

Byellee Waters Golf Course Master Plan code

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1. Introduction

The Byellee Waters Golf Course Master Plan (**Master Plan**) identifies the way the current and future versions of the Our Place Our Plan Gladstone Regional Council Planning Scheme 2017 (Version 2) and also any new replacement planning schemes (collectively referred to hereafter as 'the planning scheme') is varied for development within the Master Plan area (plan area) as identified in **Figure 1 – Byellee Waters Golf Course Master Plan – Plan area** by:

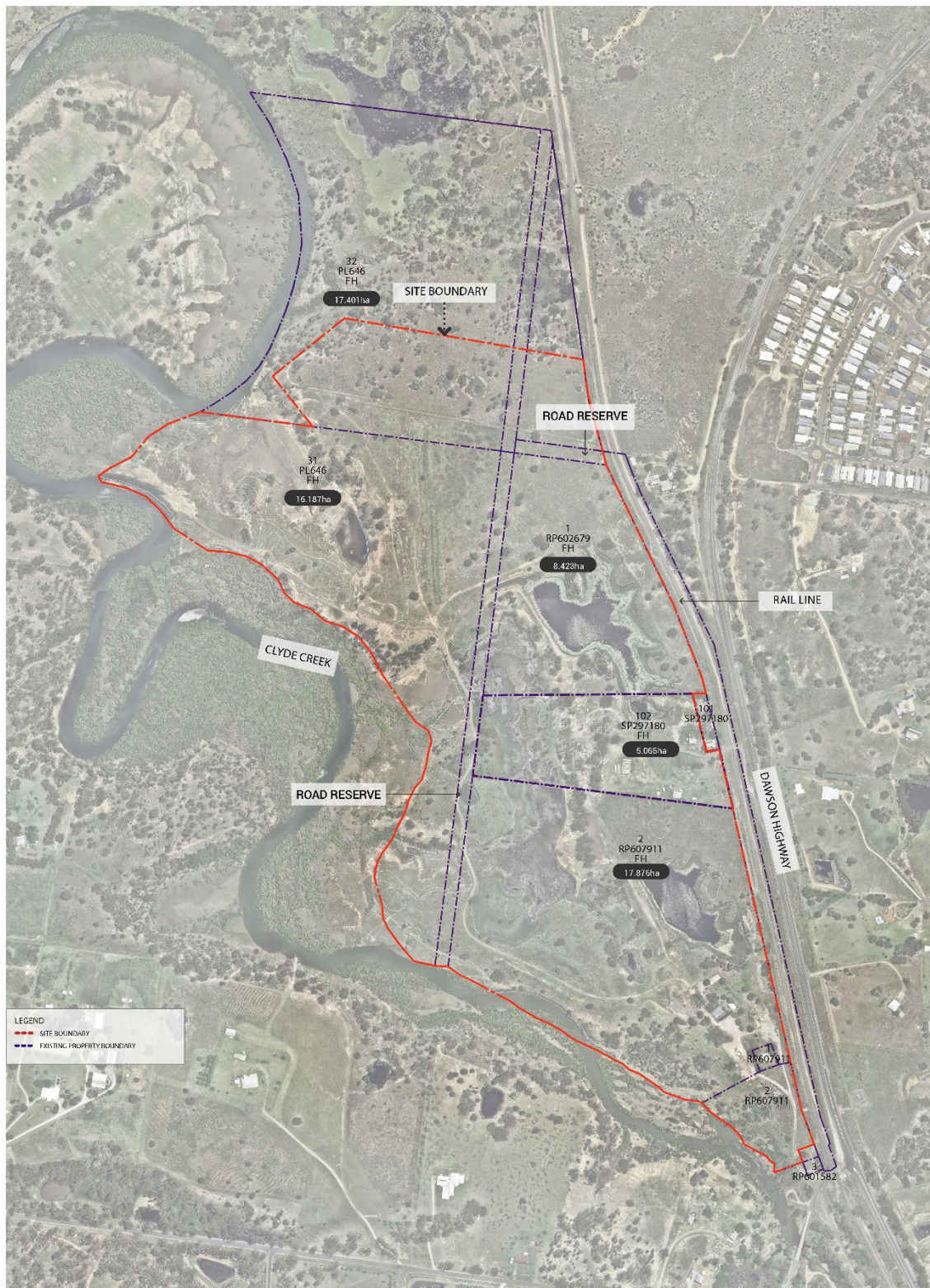
- (a) Categorising development;
- (b) Identifying the category of assessment, where relevant; and
- (c) Setting out:
 - (i) The requirements for accepted development; and
 - (ii) The assessment benchmarks the assessment manager must assess assessable development against.

The plan area is comprised of eight (8) lots as outlined in **Table 1 – Plan area details** and identified in **Figure 1 – Byellee Waters Golf Course Master Plan – Plan area**:

Table 1 – Plan area details

Street address	Real property description
4 Jefferis Road, Beecher, QLD, 4680	Lot 1 on RP607911
6 Jefferis Road, Beecher, QLD, 4680	Lot 2 on RP607911
6 Jefferis Road, Beecher, QLD, 4680	Lot 31 on PL646
6 Jefferis Road, Beecher, QLD, 4680	Lot 1 on RP602679
836 Dawson Highway, Beecher, QLD, 4680	Lot 102 on SP297180
Part of 6 Jefferis Road, Beecher, QLD, 4680	Part of Lot 32 on PL646
Part of Lot 5 Unnamed Road, Byellee, QLD 4680	Part of Lot 5 RP601549
Schultz Road	Road Reserve
Boundary Road	Road Reserve

Figure 1 – Byellee Waters Golf Course Master Plan – Plan area



Place Design Group Pty Ltd
 4/40-50/100 Auburn St
 Sydney NSW 1513
 Australia
 Tel: +61 2 9552 9522

Byellee Waters Golf Course
 Master Plan-Plan Area



1.1. Purpose and structure

- (1) The purpose of the Master Plan is to provide the regulatory planning framework for the implementation of the Byellee Waters Golf Course Master Plan.
- (2) The Master Plan is comprised of the following parts:
 - (a) Tables of assessment;
 - (b) Byellee Waters Golf Course Master Plan (Master Plan code); and
 - (c) Byellee Waters Golf Course Master Plan figures (Master Plan figures).
- (3) The provisions of the Master Plan form part of a Preliminary approval for a Material change of use to vary the effect of the planning scheme.
- (4) The Master Plan varies the requirements of the planning scheme by:
 - (a) Setting the category of assessment for certain development in the plan area; and
 - (b) Identifying the Master Plan code as an assessment benchmark for development within the plan area.

1.2. Definitions

- (1) For the purpose of the Master Plan, references to defined uses, activity groups, industry thresholds and administrative definition are consistent with **Schedule 1 – Definitions** of the planning scheme.

1.3. Application

- (1) This Master Plan applies to accepted and assessable development located in the plan area, as identified in **Figure 1 – Byellee Waters Golf Course Master Plan – Plan area**.
- (2) The tables of assessment included in section 2 identify the category of development and category of assessment for development within the plan area.
- (3) The assessment benchmarks relevant to the assessment of development in the plan area are identified in the tables of assessment in section 2.
- (4) Where assessment benchmarks from the Our Place Our Plan Gladstone Regional Council Planning Scheme 2017 (Version 2) are identified as the relevant assessment benchmarks for assessable development or requirements for accepted development, the relevant version of the Our Place Our Plan Gladstone Regional Council Planning Scheme 2017 is Version 2.

1.4. Interpretation

- (1) Where there is inconsistency between provisions in the Master Plan and the planning scheme, the provisions of the Master Plan prevails to the extent of the inconsistency.
- (2) A material change of use identified in section 2 as being accepted development or assessable development subject to code assessment is considered to be consistent with the planning intent of the Master Plan code.
- (3) A material change of use is taken to be inconsistent with the planning intent of the Master Plan where:
 - (a) it is identified as impact assessment and not consistent with the purpose and overall outcomes of the Master Plan code; or

(b) removal of regulated vegetation in Precinct 2 or 3 is proposed.

2. Tables of assessment

2.1. Preliminary

The tables in this section identify the category of development, the category of assessment and assessment benchmarks for assessable development within the Master Plan area.

2.2. Reading the tables

The tables identify the following:

- (1) Development which is accepted development, accepted development subject to requirements or assessable development which is code or impact assessment.
- (2) The category of development and category of assessment for:
 - (a) the plan area;
 - (b) a precinct of the Master Plan; and
 - (c) an overlay (where applicable).
- (3) The requirements for accepted development and the assessment benchmarks for assessable development, including
 - (a) the Master Plan code; and
 - (b) any applicable code under the Our Place Our Plan Gladstone Regional Council Planning Scheme 2017, including:
 - (i) overlay codes; and
 - (ii) development codes.

2.3. Categories of development and assessment

2.3.1. Process for determining the category of development and category of assessment

The process for determining the category of development and category of assessment is:

- (1) For a Material change of use, establish the use by reference to the use definitions within **Schedule 1** of Our Place Our Plan Gladstone Regional Council Planning Scheme 2017 (Version 2).
- (2) Identify the:
 - (a) relevant Master Plan precinct, by reference to **Figure 2 – Byellee Waters Golf Course Master Plan - Precinct plan**; and
 - (b) relevant overlay(s), by reference to the overlay mapping in the Our Place Our Plan Gladstone Regional Council Planning Scheme 2017 (Version 2).
- (3) Determine the category of development, category of assessment, assessment benchmarks (for assessable development) and requirements (for accepted development) by reference to the tables in section 2.5 – Categories of development and assessment. Where the tables in section 2.5 - Categories of development and assessment identify more than one category of assessment for a particular development, the highest category of assessment applies.

Figure 2 – Byellee Waters Golf Course Master Plan - Precinct plan



Place Design Group Pty Ltd
 Level 2/100 Ashmore St
 Ashmore QLD 4214
 Australia
 Tel: +61 7 5552 5522

Byellee Waters Golf Course
 Master Plan-Precinct Plan

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0 1 02 OF 1008 15/08/24

- (4) Where section 2.5 of this Master Plan identifies a code or codes as a requirement for accepted development:
- (a) assessment is to be conducted against the assessment benchmarks specified in the relevant table in section 2.5;
 - (b) the development must comply with the specified assessment benchmarks; and
 - (c) where not complying with one or more of the relevant assessment benchmarks, becomes assessable development requiring code assessment.

2.4. Regulated categories of development and categories of assessment prescribed by the Regulation

This section is left purposefully blank.

2.5. Categories of development and assessment

The following tables identify the categories of development and categories of assessment for development in the plan area for making a Material change of use or Reconfiguring a lot.

There is no change to the category of assessment or assessment benchmarks in the Planning Scheme for:

- (a) Building work;
- (b) Operational work, except where identified in section 2.5.5; or
- (c) Overlays, except where identified in section 2.5.4.

The applicable provisions of the relevant planning scheme in effect at the time of lodgement of a development application will apply for Building work and Operational work (except where identified in section 2.5.5).

2.5.1. Categories of development and assessment: Material change of use

Table 2.5.1 – 1: Material change of use – Precinct 1 – Golf course, club & accommodation		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	Accepted subject to requirements	
	if: (a) not involving the clearing of regulated vegetation; and (b) only involving minor building work.	Master Plan code: <ul style="list-style-type: none"> • Byellee Waters Golf Course Master Plan code.
	Code assessment	
	if not otherwise specified	Master Plan code: <ul style="list-style-type: none"> • Byellee Waters Golf Course Master Plan code. Other development codes: <ul style="list-style-type: none"> • Development design code. • Landscaping code.
Food and drink outlet Function facility	Accepted subject to requirements	
	if:	Master plan code:

Table 2.5.1 – 1: Material change of use – Precinct 1 – Golf course, club & accommodation		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Outdoor sport and recreation Tourist park	(a) not involving the clearing of regulated vegetation; and (b) only involving minor building work.	<ul style="list-style-type: none"> Byellee Waters Golf Course master plan code.
	Code assessment	
	if not otherwise specified.	Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Other development codes: <ul style="list-style-type: none"> Development design code. Landscaping code.
Market	Accepted subject to requirements	
	if not involving the clearing of regulated vegetation and complying with the Accepted development requirements in Table 3.4.1.	Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code.
	Code assessment	
	if not otherwise specified.	Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Other development codes: <ul style="list-style-type: none"> Development design code. Landscaping code.
Impact assessment		
Any other use not listed in this table. Any use listed in the table as code assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Planning scheme: <ul style="list-style-type: none"> The Gladstone Regional Council Planning Scheme 2017 (Version 2).

Table 2.5.1 – 2: Material change of use – Precinct 2 – Regulated vegetation		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	Accepted development subject to requirements	
	if: (c) not involving the clearing of regulated vegetation; and (d) only involving minor building work.	Not applicable.
	Code assessment	
	if not otherwise specified.	Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Other development codes: <ul style="list-style-type: none"> Development design code Landscaping code.
Food and drink outlet Function facility Outdoor sport and recreation Tourist park	Accepted subject to requirements	
	if: (a) not involving the clearing of regulated vegetation; and (b) only involving minor building work.	Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master plan code.
	Code assessment	
	if not otherwise specified.	Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Other development codes: <ul style="list-style-type: none"> Development design code. Landscaping code.
Market	Accepted subject to requirements	
	if not involving the clearing of regulated vegetation and complying with the accepted development requirements in Table 3.3.1.	Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code.
	Code assessment	
	if not otherwise specified.	Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Other development codes: <ul style="list-style-type: none"> Development design code. Landscaping code.
Impact assessment		
Any other use not listed in this table. Any use listed in the table as code assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Planning scheme:

Table 2.5.1 – 2: Material change of use – Precinct 2 – Regulated vegetation

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none">• The Gladstone Regional Council Planning Scheme 2017 (Version 2).

Table 2.5.1 – 3: Material change of use – Precinct 3 – Highest Astronomical Tide (HAT)		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	Accepted development subject to requirements	
	if: (a) not involving the clearing of regulated vegetation; and (b) only involving minor building work.	Not applicable.
	Code assessment	
	if not otherwise specified.	Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Other development codes: <ul style="list-style-type: none"> Development design code. Landscaping code.
Impact assessment		
Any other use not listed in this table. Any use listed in the table as code assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Planning scheme: <ul style="list-style-type: none"> The Gladstone Regional Council Planning Scheme 2017 (Version 2).

2.5.2. Categories of development and assessment: Reconfiguring a lot

Table 2.5.2 – 1: Reconfiguring a lot – All precincts		
Precinct	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All precincts	Code assessment	
	if: (a) A Community title subdivision associated with the Byellee Waters Golf Course Master Plan and the primary Outdoor sport and recreation (Golf) use; or (b) for a boundary realignment where not increasing the number of lots.	Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Other development codes: <ul style="list-style-type: none"> Reconfiguring a lot code. Development design code. Landscaping code.
Impact assessment		
Any other use not listed in this table. Any use listed in the table as code assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		Master Plan code: <ul style="list-style-type: none"> Byellee Waters Golf Course Master Plan code. Planning scheme:

Table 2.5.2 – 1: Reconfiguring a lot – All precincts		
Precinct	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> The Gladstone Regional Council Planning Scheme 2017 (Version 2).

2.5.3. Categorise of development and assessment: Building work

The category of development and category of assessment, and applicable assessment benchmarks for building work identified in Part 5 of the Our Place Our Plan Gladstone Regional Council Planning Scheme 2017 (Version 2) apply to all development in the plan area.

2.5.4. Categories of development and assessment: Overlays

The category of development and category of assessment, and applicable assessment benchmarks for overlays identified in Part 5 of the Our Place Our Plan Gladstone Regional Council Planning Scheme 2017 (Version 2) apply, except:

Table 2.5.4 – 1: Operational work – All precincts		
Precinct and development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All precincts where <ul style="list-style-type: none"> Carrying out operational work associated with a material change of use and involving earthworks, including filling, or excavating of land; and Located within the Flood Hazard Area of the Flood hazard overlay 	Accepted development	
	Where development: <ol style="list-style-type: none"> involves earthworks of less than 500m³; complies with the Accepted development requirements in the Flood hazard overlay code; complies with PO8 of the Flood hazard overlay code; and is located external to Easement B on RP610248 	<ul style="list-style-type: none"> The Gladstone Regional Council Planning Scheme 2017 (Version 2) Flood hazard overlay code

2.5.5. Categories of development and assessment: Operational work

The category of development and category of assessment, and applicable assessment benchmarks for operational work identified in Part 5 of the Our Place Our Plan Gladstone Regional Council Planning Scheme 2017 (Version 2) apply, except:

Table 2.5.5 – 1: Operational work – Precinct 1- Golf course, club and accommodation, Precinct 2- Regulated vegetation		
Precinct and development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
In Precinct 1 (Golf course, club and accommodation)	Accepted development	
	Where development:	Not applicable.

Table 2.5.5 – 1: Operational work – Precinct 1- Golf course, club and accommodation, Precinct 2- Regulated vegetation		
Precinct and development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p>and Precinct 2 (Regulated vegetation)</p> <ul style="list-style-type: none"> Carrying out operational work associated with a material change of use and involving earthworks, including filling, or excavating land. 	<p>(a) involves earthworks of less than 500m³; and</p> <p>(b) is located external to Easement B on RP610248 (which contains 66kV powerlines)</p>	

3. Byellee Waters Golf Course Master Plan code

3.1. Context

- (1) The Byellee Waters Golf Course Master Plan and this code seeks to set out the strategic and regulatory framework for the delivery and ongoing management of a purpose-built golf course and recreational destination, being the Byellee Waters Golf Course.
- (2) The Byellee Waters Golf Course seeks to deliver and operate championship level golf course, club facilities and supporting uses that sensitively respond to the natural environment and future requirements to expand and alter the course design from time to time.
- (3) It is intended to be a premier outdoor sport and recreation destination offering a fully contained and integrated, recreational and entertainment precinct. The golf course and club facilities are intended to be the primary land use activity, with other land use and development activity carried out to support and enhance the Byellee Waters Golf Course sporting and leisure offering.
- (4) The scale and nature of this activity is set out indicatively in to **Figure 3 – Byellee Waters Golf Course Master Plan - Proposed Concept Plan** being the proposed concept Master Plan. This plan is not intended to be interpreted as exact, rather a demonstration of a general indication of the arrangement of development activity across the subject site.

Figure 3 - Byellee Waters Golf Course Master Plan - Proposed Concept Plan



Place Design Group Pty Ltd
 Level 21/100 Collins St
 Melbourne VIC 3000
 Australia
 Tel: +61 3 9552 9522

Byellee Waters Golf Course
 Master Plan-Proposed Concept Plan

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3.2. Application

- (1) This code applies to development where the code is identified as applicable in a table of assessment in section 2.

3.3. Purpose

- (1) The purpose of the Byellee Waters Golf Course Master Plan code is to ensure:
 - (a) Development provides a championship level golf course and outdoor sport and recreation facility as the primary land use.
 - (b) Development may also provide complementary facilities and land uses that support and enhance the ability to operate a regionally significant, outdoor sport and recreation destination.
 - (c) Development maximises local and regional access, and use of the land for recreation, environmental, tourism, accommodation, entertainment and business activities.
 - (d) Development is of a scale and intensity that respects and responds to the natural landscape and character.
 - (e) Development incorporates a high quality built form and landscape design that compliments the natural landscape setting.
 - (f) Development is undertaken in a manner which reflects the planning intent of the three Master Plan precincts set out in **Figure 2 – Byellee Waters Golf Course Master Plan - Precinct plan**. These precincts are as follows:
 - (i) Precinct 1 – Golf Course, Clubhouse & Accommodation;
 - (ii) Precinct 2 – Regulated Vegetation; and
 - (iii) Precinct 3 – Highest Astronomical Tide (HAT).
- (2) The purpose of the **Byellee Waters Golf Course Master Plan code** will be achieved through the following overall outcomes:
 - (i) The Byellee Waters Golf Course Master Plan includes three precincts to facilitate development of a regionally significant golf course and supporting tourism, accommodation, entertainment and business activities.
 - (ii) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.
 - (iii) Impacts on adjacent areas from development and activities within the Master Plan area are managed through buffering and appropriate design, siting and operation of facilities and infrastructure.
 - (iv) Areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of development within the Master Plan area.
 - (v) Development responds to land constraints, including but not limited to topography and natural hazards.
- (d)
 - (vi) Development does not compromise the continued safe and efficient operation of the high voltage electrical infrastructure (66kV powerline) contained within the Master Plan area.
- (3) The purpose of the **Precinct 1 – Golf course, club & accommodation** will be achieved through the following additional overall outcomes:
 - (i) Development provides a championship level golf course and outdoor sport and recreation facility as the primary land use.

- (ii) Development may also provide for a range of recreation, environmental, tourism, accommodation, entertainment and business activities that support and enhance the ability to operate a regionally significant, outdoor sport and recreation destination.
- (4) The purpose of the **Precinct 2 – Regulated vegetation** will be achieved through the following additional overall outcomes:
 - (i) Development activity and land uses are consistent with those intended for Precinct 1, however must not involve the clearing of regulated vegetation (terrestrial plants), unless clearing is undertaken for exempt or approved infrastructure.
- (5) The purpose of the **Precinct 3 – Highest astronomical tide (HAT)** will be achieved through the following additional overall outcomes:
 - (i) Development activity is limited to an environmental facility to protect and minimise impacts on wetland and marine plant habitat areas.
 - (ii) Clearing of regulated vegetation (terrestrial plants) and marine plants does not occur.

3.4. Assessment benchmarks

3.4.1. Accepted development subject to requirements

Table 3.3-1 – Accepted development subject to requirements							
Required outcomes							
Height	<p>RO1 Building height does not exceed 12m. Note: RO1 does not apply to structures.</p>						
Setbacks	<p>RO3 Setbacks for buildings, servicing or outdoor storage areas or temporary structures including caravans or tents are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distance measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Any boundary adjacent to a road reserve or dwelling</td> <td>6m</td> </tr> <tr> <td>All other boundaries</td> <td>3m</td> </tr> </tbody> </table>	Setback	Minimum distance measured in metres (m)	Any boundary adjacent to a road reserve or dwelling	6m	All other boundaries	3m
	Setback	Minimum distance measured in metres (m)					
	Any boundary adjacent to a road reserve or dwelling	6m					
All other boundaries	3m						
Markets	<p>RO4 The use of the premises for a Market occurs a maximum of once per calendar month.</p>						
	<p>RO5 Market stalls are not installed over permanent line marked car parking or recreational vehicle spaces.</p>						
Outdoor lighting	<p>RO6 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting as amended.</p>						
	<p>RO7 Outdoor lighting is provided in accordance with Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements as amended.</p>						
Hours of operation	<p>RO8 Hours of operation for all recreation, tourist, accommodation, and business activities other than a function facility are 24 hours 7 days a week.</p>						
	<p>RO9 Hours of operation for a function facility are 6am to 11 pm*, daily. *All close down activities for a function facility such as cleaning and outdoor activities are to cease by 12am, daily.</p>						
Protection of high voltage electricity corridors	<p>RO10 Development is not located within the high voltage electricity corridor (66kV) defined by Easement B on RP610248.</p>						
<p>Advisory note Accepted development identified in section 2 as subject to requirements must comply with all the nominated required outcomes in this and other applicable codes.</p>							

3.4.2. Assessable development

Table 3.3-2 – Assessable development					
Performance outcomes	Acceptable outcomes				
Site and building design					
<p>PO1 Development provides high quality landscape setting that:</p> <ul style="list-style-type: none"> (a) enhances visual amenity; (b) integrates with the existing natural environment and rural setting; and (c) is carried out in a manner consistent with the Byellee Waters Landscape Design Report. 	No acceptable outcome is nominated.				
<p>PO2 Development provides high quality built form architecture that:</p> <ul style="list-style-type: none"> (a) considers and protects the setting and landscape characteristics of the site and surrounding locality; (b) incorporates a mixture of small, medium and large buildings that utilise articulation, colour, roof form and materials to soften the bulk of the buildings in the landscape; (c) avoids excessively large building facades and large expanses of blank walls; and (d) ensures that the design, colours, materials and finishes of buildings and structures are provided to a high standard and compatible with the rural and natural setting. 	<p>AO2 Buildings:</p> <ul style="list-style-type: none"> (a) avoid large expanses of blank walls, particularly where visually prominent; (b) use separation, articulation and roof form to soften the bulk of buildings and avoid visually dominating the landscape; (c) use colour schemes that are muted, naturally-toned, climatically appropriate and compatible with the rural and natural setting; (d) where visible from the Dawson Highway incorporate appropriate materials, colours and architectural details of a high standard; and (e) buildings are integrated with generous amounts of landscaping and deep planted shade trees. 				
<p>PO3 Building height:</p> <ul style="list-style-type: none"> (a) is low rise and visually unobtrusive; and (b) does not restrict access to, utility or enjoyment of the land for sport and recreation purposes. <p>Note: PO3 does not apply to structures.</p>	<p>AO3 Building height does not exceed 12m. Note: AO3 does not apply to structures.</p>				
<p>PO4 Development:</p> <ul style="list-style-type: none"> (a) is easily accessible and legible, particularly for pedestrians; and (b) designs and locates carparking, vehicle loading/unloading and outdoor storage areas to be unobtrusive and with appropriate shading. 	<p>AO4 Development ensures that the main pedestrian entries to buildings are:</p> <ul style="list-style-type: none"> (a) easily identifiable; (b) clearly visible; (c) directly accessible from key vehicle and pedestrian networks; and (d) designed to include entrance foyers that are orientated towards key pedestrian movement networks. 				
<p>PO5 The site layout and design responds sensitively to site and surrounding topography, waterways, drainage patterns, ecological values by:</p> <ul style="list-style-type: none"> (a) avoiding any hazards to people or property; (b) minimising earthworks; (c) retaining natural drainage lines and existing vegetation; 	<p>AO5 Setbacks for buildings, servicing or outdoor storage areas or temporary structures including caravans and tents are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Setback</th> <th style="text-align: center;">Minimum distance measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	Setback	Minimum distance measured in metres (m)		
Setback	Minimum distance measured in metres (m)				

Table 3.3-2 – Assessable development		
Performance outcomes		Acceptable outcomes
(d) avoiding damage or disruption to infrastructure; and (e) ensuring there is adequate buffering, screening, or separation to adjoining properties.	Any boundary adjacent to a road reserve or dwelling	6m
	All other boundaries	3m
Land use		
PO6 Where located in Precinct 1 Development in Precinct 1 is for the following land uses: (a) environment facility; (b) food and drink outlet; (c) function facility; (d) outdoor sport and recreation; (e) tourist park; and (f) market.	No acceptable outcome is nominated.	
PO7 Where located in Precinct 2 Development in Precinct 2 is limited to the following land uses, where they do not adversely impact on regulated vegetation: (a) environment facility; (b) food and drink outlet; (c) function facility; (d) outdoor sport and recreation; (e) tourist park; and (f) market.	No acceptable outcome is nominated.	
PO8 Where located in Precinct 3 Development is limited to an environment facility.	No acceptable outcome is nominated.	
Markets		
PO9 The use of the premises for a Market is consistent with the amenity of the site and surrounding area.	AO9.1 The use of the premises for a Market occurs a maximum of once per calendar month.	
	AO9.2 Market stalls are not installed over permanent line marked car parking or recreational vehicle spaces.	
Outdoor lighting		
PO10 Outdoor lighting does not adversely affect the amenity of adjoining premises or create a traffic hazard on adjacent roads.	AO10.1 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting as amended.	
	AO10.2 Outdoor lighting is provided in accordance with Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements as amended.	

Table 3.3-2 – Assessable development	
Performance outcomes	Acceptable outcomes
Hours of operation	
<p>PO11 Hours of operation minimise nuisance to any surrounding sensitive uses.</p>	<p>AO11.1 Hours of operation for all recreation, tourist, accommodation, function facility and business activities other than a function facility are 24 hours 7 days a week.</p> <p>AO11.1 Hours of operation for a function facility are 6am to 11pm, daily*. *All close down activities for a function facility such as cleaning and outdoor activities are to cease by 12am, daily.</p>
Amenity	
<p>PO12 Development achieves best practice environmental management, and a high level of protection of amenity and environmental values for existing and future development.</p>	<p>AO12 Development does not detract from the site's visual quality values.</p>
<p>PO13 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) signage; (e) odour and emissions; and (f) privacy. 	<p>AO13 Development does not unreasonably impact on the amenity of the surrounding area.</p>
Vegetation clearing	
<p>PO14 For Precinct 2 and 3: Clearing of native regulated vegetation does not occur.</p>	<p>No acceptable outcome is nominated.</p>
Protection of high voltage electricity corridors	
<p>PO15 Development protects the continued safe, reliable and efficient operation of the electricity network.</p>	<p>AO15.1 Development works where proposed within a high voltage electricity corridor (Easement B on RP610248) continue to ensure compliance with legislated safety clearances and ensure the efficient operation of the electrical network.</p>
	<p>AO15.2 Landscaping within Easement B on RP610248 is to be limited to:</p> <ul style="list-style-type: none"> a) the outer most edge of the easement boundaries; b) ground species which maintain legislated safety clearances; c) ensure access to and along the infrastructure corridor for maintenance and emergency works by heavy machinery/vehicles;

Table 3.3-2 – Assessable development	
Performance outcomes	Acceptable outcomes
	<p>d) ensure a 10 metre clearance zone around all electrical structures (poles/towers and stays).</p>
	<p>AO15.3 Lighting structures are not permitted within Easement B on RP610248 where they conflict with legislated clearance requirements, restrict access to infrastructure or compromise the strategic availability of Easement B on RP61048 for electrical network upgrades.</p>
	<p>AO15.4 The alignment of services within Easement B on RP610248 are:</p> <ul style="list-style-type: none"> a) to be kept to the outer edge of the easement; b) to cross the easement at right angles to the overhead conductors; c) not to be located within 10 metres of a pole/tower or stay; d) not to include works which compromise the structural integrity of electrical infrastructure; or e) compromise the strategic availability of Easement B on RP610248 for electrical network upgrades.
	<p>AO15.5 Road connections within Easement B on RP610248:</p> <ul style="list-style-type: none"> (a) do not compromise the strategic availability of Easement B on RP610248 for electrical network upgrades; (b) do not compromise the ability for electrical structures to be accessed for maintenance and construction purposes; and (c) ensure compliance with legislated safety clearances.
Reconfiguration of a Lot	
<p>PO16 Reconfiguration (including community title subdivision) provides for</p> <ul style="list-style-type: none"> (a) The accommodation of a land use specified in the Byellee Waters Master Plan and remains associated with the primary Outdoor sport and recreation (Golf) use; and (b) Lots that are generously sized lots that are demonstrably suitable for their intended purpose and the use and infrastructure it contains; and (c) Lots do not have boundaries traversing through native regulated vegetation areas. 	<p>AO16 All lots must be incorporated into a single management structure comprised of either a building management statement (BMS) or community title scheme (CTS).</p>