list-style-type: none"> (i) protect the operational and expansion requirements of the Tannum Sands Sewerage Treatment Plant and effluent irrigation areas from inappropriate development; (ii) development protects the operational and expansion needs of each use; and (iii) provide landscaping and open space which enhances the visual aspects of the site from the proposed new road which will traverse the site. | S1 | No solution specified. |
| O2 | <p>Suitable activities include:</p> <ul style="list-style-type: none"> (i) sewerage treatment plant and associated effluent irrigation areas; (ii) sporting fields and associated facilities; (iii) buffer areas; (iv) access roads and through roads; (v) second bridge over the Boyne River (note: not on MRD program); (vi) cemetery; and (vii) crematorium. | S2 | No solution specified |

Table 5-16 Wild Cattle Creek Development Area Key Site 8

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>Key Site 8 is developed as a master planned community in accordance with DA 04/0055 subject to:</p> <p>(i) availability of appropriate infrastructure including the Council’s planned Tannum Sands Sewerage Treatment plant and adequate water supply;</p> <p>(ii) protection of the environmental qualities of the site, particularly natural drainage lines and vegetation and the water quality of Wild Cattle Creek.</p> | S1 | No solution specified. |

Table 5-17 Greater Tannum Potential Development Area Key Site 9

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>Key Site 9 is prevented from further reconfiguration pending development of a master plan which achieves the following:</p> <p>(i) an integrated urban development comprising a mix of residential development and associated services which meets the needs of surrounding residents;</p> <p>(ii) landscaping and open space which enhances the visual aspects of the site;</p> <p>(iii) protection of the environmental and visual quality of the Boyne River.</p> | S1 | No solution specified. |

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

Table 5-18 Development Adjoining & Within Key Site 10 – Boyne Mainland Development Area

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>Key Site 10 will be prevented from creation of further allotments pending development of a master plan for the whole of the key site. The master plan will comprise the following:</p> <ul style="list-style-type: none"> (i) integrated community comprising a variety of residential densities; (ii) associated open space and recreational facilities; (iii) uses compatible with the existing service industry uses to the north of the site; (iv) protection of natural environmental features such as existing vegetation and drainage lines; (v) protection of the environmental and visual attributes of the Boyne River. | S1 | No solution specified |

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

Table 5-19 Benaraby Waste Management Facility Key Site 11

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>Key Site 11 will be developed as a waste management facility and will meet requirements of the regional community by providing the following:</p> <p>(i) adequate land for operational and expansion requirements of the waste facility;</p> <p>(ii) co location of recreational facilities where activities are not affected by the visual aspects or activities of the waste management facility or the safety of users.</p> <p>(iii) co located activities will not be of the type which attracts large numbers of people on a day to day basis.</p> | S1 | No solution specified |
| O2 | <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> | S2 | No solution specified. |