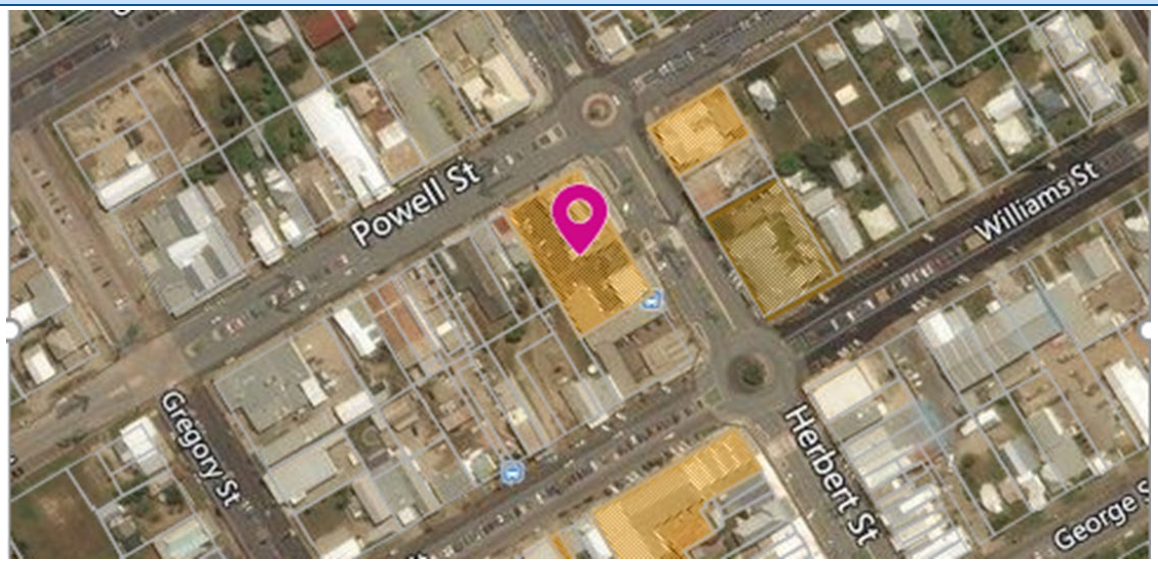
BOWEN COUNCIL OFFICE	
Address	67 Herbert Street (Corner Powell Street), Bowen
Lot Plan	5B66104
Coordinates	E: 630361 N: 7786666
Integrity	Good
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	DERM. State-wide Survey Draft Research Report, 2007. The Queenslander, Saturday 6 July 1912, p.9.

Street View

Location Map



Physical Description

The Bowen Shire Council Office is a two-storey face-red brick building located on the corner of Herbert and Powell Streets within the central business district of Bowen. The roof is set behind a substantial parapet wall on both the Herbert and Powell Street elevations. The parapet is rendered with three sections on each façade with 'X' mouldings. In the center of the higher sections of the parapet adjacent to the truncated corner are two coat of arms, one either side.

The Herbert Street elevation (east side) is divided into nine bays. The Powell Street elevation (north side) is divided into five bays. Each bay on the upper storey is divided by pilasters. The building has a truncated corner. At the upper storey level is a large, round-arched timber-framed door and window assembly featuring coloured-glass leadlight panels. This door provides access to the small Juliet balcony from which a three-flag mast rises. At ground level the corner between two pilasters contains a local notice board, adjacent to which is a plaque which reads:

"TO COMMEMORATE

FRANCIS CLARKE

NOTED ARCHITECT

FIRST MAYOR OF BOWEN 1863-1866

ERECTED BY BOWEN HISTORICAL SOCIETY 1982".

Along the eastern and northern elevations on the upper storey are large, window openings most of which are grouped in threes. The original timber frames have been replaced with white metal frames. The style of the lower-level windows accurately reflects the original windows, the upper-level windows are now only two pane windows rather than the original six pane windows.

Most window groups are comprised of one central vertical 1:2 sash style window and two vertical 1:4 sash windows either side. The central section of windows on the upper eastern frontage and the upper sections adjacent to the corner truncation are comprised of vertical 1:2 sash windows. On the ground level, each window opening is divided into three rectangular panes, most are vertical 1:3 ratio on the eastern façade, as well as two adjacent to the access on the southern facade. The sets of windows in the section adjacent to the corner truncation are the original timber framed windows with a vertical 1:3 ratio, three rectangular panes. At ground level the building has a series of glazed panels and entrances to shops.

Access to the offices is via glazed, sliding doors on Herbert Street, newer additions to the building. On either side of the truncated corner is a set of timber-framed windows grouped in threes. The windows which face Powell Street have coloured-glass and leadlight design, similar to the upper-storey door and windows. These windows are now set behind protective glass. The Herbert Street windows are plain glass. An awning extends from the building over both Herbert and Powell streets. The soffit is painted timber panels with cover strips.

Internally the ground floor comprises offices, other administrative and commercial spaces. The ceiling is plastered and painted and finished with cover strips.

Walls are generally plastered and painted throughout. Timber stairs lead to the first floor. The first floor primarily comprises offices and administrative spaces. The stairs lead to a large open office area with a recent timber counter. A hallway leads to other offices and an open plan office station which is an extension. In the original section of the first floor is a recessed section of ceiling with coloured glass. A number of offices in this section have a breezeway assembly above the timber-paneled door. Throughout the first-floor area walls are generally plastered and painted and divided into panels by a series of the timber strips with above-door head height picture rails.

Ceilings are painted and finished with cover strips similar to the ground floor area. Double timber-and-glazed doors with fanlight and breezeway assembly provide access to the council chambers. Glass panels in the doors have been etched with the Bowen Shire Council insignia. The council chambers have parquetry floor with moulded-timber skirting boards, plastered and painted walls, and ceiling with timber cover strips. The ceiling has moulded cornices and a timber picture rail.

Coloured glass-and-leadlight double doors have bronze handles and open to a small balcony overlooking the street. The original silky oak council table and chairs still exist. Timber folding doors separate the Council chambers from the adjacent office (which was originally the Mayor's office).

Historical Context

Bowen was the first port established in North Queensland. The settlement was officially proclaimed on 11 April 1861 and named Bowen after Queensland's first Governor, Sir George Ferguson Bowen. The township of Bowen quickly grew to support the northern pastoral industry as a strategically placed supply centre. Over the course of several decades, it developed into a thriving commercial port. Bowen soon became a major administrative and commercial centre and was declared a municipality on 17 March 1863.

The deed of grant for the land on which the shire council offices was to be built was first issued to the Municipality of Bowen in February 1865. The title consisted of an area of two roods (0.4ha). A new deed of grant, including a slight increase in the area of land of 32 perches (about 800²m), was issued in November 1966.

The council offices were at least the second constructed in town. A two-storey timber town hall and clock tower was erected in Bowen in 1890 but were completely destroyed by fire in July 1912. New administrative facilities were provided, although there is little information available about these. During the Depression era, the Forgan Smith Labour Government implemented an Unemployment Relief Scheme to support employment throughout the state. In conjunction with the Intermittent Relief Work Scheme, and projects managed by the Bureau of Industry, this initiative served to assist the economy during a period of financial instability. As well as a number of large infrastructure projects, local authorities were also encouraged to provide employment by building new shire halls or council chambers.

Local authorities were offered a pound for pound subsidy and well as loan funds. Bowen was one of more than 20 local authorities that took advantage of the scheme. In March 1935, the Bowen Town Council approached the Minister for Health and Home Affairs to enquire about the possibility of obtaining a government loan to construct new council chambers. By July of the same year, the town clerk, Mr A. B. Moore submitted building designs to the council, and an application had been made for a loan of £8000 to cover the cost of the building and furniture. Noted architect, C.D. Lynch was employed to draw up the plans, which included five commercial shops and three offices.

Construction of the offices was made possible by low interest loans provided by the state government and the use of day labour. According to news articles at the time it was the first semi-government building constructed under the new 40-hour week award. The foundation stone for the new building was laid by Alderman, E.J.Riordan, MLA.

The building was opened on 17 September 1937 by the Minister for Labour, The Honorable M.P. Hynes. The opening coincided with renewed optimism about the town's future as an industrial city. The new premises were seen as a reflection of a progressive council with a firm vision for the town and harbour's development.

In the 1960s the building was extended on the east side (along Herbert Street) and replaced a ladies' rest room and school of arts building. Further refurbishments in the 1970s occurred when the former accountant's office and health office were replaced with toilet facilities.

The current staff room was at one point used as a doctor's office with an adjacent room used as a reception area. Bowen Shire was established on 6 February 1960 from the town of Bowen and the Shire of Wangaratta. The Council offices remain as a service delivery office for the amalgamated Whitsunday Shire. The commercial spaces that form part of the building's design are all leased to businesses. The Shultz family jewellery business was one of the first in the building, the family having successfully tendered for the lease of the shop when the building was first constructed in 1937.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Bowen Shire Council Office is a substantial building for a small administrative centre and is important in demonstrating the evolution of Bowen's history, and the broader Queensland government initiatives during the Depression era under the Intermittent Relief Work Scheme. Constructed in 1937, and used continuously as government offices since that time, the building reflects the growth and development of Bowen during the 1930s and is an expression of confidence in the district's future.
Criteria D - *the place is important in demonstrating the principal characteristics of a*	The Bowen Shire Council Office is a good representative example of a regional civic complex designed for government and commercial uses. It remains substantially intact and is important in illustrating the principal characteristics of a 1930s civic building located in the centre of town. It comprises intact council chambers and original council furniture (table and chairs); offices and purpose-built commercial

particular class of cultural places	shops. The building is also significant as an example of the work of architect CD Lynch, who made a substantial contribution to North Queensland architecture in the early 20th century.
Criteria E - *the place is important because of its aesthetic significance*	The Bowen Shire Council Offices is prominently sited on the corner of the main street (Herbert Street) and Powell Street and its distinctive compositional qualities contribute to its aesthetic significance. The building's overall symmetry and unity of scale, form and materials make it an important part of a municipal precinct between Powell and William Street (along Herbert Street).

Bowen Council Office – 2020

Bowen Council Office – 2020

TO COMMEMORATE
FRANCIS CLARKE

File:StateLibQld 1 103686 Council Chambers at Bowen, Queensland, 1938.jpg

Post Card of Bowen Council Chambers, c1955.

https://queenslandplaces.com.au/category/contributor/centre-the-government-queensland-ms?page=29

BOWEN GENERAL CEMETERY

Address	John Street, Bowen
Lot Plan	309HR991, 315HR991
Coordinates	(E: 629022 N: 7788004)
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Flemington Road Cemetery, Queensland Heritage Register Entry Place ID 601487 Australian Dictionary of Biography Website: James Morrill, http://adb.anu.edu.au/biography/morrill-james-2484

Street View

Location Map

Physical Description

Bowen General Cemetery is located on the rise of the hill in Bowen and is bounded by the Richmond Road to the north, John Street to the east, Hill Street to the south & West Street to the west. The cemetery is accessible via John Street and from Richmond Road.

Bowen cemetery comprises an old monumental cemetery, that is divided into rather indeterminate portions, and a lawn cemetery. In the north-east corner of the cemetery are two red brick columbaria. The lawn cemetery sections are located to the south of the site.

The lawn cemetery comprises two sections, the eastern section has only flat headstones and grass-top graves. The western section has low rise, kerbed headstones and grass-top graves. The rows of graves in the lawn cemetery alternate between facing east and west.

The monumental grave area is comprised of three sections which run north to south. All the graves in the monumental sections face east, however where adjacent to the pathway, some headstones face west. The sections of the monumental grave area are divided by cement pathways which connect to the footpath along Richmond Road to the north.

Approximately, the oldest graves are located to the north of the centre of the monumental grave area. There a several fenced family sections with uniform headstones. Headstone types and styles are varied.

Within the central monumental section, towards the southern end is a group of children/infant graves. It is noted that this is not the only location of infant graves within the cemetery.

An obelisk to James Morrill is located in the centre of the cemetery.

A toilet block is in the centre of the John Street frontage, amongst the monumental section.

Landscaped gardens border the monumental section to the east along John Street, around the south-east portion of the lawn cemetery and along the Hill Street frontage of the site. A white brick entranceway is located at the centre of the John Street frontage. A small grove of trees is located within the central monumental section to the north. Borders of trees is planted along the north and west boundaries of the site.

There are no mausoleums in this cemetery.

Historical Context

Bowen was the first port established in North Queensland. The settlement was officially proclaimed on 11 April 1861 and named Bowen after Queensland's first Governor, Sir George Ferguson Bowen. The township of Bowen quickly grew to support the northern pastoral industry as a strategically placed supply centre.

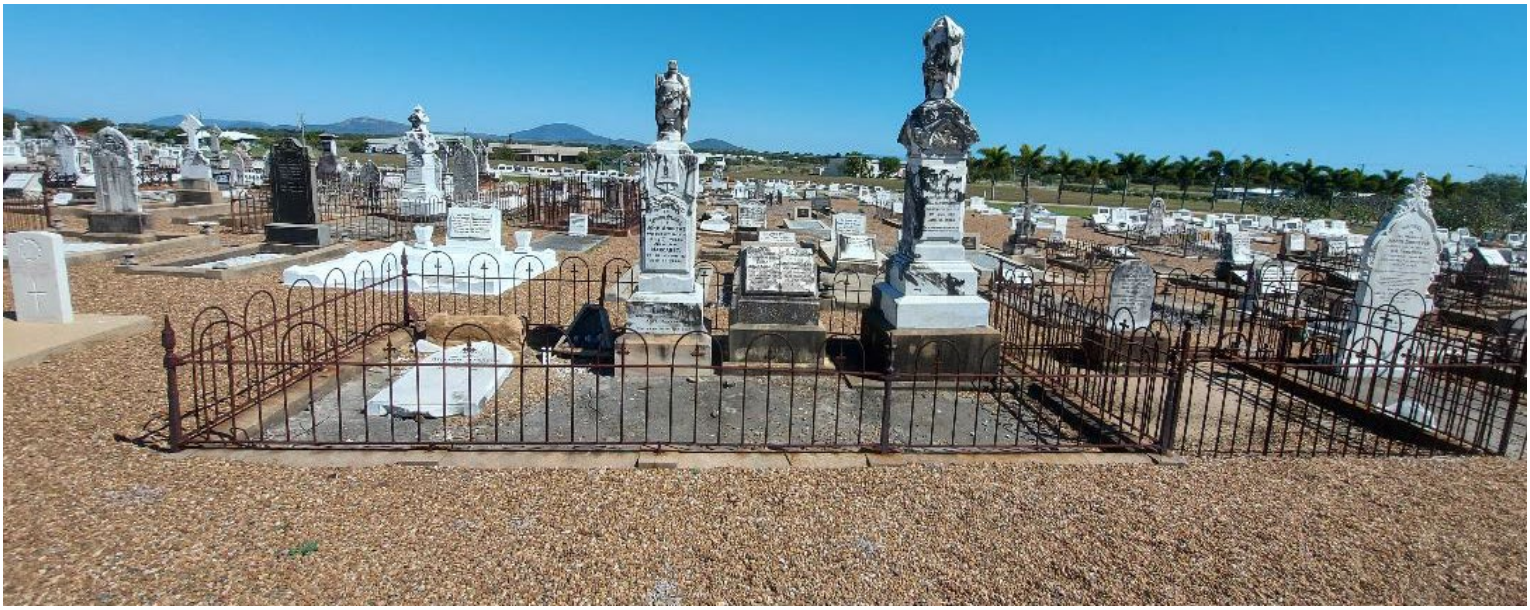
Over the course of several decades, it developed into a thriving commercial port and community. Bowen soon became a major administrative and commercial centre and was declared a municipality on 17 March 1863. As with other towns in Queensland, a cemetery reserve was created when the town was surveyed.

Located on John Street, the cemetery was the first of two cemeteries established in the town (the other being on Flemington Road). The Flemington Road Cemetery was used alternatively with the cemetery on John Street between 1878 and 1954. Following 1954, all burials were allocated to John Street.
According to local newspapers, the cemetery on John Street had a history of neglect that was much lamented by the locals of the time. In response to this problem, a board of trustees was appointed, and on 13th July 1867 the Port Denison Times printed rules and regulations of the cemetery in the hope of improving its condition. By the 22 February 1868, these rules had been found ineffective in improving the condition of the site. Shortly after this period, public and governmental dissatisfaction arose not only in response to the poor state of the existing graves, but also for the cemetery's inappropriate location for future burials. It had been found that graves were filling with water at a shallow depth, and grave diggers were finding it increasingly difficult to keep coffins out of the water. As noted above, both cemeteries were operational between 1878 and 1954.

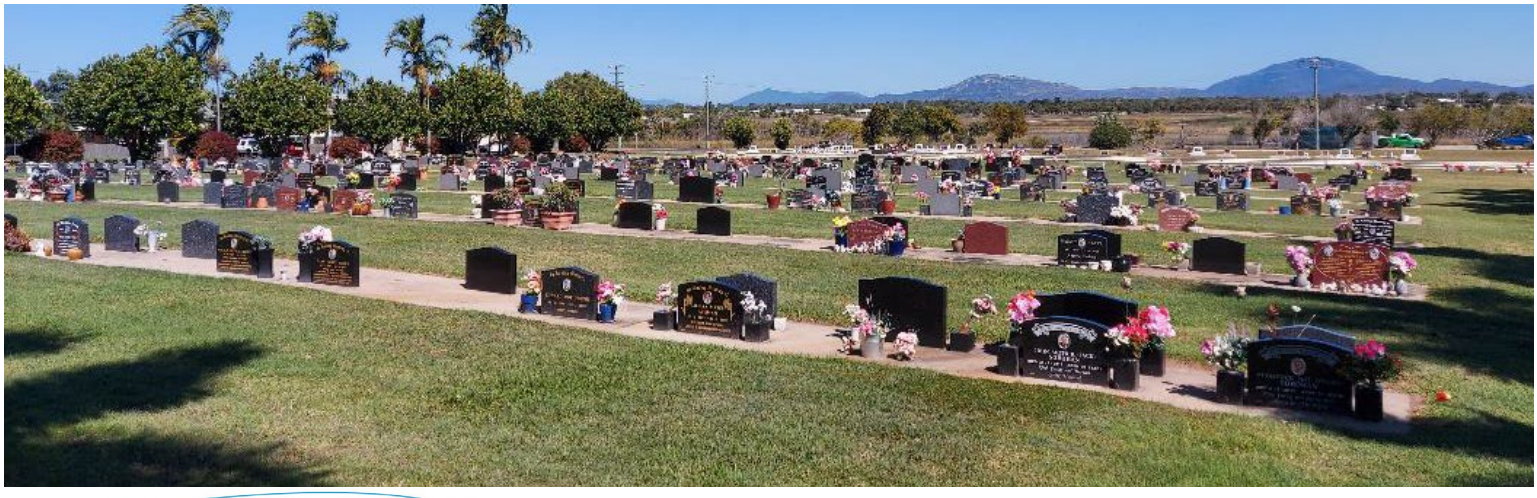
The Flemington Road Cemetery closed in 1952 when an area of approximately two acres was surveyed around the existing graves and classed as Portion Number 95, Reserve 54. The rest of the land was sold to a Mr Nicol whose father had allegedly leased the land previously. The John Street cemetery contains the graves of numerous early Bowen settlers. It also contains the memorial obelisk to James Morrill, an English-born sailor who was shipwrecked on Horseshoe Reef off the Great Barrier Reef in 1846. Morrill lived for seventeen years with an Aboriginal group around Mount Elliot and ranging between the Black and Burdekin Rivers. When Europeans came to Bowen in the early 1860s, Morrill returned to live among them. He was appointed to the Department of Customs at Bowen, and in January 1864 accompanied George Dalrymple on the expedition to open the port of Cardwell. He died in 1865.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Bowen General Cemetery demonstrates the early phase of settlement in Bowen. The gravestones of various early settlers provide an accurate representation of the notable residents in the district and demonstrate the families who have made a major contribution to the district.
Criteria I - *The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region*	The cemetery is significant for its spiritual and symbolic value to the Bowen community and because of its continuity of use as a burial place for the region.



SECTION

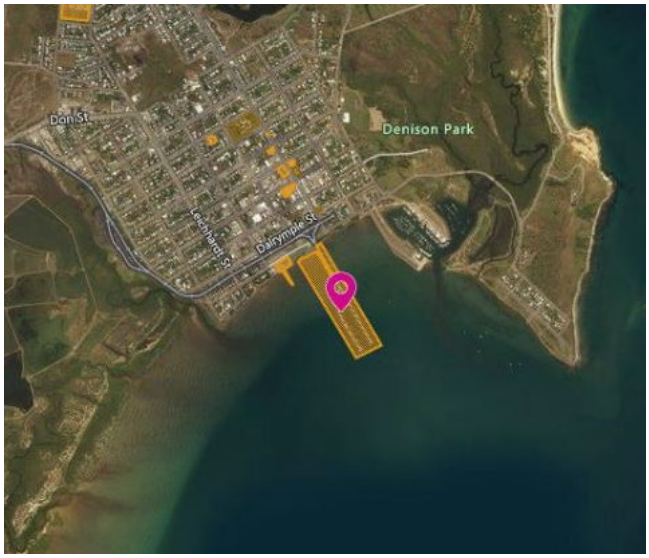


IN MEMORY OF
JAMES MORRILL
AGED 41 YEARS
SHIPWRECKED MARINER WHO LIVED 17 YEARS
WITH ABORIGINES AND THUS IS
FIRST KNOWN WHITE RESIDENT
OF NORTH QUEENSLAND
DIED IN BOWEN 30 OCTOBER 1865
ERECTED BY BOWEN HISTORICAL SOCIETY
30 OCTOBER 1963
In Loving Memory of
ETHEL MAY GUNNING
(AUNTY MAY)
1886 1985
ALWAYS REMEMBERED
Whitsunday Funerals & Crematorium
CHARLES JOSEPH SCHILLING

Bowen Jetty aka Port Denison Memorial Jetty	
Address	Quay Street, Bowen
Lot Plan	308SP118066
Coordinates	E: 630607 N: 7786070
Integrity	Poor
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	DERM, 2010. Bowen Jetty, cultural heritage management database report.

Street View

Location Map



Physical Description

The Bowen Jetty is located off Santa Barbara Park on the parade of the same name in the North Queensland township of Bowen. It extends approximately 750m into the waters of Port Denison. The main jetty comprises a long narrow stem, approximately 640m long, ending in a concrete head about 78m long and 20m wide.

About 385m from the shore, a secondary pier curves away from the main stem. This ends in a long concrete head lying parallel to the first head and about 80m distant. The second head is about 150m long and 25m wide.

The main stem comprises two parts: a stone causeway and a timber jetty. The stone causeway, topped with a curbed concrete roadway, extends about 270m from the shore. Partially embedded in the southern side of the causeway is a series of concrete headstocks spaced at intervals of approximately 5.5m.

The series of headstocks continues beyond the causeway and forms the support for the timber section of the main stem. The timber section of the main stem runs for a distance of about 390m between the causeway and the concrete head. The beginning of the timber section overlaps with the end of the causeway in order to allow access. The timber jetty comprises a plank deck resting on rounded timber beams which rest on the concrete headstocks.

As far as the junction with the secondary pier, the decking planks are aligned with the axis of the jetty. These planks cover a lower layer of planking that is oriented at right angles to the axis. For the first 20m of the jetty, a pair of railway lines is visible between the upper layer of planks. Beyond this the rails are covered to form two tracks of a roadway that runs to the junction and then curves away to follow the secondary pier.

A timber rail and walkway runs along the southern side of the jetty as far as the junction. Approximately 40m from the junction of the jetty and the head, a series of rounded timber beams curve away from the jetty and end at the head. These appear to be the remnants of an earlier substructure. The jetty head presents as an open flat area devoid of substantial structures. Timber fender piers are attached to the perimeter of the head at regular intervals. It is surrounded by a safety rail formed from steel piping. Concrete curbing also surrounds the open space just inside the safety rail.

Four pairs of railway lines run the length of the head and are set into the concrete. The decking and superstructure of the stem of the secondary pier is constructed of timber and supported on concrete piles and headstocks. The head of the secondary pier is constructed of reinforced concrete. The substructures of both the main jetty and the secondary pier heads are of beam and girder construction in reinforced concrete.

Historical Context

Bowen was the first port established in North Queensland. The settlement was officially proclaimed on 11 April 1861 and named Bowen after Queensland's first Governor, Sir George Ferguson Bowen. The township of Bowen quickly grew to support the northern pastoral industry as a strategically placed supply centre. Bowen soon became a major administrative and commercial centre and was declared a municipality on 17 March 1863. It was eclipsed in importance by Townsville by the 1870s.

Bowen needed a jetty to function effectively as a port. It was located in a sheltered bay widely recognised as an excellent natural harbour. However, passengers and cargo had to be transferred from vessels to shore by punts and then carted across tidal flats. A long jetty extending past the mud flats and shallow water was needed to overcome this problem.

It was not until 1865 that the Department of Harbours and Rivers commenced construction. The jetty was built using day labour under the management of a resident clerk of works; the civil engineer for the Department of Harbours and Rivers, Joseph Brady, had oversight. It was completed in May 1867. An 'as built' drawing dated 1880 shows a timber jetty that was 2,805 feet six inches (855m) in length. It had a long narrow stem, 14 feet (4.2m) wide, finishing at a small head that was 38 feet six inches (11.7m) long and 25 feet nine inches (7.8m) wide. A small weatherboard storage shed was located at the extreme end. At mid-point was a bathing enclosure and bath house. The jetty accommodated vessels drawing 12 feet (3.7m) at the outer end and seven feet (2m) at an inner berth.

The scale of the jetty and harbour and the depth of the berths, considered adequate for the port at Bowen, reflected the size of the shipping at the time. The loading facilities reflected the way in which cargo was transported in ships. Many commodities that are now transported in bulk were once bagged. Railway tracks (still extant at

Bowen) were provided so that the cargo could be railed out to the jetty head. Cranes or derricks (no longer extant at Bowen) then loaded the cargo into the holds of the ships.

During the late 1860s, Bowen's status as North Queensland's major port was under threat from by the rival port of Townsville. Townsville had better access to the pastoral regions of the interior and by 1870 had become the colony's third most important port behind Brisbane and Rockhampton. Despite this, Bowen was still used as a port. Major repairs and alterations to the jetty took place between the late 1870s and 1884 due to infestations of marine borers soon after construction, and the need to accommodate the ever-increasing size of the ships visiting the port. Major repairs were carried out on the inner section of the stem and the outer 1320 feet (402m) was completely reconstructed. The jetty head was rebuilt and enlarged between c.1880 and 1884. The submerged remains of this part of the jetty head are extant at the end of the main stem of the jetty. The main commodities traded through the port were meat, sugar and coal. By the 1890s an export trade in frozen meat had developed and in 1894, the Bowen Meat Export and Agency Company Limited was formed by local stock owners to process frozen meat. Their meat works at Merinda near Bowen exported frozen meat via Bowen Jetty from 1896. Meat remained a staple of the port until the 1960s. Sugar exports from the port commenced in 1910 after a tramline was constructed from Proserpine Central Mill to Bowen. After 1914, the Inkerman Mill also exported sugar through the port.

Further extensions to the jetty were carried out between 1911 and 1915. The head was lengthened by 227 feet (69m) back along the stem towards the shore, and a railway approach was constructed close alongside the jetty stem. The head extension and the railway piles and headstocks were constructed of concrete, the extension utilising the Monier system of concrete reinforcing. These additions were among the earliest uses of reinforced concrete in marine infrastructure in Queensland. The Monier system, which was patented in France in 1867, utilised steel mesh and bore the closest resemblance to modern methods. This system was introduced to Australia by a Sydney company, Carter Gummow and Co., in 1894. The earliest known reinforced concrete marine structure to be built by the Harbours and Rivers Department was the Auckland Point jetty at Gladstone in 1909, two to three years prior to the Bowen Jetty extensions. The jetty extension was of beam and girder construction and utilised raker piles.

In 1919, Collinsville State Mine and Bowen Consolidated Collieries were established in Bowen's hinterland, in the Bowen Basin Coalfield. The coal pier at the jetty was constructed between 1922 and 1926 in anticipation of coal trade through the port. Edward Alexander Cullen, the Chief Engineer in the Department of Harbours and Rivers, signed the design drawings for the coal pier and the earlier reinforced concrete jetty extensions. A rail link between the collieries and Bowen was completed in 1922 and enabled the direct transportation of material from the collieries to the port. The new pier joined the main jetty stem at about midpoint and curved away to the south. New berths were constructed at the end. The reinforced concrete head was built using beam and girder construction with raker piles. The stem had reinforced concrete headstocks with timber decking and superstructure. A 20 ton (20 tonne) electric travelling crane (no longer extant) was installed on the head. Despite the extensive alterations to the jetty, the volume of coal trade never reached expectations and the Port of Bowen was left with a large, long-term debt.

Further changes to the jetty occurred during the 1950s. The stone causeway that forms the inner section of the jetty was constructed in 1957. It replaced the deteriorating maintenance section of timber jetty. A concrete roadway was laid on top of the causeway and a timber handrail was erected along both sides. The railway approach along this section of jetty was retained. In addition, the old jetty head was widened between 1955 and 1958.

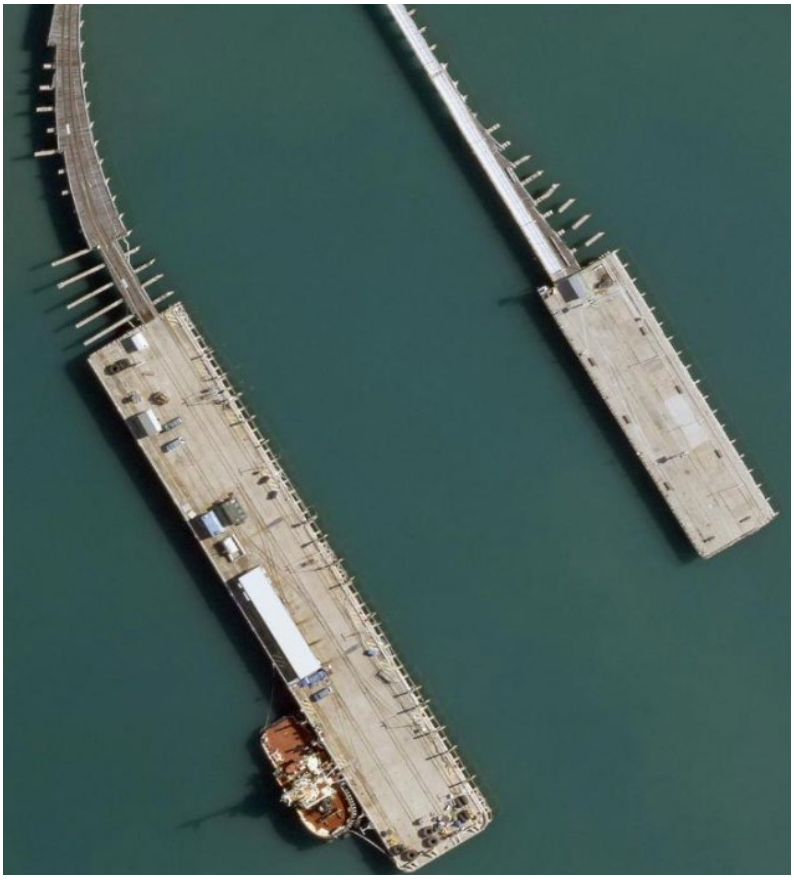
On 1 April 1958, a major cyclone struck Bowen, causing extensive damage to the town and the jetty. The jetty stem from the stone approach seawards for 1066 feet (325m) was destroyed. Approximately 60% of concrete roadway and the old jetty head were damaged. Rather than reconstruct the demolished jetty stem, decking was laid between the rails on the concrete railway approach. This created a new roadway, shared with the railway line. The ports failure to upgrade bulk sugar loading facilities resulted in the loss of the sugar trade from Proserpine and Inkerman in 1958. As a result, 19 staff were retrenched, leaving only four employment men.

When the meat works switched to road transport in the 1960s, the Bowen Jetty was solely dependent the coal market. Hopes for a major coal contract between Japan and Dacon Collieries at Collinsville saw the port demolish a 20-ton travelling crane to make way for the erection of modern bulk coal loading facilities in 1971. The contract was realized in 1972. The final decline of the jetty began in the 1980s. Retrenchments commenced in 1982 and, in 1984, the establishment of Abbot Point coal loading facility just north of Bowen ended coal exports through Bowen. As a result the Bowen Harbour Board was abolished in 1985. In 1988, the original jetty head was demolished leaving only the concrete section dating from 1911. Most timber components of the jetty have been replaced during major overhauls and routine maintenance conducted throughout the life of the jetty,

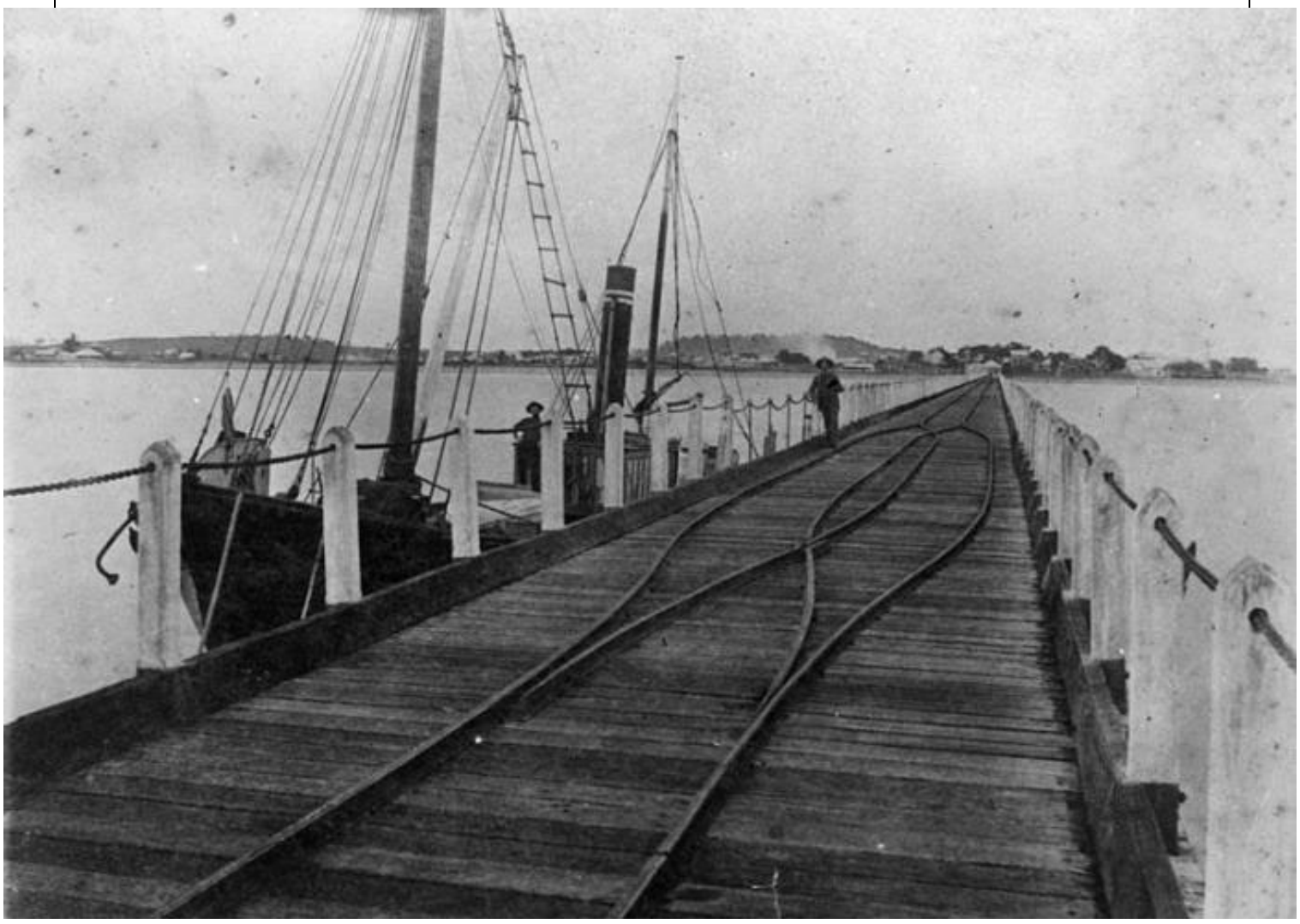
particularly between the 1930s and 1950s. The earliest known extant fabric is the reinforced concrete jetty head (1911 - 1926) and the concrete piles and headstocks of the railway approach (1915). However, the size, overall form and location of the jetty reflect the original role and aspirations of a town which, in 1861, looked set to become North Queensland's foremost port.

Historical Significance	
Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Bowen Jetty, originally completed in 1867 (rebuilt and extended between the 1880s and 1950s) provides evidence of the early importance of the port of Bowen in north Queensland. The concrete head (1911-1915) at the end of the main jetty stem demonstrates the changes in port facilities necessitated by the evolution of ship design from the second half of the 19th century and is a rare early example of the use of reinforced concrete in a marine application. The coal pier (completed 1926) is important for its association with the first phase of coal mining in the Bowen Basin, the State's largest and most productive coal field. The pier was built as an export coal terminal for Collinsville State Colliery and Bowen Consolidated Colliery, two of the earliest mines in the Bowen Basin.
Criteria C - *the place has potential to yield information that will contribute to an understanding of the region's history*	The submerged remains of the earlier timber jetty head (c1880 - 1884) are important as remnants of one of North Queensland's oldest commercial port structures and contribute to our understanding of the port's evolution.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	The concrete head at the end of the main jetty stem and the coal pier are important in demonstrating the principal characteristics of a marine application of the beam and girder system.

Queensland Globe Aerial Imagery



https://commons.wikimedia.org/wiki/File:StateLibQld_1_165375_Bowen_Jetty,_ca._1888.jpg



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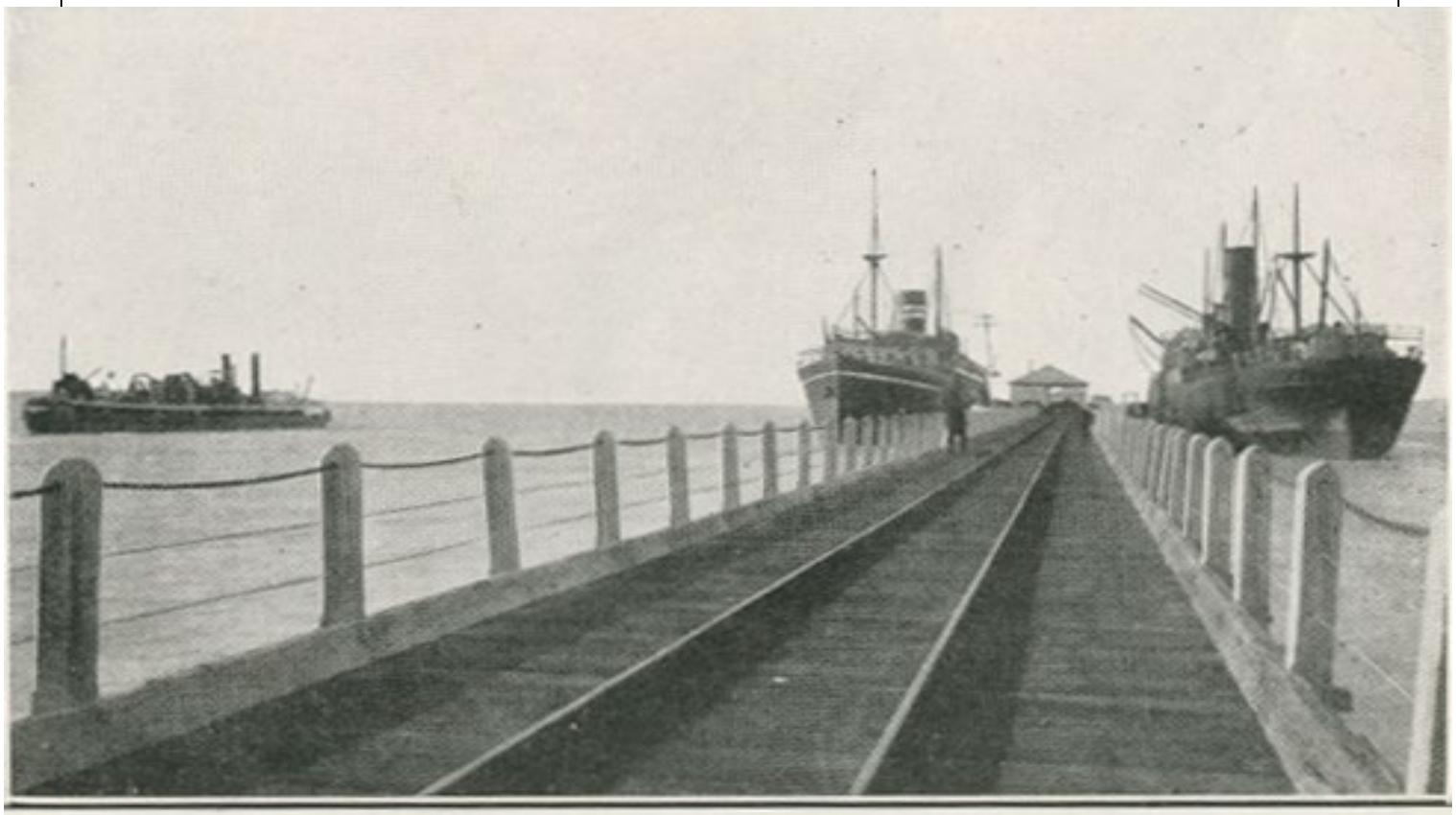
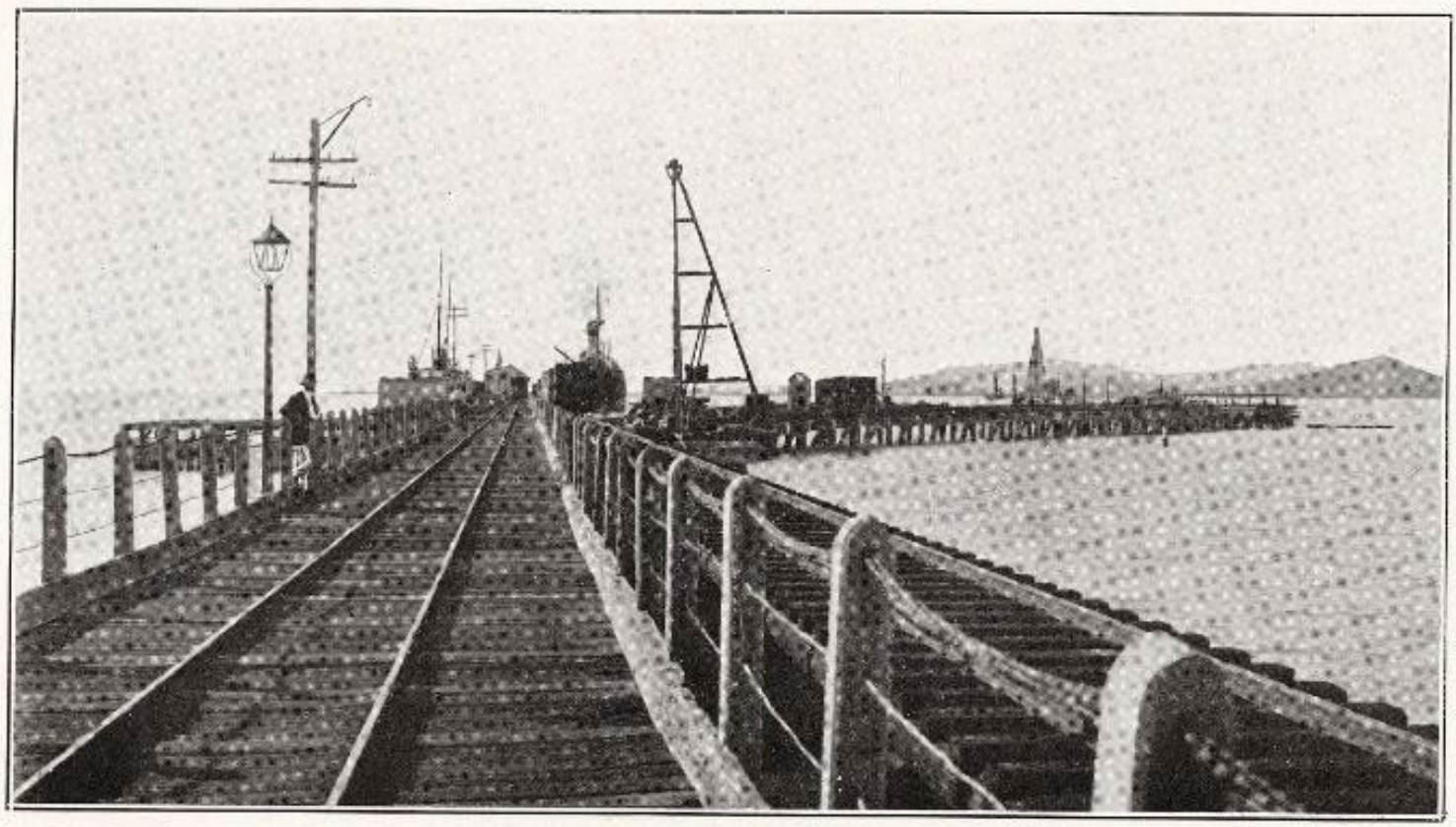


Bowen Jetty, North Queensland.

https://queenslandplaces.com.au/exhibit/book/flb007

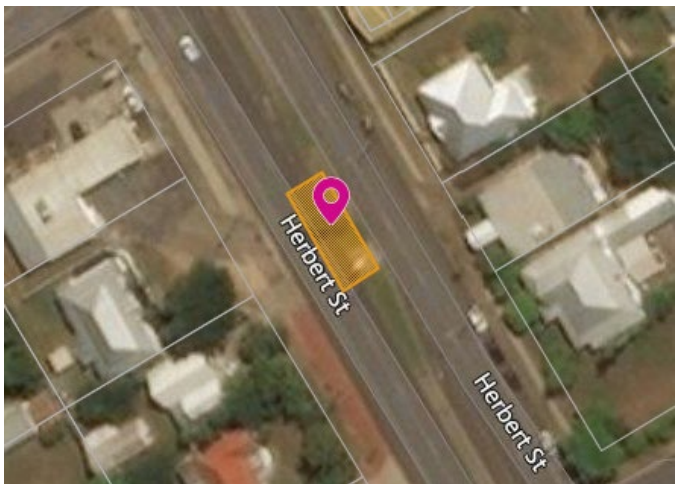


BOWEN JETTY AND COAL WHARVES, NORTH QUEENSLAND.

BOWEN WAR MEMORIAL	
Address	Herbert Street, Bowen
Lot Plan	Road Reserve
Coordinates	E: 630257 N: 7786882
Integrity	Poor
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Queensland War Memorial Register
References	DERM. Statewide Survey Draft Research Report, 2007 Monuments Australia Website http://monumentaustralia.org.au/themes/conflict/multiple/display/90623-bowen-war-memorial

Street View

Location Map



Physical Description

The Bowen War Memorial is located in Herbert Street and is a dominant feature in the streetscape. The concrete memorial sits on a stepped base of rough-hewn grey granite. Above this base is a pedestal which is divided into four sections. The pedestal is surmounted by a statue of a digger.

On each face of the first section of the pedestal there is a marble plaque bearing the leaded names of the 43 fallen men from the First World War.

At the base of each face are a marble plaque with leaded names and a granite plaque with gold lettering bearing the names of the 26 fallen men from the Second World War. There is also a marble plaque bearing the leaded names of the three fallen men who served in the Vietnam War.

The pedestal comprises recessed square faces with engaged pillars at each corner. At the centre of each face is a laurel wreath. Rising from this section the next part of the pedestal is rounded with a recess on each face, which formerly housed a clock. Foliated carvings are located in the bottom corners of each face in this section of the pedestal. Above this section is a squared pedestal with a rising sun relief on the southern face.

The digger statue on the pedestal comprises the characteristic elements of this type of memorial - a solider with a slouch hat, rifle, downward gaze, hands crossed over the rifle with one leg resting against a tree stump for support.

Historical Context

Bowen was the first port established in North Queensland. The settlement was officially proclaimed on 11 April 1861 and named Bowen after Queensland's first Governor, Sir George Ferguson Bowen. The township of Bowen quickly grew to support the northern pastoral industry as a strategically placed supply centre. Over the course of several decades, it developed into a thriving commercial port. Bowen soon became a major administrative and commercial centre and was declared a municipality on 17 March 1863.

The Bowen War Memorial was dedicated in 1926 following World War I. It currently commemorates those who lost their lives in World Wars I and II and the Vietnam War. Newspaper reports from 1925 indicate that the collection of money for a war memorial raised from general collections and by the Women's Hospital Weavers Association who ran a War Memorial Dance in June 1925 to raise funds for the memorial. Eventually, the Bowen War Memorial, a digger statue, was erected in 1926.

Originally constructed with a clock in each face, it was initially located in Gordon Street, but was later moved to Herbert Street. The Stonemason was A.L. Petrie & Sons, Brisbane. The memorial suffered severe damage in a cyclone in 1958 and the damaged clock faces were not replaced. Early photographs also indicate that there was once a low concrete post fence surrounding the memorial. This has since been removed.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Dedicated in 1926, the Bowen War Memorial is important for its symbolic meaning, and as an enduring local record of a major historical event (which was a common social custom or practice in Queensland in the aftermath of World War I [1914-1918]). It survives as evidence of an era of widespread nationalism represented at the local level, commemorating a major historical event and representing great human sacrifice.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	The Bowen War Memorial demonstrates the principal characteristics of a commemorative structure, incorporating recurring symbols that emphasise the special purpose of memorials: a wreath and a rising sun. As a digger statue, the Bowen War Memorial is representative of the most popular form of war memorial in post-WWI Queensland. It comprises characteristic elements of this type of memorial: a soldier with a slouch hat, rifle, downward gaze, hands crossed over the rifle with one leg resting against a tree stump for support.

Criteria G - *the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*	The Bowen War Memorial has a strong association with the former Bowen Shire community as evidence of the impact of participation in two world wars and in the Vietnam War.

ERECTED
BY
THE CITIZENS OF BOWEN,
IN HONOUR OF THOSE
WHO FELL IN THE
GREAT WAR
1914 — 1919
"Their name liveth for evermore."
WE WILL
REMEMBER THEM

NICOLSON. L.A.R.
PAGE. H.
POPE. J.
RANKIN. B.
RODGERS. J.
SHAW. W.
SPROULE. O.
STUBBS. H.
TALBOT. P.
THOMPSON. L.
THOMPSON. R.
WHITTON. A.G.
WILLS. H.
WILSON. H.
SECOND WORLD WAR 1939–1945
MILNE W.F.
McLEAN J.V.
NEGUS B.
PARKER R.
POTT A.E.
POWER P.A.G.
REES K.
SAKER E. JNR.
SMALL W.T.
STRANGE R.C.
TALBOT G.J.
WANSFEL W.

HERROD. H.
HARRIS. G.
JOHNSON. L.
JOHNSON. J.C.
KIRKE. G.
KNEATH. A.
LATIMER. F.
LONG. A.
MADDOCKS. W.
MARSHALL. V.
MASSY. C.B.
MILLER. G.C.
MILLER. W.
NICOLSON. D.C.
SECOND WORLD WAR 1939 - 1945
BUNTING W.R.
DORWARD L.C.
HONEY W.T.
JURGENS V.
MARTIN J.F.

ANDERSON. H.R.
ANDREWS. R.W.
ALBEITZ. F. MM
ASHWORTH. J.
BAILEY. F.
BRADSHAW. H.
CHRISTOFFERSON. A.
CARLETON. P.E.
DOBSON. F.
DINSDALE. T.S.
FLAHERTY. F.
FAHEY. J.B.
GARGET. E.
HAIMES. F.
HEEDE. F.W.
VIETNAM WAR
BLACK T.R.
HUGHES R.D.
MATHERS I.G.
WOMAL N.J. MID

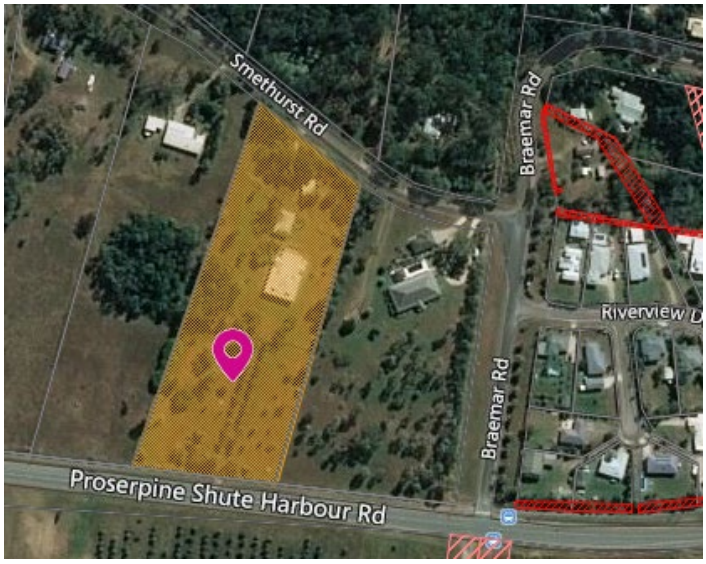
VIETNAM WAR

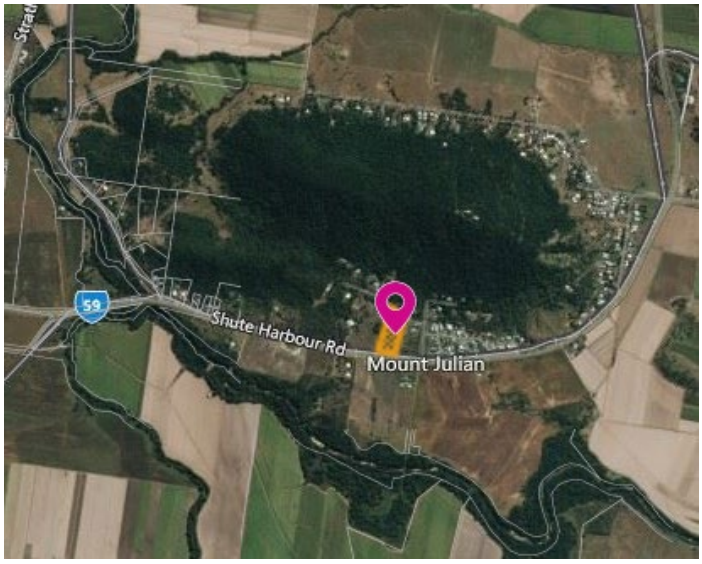
Shell

BRAEMAR HOMESTEAD	
Address	365 Shute Harbour Road, Mount Julian
Lot Plan	2RP744840
Coordinates	E: 667922 N: 7745475
Integrity	Fair
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Proserpine Guardian, Wednesday 1 October 2003, p.12. Pers.Comm. Judith and Ken Pannan, 16 February 2011. Kerr, John, 1997. A Crystal Century. The History of Proserpine's Sugar Mill, its Farms and its People, Proserpine Cooperative Sugar Milling Association Limited, Proserpine.

Street View

Location Map





Physical Description

Braemar Homestead is located on the northern side of the Shute Harbour- Proserpine Road. The property is situated on a gently sloping block and is accessed via front entrance gates and a central driveway lined with foxtail palms. A tramline passes in front of the main entrance to the property. There is also a rear access to the property. The timber homestead has a twin gable front with a pyramidal roof and is surrounded on three sides by a veranda with timber balustrades. The house is set on stumps which vary in height as the property extends back with the slope of the land. Access to the veranda, and the timber front entrance doors, is via a central stairway.

The front entrance leads to a large front room with original floorboards and decorative detail. The original front entrance is currently part of this front room. There are original double timber doors (inset with eight glass panes) that lead to the veranda from the original homestead. The back section of the house has been extended and enclosed.

Behind the house, to the west, there is a single-story timber slab shed which contains original feeder windows. The shed is constructed of bush poles and hand sawn timber, although there is now a concrete slab floor and roller door at the front.

Historical Context

Mount Julian is located north, northeast of Proserpine and was identified as suitable sugar growing scrub land in the 1890s when Proserpine was becoming established as sugar growing area. It was open to free selection and in close proximity to the new central mill site in Proserpine. The land at Braemar Homestead was originally purchased in 1904 by Samual Stephens. In 1932, the land on which Braemar Homestead stands was bought by the Shepherd family. Robert Shepherd was Chairman of the Proserpine Shire Council 1916-1926, and in 1930, and was an influential and popular local resident. At the end of the 1920s, he was a member of the committee that arranged for the growers' acquisition of Proserpine Central Mill from the Queensland Government. Shortly after this he was elected as chairman of the Proserpine Cooperative Sugar Milling Association Limited. Shepherd was also chairman of the Bowen Harbour Board in 1928, a valuable appointment at a time when sugar was loaded and shipped from the port. According to the Proserpine Guardian, Shepherd bought the property at Braemar in 1932 to establish a dairy farm to complement his other property, Montrose. He built Braemar Homestead after this time, the name Braemar and Montrose reflecting Shepherd's origins in Scotland. As a prominent member of the local community, it is likely that the house was built to reflect his station. Shepherd died unexpectedly in 1938 and his wife, Agnes, continued to live at the property until 1942. The Smethhurst family acquired the property in 1942, with Clarrie Smethhurst also serving time on the council.

The house is believed to have been used extensively for social events during this period, particularly dancing and tennis matches. In 1958 it was taken over by the Pons family, who sold it to the Waddington family in 1959 who then subdivided much of the land. The house was bought in 1979 by the Staniland family who converted it into a museum in 1980. Its use as a museum was only brief; it closed in 1983 and was resold in 1986. Between 1986-1998 the property had five different owners before being bought by the Pannan family. Since this time, Judith and Ken Pannan have carried out major renovations and restorations to the property.

The most notable change to the original timber building is the construction of a veranda which surrounds the front of the building and extends around to the sides. This veranda has replaced the masonry wall which enclosed the house from the surrounding land. The entrance steps are still at the centre but have been bought forward to meet the veranda. Changes to the front elevation include a new timber doorway and new casement windows. Despite this, the roofline and original double gable front is still visible and much of the front section of the building, including some of the interior features, remains intact. Changes to the rear of the building include an extension. At the back of the building there is also a hand sawn timber shed with a gabled roof. The history of this building is not known.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Located on land opened during the late 1890s, Braemar Homestead is an important homestead in the region and is associated with its development. Constructed after Proserpine Sugar Mill was returned to local ownership, it was home to Robert Shepherd, a prominent local citizen involved in local government and as Chairman of Proserpine Sugar Mill. It's evolution as a homestead, place for social events, museum and residential property demonstrates the region's social development and evolution.

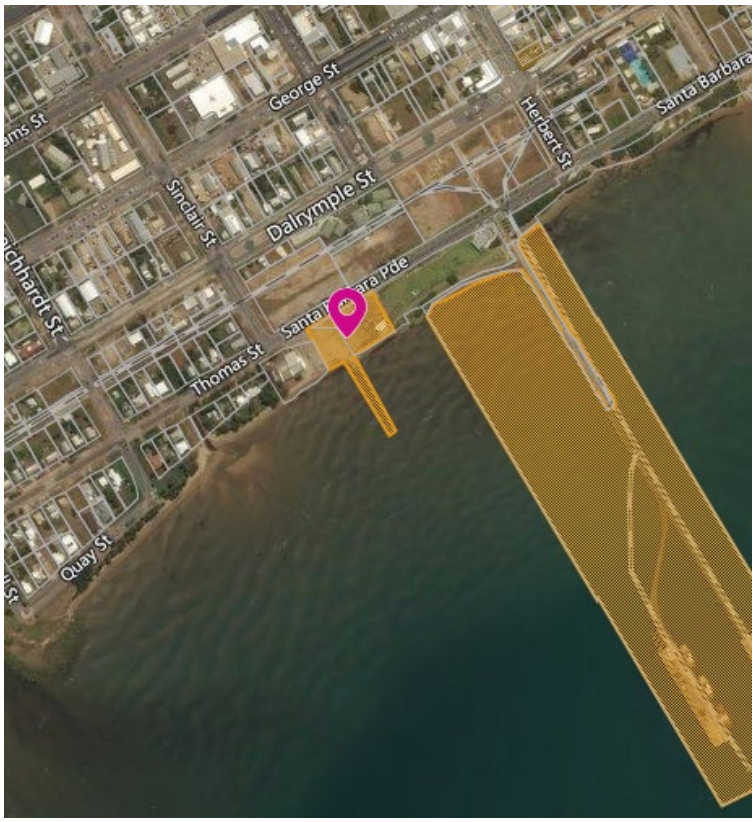
Criteria H - *the place has a special association with the life or work of a particular person, group or organisation of importance in the region's history*	Braemar Homestead is particularly important for its association with the Robert Shepherd, an influential local resident who served as the Chairman of the Proserpine Shire Council and as Chairman for the Proserpine Cooperative Growers Association Limited.

CATALINA RAMP AND HARDSTAND

Address	Thomas Street, Bowen
Lot Plan	168SP129648
Coordinates	E: 630293 N: 7785909
Integrity	Fair
Condition	Fair
Statutory Listings	None
Non-Statutory Listings	None
References	Queensland Government, 2010. Queensland World War II Historic Places Website, http://www.publicworks.qld.gov.au/sites/qldwwiiplaces/Pages/Places.aspx?PlaceCode=QWWIIHP-111 Pearce, Howard, 2009. WWII NQ: A cultural heritage overview of significant places in the defence of north Queensland during WWII. Environmental Protection Agency, Brisbane. https://www.ozatwar.com/airfields/bowenflyingboatbase.htm

Street View

Location Map



Physical Description

The Catalina Ramp and Hardstand is located on the Bowen foreshore to the southwest of Bowen Jetty.

The hardstand area is approximately 1.4 ha. and comprises a wide expanse of concrete bounded to the north by Thomas Street and Santa Barbara Parade, to the west by the current Port Denison Sailing Club building, to the east by the interpretive display/area and to the south by the water.

Sections of the hardstand area close to the interpretive centre have been enclosed by a fence line and the concrete has been painted with layout shadows to indicate where flying boats would previously have been located. Some of the hardstand area along the southern edge, adjacent to the waterline is badly damaged and cracked and in need of repair.

The concrete ramp is located to the west of Bowen Jetty. It comprises a concrete slab laid on top of boulders and extends approximately 50 metres into the bay. Supporting concrete infill on either side is deteriorating and cracked.

Historical Context

Bowen's association with the Royal Australian Air Force (RAAF) amphibious aircraft extends back to the late 1920s, when Supermarine Seagull III bi-planes operated from the seaplane tender HMAS Albatross, were used to obtain aerial photography over parts of the Great Barrier Reef. From the early years of World War II, RAAF Fleet Cooperation Squadron No. 9 operated Seagull V (Walrus) amphibious aircraft from Bowen. Consolidated Catalina flying boats of RAAF Squadrons No.11 and 20 were initially based at Port Moresby, flying long range patrols often involving night bombing of Japanese island strongholds.

The Japanese attempt to capture Port Moresby and gain a foothold in the Solomon Islands was thwarted in early May 1942 during the Battle of the Coral Sea. RAAF Catalinas flew many hours of reconnaissance missions over the Coral Sea searching for the Port Moresby invasion fleet. As the battle began an urgent request was made by the RAAF for a flying boat slipway at Bowen to maintain the Catalinas of Squadrons No. 11 and 20 based there.

The first slipway was built at the harbour end of Brisbane Street, north-east of the town jetty in mid-1942. This section of Brisbane Street is still of concrete construction. The slipway was prefabricated with heavy timbers bolted together in sections. The majority of the structure was underwater and suffered badly from marine borers.

In August 1942 RAAF Operational Base Unit No. 22 was established at Bowen to undertake administration and maintenance of the base. The RAAF took over the local picture theatre as a maintenance workshop and most of the squadron officers and ground crews were accommodated in various hotels, houses and shops in the main streets of Bowen. The Denison Hotel served as squadron headquarters and officer's accommodation. Adjacent shops were used as an airmen's mess, station headquarters, and station store and guard room. Private houses along Dalrymple and George Streets became airmen's barracks, electrical shops, carpenter's shops, an instrument maker's shop, a sergeant's mess, transport sections and a photographic section. Elsewhere in the town houses were converted into a hospital and dental clinic, a parachute store and general equipment stores. Many of the wartime requisitioned buildings in the town survive as private shops and dwellings.

In November 1942 Catalina Squadrons No. 11 and 20 moved their base from Bowen to Cairns. RAAF Catalina Squadron No.43 was formed at Bowen in May 1943. The squadron moved to Karumba on the Gulf of Carpentaria during August to conduct night minelaying operations at Japanese-held ports in the Netherlands East Indies (now Indonesia). RAAF Flying Boat Maintenance Unit No. 1 was formed at Bowen in October 1943.

Following the decision to upgrade the development of Bowen as a flying boat repair depot, the Alied Works Council (AWC) placed an order for a concrete slipway. From the new slipway and concrete maintenance hardstand, additional roadwork was undertaken along Thomas Street and Sinclair Street to provide access to four aircraft hideouts with maintenance hardstands and tie-downs.

Requisitions for additional buildings and services, including two cantilever maintenance hangars at the repair depot were received by the AWC in April 1944. The cantilever hangars were designed to cover and shade the nose and wings of the flying boats during maintenance. Flying Boat Maintenance Unit No. 1 was disbanded in March 1947.

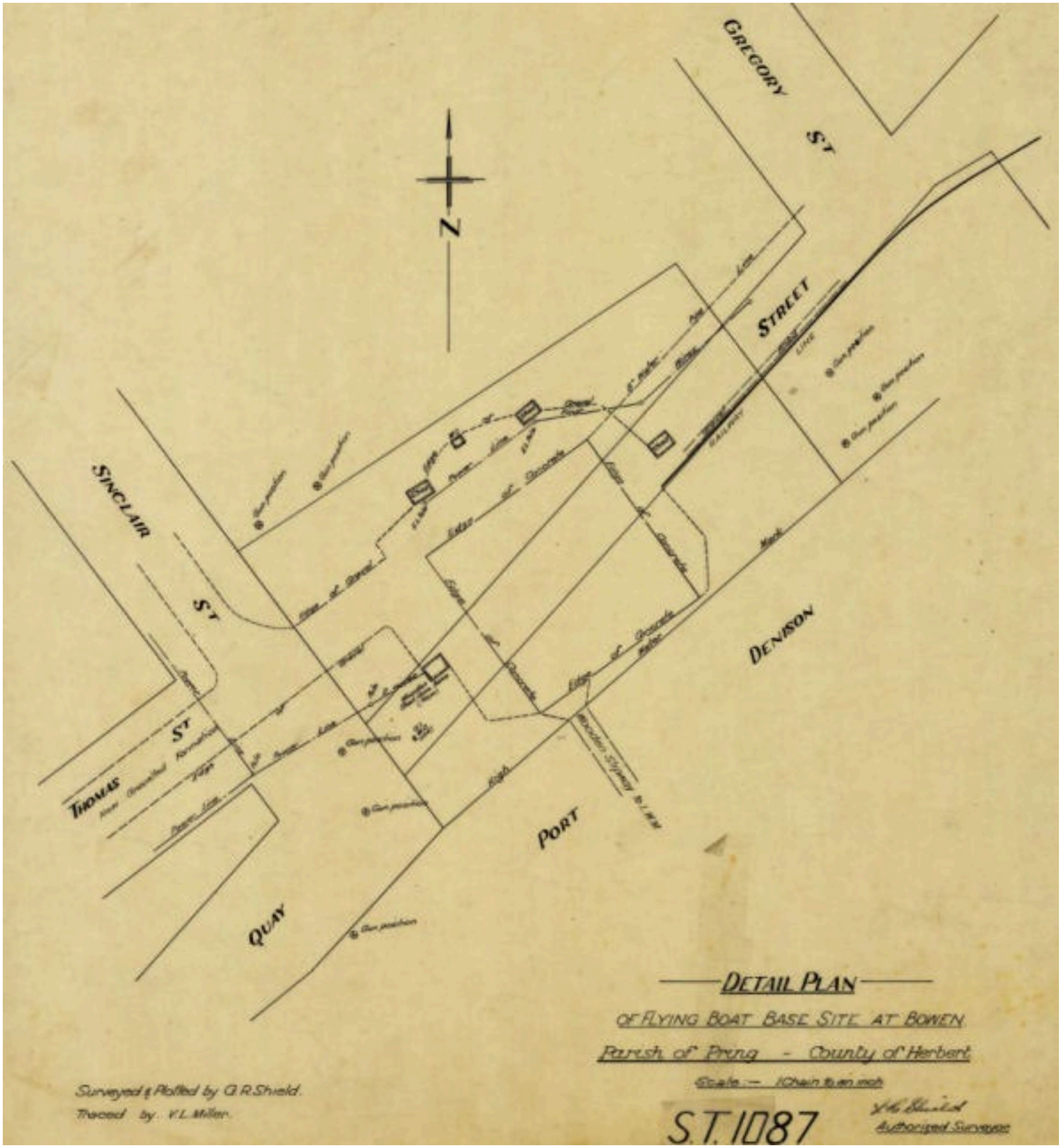
Following the war one of the hangars was dismantled and re-erected at the Rose Bay Flying Boat Base in Sydney. Part of another wartime building is now incorporated in the clubroom of the Port Denison Sailing Club.

Historical Significance	
Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Constructed in 1942-1943, Bowen Catalina Slipway and Hardstand are important in demonstrating Bowen's role as a base for amphibious aircraft during World War II and from where the Catalina flying boats of RAAF Squadrons No. 11 and 20 could continue to mount operations against the Japanese. The concrete slipway and expansive hardstand area remain intact as evidence of the important wartime role played by Bowen as a major flying boat repair depot.
Criteria B - *the place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage*	Bowen's Catalina Slipway and Hardstand are significant as the only example of World War II flying boat base infrastructure in the region. As one of only four flying boat bases across Queensland, it is also significant as an uncommon example of its type.

AUSTRALIAN WAR MEMORIAL P01490.002

Bowen Flying Boat Base during WWII

Bowen Flying Boat Base



COLLINSVILLE-SCOTTSVILLE MINERS MEMORIAL GARDEN

Address	Railway Road, Collinsville
Lot Plan	Road reserve
Coordinates	-20.557211, 147.848357
Integrity	Good
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Collinsville Memoirs Online, http://memoirs-online.com.au/ Collinsville Miners' Memorial Queensland Royal Commission on Collinsville State Coal Mine, 1956. Report of the Royal Commission Appointed to Inquire Into Certain Matters Relating to the State Coal Mine, Collinsville. The Commission, Brisbane. Whitmore, R. L., 1991. Coal in Queensland: from Federation to the twenties, 1900 to 1925, University of Queensland Press, Brisbane. https://www.wikiwand.com/en/Collinsville_Cemetery,_Queensland

Street View

Location Map

Physical Description

The Collinsville-Scottsville Miners Memorial Garden is located on the road reserve of Railway Road, adjacent to the Collinsville Workers Club and mining museum. It is set within a landscaped area featuring lawn, garden beds and a brick pillar and chain fence. A flagpole is located towards the back of the site. The memorial itself consists of two elements: the Memorial Wall and the Memorial Tunnel. An interpretation panel alongside the memorial provides information about the Collinsville Mine disaster in 1954.

The Memorial Wall is set on a concrete slab and consists of a U-shaped red brick wall featuring a mural of a pit pony dragging a skip. A number of small plaques are attached to the front end of both sides of the wall. A bronze

statue of a miner holding a flame safety lamp is placed at the centre of the memorial. A memorial plaque imbedded in the concrete at the front reads

IN EVERLASTING MEMORY OF THOSE MINERS TRAGICALLY KILLED IN COLLINSVILLE. THEY GAVE STRENGTH, PRIDE AND UNITY, TO THEIR FAMILIES, THEIR COMMUNITY AND THEIR UNION.

THE STRUGGLE MUST CONTINUE • FOR TRADITION TO SURVIVE • AS HISTORY MARKS THEIR PASSING • THEIR EXAMPLE IS STILL ALIVE

FUNDED AND ERECTED BY THE MINEWORKERS OF COLLINSVILLE 1997

The Memorial Tunnel consists of a scaled replica of the entrance to the Collinsville State Coal Mine No 1 tunnel. The structure is placed on a concrete slab with two sets of rail tracks and comprises a light-coloured brick facade with large arched opening. The side and back walls are clad with corrugated iron and the building has a gabled corrugated iron roof with timber slat front gable and timber barge boards. A plaque attached on the right reads NO TOBACCO MATCHES OR OTHER CONTRABAND ALLOWED PAST THIS POINT BY ORDER MANAGER. A memorial plaque on the left informs about the building and the mine disaster on the 13 October 1954.

Historical Context

Coal was discovered in the region in the 1870s, but it was not until the early 1910s that the Queensland government expressed interest in the coal. Collinsville No 1 Mine, a State-owned coal mine was opened in Collinsville in the late 1910s. Government interest led to private interest and prospecting groups flocked to the area, including local landholders. A Labor government was elected to the Queensland parliament in 1915, partly on a platform of establishing state-owned lines – in order to supply coal to industry and the railway. The government immediately reserved land in the Collinsville area and the prospecting companies were forced to work land to the west of the mine, eventually creating the town of Scottville and establishing the Bowen Consolidated Colliery. The Collinsville No. 1 mine, an underground mine, was located immediately to the south-west of the town. The state-owned mine continued operating until the 1960s, when it was replaced by newer mines. Collinsville remains a coal mining town.

An outburst of carbon dioxide occurred in the No. 1 mine on the 13th of October 1954, leading to the deaths of seven miners. This was one of the worst coal mining disasters in Queensland's history. The tragedy was a terrible blow to the Collinsville community; over 2000 people took part in the funeral procession (out of a total population of 2300), marching from the Anzac Hall in Birralee Street to the Collinsville Cemetery three kilometres away. Surrounding coal mines and the Bowen waterside works stopped work on the day of the funeral out of sympathy for the men and their families.

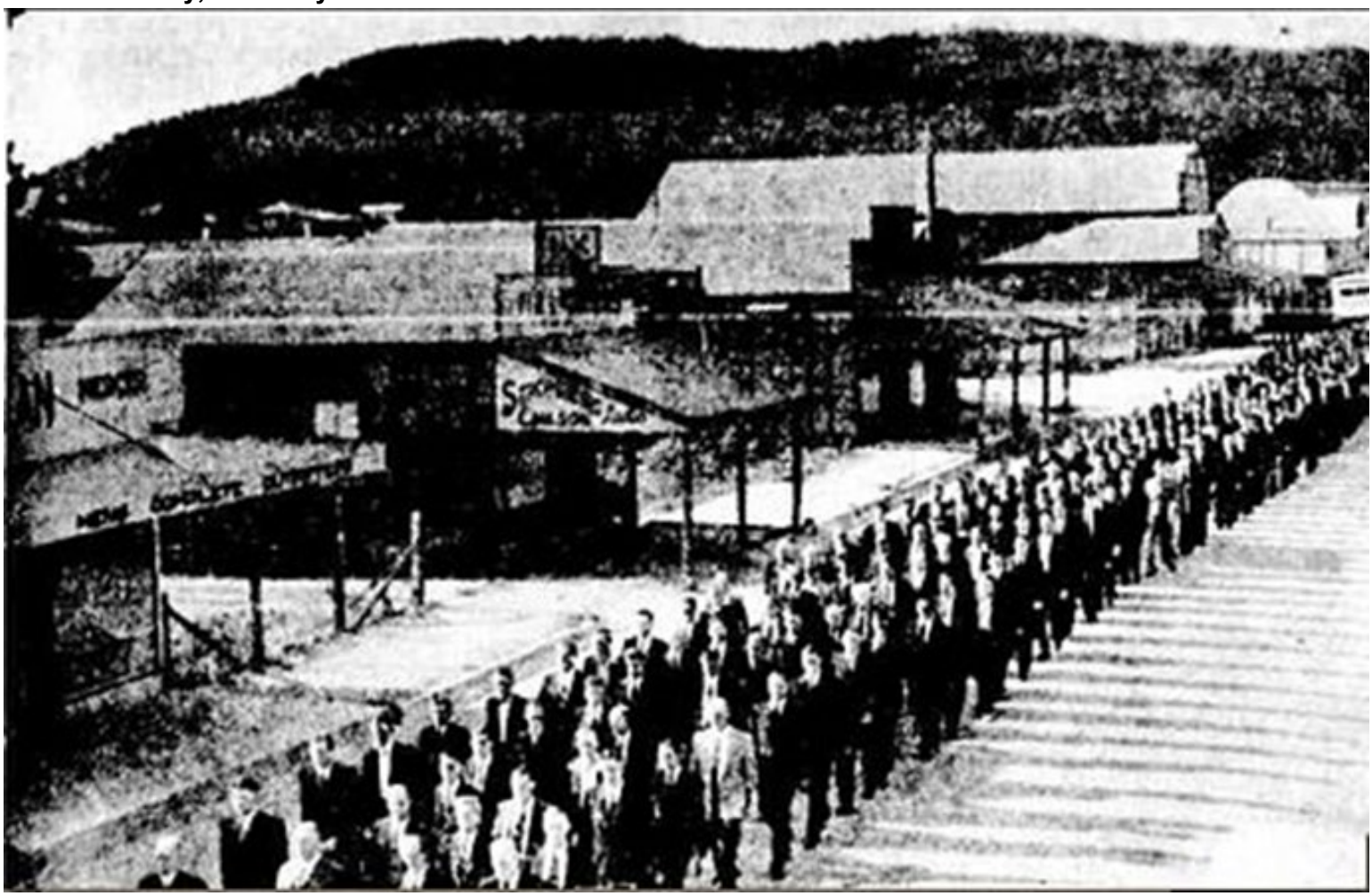
The event has been commemorated every year since 1954 and has also come to include recognition of all the miners (26 in total) who have died while working the mines in Collinsville since mining began in the early twentieth century. The Collinsville-Scottsville Miners Memorial Garden provides a physical space to remember those who died and the dangers of mining. The first stage of the memorial, the Memorial Wall, was constructed in 1997 ‘by the mineworkers of Collinsville’. The second stage of the memorial consists of a replica of the entrance to the mine tunnel and it was erected in 2011.

Historical Significance

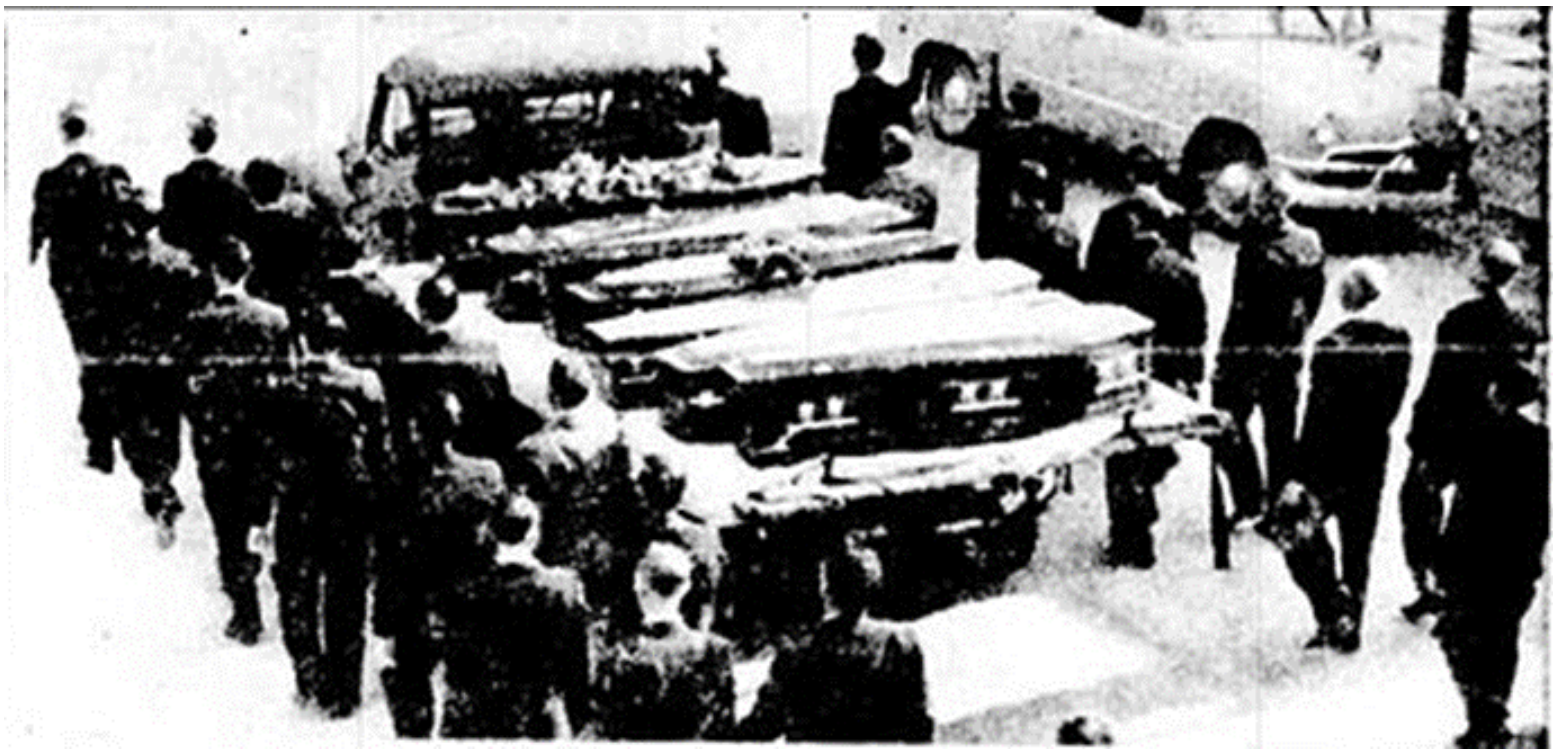
Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Collinsville-Scottsville Miners Memorial Garden is important in demonstrating the community’s desire to commemorate the deaths of its miners, including the tragic death of the seven miners killed in Collinsville’s worst mining disaster in 1954, a memorial event that has been held every year since that date.
Criteria G - *the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*	The Collinsville-Scottsville Miners Memorial Garden has a special association with the Collinsville community, as a physical memorial of the 1954 mine disaster and the 26 miners in total who died while working in the local mines since mining began in the late 1910s.

Collinsville's Darkest Day

Miners marching at the head of the funeral procession from Anzac Hall to the Collinsville Cemetery, Thursday 14 October 1954



Miners marching beside the truck bearing the coffins in the funeral procession, Thursday 14 October 1954



COLLINSVILLE NO. 1 MINE

Address	Scottville Road, Collinsville
Lot Plan	46SP230502 (Reserve), 2AP13635
Coordinates	20°33'27.5"S 147°50'20.1"E
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Queensland Places, “Collinsville and Scottville”, http://www.queenslandplaces.com.au/ Whitmore, R. L., 1991. Coal in Queensland: from Federation to the twenties, 1900 to 1925, University of Queensland Press, Brisbane. A fatal gas outburst, Collinsville Mine Disaster. Australasian Mine Safety Journal. https://www.amsj.com.au/a-fatal-gas-outburst/ The Coalface Experience. http://www.coalfaceexperience.com.au/1860.htm

Street View

Location Map

Physical Description

The site of the Collinsville No. 1 Mine is located in the southwest of Collinsville with access via Scottville Road from the east and Henderson Street from the north (across Snake Creek). The area is overgrown by grass and stands of native trees appear throughout the site. A number of tracks also crisscross the site.

Three structures remain visible at this portion of the mine site; a concrete bridge spanning Snake Creek in the north, a large, concreted slab that appears to be the foundation of a building and a small brick building believed to be the former explosives store towards the southwest.

The bridge consists of concrete cast in-situ deck with concrete rendered balustrade on both sides, resting on steel beam supports. Each balustrade features four arched recessed solid panels with a central diamond shaped decorative

element consisting of rectangular slots. Each panel is flanked by two pillars showing rectangular grooves mirroring the design of the decoration on the panels and finishing with an embellished orb.

The concreted slab is situated in a clearing and consists of several individual concrete pads joined together. Two sets of concrete steps lead onto what appears to be a formerly covered porch. The site is overgrown with grass and native shrubs.

The former explosives store consists of a small square brick building with pyramid corrugated iron clad roof and timber awning with corrugated iron roof. Two door openings lead into the building. The internal walls show several longitudina cutouts and a board with the numbers 1 to 9.

Historical Context

The Collinsville No. 1 Mine is located in Collinsville, west of Bowen. European settlement began in the district in the early 1860s with the establishment of cattle stations and the first was Strathmore, near the Bowen River. Coal was discovered in the region in the 1870s, but it was not until the early 1910s that the Queensland government expressed interest in the coal. Government interest led to private interest and prospecting groups flocked to the area, including local landholders. A Labor government was elected to the Queensland parliament in 1915, partly on a platform of establishing state-owned mines – in order to supply coal to industry and the railway.

The government immediately reserved land in the Collinsville area and the prospecting companies were forced to work land to the west of the mine, eventually creating the town of Scottville and establishing the Bowen Consolidated Colliery. The Collinsville No. 1 mine, an underground mine, was located immediately to the south-west of the town. The site for the No. 1 mine was selected in 1918. Work began on a railway from Bowen to Collinsville in 1917, in anticipation that coal could be transported to the port of Bowen, and a rail siding connected the mine to the main line.

The government intended for the mine to be a model of a state-owned enterprise, and so too the town. The town of Collinsville (named after the MLA for Bowen, Charles Collins) was designed in conjunction with the Town Planning Association. The town grew rapidly and by the mid-1920s there was a hotel, picture theatre, dance hall and rudimentary hospital, servicing a population of approximately 800. Collinsville's political history was also particularly interesting; by 1936 there were four communist party branches in the town, compared to only one Labor branch.

The State-owned mine was the site of the worst mining disaster in the region's history in 1954 – seven miners died as the result of a gas outburst. The Collinsville gas outburst occurred at about 5.50 on that Wednesday afternoon of 13 October 1954, in No. 1 tunnel. This was the tunnel which had been mechanised, against the opinion of miners and of at least some others that mechanisation should have been in No. 2 tunnel instead. The disaster came after protracted disputation on various issues between the mineworkers on the one hand and, on the other hand, the Government and its Mines Department chiefs, including State mines general manager Athol Lightfoot. The Government had even refused a union request that Miners Federation NSW Northern District check inspector Jack Barrett, with his experience of mechanisation in NSW and in other countries, should be allowed to make an inspection of the Collinsville mine.

This background contributed to the special bitterness on the miners' part and to the sharpness of allegations by them against the Government.

The mine continued operating until the 1960s, when it was replaced by newer mines. The Bowen Consolidated Colliery remains relatively intact (and was subsequently entered onto the Queensland Heritage Register in 2009). However, the majority of the infrastructure associated with the Collinsville No. 1 Mine has been removed since its closure.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Collinsville No. 1 Mine is important in demonstrating the evolution of the region's history. The establishment of a State-owned coal mine in the region led to the development of the town of Collinsville, which has played an important role in the development of the region, including the port facilities located at Bowen.
Criteria B - *the place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage*	The Collinsville No. 1 Mine demonstrates an endangered aspect of the region's history, as most of the physical remains of the former mine have been removed or destroyed.

Criteria C - *the place has potential to yield information that will contribute to an understanding of the region's history*	The Collinsville No. 1 Mine has the potential to yield information that will contribute to an understanding of the region's history, particularly an understanding of the layout of the mine and its entrance, as well archaeological potential associated with mine operations since the late 1910s.
Criteria E - *the place is important because of its aesthetic significance*	The Collinsville No. 1 Mine is important to the region because of its aesthetic significance. The bridge is a particularly fine example of its type that reflects the care and attention the Queensland government gave to the development of the mine along 'model' lines. The bridge and explosives store, as relatively solitary features of the former mine, also evoke an earlier period of mining and the design and construction techniques employed at that time.
Criteria I - *The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region*	The Collinsville No. 1 Mine has a strong association with the Collinsville community as the focus of the town's industry over a fifty-year period. It is also the site of the worst mining disaster in the region's history and remains a focus of memorial activities that commemorate that event and all the other miners who have died in the local mines since the late 1910s.

close X
An early view of the Mine Offices

Funeral procession through Collinsville 1954 for the seven men killed by the gas explosion at the mine.

Miners underground. Approx. 1919.

BCCM Garrick tunnel entrance, 1920. And the people: from left – Norman Poole on Darkie, Tom Henderson, Ted Rowell, Dinny Dinsdale, Molly Gordon (girl bringing lunches), Tom Poole, Jack Poole, John McNaughton (Mine Manager) and Digger Hoffmann.
Example of the mine entrances at the Collinsville Mine.

COLLINSVILLE POST OFFICE	
Address	Corner Conway and Pelican Street, Collinsville
Lot Plan	2RP732399
Coordinates	(E: 588265 N: 7727033)
Integrity	Fair
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Worker, Tuesday 25 October 1938, p.10. Townsville Daily Bulletin, Wednesday 26 June 1940, p.6. The Courier-Mail, Tuesday 20 August 1940, p.12. DERM. QHR Entry 602730 Collinsville Cemetery. University of Queensland, 1983. Historic Post Offices in Queensland: A National Estate Study, Department of Architecture.

Street View

Location Map

Physical Description

Collinsville Post Office is located on the corner of Conway and Pelican Streets in Collinsville. The building is built against the Pelican Street and Conway Street lot boundaries. The Post Office fronts onto Conway Street.

The front section of this timber post office is raised on stumps and has a single gabled front with the lettering "Collinsville Post Office" and a front entrance porch which is accessed via concrete steps. The front elevation has timber window frames with six pane sash windows.

Windows /notice boards along front are contemporary and affixed to a fibro wall. The Pelican Street elevation has a visible concrete block extension at the rear of the building (built at ground level) which incorporates a wall of private post boxes. This elevation also has a disabled access ramp and the building extension has altered the roofline.

The roof is corrugated iron. The roof form is a single gable facing the south, on the western side of the building. The main roof extends down over the single porch on the eastern side of the southern frontage.

Historical Context

The town of Collinsville was originally named Moongunya; a name that is said to be an Aboriginal word meaning 'coal'. This name was chosen by the Railway Department when Moongunya was comprised of bag humpies, bark huts, corrugated-iron shacks and canvas tents. The Collinsville area was first opened as a grazing run in early 1861, Strathmore Station being the first in the district. During the 1880s several gold mines were operated at Ukalunda, Mt Wyatt, Normandy and later at Mt Coolon. In 1865, reports of large coal deposits at Moongunya resulted in extensive testing. In 1918 the site for the Collinsville State Mine site was chosen and in March 1919 the mine began operations. As the Queensland State Government decided that the town would service the State Coal Mine and that it would be a model of a good contemporary township it was renamed Collinsville in 1921 for the MLA of Bowen, Charles Collins who represented Bowen from 1915 until his death in 1936.

By building a model township it was the Government's intention to eliminate the huts, tents, humpies and shacks from the townscape. The government subsequently commissioned the Town Planning Association to advise on the layout of the town. The administration of the town became the responsibility of the Department of Mines. By 1922 almost 100 lots had been sold and Collinsville comprised 20 miners' houses, a store, police station, butcher shop and a school. By 1925 the town boasted a population of approximately 800 and had a licensed hotel, picture show, dance hall, bowling-green, a number of shops and a hospital under construction. Two large tanks provided the town with water, with electricity being generated by the mine. Despite the government contribution to town planning and local infrastructure, it appears that the post office facilities were confined to a single roomed building in the central part of town from a Mrs Fidler.

The post office, which (like many early post offices) was also responsible for recording meteorological statistics, was well used and calls for updated facilities began as early as 1930. However, the economic depression at the beginning of the 1930s, coupled with Bowens need for new a post office meant, Collinsville had to wait.

Renewed calls in 1935 went unanswered and by 1938 the poor state of the town's postal facilities was raised by the Labor Member for Herbert, George Martens. He lamented the fact that high officials in the Post Office Department could not spend a summer in Collinsville where "the existing building [is] worse than any other post office building in any other town of a similar size. It has no furniture, no room to put furniture and the only accommodation for documents [is] a kerosene tin provided by the previous postmaster."

Finally, in 1940, plans for Collinsville's new post office were drawn up by the Queensland Branch of the Commonwealth Department of Works. The new post office was constructed by Lowcock, a contractor from Bowen, for a cost of £1180. It was built in a style similar to a range of regional Queensland post offices constructed between 1920s and 1930s, in timber with an entrance porch and gabled roof. Of the different types designed during this period, the Collinsville Post Office is an example of the single porch and gable style.

The Post Office has undergone changes since World War II – although specific dates for these are unknown. Changes include alterations along the Pelican Street elevation (the side of the building) which comprise the construction of a disabled access ramp and an extension to the rear which has changed the roofline and which incorporates private post boxes in a concrete wall. The front of the building is largely intact, although the entrance door is now aluminum framed.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Collinsville Post Office demonstrates the evolution of postal and telecommunication services in the Whitsunday Regional Council and of post office design in regional Queensland. Although it was not constructed until 1940 due to the competing demands of other regional towns, it is significant for its provision of postal and communication services to one of Queensland's principal coal mining districts.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	With its extant front gable and single porch, Collinsville Post Office demonstrates the principle characteristics of a 1920-1939 timber post office designed by the Queensland Branch of the Commonwealth Department Of Works.

Criteria G - *the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*	The Post Office has had a long connection with the people of Collinsville and the surrounding district as a provider of communication services that have been conducted from this building since the 1940s.

COLLINSVILLE WAR MEMORIAL

Address	Birralee Street, Collinsville
Lot Plan	1MPH13509
Coordinates	-20.551237, 147.844523
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Queensland War Memorial Register
References	Inglis, K, 1998. Sacred Places: war memorials in the Australian landscape. The Miegunyah Press, Brisbane. Whitmore, R. L., 1991. Coal in Queensland: from Federation to the twenties, 1900 to 1925, University of Queensland Press, Brisbane

Street View

Location Map

Physical Description

The Collinsville War Memorial is located in a grassed area on a road reserve on the corner of Birralee and Belmore Streets, fronting the site of the former Anzac Hall. The memorial is set at the kerb in a small area paved with interlocking pavers and surrounded by a concrete border. A flagpole is located at the rear of the memorial.

The memorial consists of a painted obelisk with a square profile surmounted on a three-tiered base. A thin metal chain is attached to an eye bolt on each corner of the second tier. There are three marble plaques attached to the front and sides of the obelisk. The Roll of Honour at the front lists nine names and the plaques on the sides show the names of men who enlisted for World War II from the Collinsville district.

The site of the former Anzac Hall consists of a levelled grassed area bounded by Belmore Street to the east and Birralee Street in the south. A stone wall on the western boundary secures a rise in level height. A number of mature trees are located along this side. The northern side borders onto a vacant block.

Historical Context

Coal was discovered in the region in the 1870s, but it was not until the early 1910s that the Queensland government expressed interest in the coal. Collinsville No.1 Mine, a State-owned coal mine was opened in Collinsville in the late 1910s.

Government interest led to private interest and prospecting groups flocked to the area, including local landholders. A Labor government was elected to the Queensland parliament in 1915, partly on a platform of establishing state-owned mines – in order to supply coal to industry and the railway. The government immediately reserved land in the Collinsville area and the prospecting companies were forced to work land to the west of the mine, eventually creating the town of Scottville and establishing the Bowen Consolidated Colliery. The Collinsville No. 1 mine, an underground mine, was located immediately to the south-west of the town. The state-owned mine continued operating until the 1960s, when it was replaced by newer mines. Collinsville remains a coal mining town.

The Collinsville War Memorial was erected in c1954, to commemorate the men who enlisted (and fell) during World War II. This is relatively unusual, as most war memorials in the Australian landscape were erected after World War I; the fact that there is no World War I memorial in Collinsville reflects the fact that the town was established after that war. Nonetheless, the memorial continues the general approach to the physical memorialisation of war that marked community efforts after World War I. Generally, each town formed a memorial committee that established a process to determine the appropriate form of the memorial (subject to funds) and to commission the masonry firm to build it. There are broad similarities between monuments from town to town, but each monument is fundamentally unique; a local expression of a national desire to commemorate the district's contribution to the war. In the case of Collinsville, it appears that the Returned Services League (RSL – at the time referred to as the Returned Sailors', Soldiers' and Airmen's Imperial League of Australia) and the Wangaratta Shire Council were responsible for the memorial – the Council supplied the design for the memorial and both organisations shared the cost.

The war memorial was erected in front of the RSL Anzac Hall, which has only recently been demolished. It appears that the hall was built in 1928, one year after a Collinsville branch of the RSL was formed. (Thus, there were returned servicemen living and working in Collinsville, but no one enlisted from that area until World War II.) Anzac Day ceremonies were therefore held at hall. So too was the funeral service for the miners who died in the 1954 mine disaster. An outburst of carbon dioxide occurred in the No. 1 mine on the 13th of October 1954, leading to the deaths of seven miners. This was one of the worst coal mining disasters in Queensland's history. The tragedy was a terrible blow to the Collinsville community; over 2000 people took part in the funeral procession (out of a total population of 2300), marching from the Anzac Hall to the Collinsville Cemetery three kilometres away. A proposal has been recently put forward to move the war memorial to the site of the Collinsville Miner's Memorial because the Anzac Hall no longer remains.

Historical Significance

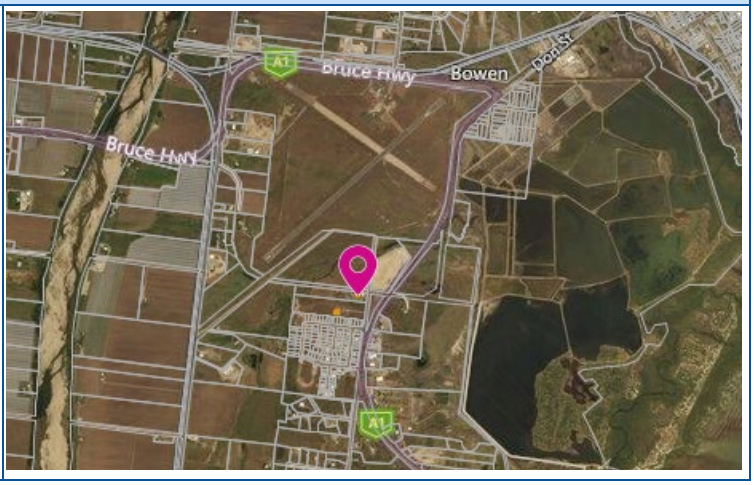
Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Collinsville War Memorial is important in demonstrating the pattern of the region's history, as communities across the region and nationally erected war memorials to commemorate local soldiers who enlisted and died during Australia's involvement in overseas conflicts.
Criteria B - *the place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage*	The Collinsville War Memorial represents an uncommon aspect of the region's history, as it only lists local men who enlisted in World War II. This reflects the fact that Collinsville did not exist as a settlement until after the end of World War II; nonetheless, this is unusual as other war memorials in the region (and nationally) were almost all erected after World War I.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	The Collinsville War Memorial is important in demonstrating the principal characteristics of a regional war memorial. All war memorials are essentially an idiosyncratic reflection of the local community's desire to commemorate the men who served and died during war.

Criteria G - *the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*	The Collinsville War Memorial has a special association with the Proserpine ex-service community and the Proserpine community more generally, particularly as a focus of Anzac Day and Remembrance Day ceremonies held each year. It also has a special association with the community as it was the location of the funeral service for the men who died in the 1954 mining disaster.

CONCRETE WWII IGLOOS	
Address	9 Eyles Road, Bowen
Lot Plan	1RP733281, 1SP204653
Coordinates	(E: 626866 N: 626866) (E: 626960 N: 7785275)
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Queensland Government, 2010. Queensland World War II Historic Places Website. Pearce, Howard, 2009. WWII NQ: A cultural heritage overview of significant places in the defence of north Queensland during WWII. Environmental Protection Agency, Brisbane.

Street View

Location Map



Physical Description

The two concrete WWII igloos are located to the southeast of Bowen Airstrip.

Igloo 1 is located at 9 Eyles Road, behind the main property. The igloo faces south, southwest and the formwork used to construct the building is clearly visible. The entrance comprises a raised concrete access slab and a central doorway.

Igloo 2 is located to the south of the igloo 1, on an unmarked road. Like igloo 1, it comprises a raised concrete access slab and a central doorway. Two ventilation fans are also visible on the roof.

Historical Context

With the outbreak of the Asia- Pacific war during WWII Bowen, like other airfields on the north Queensland coast, provided a brief rest and refueling stop for aircraft transiting northward to New Guinea. During 1943 Bowen aerodrome was used by amphibious aircraft of RAAF No.9 Fleet Co-operation Squadron, for the servicing and repair of naval spotter aircraft and for the delivery of mail and messages to ships of the RAN.

Bowen was selected as the aerodrome for carrying out chemical warfare trials for the 1st Australian Field Experimental Station based on a farming property at Gunyarra railway siding near Proserpine in 1943. The station was a self-contained camp housing some 250 to 500 military personnel and scientists. Supporting staff were drawn from most of the Allied forces. Station numbers were augmented from time to time by the attachment of volunteers from the Australian forces to participate in experiments and simulated attacks involving poison gas. These tests were conducted on an irregular basis from 1944 and involved mustard gas bombing trials over Mission Beach, Hinchinbrook Island and the Tully rainforest.

Two 'igloo-shaped' reinforced concrete explosive stores, located south of the aerodrome near the Bruce Highway, may have been constructed during this period for the storage of chemical weapons including mustard gas and phosgene bombs. Ammunition stored at the Bowen airstrip consisted of 65 lbs. bombs, 44 gallon and 540 lbs. drums, mustard gas and other chemicals. Interpretation signs near the igloos note that the buildings were camouflaged by burial in rubble and protected by a machine gun bunker. The stores are similar to others built at the main RAAF chemical weapons stockpile at Talmoi siding in western Queensland. Drawings from Talmoi indicate that the igloos were comprised of concrete with a timber entrance door and timber bracing posts and had a concrete entrance step and base. The timber doors on both of the igloos in Bowen have been replaced.

Although their history and use following the war is unknown, the igloos appear to be used as additional sheds for each of the adjacent properties.

Historical Significance

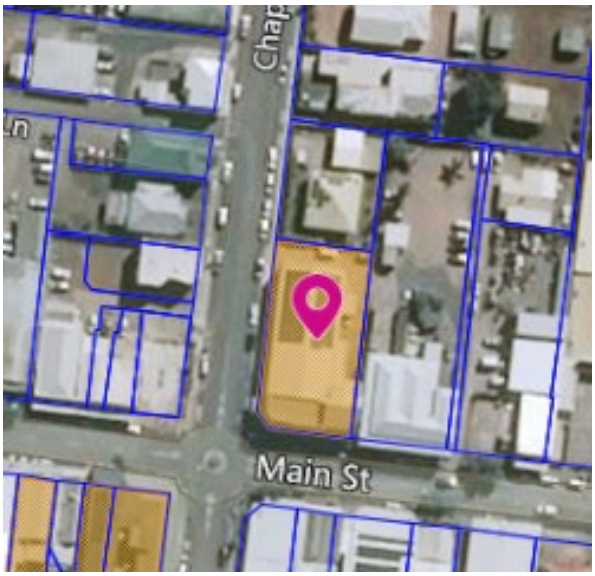
Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The two concrete igloos located to the south of Bowen Airfield demonstrate the use of Bowen as an airfield during World War II and as a munition and bomb storage facility. Further, they are important surviving evidence of facilities used to store materials for the 1st Australian Field Experimental Station based at Gunyarra railway siding near Proserpine which conducted chemical weapons testing during 1944.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	The two concrete igloos located to the south of Bowen Airfield demonstrate the principal characteristics of World War II Igloo buildings, facilities that were purpose built to house munitions and other materials during the war.

ELDORADO IRONSIDE BUILDING

Address	59 Main Street, Proserpine
Lot Plan	1RP715144
Coordinates	(E: 665231 N: 7743278)
Integrity	Fair
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Historical information provided by Proserpine Historical Museum. Kerr, John, 1997. Crystal Century. The History of Proserpine's Sugar Mill, its Farms and its People, Proserpine Cooperative Sugar Milling Association, Proserpine. Townsville Daily Bulletin, 17 August 1916. David Scobie Architects, 2005. Proserpine Main Street Study & Datasheets

Street View

Location Map



Physical Description

The Eldorado Ironside Building is prominently located in Proserpine's business district on the corner of Main and Chapman Streets.

The two-storey building has a curved rendered concrete parapet which extends from the shops and second storey flat on Main Street around the corner and is truncated on Chapman Street. The parapet is two tiered, with the tallest section located directly over the corner.

The parapet is rendered white with maroon detailing. The detailing includes a rectangular grid around the two windows above the chemist entrance on Main Street, three circles on Chapman Street façade, contrasting edging and small vertical lines evenly spaces along both facades. Vertically orientated lettering of "ELDORADO" is on the curved corner of the parapet. Above this wording the parapet extends another meter (approximately) higher, with this higher section wrapping around the corner and extending along the Chapman and Main Street frontages for a

few meters. The Main Street façade also has lettering of "IRONSIDE BUILDING" which is outlined by horizontal lines above and below.

The upper storey of the Main Street façade comprises a former residence with 1950s grid windows. Two aluminum-framed horizontal windows are located above the entrance to the chemist.

The ground floor of the Main Street façade comprises two shop fronts with angled glass display windows and timber framed glass entrance doors.

The entrance to the former theatre is set back from the street and the original doors have been replaced by sliding aluminum doors. The corner shop has contemporary glass windows with chrome window frames and double timber framed entrance doors. At the end of the Chapman Street corner there is a chrome framed poster holder on the external wall. The walls along this ground floor section are tiled in a style consistent with the period.

The interior of the former picture theatre (the current chemist) has been extensively modified. However, there is still evidence of the original curved timber ceiling, project windows in the front wall, toils at the former stage area and the ticket counter in the main foyer area.

Historical Context

The Proserpine district was first settled by European pastoralists in the 1870s. One property, Glen Isla, was set aside for a 3000-acre sugar plantation in 1882 but was later subdivided under the auspices of the Crown Lands Act 1884 which provided for the resumption of larger pastoral runs and conversion to small selections. Proserpine township and district developed quickly after the establishment of the Proserpine Central Sugar Mill in 1897. The mill, which was financed under the provisions of the Sugar Works Guarantee Act 1893, was located in the centre of town, with frontage on Main and Mill Streets. In the early 20th century, Proserpine evolved developing commercial and entertainment facilities along Main Street.

The growing popularity of films in the early twentieth century led to the construction of many open-air theatres or simple shed-like buildings as permanent venues for showing film. Picture theatres or 'picture palaces' were owned by theatre chains in capital cities, but most small picture theatres in regional Queensland were independently owned. Although The Townsville Daily Bulletin notes that there was a showing at the Eldorado Picture Theatre in Proserpine in August 1916, the Proserpine Historical Society found that the first Eldorado Theatre on the corner of Main and Chapman Streets was open to the public on 16 December 1922. This picture theatre had a prominent concrete and brick façade facing Main Street with an angled entrance area to provide for advertising posters. Behind the façade the single storey corrugated iron auditorium with timber buttresses extended along Chapman Street.

The Ironside family purchased the Eldorado building in 1935 and took over the lease for the town's other theatre, The Grand Theatre, which was located on Chapman Street to the south of Main Street. The Ironside family members were long term Proserpine residents who operated both theatres until 1957 when the Grand Theatre's owners, the Deicke family, resumed running the business. In addition to running the picture theatre, Bill Ironside worked at the Proserpine Mill where he eventually became a director. This link with the sugar industry extended to the Eldorado Theatre being continuously used for meeting of farmers and the cooperative until 1984, when Proserpine's new cultural centre was constructed. In 1958, the Ironside family rebuilt the Eldorado, placing the old picture theatre within a new building which could incorporate modern facilities and equipment and compete with its rival. New features included a larger screen, room to house approximately 800 people, a "cry room" for mothers with babies, a new cafeteria, two shops on the ground floor and a modern flat above the shops. Designed by Guy Crick and Associates, it was built by local builders Bob Shaw & Son and painted by the Ironside family. The new shops included a dental practice next to the cafeteria. Joe Ironside also operated an electrical business in the other shop until 1970. Changing patterns of entertainment, including the advent of television and new styles of cinemas and theatres developed from the mid-1960s, such as twin theatres and multiplex theatres (that were integrated into shopping centres) saw many smaller, regional theatres close. The Eldorado closed on 8 December 1984.

Much of the old furnishings and equipment is now housed at Proserpine Historical Museum. The building has remained a major feature of the Proserpine business district and has since been home to a number of businesses. In 1986, the theatre was used as a showroom for Burnup's furniture by Dennis MacLean of Bowen, with AB Realty using the foyer. Late in 1988 LJ Hooker operated in the cafeteria section, an area which was later used for a short time by Joanne Newbery as the Eldorado Gallery before becoming a curtain and soft furnishings outlet in 2005. The main theatre building was redeveloped by Rob McKay and became a chemist and photographic centre c.2010. Although the interior has been extensively renovated, particular features of the old cinema remain intact.

Historical Significance	
Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Constructed in 1958 as a purpose-built picture theatre on the site of the former Eldorado Theatre, the Eldorado Ironside Building contributes significantly to our understanding of how the region's leisure and entertainment history has evolved.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	The Eldorado Ironside Building is important in demonstrating the principal characteristics of a 1950s picture theatre in the region. Intact features include a cantilevered awning, associated commercial shopfronts, chrome window frames, and a ticket office.
Criteria E - *the place is important because of its aesthetic significance*	The Eldorado Ironside Building is a prominent building in Proserpine's commercial precinct and it's curved rendered concrete parapet, angled commercial shop fronts and chrome framed windows contributes significantly to the aesthetics of the streetscape.
Criteria H - *the place has a special association with the life or work of a particular person, group or organisation of importance in the region's history*	The Eldorado Ironside Building is significant for its special association with the Ironside family, particularly William Ironside, who was a prominent local businessman, and director of Proserpine Mill. The building, and the former Eldorado Picture theatre that it replaced, is also significant for its association with the region's sugar industry, being used as a venue for industry cooperative meetings until 1984.

ELDORADO

ELDORADO
IRONSIDE BUILDING
Welcome to

ELDORADO

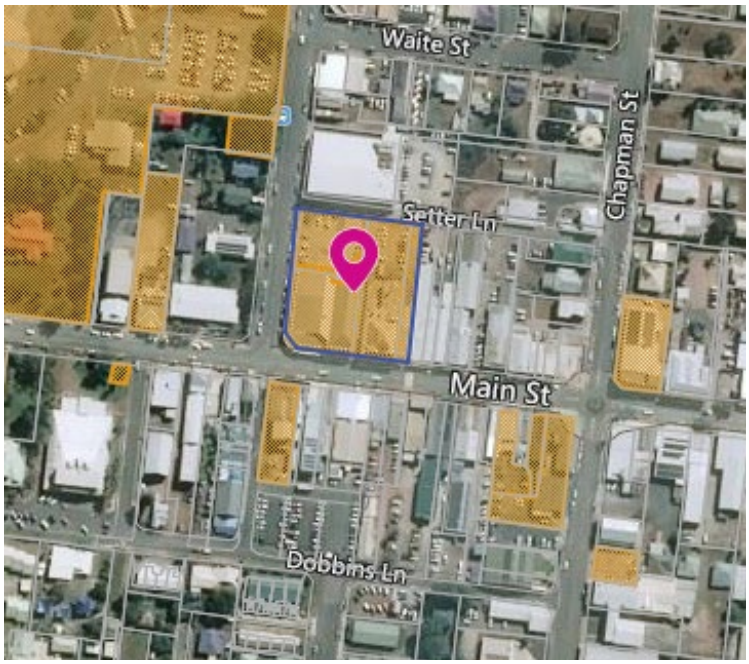
ELDORADO
Family Pharmacy
"good advice special care"
Be a well being

ELDORADO

FAUSTS STORE	
Address	27 Main Street, Proserpine
Lot Plan	19SP241791, 20SP241791, ASP248724
Coordinates	E: 664365 N: 7743358
Integrity	Good
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	David Scobie Architects, 2005. Proserpine Main Street Study & Datasheets. Historical information from the Proserpine Historical Museum.

Street View

Location Map



Physical Description

Faust's Store is a substantial department store located in a prominent position in Proserpine's commercial district on the corner of Mill and Main Streets.

The masonry building demonstrates 1950s architectural attributes, including the curved, stepped parapet, tiles and columns and geometric artwork and lettering 'Faust's' over the former corner main entrance area.

The tilework is still extant and visible along the western façade of the lower level of the building. The corner and eastern façade, on the lower level, originally has small tilework facades which have been covered/replaced with paneling. The detailing of the paneling slightly reflects tilework on a larger scale.

The top step of the parapet is painted brickwork. The main parapet level is rendered and contains the lettering and window insets.

The entrance doors, now modern automatic sliding doors, are in the corner position of the original doors, highlighted by the positioning of two entrance columns. The curved parapet area conceals a mezzanine level with timber louvres. There is a suspended, curved awning over the footpath.

The Main Street elevation incorporates adjoining shops, one of which (no 15) has a step up into the shop from the street frontage. The windows in these shops appear to be original, with angled glass.

Historical Context

The Proserpine district was first settled by European pastoralists in the 1870s. One property, Glen Isla, was set aside for a 3000-acre sugar plantation in 1882. Although land was cleared by Pacific Islander and Chinese labour, and machinery and a mill was ordered for crushing, the Crystal Brook Sugar Company Limited was not successful (due to the Pacific Island Labourers Act Amendment Act 1884, the depression and the poor seasons and sugar process). The land was subdivided under the auspices of the Crown Lands Act 1884 which provided for the resumption of larger pastoral runs and conversion to small selections. In the 1890s, part of the Glen Isla property was included in the Proserpine township.

Proserpine township and district developed quickly after the establishment of the Proserpine Central Sugar Mill in 1897. The mill, which was financed under the provisions of the Sugar Works Guarantee Act 1893, was located in the centre of town, with frontage on Main and Mill Streets. Cane was transported to the mill via a tramway and then transported to a wharf on the Proserpine River.

In 1910 George Gould, who also operated a hardware shop, purchased the grocery shop on the corner of Mill and Main Streets in Proserpine. Brothers Joe and Charles Faust Brothers, who also owned a butchery on Main Street, bought out Gould in 1916 and the site has remained in the family since this time, operating continuously as a store providing a variety of goods and services to the region.

The Fausts were among a number of local grocers who were well known for the credit they extended to farmers, particularly local Italian farmers. The family ran a number of businesses in Proserpine.

The exact history of early buildings on the site is unclear. Historic photographs, however, confirm there was a two story timber building on the corner of Mill and Main Streets during the 1920s. According to the Proserpine Historical Museum, a new building was constructed between 1958-1963 (see image below of the opening day). This modern building, with its curved parapet wall, supporting columns and tiled walls, made a substantial visual impact on the Main Street streetscape. The building incorporated offices and a butchery as well as grocery facilities. It later became an IGA supermarket and the back section (entrance from Mill Street) was used as a supermarket until July 2013 when the IGA relocated and the 'The Reject Shop' took over the premises. In October 2017, the front shops along Main Street were empty.

Originally, there were two original double timber framed entrance doors, with chrome kickboards, in the corner position, which were highlighted by the positioning of two entrance columns.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Located on the site of the original Faust's Store, the 1950s masonry store demonstrates the evolution and progress of retail premises in Proserpine's commercial precinct during the late 1950s.
Criteria E - *the place is important because of its aesthetic significance*	Faust's Store, with its 1950s curved and stepped parapet, decorative lettering and tiling, suspended awning and original shop front windows contributes to the overall aesthetics of Proserpine's Main Street commercial precinct.
Criteria H - *the place has a special association with the life or work of a particular person, group or organisation of importance in the region's history*	Faust's Store is significant for its special association with the Faust family who have made an ongoing contribution to the economic development of the region, particularly Proserpine.

Google Street View - September 2016

Google Street View - May 2010

Google Street View - January 2008

Image from 2014 Heritage Study

Opening of Faust's Shop after rebuild in 1963

FORMER BURNS PHILP BUILDING

Address	37 Williams Street, Bowen
Lot Plan	16RP852606
Coordinates	E: 630438 N: 7786532
Integrity	Poor
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	The Brisbane Courier, Wednesday 12 May 1915, p.11. The Queenslander, Saturday 23 June 1906, p.41. Bowen Independent, 27 April 1918. Allom Lovell Architects Brisbane, 2000. Normanton Heritage Precinct... for the Carpenteria Shire Council.

Street View

Location Map

Physical Description

Located in a prominent position on the corner of Herbert and William Street, the Burns Philp building is a single story reinforced concrete building with a detailed parapet. Two dates appear on the parapet - 1873 and 1917 - indicating the start of the business and the construction of the building. The lettering of BURNS PHILP & CO. LIMITED is also clearly visible on this parapet section facing Herbert Street. The lettering of AUSTRALIA is located centrally along the William Street parapet section.

The building is surrounded by a cantilever awning, which has replaced the former bullnose awning. The awning only extends halfway along the William Street side of the building. The awning is curved at the corner. The shop fronts have been modified, with aluminum entrance doors and window frames. The window frames on William Street have also been modified and now comprise aluminum sash-style windows.

There are two entrances from Herbert Street and three large windows. There are two shop entrances from Williams Street. Seven original narrow window openings still exist along the Williams Street façade.

Historical Context

Bowen (Port Denison) was discovered in 1859 and was established as a port and township within the new district of Kennedy, in the newly formed colony of Queensland. It became the first settlement north of Rockhampton, named Bowen to honour the governor.

Bowen became the base for the pastoralism in north Queensland. By 1865 its European population exceeded 1000 people as the port transshipped supplies to the new outback stations. In 1863 the town was proclaimed a municipality and in 1865 Bowen became a District Court Area. In 1865-66 a jetty with a tramway was built out to 12 feet of water (low tide), and shipping increased significantly from 1868 following the opening of the Cape Goldfields.

Mining played a significant role in the district's economy, bringing prospectors through Bowen to the hinterland. By 1870, however, competition from Townsville and a recession saw Bowen's population decline. The district was forced to rely on its other key industries, cattle and horticulture.

Townsville firm, Burns Philp, was formed in 1876 by James Burns and Robert Philp. Burns had established himself as a trader of supplies to the pastoral areas in the west, while Philp was a shipping agent. They formed a partnership in 1876 which was incorporated into a company in 1883. The company expanded from general wholesale and retail of imported goods and moved into insurance, owned a fleet of steamships and acted as shipping agents. They were also involved in the importation of Pacific Islander labourers into Queensland to work on the cane farms in the north. Their use of shipping infrastructure along the Queensland coast was well known, and the existence of the Bowen jetty would have facilitated their activities in Port Denison.

Although the exact date of Burns Philp & Co's establishment of a base in Bowen is unknown, the newspaper, The Queenslander, noted that the firm occupied premises on the corner of Herbert and William Streets during June 1906 in order to accommodate their expanding general merchant business.

In the early morning of 11 May 1915, the Burns Philp & Co.'s Bowen premises and bulk store were completely destroyed by fire. Newspaper reports indicated that nothing remained and that the rest of the street had been saved from destruction by a concrete wall. Building commenced on the same site as the previous premises in June 1917 and was completed in April 1918.

It was designed by C.D. Lynch and Walter Hunt of Townsville and built by A. Reid and J Thompson of Sydney. The Bowen Independent reported that the new building was constructed of reinforced concrete with cement floors and had four roofs of a saw tooth design that were covered with galvanized iron. It went on to describe the building's bullnose awnings, double posts with ornamental curtains and brackets of hardwood which extended all the way along the Herbert Street frontage and halfway along the William Street side. Further, there were four sets of windows along Herbert Street and brass gauze screens with the firm's name written in gold. On the William Street frontage there were nine pairs of casement windows with fanlights. The main entrance near the corner of Herbert Street and comprised double oak paneled doors.

The building remained in the ownership of the company for many years. While the parapet remains relatively intact, the lower section of the building, including the awning, windows and entrance doors have changed substantially.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Burns Philp Building in Bowen demonstrates the important role of shipping and merchandising in Bowen during the first half of the twentieth century in association with a major North Queensland company, Burns Philp & Co. Further, it's construction in reinforced concrete in 1917-1918 is an early example of the use of this material in north Queensland.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	The Burns Philp & Co Building is a good example of the work of architect CD Lynch and Walter Hunt, Townsville-based architects who made a substantial contribution to North Queensland architecture in the early 20th century.
Criteria H - *the place has a special association with the life or work of a particular person, group or*	The Burns Philp Building in Bowen has strong association with the important mercantile entity of Burns Philp and Company Limited as a purpose-built branch in an important regional centre.

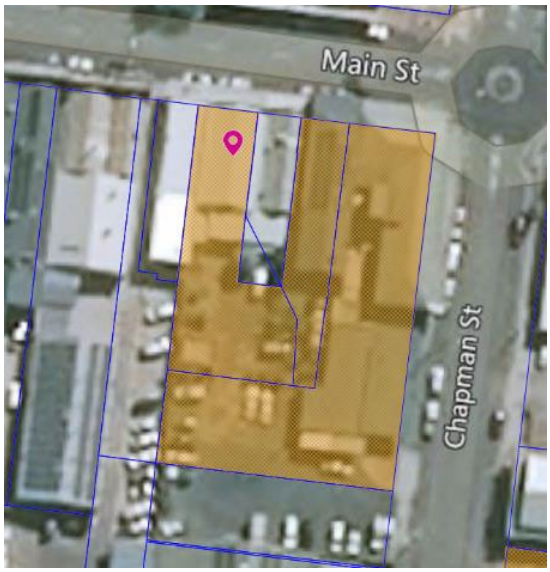
organisation of importance in the region's history	

Note: The images below are of the original Burns Philp & Co Building which was present on the site prior to burning down. These images are included for historical context only.

FOXLEE BUILDING	
Address	70 Main Street, Proserpine
Lot Plan	2RP717184
Coordinates	148.582764, -20.401985
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	David Scobie Architects, 2005. Proserpine Main Street Study & Datasheets. Townsville Daily Bulletin, Wednesday 19 October 1949, p.1. Townsville Daily Bulletin, Saturday 30 June 1951, p.2.

Street View

Location Map



Physical Description

The Foxlee building is located on the southern side of Proserpine's main commercial precinct, Main Street. It is a single storey, double fronted reinforced concrete building with a cantilevered awning and an art deco-style stepped parapet.

The parapet contains the lettering 'FOXLEE BUILDING.'

The original shop has been divided into two and the front wall, which was tiled, has since been plastered and painted over.

The windows and doors have been altered and currently comprise aluminium window framing and entrance doors to the west of each window.

Historical Context

The Proserpine district was first settled by European pastoralists in the 1870s. One property, Glen Isla, was set aside for a 3000-acre sugar plantation in 1882. Although land was cleared by Pacific Islander and Chinese labour, and machinery and a mill was ordered for crushing, the Crystal Brook Sugar Company Limited was not successful. The land was subdivided under the auspices of the Crown Lands Act 1884 which provided for the resumption of larger pastoral runs and conversion to small selections. In the 1890s, part of the Glen Isla property was included in the Proserpine township.

Proserpine township and district developed quickly after the establishment of the Proserpine Central Sugar Mill in 1897.

The mill, which was financed under the provisions of the Sugar Works Guarantee Act 1893, was located in the centre of town, with frontage on Main and Mill Streets. Cane was transported to the mill via a tramway and then transported to a wharf on the Proserpine River.

The present day Foxlee building was constructed after October 1949 as the result of a major fire in Proserpine which destroyed a number of the town's buildings. Prior to 1949, the site was occupied by a timber butcher's shop which was built in 1922. The butchery remained in operation during the 1930s and, in 1938, was bought by Herbert Foxlee. He had full ownership of the business in 1944 and obtained freehold in 1944.

Following the 1949 fire, the Foxlee building was rebuilt as a concrete and brick butchers' shop by Bob Shaw. Other local tradesmen assisted with the plumbing, roofing and brickmaking. The new shop included an automatic ammonia plant to run the cold room. The new building was opened on 5 October 1951.

Mr. Foxlee sold the building to Geoff Lascelles on 25 November 1957. With a variety of subsequent owners, including the Faust family, the building remained a butcher's shop until 1995. Since then, it has been divided into two shops.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Foxlee Building demonstrates the evolution and process of retail Place Category premises in Proserpine's commercial precinct during the late 1950s.
Criteria E - *the place is important because of its aesthetic significance*	The Foxlee Building's art deco-style stepped parapet, with decorative lettering, and cantilevered awning contributes to the overall aesthetics of Proserpine's Main Street commercial precinct.

Below: 8 August 2020

GUNYARRA ROAD – AUSTRALIAN FIELD EXPERIMENTAL STATION

Address	491 Gunyarra Road, Gunyarra
Lot Plan	1SP121691, 2SP121691, 3SP121691, 56SP178756
Coordinates	20°30'36.5"S 148°34'09.1"E
Integrity	Poor
Condition	Poor
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Plunkett, Geoff, 2007. Chemical Warfare in Australia: Australia's involvement in chemical warfare 1914-1945. Australian Military History Publications, Loftus. www.ozatwar.com/locations/gunyarra.htm

Street View

Location Map

Physical Description

The site of the former Australian Field Experimental Station is located approximately twelve kilometres south of Proserpine on farmland bounded by the Gunyarra Road in the north and west and Thompson Creek in the south. The site includes a forested area in the southeast but consists mainly of cleared grassed land.

A signpost on the road reads GUNYARRA WORLD WAR II SITE and points to a memorial, a joint project of the Proserpine Historical Museum Society and the RSL Club, which consists of a large erect boulder on a concrete slab. The emblem of the Australian Imperial Forces is displayed in the top section. A plaque reading GUNYARRA • ARMY CAMP • 1944-1945 • THE 1ST AUSTRALIAN FIELD EXPERIMENTAL STATION WAS LOCATED AT THIS SITE WHERE RESEARCH ON CHEMICAL WARFARE AGENTS AND PROTECTIVE METERIALS WAS CARRIED OUT is attached below.

A small sign underneath informs about the project and lists the date 12th October 1996. The remains of possibly one of the buildings of the former experimental station appears to be extant.

Historical Context

The Australian Field Experimental Station (AFES) was established at Gunyarra, south of Proserpine, in late 1943. The AFES was first recommended to the Army in 1942, but implementation of the recommendation was delayed for twelve months. The AFES was approved in 1943 and the Department of Munitions, which was responsible for chemical research at the time, was given the responsibility of establishing the station.

Chemical warfare was an integral part of World War II (as it had been also in World War I) and Australian military authorities – along with their British and American counterparts – saw the value in conducting chemical warfare experiments on people and training with chemical weapons. Proserpine was selected because its climatic conditions closely resembled those of the islands to the north of Australia in which Australian and American forces were currently engaged in the war against Japan.

A field station was also established at Innisfail in North Queensland earlier in 1943, but this was considered a temporary measure until the AFES was constructed, although staff and equipment weren't transferred to Proserpine until January 1945.

The AFES was one of the only facilities of its type established in Australia during World War II. Construction of the AFES began in December 1943. The station consisted of storage huts, accommodation for 300 staff, workshops, laboratory and testing facilities and an airstrip.

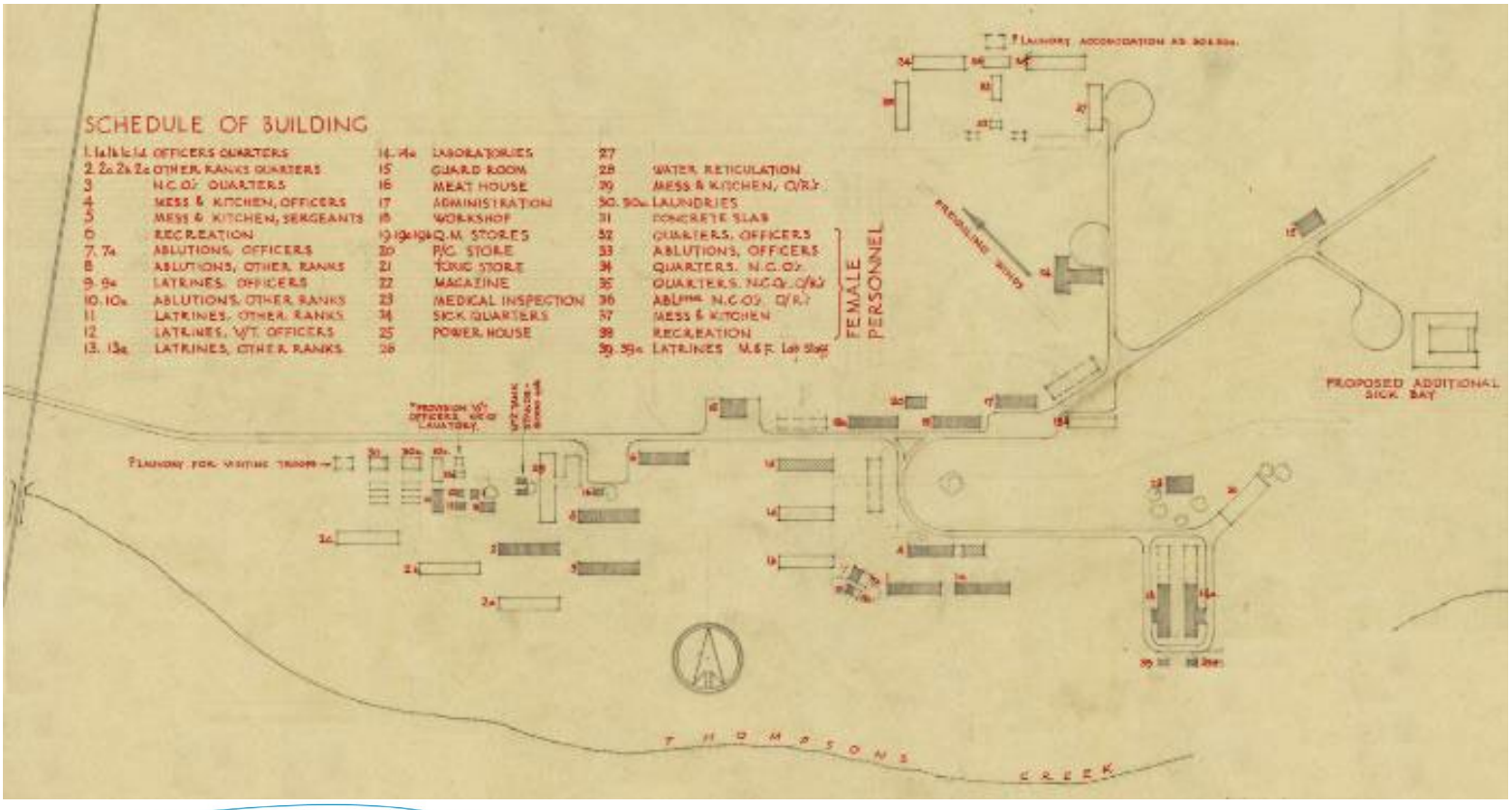
Chemical warfare experiments were carried out on Australian service personnel who volunteered for the task, referred to as 'guinea pigs'. Experiments involved chemical warfare compounds such as mustard gas; gas would be sprayed from planes, or bombs exploded, in the vicinity of the volunteers. Gas chambers were even established in which volunteers would wear normal service attire and a respirator.

The station was quickly deemed a success; particularly by British and American military authorities, who offered assistance to enlarge the program, which the Australian military accepted. The station continued to operate until the end of the war in 1945. All field trials ceased by October that year; the staff was reduced to 30 by December; and stores and equipment were packed ready for transport between December and June 1946. Some of the station buildings appear to have remained on site, as late as 2008, and at least one structure on the former station appears to remain intact. The Proserpine Historical Society and the Proserpine Returned Services League erected a stone cairn at the entrance to the site in 1996, with a plaque identifying it as the site of the AFES.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Australian Field Experimental Station is important in demonstrating the pattern of the region's history, particularly the establishment of military facilities in the region in World War II. The region, along with much of North Queensland, was in close proximity to the war against Japan in Asia and the Pacific and various bases were established in the region at this time.
Criteria B - *the place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage*	The Australian Field Experimental Station demonstrates an uncommon aspect of the region's World War II history. While most other defence facilities consisted of bases (such as the Catalina Hardstand in Bowen) the Experimental Station was unique as a facility to test chemical warfare. It is also rare on a national level, as there were limited facilities of its type in North Queensland and Australia more generally.
Criteria C - *the place has potential to yield information that will contribute to an understanding of the region's history*	The Australian Field Experimental Station has the potential to yield information that will contribute to an understanding of the region's history, particularly archaeological material and other material remnants associated with the station.

Criteria H - *the place has a special association with the life or work of a particular person, group or organisation of importance in the region's history*	The Australian Field Experimental Station has a special association with the Australian military (as organised during World War II), which was particularly important in the region's history along with Queensland more generally.


SCHEDULE OF BUILDING
1. 1a. 1b. 1c. OFFICERS QUARTERS
2. 2a. 2b. 2c. OTHER RANKS QUARTERS
3 N.C.O.' QUARTERS
4 MESS & KITCHEN, OFFICERS
5 MESS & KITCHEN, SERGEANTS
6 RECREATION
7. 7a ABLUTIONS, OFFICERS
8 ABLUTIONS, OTHER RANKS
9. 9a LATRINES, OFFICERS
10. 10a ABLUTIONS, OTHER RANKS
11 LATRINES, OTHER RANKS
12 LATRINES, W/T. OFFICERS
13. 13a LATRINES, OTHER RANKS
14. 14a LABORATORIES
15 GUARD ROOM
16 MEAT HOUSE
17 ADMINISTRATION
18 WORKSHOP
19. 19a. 19b Q.M. STORES
20 P/C. STORE
21 TONIC STORE
22 MAGAZINE
23 MEDICAL INSPECTION
24 SICK QUARTERS
25 POWER HOUSE
26
27
28 WATER RETICULATION
29 MESS & KITCHEN, O/R's
30. 30a LAUNDRIES
31 CONCRETE SLAB
32 QUARTERS, OFFICERS
33 ABLUTIONS, OFFICERS
34 QUARTERS, N.C.O's
35 QUARTERS, N.C.O's (W)
36 ABLUTNS. N.C.O's O/R's
37 MESS & KITCHEN
38 RECREATION
39. 39a LATRINES M & F. Lat Stage
FEMALE PERSONNEL
PROPOSED ADDITIONAL SICK BAY
THOMSONS CREEK

HOLY TRINITY ANGLICAN CHURCH

Address	75 Herbert Street, Bowen
Lot Plan	3RP700082
Coordinates	-20.01144, 148.245409
Integrity	Good
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Bolton, G.C., 1963. A Thousand Miles Away. A History of North Queensland to 1920, The Jacaranda Press in association with the Australian National University. Information provided by the Bowen Historical Society. Townsville Daily Bulletin, Friday 9 July 1937, p. 4, 12. Townsville Daily Bulletin, Wednesday 21 April 1937, p. 12 https://www.churchesaustralia.org/list-of-churches/locations/queensland/directory/1214-holy-trinity-anglican-church

Street View

Location Map

Physical Description

Located on the crest of a hill on the corner of Herbert and Gordon Street in Bowen, Holy Trinity Anglican Church occupies a prominent position along the main street of Bowen. The church complex houses a Queenslander-style presbytery and a parish hall.

The church is a rendered concrete building which faces Herbert Street and is enclosed by a concrete block wall/fence which increases in height with the gradient of the hill and which extends around the adjacent presbytery.

The church has a central cross at the apex, and a small portico which contains double arched timber entrance doors. Above the portico in the parapet there is a central stained-glass window.

The church has an adapted cruciform floor plan, with a transept at the front of the building and a crossing at the nave. The Gordon Street elevation comprises a covered arcade with archways and four pane bi-fold timber doors. There is a covered bell tower at the junction of the crossing and the extension on the Gordon Street elevation.

The foundation stone, laid 27 September 1936, records: A M D G - This foundation stone was laid by - His Excellency The Governor of Queensland - Sir Leslie Orme Wilson - GCSI GCIE PC CMG DSG - on 27th September 1936 - ...

A plaque records: Holy Trinity Anglican Church - 1863 - 2013 - This plaque was blessed and dedicated by - Bishop William Ray - Bishop of North Queensland - on 14th September 2013 - in thanksgiving for 150 years - of Anglican witness - to the Gospel in Bowen and - surrounding communities - Clergy: Father Howard Smith (Rector), Father Kevin Perrett, Deacon Keith Dodds.

A foundation stone on the hall records: A M D G - This foundation stone was laid by - The Lord Bishop of North Queensland - The Right Reverend Ian Shevill MA Th D - 3rd Nov, 1957 - L C Bailey, Rector - H W Darwen, T W T Rynn ~ Wardens...Dulce Et Decorum Est Pro Patria Noris.

The colour scheme of the church – white walls, green trim and terracotta roofing – is consistent with Queensland Holy Trinity Anglican Churches of the time (other examples include Woolloongabba, Herberton, Mackay).

The original tile roof has been replaced with terracotta coloured corrugated iron.

Historical Context

Bowen (Port Denison) was first discovered by Europeans in 1859 by Captain Henry Daniel Sinclair who, on the impetus of the government of New South Wales, went in search of a port north of Rockhampton. The discovery was confirmed by George Elphinestine Dalrymple, who reached Port Dension by land and established the suitability of Port Denison as a port and a site for a township within the new district of Kennedy. It became the first settlement north of Rockhampton, named Bowen to honour the governor.

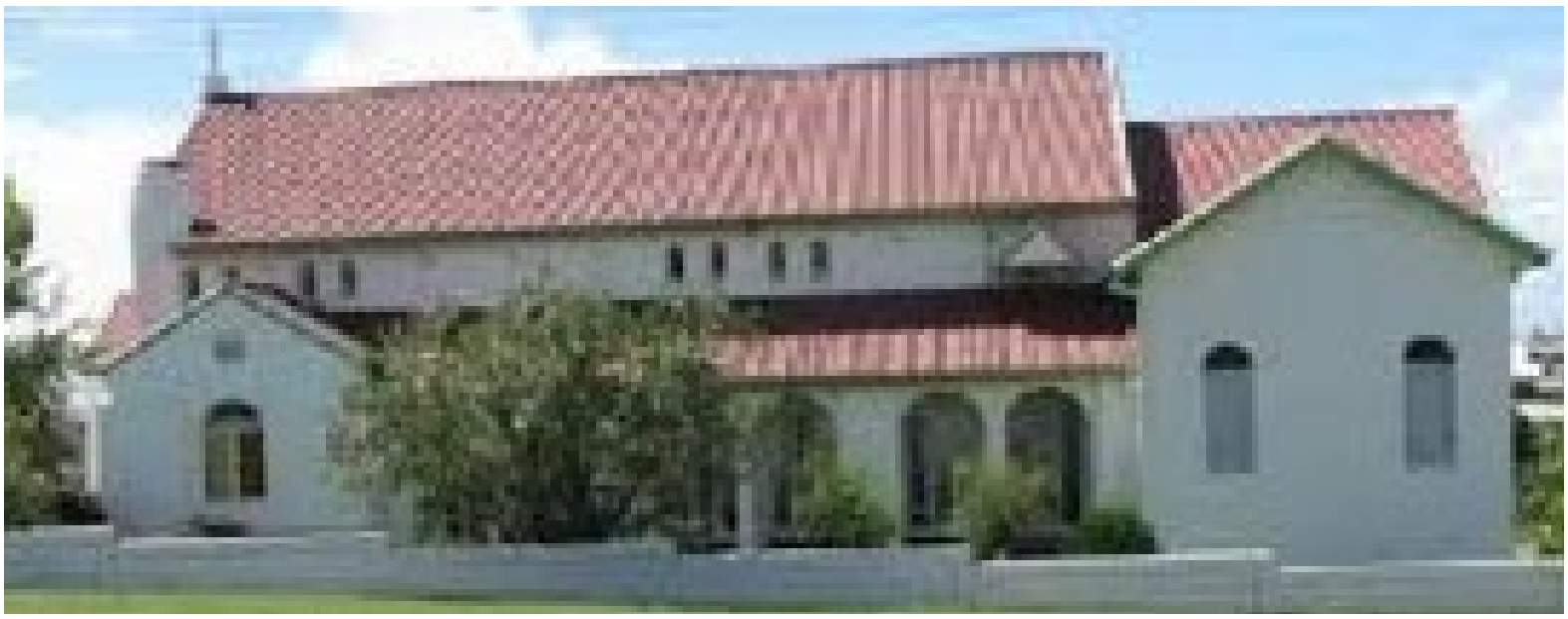
Two years after this discovery, Holy Trinity Anglican Church was founded with a resident clergyman on Gordon Street in Bowen. According to local historians, the original timber church was constructed in 1865. The present brick Holy Trinity Church was constructed between 1936-1937. It was designed by Harold Brown of Mackay and built by J.M. Lowcock.

Harold Vivian Marsh Brown contributed substantially to the built environment in central Queensland, designing 13 buildings during the interwar period (particularly in Mackay).

In an attempt to cut down costs, the redevelopment integrated the timber sanctuary as a temporary measure. On 8 October 1973 the end of the church building was demolished to allow for an extension. These additions constructed by Noel and Claude Pilcher and were dedicated on 16 June 1974.

Historical Significance

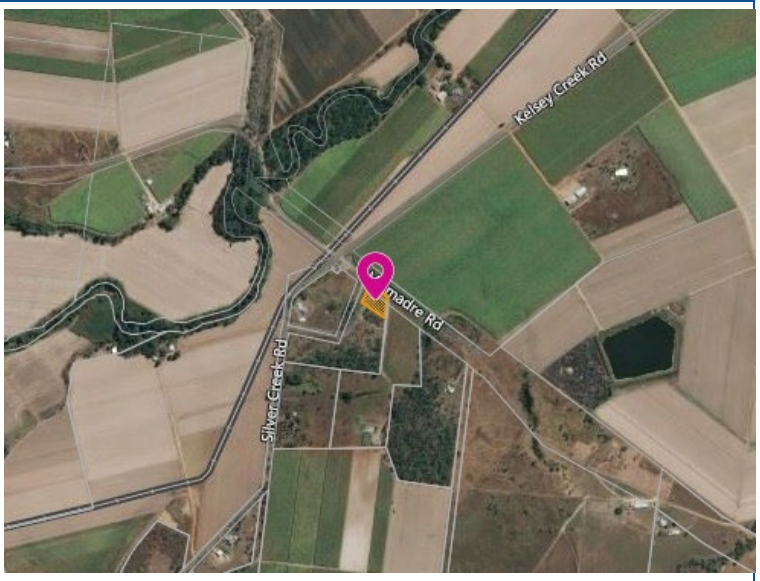
Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Holy Trinity Anglican Church is located on the site of the first Anglican Church in North Queensland. Redeveloped in 1937, the Church demonstrates the enduring contribution of the Anglican Church to Bowen.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	Holy Trinity Anglican Church is significant as an example of the work of prominent Mackay architect Harold Vivian Marsh Brown who contributed substantially to the built environment in central Queensland during the interwar period.



KELSEY CREEK HALL	
Address	Valmadre Road, Kelsey Creek
Lot Plan	11HR391
Coordinates	E: 654107 N: 7740478
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Historical information from the Proserpine Historical Museum. The Queenslander (Brisbane, Qld. : 1866 - 1939) Saturday 13 February 1897 p.369

Street View

Location Map



Physical Description

Kelsey Creek Hall is located on Valmadre Road near the intersection with the Proserpine Kelsey Creek Road, approximately 14 km west of Proserpine.

This single storey corrugated iron hall is set back from the road in a clearing. It is raised on steel stumps and has an extended gable roof, also of corrugated iron. The building is accessed by stairs to a central timber entrance door and the front section appears to be an enclosed veranda with corrugated iron shutters that extend across the front and around to each side. The northern elevation has a small sash window with a tin awning hood. There is a circular water tank at southern elevation.

Historical Context

The Proserpine district was first settled by European pastoralists in the 1870s. One property, Glen Isla, was set aside for a 3000-acre sugar plantation in 1882. Although land was cleared by Pacific Islander and Chinese labour, and machinery and a mill was ordered for crushing, the Crystal Brook Sugar Company Limited was not successful. The land was subdivided under the auspices of the Crown Lands Act 1884 which provided for the resumption of larger pastoral runs and conversion to small selections.

The land around Kelsey Creek was part of grazier Frederick Samuel Elis Holt's selection, the first grazier in the Proserpine Valley. Located to the west of Proserpine, Kelsey Creek initially developed as a cane and tobacco growing area – the lack of a tramline meant farmers needed a variety of crops. In 1897, The Queenslander newspaper noted that the area around Kelsey Creek also supported approximately 20 men who were prospecting for gold. By the early 1900s the residents had formed the Kelsey Creek Farmers Progress Association in order to address local issues. By the 1920s, the area was serviced by a tramline, which saved farmers considerable time in transportation.

Farmers in the area later donated one truck of sugar cane each towards the cost of constructing a community hall at Kelsey Creek. Built in 1927 by J.P. Muller, the single storey corrugated iron hall was used for social events and community functions. According to local historians, the hall was initially lit by carbide and kerosene lights before moving to pressure kerosene lamps and, eventually, electricity. Further, the Museum noted that water for functions was heated in a large copper outside the hall.

During the 1960s, the Kelsey Creek branch of the CWA used the hall as a meeting place. Although the branch has since closed, the hall remains in use as a community meeting venue.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Located on the outskirts of Proserpine, Kelsey Creek Hall demonstrates the self-sufficiency of small farming communities. Their establishment reflects the important contribution the communities have made to the region's economic and social development.
Criteria G - *the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*	Since its establishment in 1927, Kelsey Creek Hall has been an important as a community meeting and gathering place. It has special association with the Kelsey Creek community, particularly the former Kelsey Creek Farmers Progress Association.

METROPOLE HOTEL AKA GREAT NORTHERN HOTEL

Address	78-82 Main Street, Proserpine
Lot Plan	2RP709926, 3RP709926
Coordinates	(E: 665189 N: 7743237)
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Historical information provided by Proserpine Historical Museum. David Scobie Architects, 2005. Proserpine Main Street Study & Datasheets. Townsville Daily Bulletin, Thursday 30 June 1938, p.7.

Street View

Location Map

Physical Description

The Metropole Hotel is located on a prime position in Proserpine's commercial precinct on the southern side of Main Street and the corner of Chapman Street.

The main building on the corner is a two-storey building with a pyramidal hipped roof and a small, corner facing stepped parapet. It has a wide, open veranda which extends to both the Main Street and Chapman Street elevations, but which is truncated and enclosed at each corner. Each of the posts on the upper veranda has decorative fretwork.

A small plaque is located centrally on the truncated corner of the parapet with "EST 1929" written on it.

Access to the veranda from the upstairs rooms is via double timber framed glass doors. The ground floor window fittings and doors have been altered, with the main entrance doors comprising aluminium frames. The veranda posts are stop chamfered at street level.

Adjacent to the hotel, to the west, is an additional building that forms part of the Metropole Hotel complex.

This two-storey building, the former Hadlow Building, has an enclosed veranda with aluminium framed windows and which extends over the footpath.

Historical Context

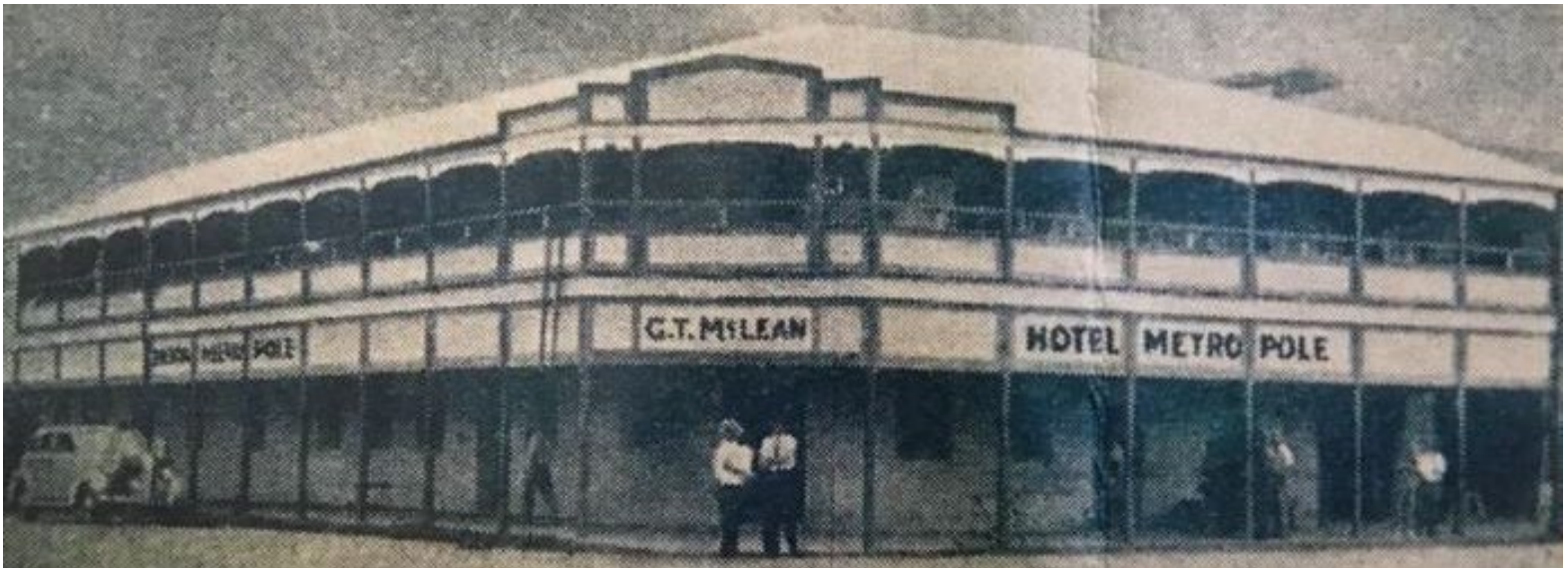
The Proserpine district was first settled by European pastoralists in the 1870s. One property, Glen Isla, was set aside for a 3000-acre sugar plantation in 1882. Although land was cleared by Pacific Islander and Chinese labour, and machinery and a mill was ordered for crushing, the Crystal Brook Sugar Company Limited was not successful. The land was subdivided under the auspices of the Crown Lands Act 1884 which provided for the resumption of larger pastoral runs and conversion to small selections. In the 1890s, part of the Glen Isla property was included in the Proserpine township. The township and district developed quickly after the establishment of the Proserpine Central Sugar Mill in 1897. The mill, which was financed under the provisions of the Sugar Works Guarantee Act 1893, was located in the centre of town, with frontage on Main and Mill Streets.

The mill drew workers and settlers to the region, and in the early 1900s, a number of hotels were established. One of these, the Great Northern Hotel, was opened in 1900 by Tom Simpson. A timber hotel, it was constructed back from the main street. Between 1901 and 1912 there were approximately six different licensees and proprietors. Under the proprietorship of Chas Hearn, the old hotel was demolished c.1929- early 1930s by the Mazlin Brothers and a new brick hotel was opened in 1935.

The reconstruction of the hotel in the early 1930s was contemporaneous with Proserpine Mill's return to grower ownership. Although specific construction details of the new building, architects and builders are not known, it is clear that that the new hotel comprised ample accommodation facilities in the upstairs section. Although the mill had some onsite accommodation for seasonal workers, it was also common for single male workers to stay at hotels. In June 1938, the licensee, Jim McDougall Junior applied for a name change and the hotel became known as the Metropole Hotel. According to the Proserpine Historical Museum, the hotel extended its patronage during the 1940s and was used by local school teachers. It also appears that some of the rooms upstairs were let to solicitors during the 1950s-1990s. Tom Hill and the Olivetta family took over the hotel in 1973. In 1987 they bought Field's Tractor Sales, the site of the former Proserpine Motors, which is adjacent to the hotel in Chapman Street and converted the building to a Liquor Barn. In October 1999, Hill sold his share to the Olivetta family. In the same year, the hotel was extensively refurbished for approximately $300,000. In November 2005 the Olivetta family sold the hotel to the Carter and Mills family. They purchased the Hadlow building next door on Main Street in 2006. The Hadlow building had previously been a cafe and a hairdressers, and the upstairs had been used as a residence, dressmakers and as solicitor rooms. After extensive refurbishments, it reopened as a function room upstairs in 2010.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Hotel Metropole is important as the site of one of the early hotels in Proserpine and is strongly associated with the provision of accommodation during the 1930s at a time when the sugar industry was expanding in the district after local growers had regained control over Proserpine Mill.
Criteria E - *the place is important because of its aesthetic significance*	The Metropole Hotel, with its stepped parapet, open veranda and double timber framed glass doors, is a prominent two storey 1930s building that contributes significantly to the aesthetics of Proserpine's Main Street commercial precinct.



BILLIARDS

XXXX GOLD
Metropole Hotel
Metropole Hotel

METROPOLE HOTEL
XXXX GOLD
METROPOLE HOTEL
XXXX GOLD
Chi Chiz Cafe

MILL STREET PARK FIG

Address	Mill Street, Proserpine
Lot Plan	157HR687
Coordinates	148.581451, -20.400508
Integrity	Good
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Kerr, John, 1997. Crystal Century. The History of Proserpine's Sugar Mill, its Farms and its People, Proserpine Cooperative Sugar Milling Association, Proserpine. McClements, Mavis, 1974-75 “A Town Called Proserpine”, Journal of the Royal Historical Society of Queensland, v. IX, n. 6.

Street View

Location Map

Physical Description

The fig tree is located in Mill Street Park, close to the street front of Mill Street. The impressive mature fig tree has an approximate height of twelve meters and the canopy spreads around forty meters, overhanging the paved area at the front of the park. Around the base of the tree is a low dry-stone wall encircling the trunk and masses of aerial and formed roots.

The tree dominates the streetscape of Mill Street and provides shade for visitors to the park and also the rest area at the front.

Historical Context

The town of Proserpine emerged following the establishment of a central sugar mill in the late 1890s. European settlement of the district began in the 1870s; the land was initially used to run cattle, but from the 1880s onward sugar cane estates, then farms, predominated. The central sugar mill – still in operation today – processed the first crush in 1897. The town of Proserpine was surveyed at this time and the Shire of Proserpine was created by 1910, two years after work on the railway between Proserpine and Bowen commenced.

It is claimed that police, who were stationed in the town from 1896, shackled prisoners to a log under the tree. The first police 'station' consisted of a tent and there was no gaol – hence the makeshift lock-up. An amusing anecdote illustrates the rudimentary police facilities. The constable chained two men to the log and then departed for the day. When he returned he found the log – and the men – were missing. They were soon discovered, drinking at the local hotel, having simply picked the log up and carried it with them.

The fig tree is located on land originally owned by the Proserpine Central Mill Company, which built the central mill. The company donated land from its holding for the police station and a post office; that prisoners were chained under the tree suggests that it was already relatively mature by the late 1890s and may predate European settlement. Thus the tree relates the early history of the settlement of Proserpine as a town, but also the importance of the sugar industry and the mill to the emergence of the town in the late nineteenth century.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Mill Street Park Fig is important in demonstrating the evolution of the region's history, particularly the establishment of services such as police at a formative period of the town's history, and the importance of the central mill to the town of Proserpine, particularly as land for the police and post office (and therefore the fig) was donated by the Proserpine Central Mill Company in the late 1890s.
Criteria B - *the place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage*	The Mill Street Park Fig demonstrates a rare aspect of the region's history, as a particularly early tree that most likely predates the survey of the town of Proserpine.
Criteria E - *the place is important because of its aesthetic significance*	The Mill Street Park Fig is important to the region because of its aesthetic significance, particularly as it represents a landmark in Mill Street given its size.

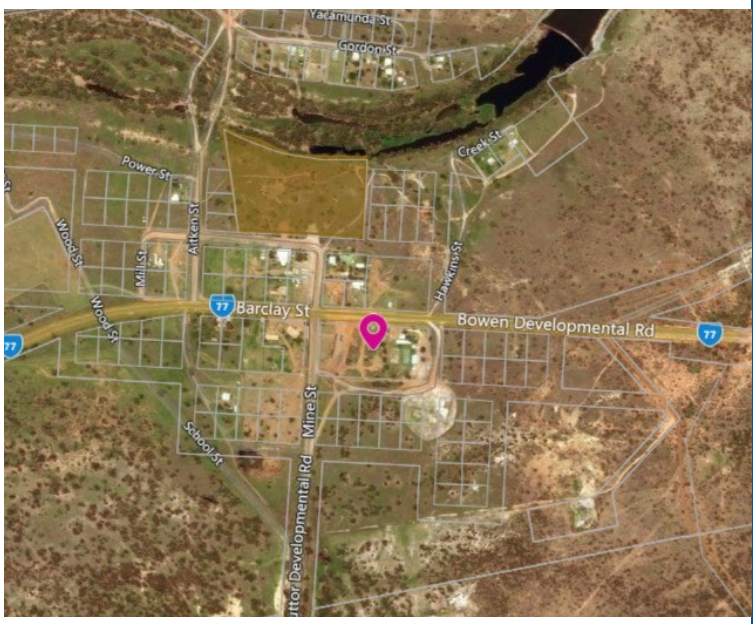
6 August 2020 Photos Below

MT COOLON STATE SCHOOL AKA KOALA STATE SCHOOL

Address	Mine Street, Mt Coolon
Lot Plan	Lot 1 M7218
Coordinates	21°23'10.3"S 147°20'37.4"E
Integrity	Fair
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Historical information and photos provided by the Collinsville Historical Society, Les Tuttle and Collinsville Community Association

Street View

Location Map



Physical Description

Mt Coolon State School is located alongside the former Police Station and Lockup fronting Barclay Street at Mt Coolon's eastern entrance.

It is designed as an old Queenslander atop stilts with a broad front veranda, front steps and water tank to the side. It has an open gable tin roof and refurbished wooden walls. The front façade is protected from the elements and wildlife by thin metal grates, however, historic windows and doors behind it are well maintained to preserve the character of the building.

To the rear of the building is an open barbeque area, tennis courts and small playground to support the present use of the building as a community centre.

Historical Context

Mt Coolon State School was constructed in 1924/25 alongside the first school in Mt Coolon known as Koala Provisional School to support the rapid growth in school age children as a result of the town's gold boom.

The small provisional school was conceived in 1918 when parents wrote several letters to the Minister of Education identifying the demand for a school to support the 11 school age children that were in the Town.

Parents stressed the need for a school and identified the impending gold mining boom that began in 1917 as a major driver for the Town's future growth.

In November 1918, the Secretary of the School Building Committee noted that 11 students was not enough to grant the construction of a new school, however, it was noted the application warranted the Department to appoint a teacher and provide necessary school materials. The Provisional School was constructed by parents and later opened on the 11 July 1921 led by the inaugural head teacher Edward L. Asmus.

As the Town grew, the Koala Provisional School building that was only 20ft by 12ft quickly reached capacity resulting in the Department of Public Works approving the erection of a new school building in August 1924 to support the 31 children enrolled at the time. The school's expansion and official support from the Department granted it's renaming to Koala State School. The new building absorbed the demand of school age children and in time, the original Koala Provisional School building was re-purposed as the Teachers quarters in 1930.

Koala State School remained open until 1950, only being renamed to Mt Coolon State School in 1946. Mt Coolon State School was later re-opened in 1962 for 9 years before being closed again in 1971. During this period, school operations were shifted to two new buildings constructed in 1930 and 1969 respectively. The original Koala State School building is the only remaining structure from the historic school and is today re-purposed as the Mt Coolon Community Centre.

Historical Significance

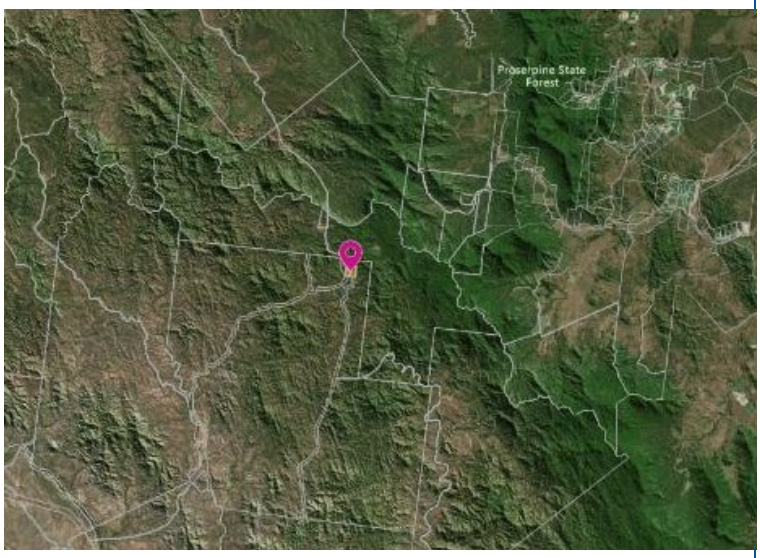
Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Mt Coolon State School was constructed following lobbying from the Town's residents in the early years of the Mt Coolon gold rush. Residents identified the impending growth of the Town in response to the rapid expansion of gold mining operations and following letters to the Minister of Education identifying a lack of capacity within Koala Provisional School, Mt Coolon State School was approved for construction in August 1924.
Criteria B - *the place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage*	Though modified into a Community Centre, Mt Coolon State School is one of the few remaining structures from Mt Coolon's boom days between 1917 and 1936.
Criteria C - *the place has potential to yield information that will contribute to an understanding of the region's history*	Mt Coolon State School was the second school constructed in response to the Town's gold mining boom. It is one of the many new buildings that were constructed to support the prosperous town during its boom years and is one of the few buildings that are left remaining from that era.

NORMANBY GOLDFIELD TOWN SITES AND CEMETERY

Address	Off Pretty Bend Road, Locality of Bogie
Lot Plan	Road reserve, 02HLN196, 1MPH20183
Coordinates	-20.612175, 148.256520
Integrity	
Condition	
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Department of Environment and Heritage Protection, Normanby Goldfields Cemetery Assessment of Significance, #602859 http://collectionsearch.nma.gov.au/object/32088

Street View

Location Map



Physical Description

The Normanby Goldfield Town Sites and Cemetery is situated in the locality of Bogie, approximately 64km south of Bowen, 43km east of Collinsville and 41 km southwest of Proserpine in the west/southwest of the Clarke Range.

The site of the first town and cemetery is situated in rugged, lightly forested bushland in a gazetted road reserve, Pretty Bend Road (although the road is not formed). The cemetery is located to the north on levelled, cleared terrain. There are five marked burial sites in the cemetery, near the banks of Hungry Gully. Four sites are surrounded by wrought iron fencing and two fences are damaged. The fifth grave is enclosed by a metal pipe fence that is also damaged. A number of graves show brick and/or quartz borders. Three graves have headstones: two upright sandstone stelae and one marble cross originally mounted on a tiered base (now laid on the ground). The cemetery has high archaeological potential as the site reportedly contains at least 13 unmarked graves.

The cemetery (and the site more generally) is approached from the south along a track that appears to roughly follow the alignment of the principal road through the first town as shown in the Robert Logan Jack map from 1879. The track (and adjacent tracks) includes cuttings to level the track across the undulating terrain. The track appears

to continue north from the cemetery along the approximate alignment of the road to Bowen as shown on Jack's map.

South of the cemetery (also located in the road reserve), is what is believed to be the site of two former hotels (historic mapping also opens the possibility that King's crushing plant was located at this location). The site includes brick wall remains of what is believed to be the cellar of one of the former hotels, and brick flagging. There are also artefact scatters including green and blue bottle glass fragments, suggesting proximity to a former hotel. The site of the former hotels is cleared and levelled and contains the remains of a date palm.

The structural remains of Dale Hack's house, including a collapsed and an intact corrugated iron water tank and tank stand remains, are located near the site of the former hotels. The remnants of Hack's mobile sawmill operation, consisting of machinery and tanks are located near a dam a short distance to the north, in between the settlement and the cemetery.

These features are not considered significant. The second township site is located on New Zealand Gully, to the east of the first town site and cemetery, also located in undulating lightly forested bushland. A gazetted, unformed road leads through the area. The site was not inspected for the preparation of this place card, although historic plans clearly illustrate its location and the extent of development of the site.

Both town sites and the cemetery demonstrate high potential for archaeological material relating to the former settlements and mining activities. Evidence includes, or may include (but is not limited to), unmarked graves, various modifications to the landscape including roads, tracks and cuttings, evidence of alluvial gold mining, structural remains of buildings and mining operations (including subsurface material), and general material reflecting the occupation of the sites such as rubbish dumps and other material evidence of settlement from the 1870s through to the early 1900s.

Historical Context

The Normanby Goldfield Town Sites and Cemetery is located south of the Clarke Range, to the west of Proserpine. The gold field was discovered in 1871 by Sam Verge, a stockman from the nearby Havilah Station. Thirty miners were present on the field by the time the Gold Commissioner, JP Sharkey, visited the field in October 1871. The goldfield was named after the title of the Governor of Queensland at the time, George Phipps, the 2nd Marquess of Normanby.

Bowen, established in 1861, was the port of entry for the field (and the Marengo goldfield, approximately 40km south of Bowen and established one year earlier than Normanby in 1870). The Normanby field was accessed by a route that followed the Don River until approximately 16km from the field; from there it led up to the summit of the Clarke Range and then to the field. The goldfield was mined in four distinct phases: 1871-79, 1890-95, 1900-01 and 1905-08. It was one among dozens of goldfields discovered during the gold rush in Queensland that began with the discovery of gold at Canoona, near Rockhampton, in 1858.

By 1872, there were 300 miners on the field. A small settlement emerged, consisting of three stores, a dairy, two butchers, a bakery, blacksmith, hotel and two gardens – most of which appear to have been located alongside the road to Bowen, although other features were located in what became the official town reserve (based on Robert Logan Jack's 1879 map of the field – see below regarding the town reserve). A crushing machine was brought to the field by Sydney King in mid-1872, also located near the settlement. However, the initial rush was short-lived, principally due to the isolation of the field and difficulties experienced in extracting sufficient gold to make the capital investment worthwhile. By 1873, King's crusher had been removed and many of the miners drifted away to other, more lucrative goldfields, including the Palmer River (near Cooktown) and Charters Towers. Another crusher was activated in 1874, and again in 1877, but by 1879 only three miners remained, working alluvial deposits rather than reefs. By 1887 this number had dropped to one.

Mining investors became interested in the field again in 1887. The Lady Norman Battery, consisting of a 10 head stamper, boiler and engine, was installed at the junction of New Zealand Gully and Spring Creek and commenced crushing in 1890. Reef mining was undertaken at other locations on the field from 1889. The actual goldfield was only proclaimed in 1887, probably reflecting the renewed interest in it (and the delay was also probably due to the rapid decline of mining of the field in the 1870s). A town reserve was proclaimed in 1890, located to the east of the original settlement. A new town site emerged within the reserve along New Zealand Gully, marked by actual streets, and it developed much more substantially than the settlement in the 1870s. By 1892, the town included four hotels, two boarding houses, a billiard room, cordial factory, saddler, brickyard, two market gardens as well as stores, butchers and a blacksmith. There were between 200-300 people on the field at its peak in this period.

Mining on the field declined by the end of 1892, although some crushing continued until 1895. The remoteness of the site, continued difficulties extracting the gold and a collapse in investment ensured the field remained peripheral to other more substantial gold mines in Queensland. Repeated attempts at mining in 1900-01 and 1905-08 were also short-lived. There were other sporadic attempts at reviving mining on the field but were likewise unsuccessful. By 1912, there were only a few families left living in the town and working the field, presumably focusing on alluvial deposits. For comparison, the most successful goldfield in the Whitsunday region was the Dittmer Mine located near Proserpine, although gold was not discovered in the Dittmer area until the 1930s. The town reserve was declared a camping and water reserve in 1982.

Dale Hack moved into the original town site sometime in the late twentieth century and erected a house and operated a mobile sawmill, the remains of which are located close to the town site and the cemetery.

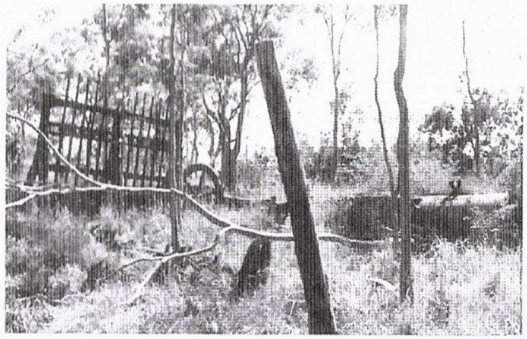
The first burial in the cemetery occurred in December 1871. Overall, there is a total of five marked, and thirteen unmarked, burial sites dating from 1871 through to 1909 (eighteen in total). Headstones remain for three burials; the relative lack of funerary markers probably illustrates the remoteness of the field and the lack of funds to procure substantial headstones or grave surrounds. The three marked graves are for Michael Power, a miner who died in 1872 from fever, at the age of 24; John Joseph Campbell, who died in 1882 at the age of 11 months from an unknown cause; and Lionel Bray, who died in 1905 following a fall from his horse, aged 29. The remaining people died from a variety of causes, including a gunfight, suicide, heart disease, mine cave-ins, disease and childbirth. The nearest doctor was in Bowen, reinforcing the isolation of the field, and the graves of those buried in the cemetery.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Normanby Goldfield Town Sites and Cemetery is important in demonstrating the pattern of the region's history. It, along with the Marengo goldfield, established that gold was located in the region in sufficient quantity to justify mining. The relative lack of success for miners working the Normanby field reflects the general experience of gold miners in the region in the nineteenth century, with the most prolific mines located in other regions in Queensland, or not established until the twentieth century (for example, Dittmer).
Criteria B - *the place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage*	The Normanby Goldfield Town Sites and Cemetery demonstrates endangered aspects of the region's history. The five marked graves in the cemetery provide the only substantive visual evidence of the cemetery and its location. Continued deterioration of the funerary markers and other fabric associated with the marked graves will potentially affect the ability to locate and interpret the cemetery and its importance to the goldfield. Surviving evidence of roads and tracks in the place also potentially provide some of the only remaining evidence of early transport routes in the region and in a condition that reflects the period of their construction (notwithstanding other sections of the original route to the goldfield that may survive outside of the established boundary for the place).
Criteria C - *the place has potential to yield information that will contribute to an understanding of the region's history*	The Normanby Goldfield Town Sites and Cemetery has the potential to yield information that will contribute to an understanding of the region's history. The cemetery provides important demographic information about the people that worked the goldfield and lived in the respective settlements. The place also includes archaeological material associated with occupation of the field and mining activities, in particular the site of the original town site (1870s), the original road to and from Bowen (and associated features such as cuttings, diverging tracks), evidence of alluvial goldmining along creeks and gullies and the potential for material associated with the second town site (1890s-1920s) and reef mining activities dating from as early as 1871.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	The Normanby Goldfield Town Sites and Cemetery is important in demonstrating the principal characteristics of a goldfield and associated settlement in the Whitsunday region in the nineteenth century. The remaining material evidence of the settlement and mining activities provides evidence of the establishment of a gold mine in a

	remote location in this period and the conditions experienced by early miners and their families, in particular the relative distance and isolation from Bowen.
Criteria E - *the place is important because of its aesthetic significance*	The Normanby Goldfield Town Sites and Cemetery is important to the region because of its aesthetic significance. Its location near the Clarke Range and the difficulty of access reinforces the sense of isolation, hardship and lack of success experienced by miners and their families on the goldfield in the nineteenth and early twentieth century. This sense is heightened by the deteriorating and ephemeral remains of the cemetery and other archaeological material associated with the establishment of settlement, and its setting in rugged bushland.

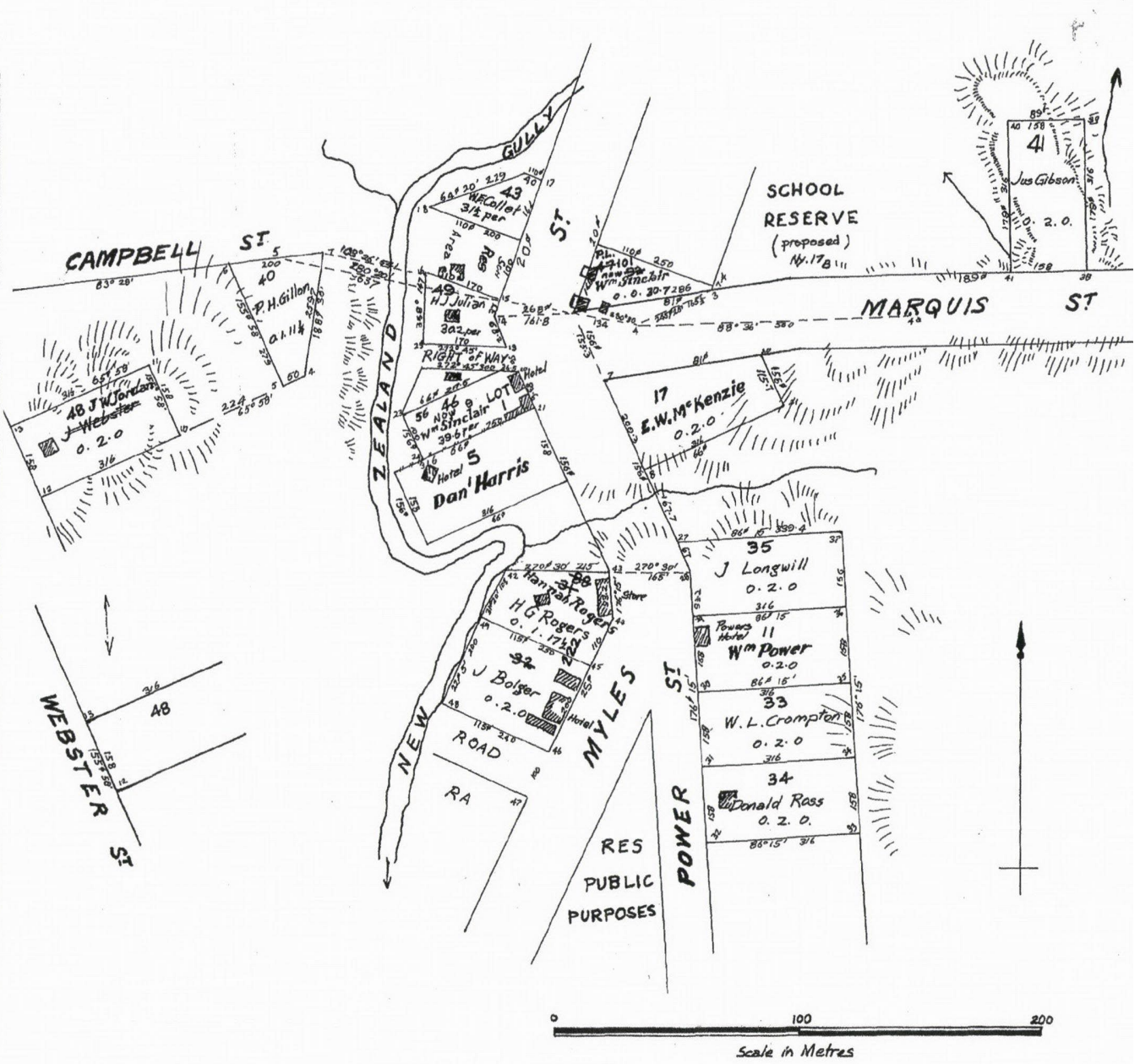
NOBLEANBY GOLDFIELD, NEAR BOWEN, NORTH QUEENSLAND.



Lady Norman Mill

Buddle remains at the Lady Norman

Glass Darling winch & boiler remains

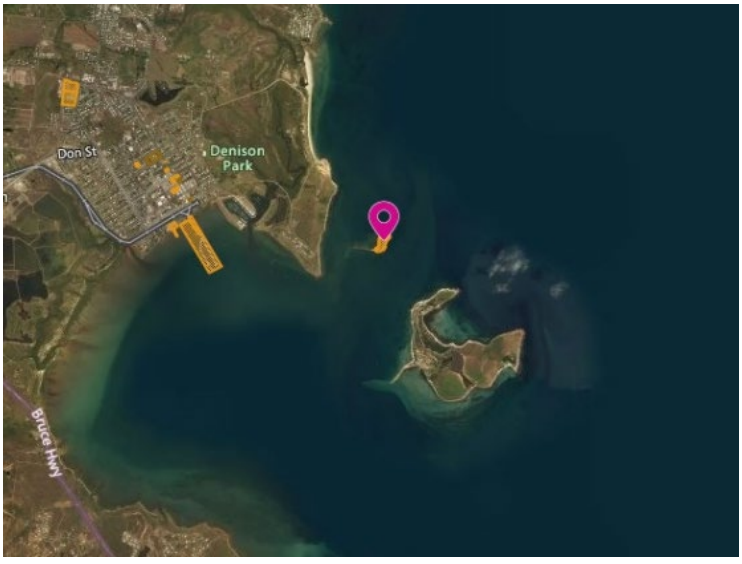


NORTH HEAD LIGHTHOUSE COMPLEX

Address	North Head Island
Lot Plan	2SP112947
Coordinates	148.27483, -20.020344
Integrity	Fair
Condition	Poor
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Department of Harbours and Marine Queensland, 1986, Harbours & Marine: port and harbour development in Queensland from 1824 to 1985. DERM, 2010. Bowen Jetty, cultural heritage management database report. Picture Queensland www.unc.edu/~rowlett/lighthouse/qld.htm

Street View

Location Map



Physical Description

The North Head Lighthouse Complex is located on North Head Island, a short distance east of Bowen. The island was solely used for lighthouse purposes and features hilly terrain characterised by stony ground with grassed areas and some native shrubs and trees.

The complex consists of the lighthouse, a cylinder shed, tramway tracks and the remains of a cottage and tank stand. The lighthouse is located on the highest point of the island and consists of a tapered hexagonal timber tower with a curved extension at the top section, as well as a gallery and lantern room with a dome roof. The timber structure is covered with tin sheeting secured by lead flashing and weatherboard cladding remains intact underneath.

It is not clear when the tin sheeting was installed and may be original also with the weatherboards.

The lighthouse is accessed via a timber door set into a projecting architrave with arched top. There is evidence of sash windows and frames which have been sheeted over with tin. The gallery is protected by a railing consisting of metal water pipe fencing rails. The original is located on the ground near the lighthouse in damaged condition.

The lantern room is stripped of any windows and equipment. The original Fresnel lens is currently displayed at the Bowen Historical Society and Museum.

The lighthouse is secured to the ground by steel cables fastened to the upper part of the tower.

The cylinder shed is located on the lower part of the island and consists of a timber structure with a skillion roof. The walls and the roof are clad with corrugated iron sheeting. The shed contains some gas cylinders and connection lines which run up to the lighthouse.

Remains of a timber tramway and winch for hauling equipment up the steep slope to the lighthouse survive running northeast from the cylinder shed to the lighthouse. The remnants of a cottage include concrete stumps for the house and water tank and remnant corrugated iron sheeting and flashings exists to the immediate southeast of the cylinder shed.

Historical Context

The North Head Lighthouse Complex is located in Bowen, in what was originally known as Port Denison.

Port Denison was the first port established in North Queensland and the settlement of Bowen, located on its shore, was officially proclaimed on 11 April 1861 (named after Queensland's first Governor, Sir George Ferguson Bowen). The township of Bowen quickly grew to support the northern pastoral industry as a strategically placed supply centre. Bowen became a major administrative and commercial centre and was declared a municipality on 17 March 1863, although its value as a port was rapidly eclipsed by Townsville. Nonetheless, the port was active until the late twentieth century, servicing the hinterland and in particular the sugar industry (based around Proserpine) and coal (Collinsville and Scottville).

The colony of Queensland was responsible for all lights along its coastline and within its harbours after separation from New South Wales in 1859. The colonial government quickly set about constructing lighthouses along the coast and harbours.

Tenders were called for the North Head lighthouse in April 1866 and it was operational by November that year. The interior walls were clad with heavy galvanised iron; wire stays – still extant – anchored the structure to the ground and the exterior of the structure was painted in white, with a red-coloured dome. The light was fueled by kerosene. Some of the timber for the structure was manufactured in Maryborough, Queensland, where two similarly designed lighthouses were erected in the same year on Woody Island.

The lighthouse was maintained by the pilot boat's crew, stationed at Dalrymple Point. A severe cyclone prevented the crew from reaching the lighthouse in 1867, ensuring there was no light. However, due to the relatively light shipping traffic in the port, a lightkeeper was not stationed on the island to maintain the light.

There is no further documentary evidence that a lightkeeper was stationed on the island; however, an historical photo dating from c1908 clearly indicates what appears to be a domestic structure on the island. It is believed that the house was removed from the island and relocated to Bowen.

The lighthouse continued in use until 1985 and the original lens is now located at the Bowen Historical Society and Museum.

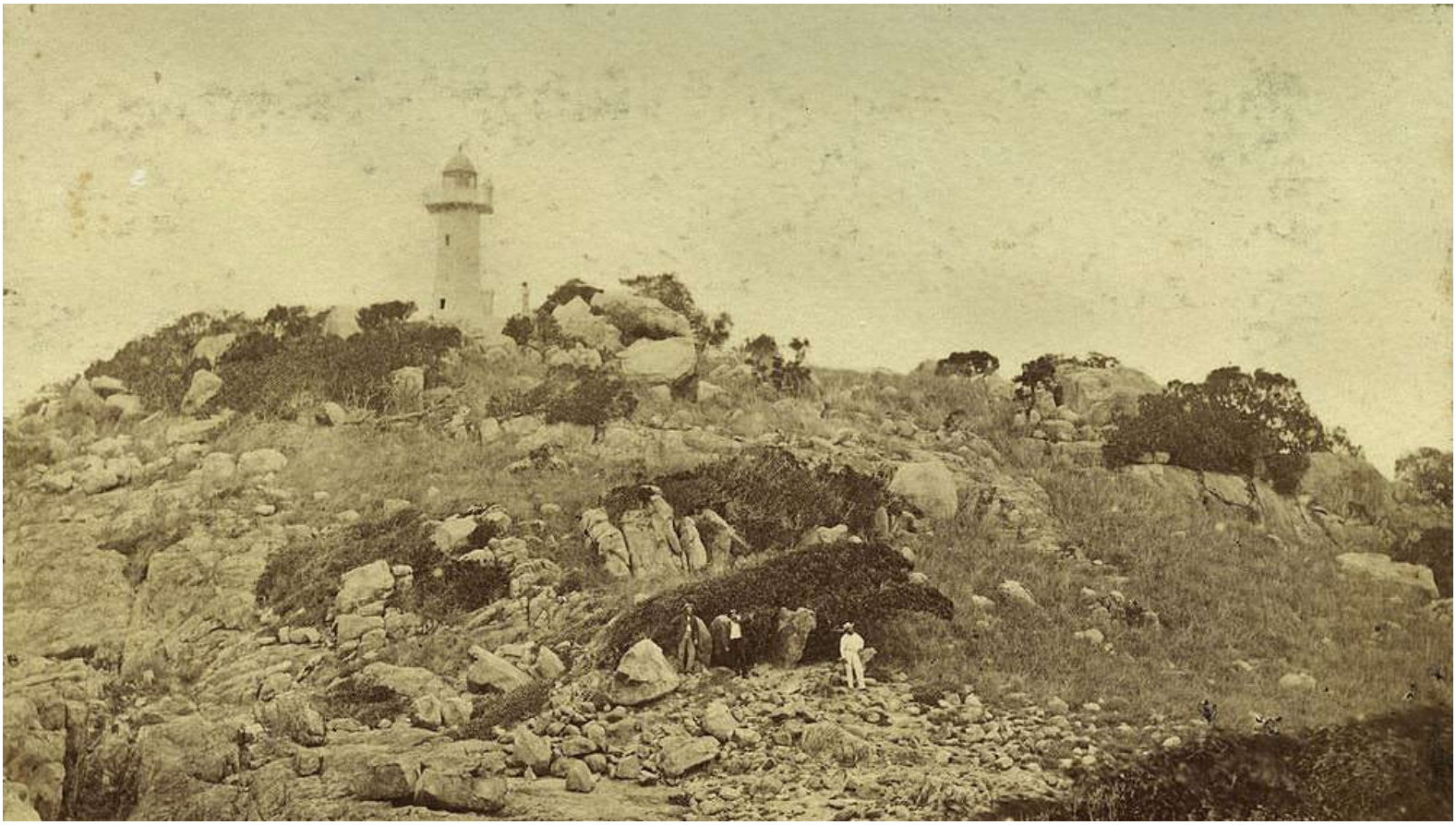
In April 2016, the Whitsunday Regional Council undertook a $100,000 restoration project on the lighthouse for its 150th anniversary. The restoration was completed August 2017.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The North Head Lighthouse Complex is important in demonstrating the evolution of the region's history, particularly the establishment of port facilities to serve the region's hinterland in an early period of its history. It also continues to reinforce that Bowen was a port since the 1860s.
Criteria C - *the place has potential to yield information that will contribute to an understanding of the region's history*	The North Head Lighthouse Complex has the potential to yield information that will contribute to an understanding of the region's history, particularly the design, methods of construction, layout and use of the lighthouse complex and North Head Island more generally (including archaeological potential) over a period of over 150 years.

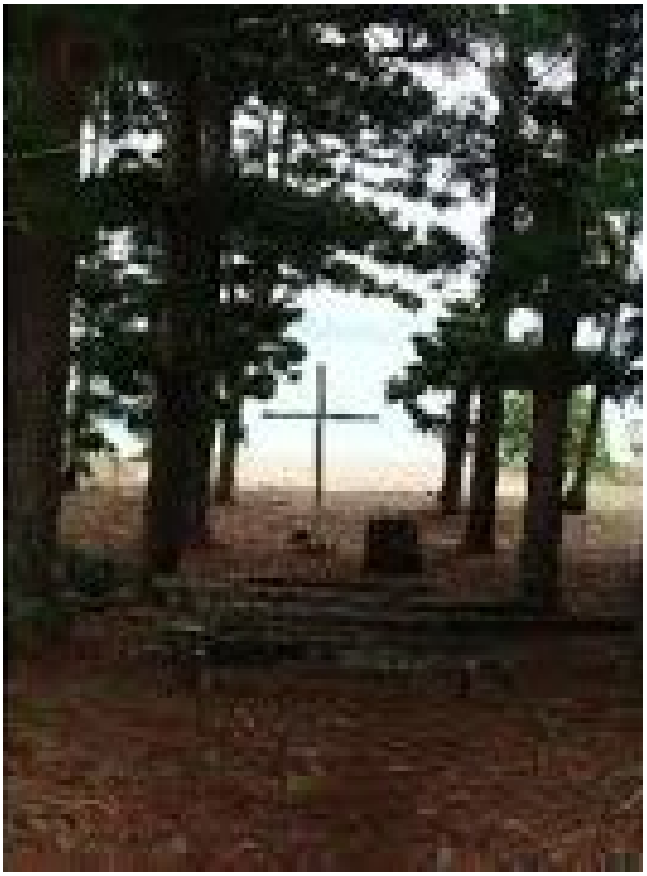
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	The North Head Lighthouse Complex is important in demonstrating the principal characteristics of a lighthouse constructed by the colony of Queensland in the 1860s, and the ongoing maintenance of the site over time, including the physical infrastructure installed to facilitate the use of gas cylinders that replaced the original kerosene fuel for the light.
Criteria E - *the place is important because of its aesthetic significance*	The North Head Lighthouse Complex is important to the region because of its aesthetic significance. The lighthouse is clearly visible from various vantage points in Bowen and the characteristic white and red-domed structure reflects an earlier, more romantic period of shipping and its associated dangers.

North Head Lighthouse in Bowen Harbour, 1876

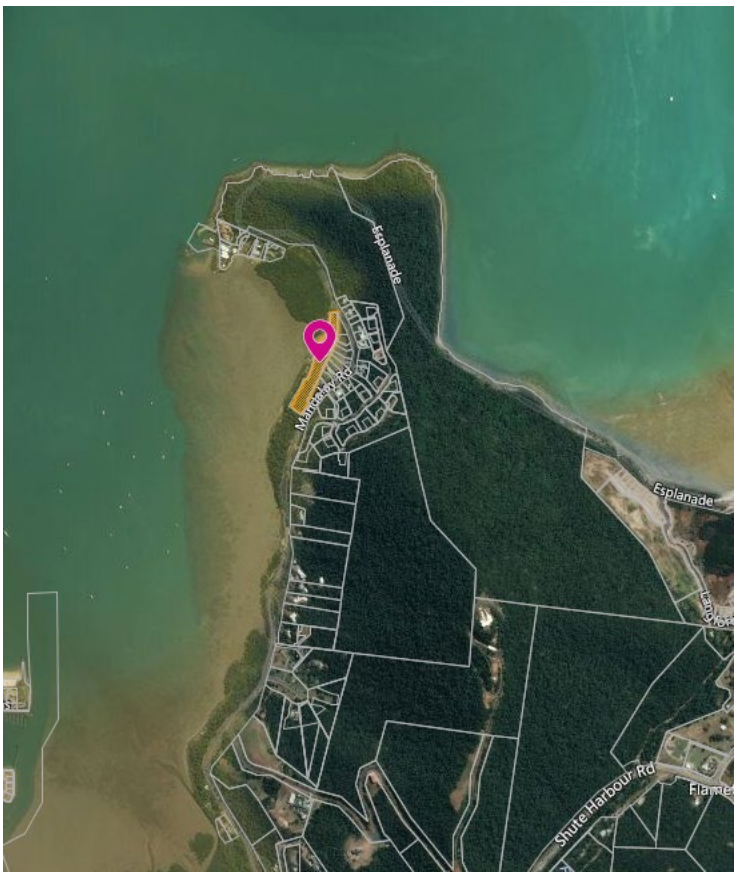


OPEN AIR CHAPEL, MANDALAY AKA COOL PALMS OPEN AIR CHAPEL, MANDALAY	
Address	Mandalay Road, Mandalay
Lot Plan	339SP270167
Coordinates	E: 681386 N: 7758953
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	DERM. Statewide Survey Draft Research Report, 2007.

Street View



Location Map



Physical Description

Located on sloping land on the waterfront at the end of Mandalay Road, the Open-Air Chapel retains its principal features and layout, orientated to the view over Mandalay Bay. At high tide the water contributes to create a location with high aesthetic value, at low tide a cement boat ramp is revealed, and the area looks over mudflats.

The Open-Air Chapel comprises a large timber cross, painted white, located closest to the eastern edge of the site. Four timber wooden benches, arranged more or less in a semi-circle around the chapel area, gradually ascend the hill. The altar is constructed of stone overlooking Mandalay Bay. Mature pines line either side of the seated area, enclosing the area and giving it an intimate aesthetic.

Historical Context

The Methodist Church Young People's Department was part of the Church's initiative to the Christian education of young people. It acquired properties and established camps in Queensland in the 1960s. The Camp Movement had been part of the Church program for some years but exploded in the post-war years.

Camps were divided into age categories, junior (primary school age), secondary and young people (16 and over). They were established to provide a wholesome holiday environment as well as leadership training.

Proserpine in the early 1960s was a prosperous town, supported by a buoyant sugar industry and expanding with the sugar mill. Land at Mandalay Point, now part of the town of Whitsunday, was acquired by the Methodist Church in June 1965 and Cool Palms was established. The property covered 112 acres, some of which was sold as building allotments. The highest part of the site, with magnificent sea view, was intended for a motel. The first camp was to be held in May but was cancelled due to heavy rain. The camp passed to the Uniting Church when in 1977 it was formed from the Methodist, Presbyterian and Congregational churches. At this time there was a working bee, with the Fuller family of Proserpine the local leader. Guinea grass had overgrown the site, so that even a Hills Hoist and a tractor were hidden.

The Methodist Church built a two-story building where the upper storey was the caretaker's flat, leaders' and guest rooms and lecture room, to be used initially as dormitories, and the lower a dining room, converting to a meeting hall and kitchen. It was officially opened on 1 November 1969 by the President of the Queensland Methodist Conference, Rev. C. D. Alcorn, before a congregation which included 25 women and five men who had travelled by bus. Two brass plaques embedded in the bricks commemorated the occasion and the work of the builders. The builder was Howard Walsh; he and his wife were the first camp supervisors. Summer camps were programmed for boys and girls and adults at Cool Palms for December/January 1969. School and university students from Brisbane and Rockhampton would arrive by bus.

The outdoor chapel was built by the Walsh family. Overlooking Mandalay Bay, it had a large wooden cross, about three metres high and two metres wide, three or four wooden benches, made from local stones and timber sleepers, and an altar of stone and cement with a hardwood top. The wooden structures have been renovated by a previous owner. Pines were planted in a semi-circle around the chapel area, behind the seating, going up the hill. The Uniting Church sold the Cool Palms camp site in December 1986, when other church camp sites were also sold off and the office closed. The site was then maintained in a clean condition by the new owner, Tony Moscato who with his mother Simone bought Cool Palms in 1986, and sold it in 2000, and by other local people. It is now used as an unofficial camp site by backpackers who arrive in vans and camp free for several nights. It is not now being regularly cleaned.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Open-Air Chapel at Mandalay Point demonstrates the evolution of the Methodist Church's educational activities in the region during the 1960s when the Youth Camp Movement was a popular way of providing young people with a wholesome holiday environment combined with leadership training.
Criteria B - *the place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage*	The Open-Air Chapel at Mandalay Point is a rare and relatively intact example of the Camp Movement during the 1960s in the Whitsunday Region. The remaining timber seats, timber cross and stone alter, as well as the pine trees enclosing the space, evidence of this practice that was once common, but which is becoming increasingly rare.
Criteria E - *the place is important because of its aesthetic significance*	The Open-Air Chapel at Mandalay Point demonstrates high aesthetic values in its setting on the edge of Mandalay Bay and its views out over the water. The pine trees surrounding the chapel setting contribute significantly to the sense of place, as does the unencumbered view from the seats to the water. The chapel's location in the reserve demonstrates the interaction of the church's educational practices with the environment.

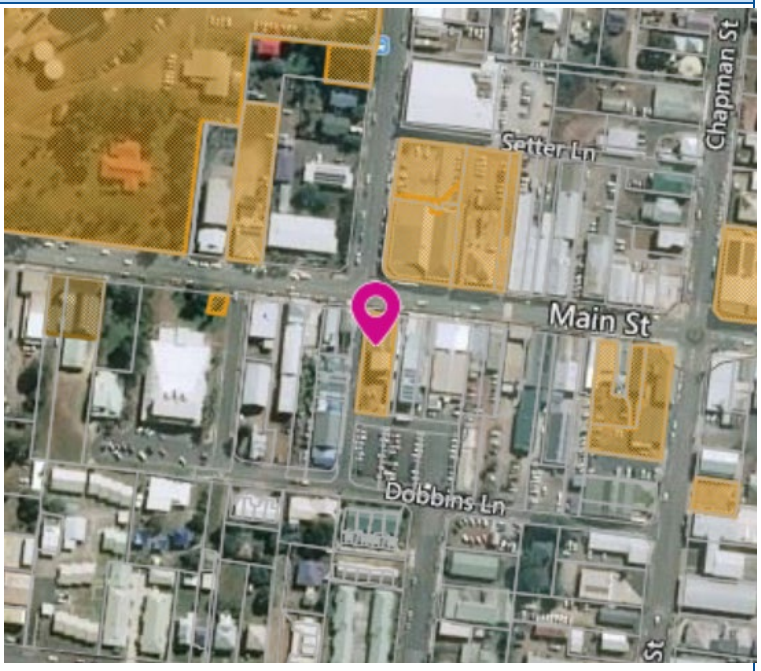
Note: the timber seats were removed by Council due to presenting as a safety hazard.

Network: 12 Jan 2023 1:37:31 pm AEST
Local: 12 Jan 2023 1:37:31 pm AEST
-20°16'8.99"S 148°43'3.053"E ±2200.00m

PRINCE OF WALES HOTEL	
Address	34 Main Street, Proserpine
Lot Plan	1RP720627
Coordinates	(E: 665037 N: 7743273)
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Historical information provided by Proserpine Historical Museum. David Scobie Architects, 2005. Proserpine Main Street Study & Datasheets. http://www.powerhousemuseum.com/collection/database/theme,1021,Cyril_Ruwald. Cairns Post, Thursday 19 August 1954, p.10.

Street View

Location Map



Physical Description

The Prince of Wales is located in Proserpine's commercial district on the southern side of Main Street.

The two-storey hotel has a masonry facade that conceals the roof. The facade has a stepped parapet with art deco decorative features and lettering in the steam-lined horizontal style. The upper storey comprises a symmetrical row of sash-style windows, with a larger, four span windows set in the centre. Each of the windows has its own cantilever sun hood.

In the centre of the parapet, art deco style horizonal lettering spells "PRINCE WALES", split by the decorative central feature with vertical lettering which spells "HOTEL OF". On the ground level façade, decorative horizontal lines run the width of the façade and one post has art deco vertical lettering which spells 'BAR'.

The decorative feature lines, sections and lettering are painted in contrasting colours to the main building colour. Records confirm that the coloring has been predominately cream with dark green and maroon detailing since at least 2008.

The cantilevered awning protrudes over the footpath. The lower storey facade still retains stream-lined horizontal style decorative features although the windows and doors have been substantially modified.

Historical Context

The Proserpine district was first settled by European pastoralists in the 1870s. One property, Glen Isla, was set aside for a 3000-acre sugar plantation in 1882. Although land was cleared by Pacific Islander and Chinese labour, and machinery and a mill were ordered for crushing, the Crystal Brook Sugar Company Limited was not successful. The land was subdivided under the auspices of the Crown Lands Act 1884 which provided for the resumption of larger pastoral runs and conversion to small selections. In the 1890s, part of the Glen Isla property was included in the Proserpine township. The township and district developed quickly after the establishment of the Proserpine Central Sugar Mill in 1897. The mill, which was financed under the provisions of the Sugar Works Guarantee Act 1893, was located in the centre of town, with frontage on Main and Mill Streets.

The mill drew workers and setters to the region, and in the early 1900s, a number of hotels were established. The Prince of Wales Hotel was built in 1904 by T. Heron and C Cheffins for Mrs Elisabeth Simpson. According to local newspapers in 1905, the hotel provided accommodation, separate bathrooms for men and women and free stabling for horses. Between 1906 and 1940, there were approximately 14 different licensees.

In 1940 major alterations were carried out during Mr Bradshaw's licensee-ship. Local historians from the Proserpine Historical Museum believe that at this time the building's steps were removed, that the building was shifted towards the footpath and that the masonry façade was added. This remodeling of the building's façade at this time reflected a general trend to construct masonry facades in the district. This trend was both an expression of permanency and practical, particularly for an area vulnerable to extreme weather.

In 1954 a call for tenders to build further additions and extensions in concrete to the hotel was advertised in the Cairns Post, with plans that were drawn up by Cyril Christian Ruwald of Sydney. Ruwald was one of several architects who designed hotels for Sydney firm Tooth & Co during the 1930s and 1940s. He was influenced by European modernism and adapted the streamlined horizontal style associated with this form to hotel designs for a range of renovations in New South Wales and Queensland. Although specific details of the improvements and alterations that were made at the Palace Hotel in 1956 are unknown, it is likely that art deco and modernism inspired features can be associated with this period.

The Prince of Wales Hotel has continued operating as a hotel since this time. In 2003, licensees of the hotel, Errol and Karen Vaught, bought the shop next door. They demolished the shop and rebuilt the current bistro area and beer garden which has been open since 2004.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Prince of Wales Hotel demonstrates the evolution of hotel premises in Proserpine's commercial precinct from the early twentieth century. Renovations completed during the mid-1950s also demonstrate post war confidence in the district's sugar industry and a willingness to invest in commercial businesses.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	The decorative stream-lined horizontal features on the Prince of Wales Hotel masonry facade are a good example of the work of C. C. Ruwald, an influential architect who worked on numerous hotel renovations in Queensland and New South Wales between 1930s and 1950s.

PRINCE
HOTEL
OF
WALES
XXXX GOLD
XXXX GOLD
PRINCE OF WALES HOTEL
XXXX GOLD
XXXX GOLD
BAR
what's on @ pow
PLACE YOUR BETS HERE!
NEW TAB OPEN

PRINCE
HOTEL
OF
WALES
DRIVE THRU
PRINCE OF WALES HOTEL
GREAT NORTHERN BREWING CO.
PRINCE OF WALES HOTEL
BISTRO
KENO
TAB

TAB
DRIVE THRU
PRINCE OF WALES HOTEL
GREAT NORTHERN
BREWING CO
KENO

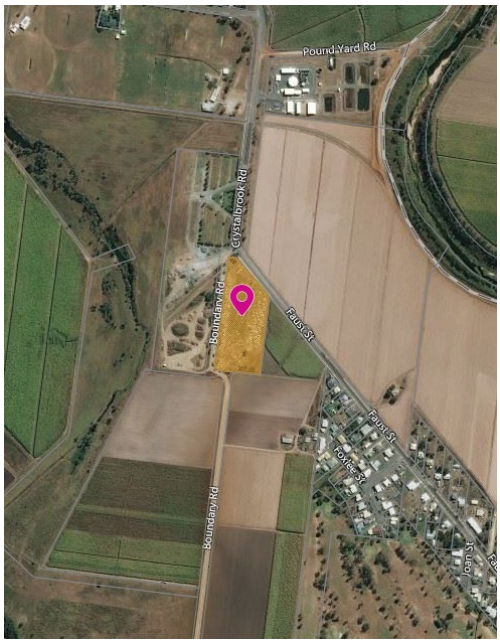
BAR

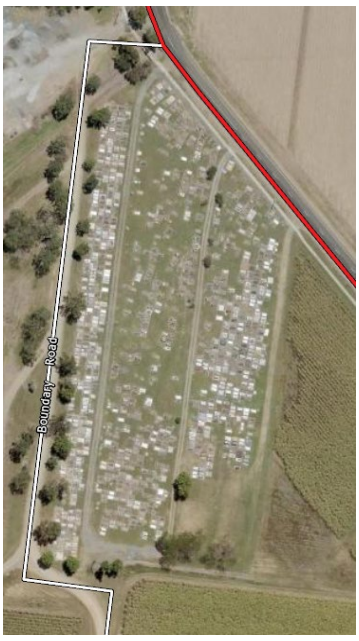
BAR
PRINCE OF WALES HOTEL
LICENSEE: TRUE BLUE AUSSIE FINANCE PTY LTD
GENERAL LICENCE NO.86515
TRADING HOURS
10AM-2AM FRIDAY & SATURDAY
10AM-12AM SUNDAY - THURSDAY

PROSERPINE CEMETERY (LOT 235)	
Address	Faust Street, Proserpine
Lot Plan	235HR1184
Coordinates	(E: 663228 N: 7744008)
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Historical information provided by Proserpine Historical Museum. Townsville Daily Bulletin, Friday 26 January 1912, p.5.

Street View

Location Map





Physical Description

Proserpine Cemetery is located on the western outskirts of Proserpine. It is bordered to the north to north-east by Faust Street, over which is cane paddocks, to the east and south by cane paddocks and to the west by Boundary Road (dirt road), across which is a Council road materials storage area.

With graves facing east in the usual fashion, the cemetery is loosely divided up into three sections running north to south. It is accessed from Faust Street by two unmarked driveway access points. The gravel vehicle track traverses from north to south down the center of the site, to the west along the southern boundary and then north again to connect back to Faust Street.

The outer sections on the east and west of the site are generally more recent grave sites and the central section of the cemetery comprises the older grave sites. The cemetery contains a variety of grave styles and has a high proportion of Italian influenced graves and markers.

There are no mausoleums. The site is not fenced.

A few trees are planted along the central driveway, more along the southern boundary and western boundary.

Proserpine Cemetery also has a lawn cemetery and a columbarium for the interment of ashes. This is on a separate Lot 179 to the north, which is not part of the local heritage register.

Historical Context

The Proserpine district was first settled by European pastoralists in the 1870s. One property, Glen Isla, was set aside for a 3000-acre sugar plantation in 1882. Although land was cleared by Pacific Islander and Chinese labour, and machinery and a mill were ordered for crushing, the Crystal Brook Sugar Company Limited was not successful. The land was subdivided under the auspices of the Crown Lands Act 1884 which provided for the resumption of larger pastoral runs and conversion to small selections. In the 1890s, part of the Glen Isla property was included in the Proserpine township. The township and district developed quickly after the establishment of the Proserpine Central Sugar Mill in 1897. The mill, which was financed under the provisions of the Sugar Works Guarantee Act 1893, was located in the centre of town, with frontage on Main and Mill Streets.

Proserpine cemetery is the final resting place for many of Proserpine's pioneer European settlers, early settlers and migrants, and as such is a valuable physical record of the district's social history and community.

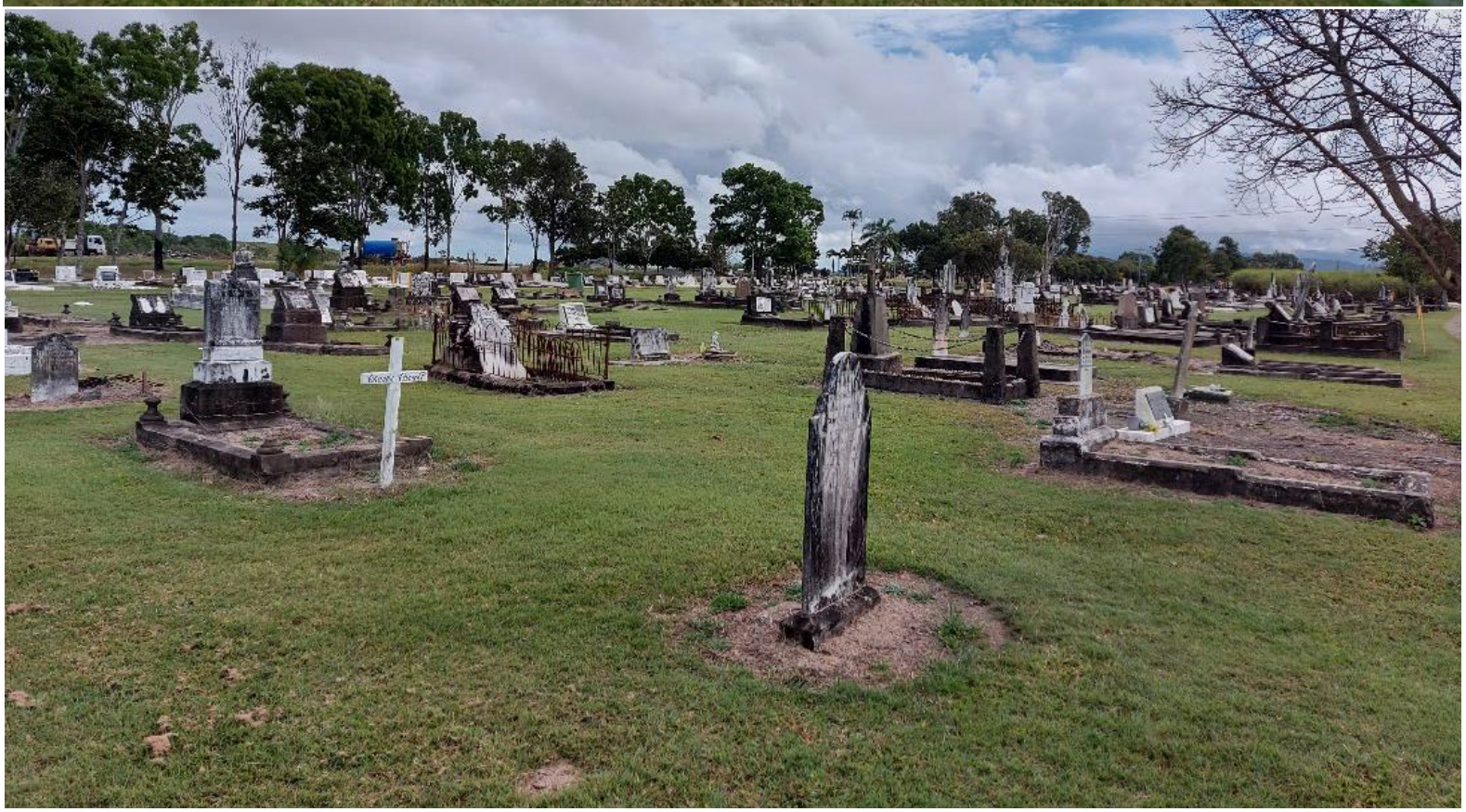
Proserpine cemetery was first used in the 1880s and placed under the control of the Proserpine Shire Council in c.1912. Initially, there were only two sections in the cemetery – a Catholic section (now numbered as C-1 – C-8) and a Protestant section (now numbered as OP-1 - OP- 11). This reflected the largely Anglo-German origins of the majority of early settlers. In addition to denomination, the location of early burials was also governed by the weather. During the wet, summer months, burials took place on the higher ground in the northern section, while the dry, winter months made burials in the southern section possible.

According to the Proserpine Historical Museum, babies were often buried in-between graves and there is a high proportion of missing graves for children from this period. The western side of the Protestant section was reserved for people of minority groups and ethnicities, but this distinction has been lost by the construction of a road through the area to access a new protestant section. It is highly possible that there are graves under this road, potentially some associated with early Pacific Islander who worked as indentured laborers and cane cutters and who were instrumental in clearing land and developing the district's early cane industry.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Proserpine Cemetery demonstrates the early phase of settlement in Proserpine. The gravestones of various early settlers provide an accurate representation of the notable residents in the district who came from Anglo-German backgrounds and demonstrate the families who have made a major contribution to the district. The large numbers of Italian style graves also reflect the contribution Italian migrants have made the region.

Criteria C - *the place has potential to yield information that will contribute to an understanding of the region's history*	Proserpine Cemetery is significant as a place with the potential to yield information that will contribute to our understanding of early Pacific Islander burial and migration patterns in the district.
Criteria H - *the place has a special association with the life or work of a particular person, group or organisation of importance in the region's history*	Proserpine Cemetery has special association with the early European pioneers of the Proserpine district and Italian migrants, each of whom made an important contribution to the development of the region.



MOTHER

PROSERPINE POST OFFICE	
Address	13 Main Street, Proserpine
Lot Plan	2RP720090
Coordinates	(E: 664967 N: 7743300)
Integrity	Fair
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	University of Queensland, 1983. Historic Post Offices in Queensland: A National Estate Study, Department of Architecture. David Scobie Architects, 2005. Proserpine Main Street Study & Datasheets. Historical information from the Proserpine Historical Museum.

Street View

Location Map

Physical Description

The Proserpine Post Office is situated on the northern side of Main Street, at the western end of the town's commercial precinct. The building is located next to the brick telegraph exchange building.

The Proserpine Post Office is an unusual combination of timber, brick and masonry used in a twin porch and gable design. The southern frontage of the post office faces Main Street. The single, timber clad gable sits between the two concrete step entrances. The timber section sits forward from the concrete columns. Located centrally below the gable, slightly inset are three sash windows. Within the gable is lettering spelling out "PROSERPINE POST OFFICE".

Brick and concrete foundations and concrete steps lead up to the covered private mailbox veranda where post boxes are set into a masonry with rounded corners. The veranda entrance porches comprise brick columns with art deco motifs on each external side of the columns. Steel handrails leading up these steps, and a concrete ramp on the eastern side of the building are modern safety additions.

There are small tin awnings on the southern main entrance to the veranda and to the side – one over the steps and one over the ramp entrance - these are additions to the original building.

The remainder of the building is timber clad with sash windows. The roof of the main building is comprised of large, plain gables facing the east and west.

Historical Context

The Proserpine district was first settled by European pastoralists in the 1870s. One property, Glen Isla, was set aside for a 3000-acre sugar plantation in 1882. Although land was cleared by Pacific Islander and Chinese labour, and machinery and a mill were ordered for crushing, the Crystal Brook Sugar Company Limited was not successful. The land was subdivided under the auspices of the Crown Lands Act 1884 which provided for the resumption of larger pastoral runs and conversion to small selections. In the 1890s, part of the Glen Isla property was included in the Proserpine township. Proserpine township and district developed quickly after the establishment of the Proserpine Central Sugar Mill in 1897. The mill, which was financed under the provisions of the Sugar Works Guarantee Act 1893, was located in the centre of town, with frontage on Main and Mill Streets. Cane was transported to the mill via a tramway and then transported to a wharf on the Proserpine River.

Postal services in the Proserpine area began in 1892 when a receiving office was opened at Breadalbane Station. In 1895, Mr. Johnathan Jupp built a store at what is now 45 Main Street and opened an unofficial post office. This office operated until 1904 when the government acquired land and opened a local post office. It was run by Mrs Maggie Tracey. The development of a post office in a town was a signal that the government was confident in the town's future.

The current timber and brick post office was built on the same site by Mr P.J. Wollon of Brisbane. At a cost of £3947, it opened in June 1940. It was built to a standard post office design of a twin porch and gable, a style that was common between 1920 and 1939, one that provided more office space and a mail veranda while retaining a domestic scale that was designed by the Queensland Branch of the Commonwealth Department Of Works. Although the post office was originally planned as a wholly timber building (as per standard post office designs), Proserpine Shire Council requested the government incorporate bricks and cement into the design. The tender was duly reviewed and re-let.

Changes to the building were made in 1995 when it was refurbished as an Australia Post Shop. Further changes occurred in April 2010 when the building became a private post office.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	Located on the site of the first Proserpine Post Office, the current building demonstrates the evolution of postal services in the region. The new building justifies the region's original push for postal services in Proserpine and is representative of the government's confidence in the future of the town and the region's expanding population.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	Although the use of timber and masonry to construct the Proserpine Office varies from standard Post Office design, the building's extant twin porches, mail veranda and central gable still demonstrates the principle characteristics of a 1920-1939 post office building designed by the Queensland Branch of the Commonwealth Department Of Works.
Criteria E - *the place is important because of its aesthetic significance*	The unique variation of the typical 1920-1939 post office building designed by the Queensland Branch of the Commonwealth Department of Works makes a significance visual contribution to the built character of Proserpine.

Criteria H - *the place has a special association with the life or work of a particular person, group or organisation of importance in the region's history*	The Post Office has had a long connection with the people of Proserpine and the surrounding district as a provider of communication services that have been conducted from this building since 1940.

POST

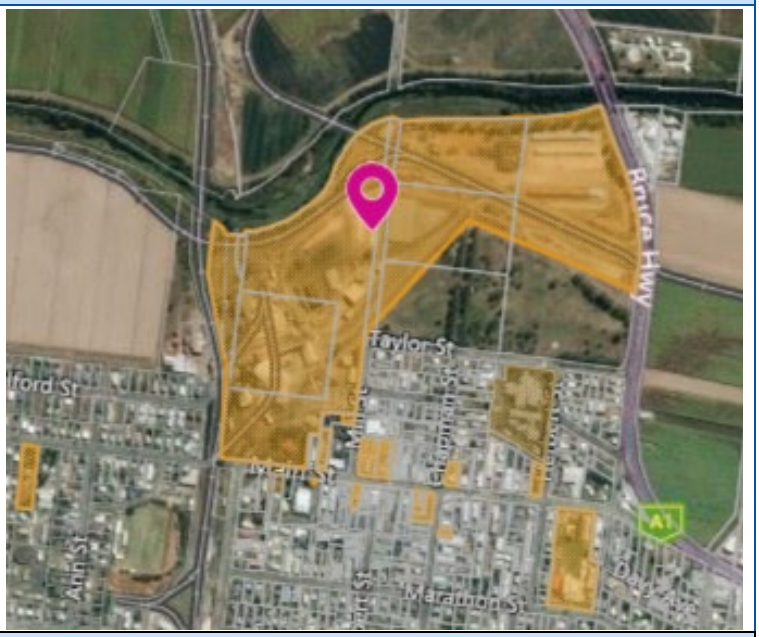
AUSTRALIA
POST

CAUTION
WET FLOOR

PROSERPINE SUGAR MILL	
Address	Main Street, Proserpine
Lot Plan	198HR1896, 1RL6858, 1RP706462, 37RP702840, 38RP702840, 39RP702840, 3RP706180, 4RP726971, 7RP706105
Coordinates	20°23'58.9"S, 148°34'47.9"E
Integrity	Good
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Kerr, John, 1997. A Crystal Century. The History of Proserpine's Sugar Mill, its Farms and its People, Proserpine Cooperative Sugar Milling Association Limited, Proserpine. McClements, Mavis, 1974-75 "A Town Called Proserpine", Journal of the Royal Historical Society of Queensland, v. IX, n. 6 www.wilmar.com.au

Street View

Location Map



Physical Description

The Proserpine Sugar Mill is located in the north of the Proserpine Central Business District bounded by Main Street to the south, Mill Street and parkland to the east and the railway line in the west. The site extends towards the Proserpine River to the north.

The milling infrastructure occupies most of the fenced site, but there are some landscaped sections with grassed areas and mature trees in the south along Main Street and in the vicinity of the former Mine Manager's house (now demolished) as well as a mature mango tree at the entrance, a reported former meeting place for the workers and their partners at shift change. Adjacent to the Main Street entrance is a memorial planting of a Proserpine bottle tree dedicated to a former mill worker killed in a work accident on the anniversary of his death in 2012.

The complex consists of a number of elements including milling, tanks, storage, railway infrastructure, weighing, work and storage sheds, administration and associated buildings. Most of the infrastructure is of varying periods, but primarily post 1950. An example of an extant early building is the former paymaster office built in c1910.

The smokestacks and concentration of the mill shed structures are located to the southwestern part of the site. Railway tracks extend from the southwestern corner of the site and wrap up around the mill sheds to the east. Multiple tracks then loop around other infrastructure to the northeast corner of the site.

Historical Context

The Proserpine Sugar Mill was established in 1897 and it is responsible for the presence, and development, of the town and former Shire of Proserpine. The first sugar plantations – each self-contained with its own mill and workforce – appeared in the Proserpine district in the early 1870s, although cattle stations predominated at this time. The first registered sugar company in the district, the Crystal Brook Sugar Company Limited, was registered in 1882 and its plantation estate was named Glen Isla. The company relied primarily on South Sea Islander and Chinese labour; despite its indentured work force, the company collapsed in 1885, primarily due to a plunge in world sugar prices.

Plantations eventually gave way to the central mill system, where cane farmers grew cane and the mill harvested and processed the cane for export. The central mill system was supported by the Queensland government, in particular through the guarantee of loans for the establishment of the mills. Interest in the prospects of the district was strong, and the Proserpine Central Mill Company was registered in 1894. The mill was constructed by 1897, along with a wharf on the Proserpine River and a tram network to haul the cane from the farms to the mill. The population of the district increased substantially due to the establishment of the mill and the town of Proserpine was surveyed. Proserpine thus came into existence because of the mill; the mill even provided land for the police station and post office. Despite confidence in the mill, it could not repay its debt and the Queensland government assumed management of the mill in conjunction with the company. The mill was still unable to clear its debt despite government intervention and the mill was foreclosed in 1904. The government was now the effective owner of the mill, but it did not want to assume direct ownership. In 1914, the district's cane growers voted to purchase the mill, eventually gaining control in 1931 as the Proserpine Co-operative Sugar Milling Association Limited. The mill continued to operate despite its financial difficulties and it eventually paid off its debt to the government. Work began on a railway linking Proserpine with the port of Bowen in 1908 and such was the significance of the railway – and by extension the mill – the residents of Proserpine did not want to support the railway unless they could become their own shire. The Proserpine Shire Council met for the first time in 1910.

The mill buildings and equipment have changed substantially over time as new equipment was installed and operations expanded to process larger crop yields. The importance of the sugar industry to Proserpine was also reflected in the construction of the Peter Faust Dam, otherwise known as Lake Proserpine, in 1990. The Association also purchased the Whitsunday Wanderers resort at Airlie Beach in 1985 in order to diversify its operations. Due to financial difficulties the Proserpine Sugar Mill was sold to Sucrogen in 2011. Wilmar International purchased Sucrogen in 2013 and currently operates the site as Wilmar Sugar.

Historical Significance

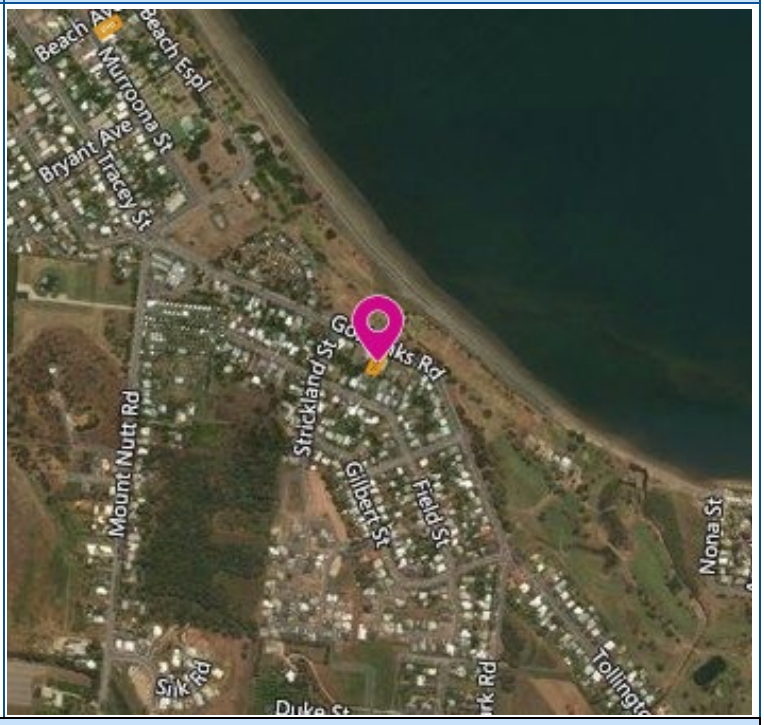
Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Proserpine Sugar Mill is important in demonstrating the evolution of the region's history. The establishment of the sugar mill led to the survey and settlement of the town of Proserpine and, shortly after, the creation of the Shire of Proserpine. The sugar industry remains the principal industry of the region and important to Queensland. The sugar mill also represents the broader history of sugar in the region, including the creation of sugar plantations in the 1880s (prior to the central mill system) and the use of South Sea Islander and Chinese labour in the sugar industry in the late nineteenth and early twentieth centuries.
Criteria C - *the place has potential to yield information that will contribute to an understanding of the region's history*	There has been substantial change over time to the mill and its operations. Nonetheless, the mill remains in its original location and therefore there is potential for archaeological material that reflects earlier phases of operations and associated structures, including the period prior to the mill's construction.
Criteria D - *the place is important in demonstrating the principal characteristics*	The Proserpine Sugar Mill is important in demonstrating the principal characteristics of a sugar mill, with substantial changes to fabric and machinery over time to ensure the mill remains technologically up to date.

of a particular class of cultural places	
Criteria E - *the place is important because of its aesthetic significance*	The Proserpine Sugar Mill is important to the region because of its aesthetic significance. The mill dominates the town of Proserpine and the surrounding landscape. Its buildings and smokestacks in particular provide landmark qualities that can be viewed from virtually every direction on the approach to Proserpine. Moreover, the mill stands at the centre of a vast network of sugar farms and tram networks; thus, the operations of the mill continue to conserve an agricultural landscape that has defined the history of Proserpine since its establishment in the late nineteenth century.
Criteria H - *the place has a special association with the life or work of a particular person, group or organisation of importance in the region's history*	The Proserpine Sugar Mill has a special association with the Proserpine Cooperative Sugar Milling Association Limited and its workers. The Association represented the cane farmers of the district who took over management of the mill following its foreclosure in the early 1900s.

QCWA COTTAGE QUEENS BEACH aka NATHAN'S HUT	
Address	49 Golf Links Road, Bowen
Lot Plan	26RP706889
Coordinates	(E: 629180 N: 7789979)
Integrity	Fair
Condition	Fair
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	DERM. State Wide Survey Draft Research Report, 2007

Street View

Location Map



Physical Description

The QCWA Seaside Cottage at Queens Beach, Bowen is located at 49 Golf Links Road on 1011 square metres of land. It looks north-easterly across the golf links to Queen's Beach. It is a single storey timber framed weatherboard building set on low concrete stumps with two skillion roofed sections; one located on the western side of the cottage, the other to the rear. The former houses a nursery while the latter the laundry and bathroom facilities.

The gable roof is clad in corrugated iron, its infill both front and back being of fibrous cement gable. The front gable infill has decorative boarding with the QCWA insignia displayed prominently. The cottage is highly recognisable being painted in the colours of the QCWA, white with blue trim. Most of the windows are louvers with one casement window located to the east of the front door while one of the bedrooms has an open-out wooden shutter.

Windows in the rear skillion roofed section are timber framed sliding windows while the windows in the nursery annex are metal louvers. Originally the cottage had open-out timber shutters and while these are no longer in place evidence of them remains.

Entry to the cottage is at the front of the cottage via a low-level cement patio with metal railings. To the rear of the cottage there is a hills-hoist clothesline. A tall brick structure, originally a water tank tower, on a concrete pad is

currently used for storage. The entire property is fenced with a gateway for pedestrians and another for vehicular traffic. The latter has a plaque attached which reads:

'This Gate

Was erected and presented by the

Returned Soldiers of Bowen

In appreciation of the services rendered by the CWA

December 1930.'

Historical Context

Bowen was the first port established in North Queensland. The settlement was officially proclaimed on 11 April 1861 and named Bowen after Queensland's first Governor, Sir George Ferguson Bowen. The township of Bowen quickly grew to support the northern pastoral industry as a strategically placed supply centre. Over the course of several decades, it developed into a thriving commercial port. Bowen soon became a major administrative and commercial centre and was declared a municipality on 17 March 1863.

During the 1920s, Queensland was suffering from a severe drought. The effects of this were discussed at a conference convened for country women and hosted by the Brisbane Women's Club at Albert Hall in Brisbane, and on 10 August 1922 the decision was made to form the Queensland Country Women's Association (QCWA). Mrs. J. H. Fairfax of Cambooya was elected foundational President, while Sir Matthew Nathan (1862-1939), the Governor of Queensland, who strongly supported the formation of the QCWA, accepted the position of Patron.

The following year, the QCWA divided the State for administrative purposes, with the Northern Division extending from Thursday Island in the north to Sarina in the south.

The QCWA's main aim was to improve the quality of life of country women and children by providing opportunities for social interaction and recreation and by improving rural education and health. It was non-political and non-sectarian, and addressed specific needs of rural families with practical measures such as the provision of beachside holiday accommodation, mothers' rest rooms, bush nurse centers and student hostels. The Association also worked to improve its members' knowledge and skills by hosting lectures, teaching handicrafts and home industries and maintaining libraries in their halls and meeting places. QCWA representatives lobbied the government on a range of rural issues and their halls were often focal points of the local community and their members frequently active in other local organisations.

One of the original objectives of the QCWA was to ensure that the opportunity for recreation and enjoyment was within reach of all members. The provision of Seaside Homes/Huts/Cottages, for the use of poorer rural families, was integral to the delivery of this aim. The Seaside Homes and Huts, which were renamed 'Cottages' in 1931, provided respite and recreation for many Queensland country families during the droughts of the 1920s and/or the depression of the 1930s. Further, they provided homes for women in need of medical care or rest and were used as places of care for children whose mothers were ill.

Each cottage comprised bedrooms, a living room, kitchen, verandahs, and electric lights. Blankets and crockery were provided, and linen and cutlery was available for a small sum.

In 1922, the President of the QCWA, Mrs. Fairfax, went on a statewide tour to meet with members, and included a visit to Bowen. In July 1923 a meeting was held in the Shire Hall at Bowen with the express purpose of forming a branch of the CWA. In 1924 Mr. Hubert Clive Daniel gifted three acres of land at Queens Beach to the Bowen Branch with the stipulation that a seaside cottage be built on the land and that it not be removed from the land within five years. Mr. Daniels also donated £50 and a further £90 was raised by Bowen QCWA members.

By June 1925 construction of the cottage was underway and the Secretary was instructed by members to invite Sir Matthew Nathan, the Governor of Queensland, to officially open the cottage. Prior to the official opening, the Seaside Home was open to the public for inspection on Sunday 26 July. Sir Matthew Nathan officially opened the cottage on 1 October 1925. He was presented with a gold key inviting him to open the Hut as it was to be named after him, Nathan Hut.

The Bowen Branch of the CWA later received a letter from the Governor expressing his pleasure at opening Nathan Hut and for the entertainment that the women had provided. With reference to the Hut he further stated in his letter

that 'I thought the hut the best of its nature that I had seen – excellent for its purpose; I hope full advantage will be taken of it through a great number of years and that very many bush families will find rest a pleasure there'.

In February 1942, the Bowen Branch of the QCWA noted that Nathan Hut would be in danger if any further erosion occurred along the foreshore at Queens Beach. However, the matter was in abeyance for several months following the QCWA's commitment to the Queensland Government after the Government's acceptance of an offer from the QCWA to allow its premises to be used for the housing of refugees. The issue of moving was revisited in May 1942. It was suggested that a fund be started to raise monies for the relocation of the Hut.

Following the 'Nathan's Hut Appeal' a decision was made to relocate the Hut to the site of the old golf house. By December 1942 Nathan's Hut had been relocated and was to be available for occupation as of the 24 December 1942.

Since WWII, the QCWA has continued to use the cottage for rental accommodation and for communities and families in need. The Association also used rented the cottage as holiday accommodation to returned soldiers. When the Queens Beach Branch of the CWA folded in the 1960s, the proceeds from the rent went to the mother branch at Bowen.

At this time, a number of alterations were carried out on the building. Although the specific dates for major changes are unknown, the building has undergone a number of modifications, including the replacement of the swing shutters with louvres and the construction of a skillion extension to the western side of the building. Further amendments have included internal renovations and the expansion of living and sleeping accommodation, the replacement of the original fence and the reinstallation of the brass plaque on new fences.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Queens Beach QCWA Seaside Cottage is an important early example of the QCWA's aim to provide affordable seaside accommodation for rural women and their families. Its development in Queens Beach in 1925, shortly after the formation of the QCWA, demonstrates the northern district's organizational ability to deliver facilities and services which helped alleviate the hardships experienced by families from rural Queensland.
Criteria B - *the place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage*	The 1925 Queens Beach QCWA Seaside Cottage is a rare surviving example of the cottage-style of holiday accommodation that was developed and operated by the QCWA. The cottage is the oldest extant QCWA Seaside Cottage in the region and demonstrates a form of affordable coastal holiday accommodation that was once common throughout regional Queensland, but which is now becoming increasingly rare. Although the cottage has been moved from its original location, it has been continuously used as holiday and/or emergency accommodation since officially being opened in 1925.
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	Although the QCWA cottage in Queens Beach has undergone changes, and has been moved from its original site, the building's modest scale is a good architectural illustration of the QCWA's values and objectives to provide affordable seaside accommodation for rural women and families in need.
Criteria H - *the place has a special association with the life or work of a particular person, group or organisation of importance in the region's history*	The Queens Beach QCWA Seaside Cottage is strongly associated with the QCWA and epitomises one of the main aims of the organisation which is to provide practical support for isolated rural women and their families.

ST CATHERINE'S CATHOLIC CHURCH

Address	126 Main Street, Proserpine
Lot Plan	11RP835215
Coordinates	(E: 665517 N: 7743208)
Integrity	Fair
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Historical information provided by Proserpine Historical Museum. David Scobie Architects, 2005. Proserpine Main Street Study & Datasheets. Townsville Daily Bulletin, Wednesday 30 June 1954, p.5.

Street View

Location Map

Physical Description

St Catherine's Catholic Church is located on the southern side of the eastern end of Main Street Proserpine.

St Catherine's Catholic Church comprises a substantial 1950s red brick building. There is a small entrance portico which has been added in order to allow for a front access driveway and cover for vehicles. The roofline of the portico matches that of the church.

The main structure of the church is a long, tall rectangular building. To either side of the building there are covered walkways/arcades designed to increase airflow and provide shelter from rain. The roofline of these walkways is lower than the main roofline, providing articulation. At the front and rear of these walkways, the main building extends out. Long, vertical, narrow windows are on the side facades at the rear. The two front side projections have large, arch windows. The side extended section at the front have gabled rooflines facing to the sides of the building. At the peak of these gables are crosses.

Above the front entranceway, is a large arched, stained-glass window depicting St Catherine. At the peak of the roof gable at the front of the church is a cross.

At the rear of the church there is a timber entrance door covered by a tin awning. There is also a small brick skillion extension at the rear. At the rear of the church is a metal framework with the church bell at the top.

Internally the alter appears intact, and there have been a number of donations to church furniture and statues. The confessional room, which is accessed from inside the main church, appears to be an addition.

There is a grotto and associated St Catherine statue located externally at the northwest elevation. At the ground level within this grotto is the foundation stone with the wording:

“MOST REV. H. E. RYAN D.O.

BISHOP OF TOWNSVILLE

BLESSED & PLACED

THE FOUNDATION STONE OF THIS CHURCH

UNDER THE PATRONAGE OF ST CATHERINE

ON THE 30TH OCT 1955

THE FEAST OF CHRIST THE KING”

The church is constructed from red brick, terracotta tiles for the roofing and render. The portico materials reflect the main church, terracotta tiled roofing, terracotta coloured paneling and green detailing.

Adjacent to the front entrance of the church are two plaques commemorating important milestones of the church.

Historical Context

The Proserpine district was first settled by European pastoralists in the 1870s. One property, Glen Isla, was set aside for a 3000-acre sugar plantation in 1882. Land was cleared by Pacific Islander and Chinese labour, and machinery and a mill were ordered for crushing. Despite these investments, the Crystal Brook Sugar Company Limited was not successful (due to the Pacific Island Laborers Act Amendment Act 1884, the depression and the poor seasons and sugar process). The land was subdivided under the auspices of the Crown Lands Act 1884 which provided for the resumption of larger pastoral runs and conversion to small selections.

In the 1890s, part of the Glen Isla property was included in the Proserpine township. A second sugar mill was opened in Proserpine in 1897, financed under the provisions of the Sugar Works Guarantee Act 1893. The mill crushed cane grown by independent farmers and was served by a tramway to a wharf on the Proserpine River. Proserpine township developed quickly after the establishment of the Proserpine Central Sugar Mill in 1897.

St Catherine's Roman Catholic Church has a long association with the Proserpine district. In 1904, the Catholic Church erected a small wooden church along Main Street on land donated by Joseph and Charles Busuttin. It was blessed and opened by Bishop Higgins of Rockhampton in 1905. St Catherine's School and Convent were established by the Sisters of Mercy in 1925. Proserpine Parish was founded in 1926.

The wooden church was removed during the 1950s when the parishioners decided to erect a new church. Tenders were advertised in 1954 at an estimated cost of £20,000 and the foundation stone was laid in 1955.

The new church was constructed from red brick, terracotta tiles and render. The prominent building, with its significant street presence, reflects the influence of the Italian migrants who came to work in the sugar industry, particularly post World War II. Various internal features demonstrate this influence, including the Sacred Heart statue 1944 – attributed to Valmadre Family; the Mary statue 1950 - attributed to the Scaldero family and the stations of the cross (erected c.1957) - attributed to Joseph Sussini.

The new covered area in front of the Church was erected in July by Wayne Borellini. During a cyclone in 2011, the roof tiles were blown into a drain and the church sustained some water damage.

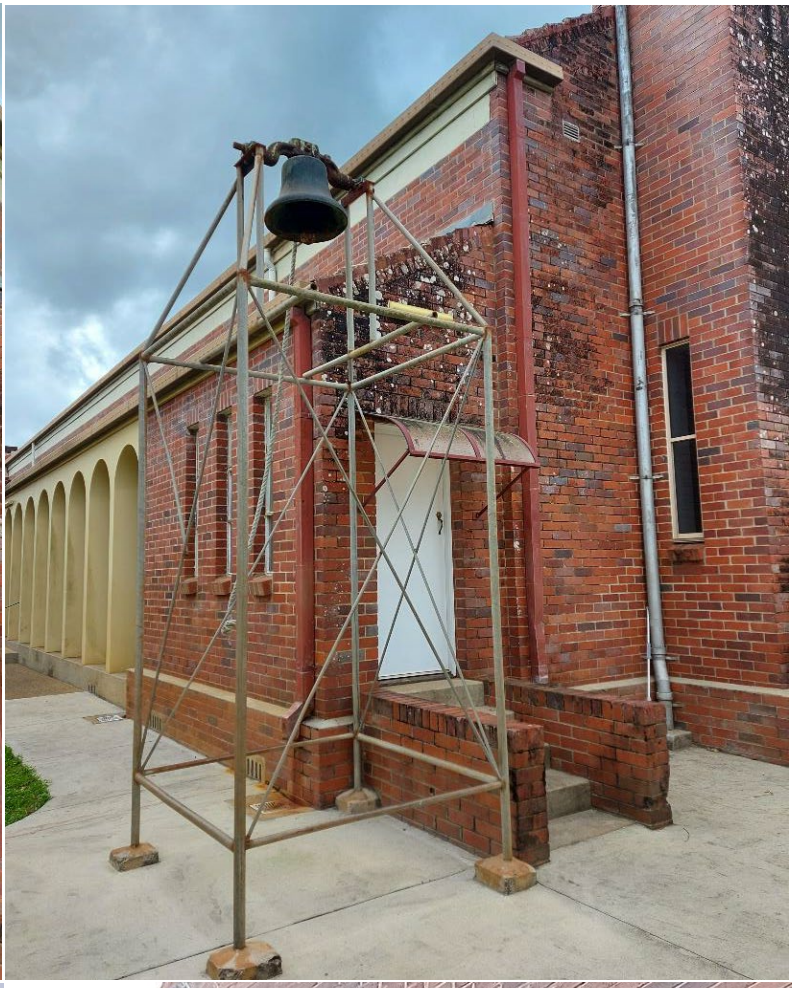
Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	St Catherine's Catholic Church demonstrates the important role of the Catholic Church in Proserpine and, more broadly, the region's development. Constructed on the site of the original church, the site is evidence of the strong migrant community (particularly Italian) that was part of the sugar industry following the opening of the Proserpine Mill in 1897 and which again expanded following World War II. The size

	and scale of the 1950s church is also evidence of the districts continued growth and prosperity.
Criteria G - *the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*	Established in 1904, the site of St Catherine's Catholic Church been in continuous use as a place of worship since this period and the current church is significant for its enduring association with the Catholic Church.

MOST REV. W. E. RYAN D.D.
BISHOP OF TOWNSVILLE

THIS PLAQUE
COMMEMORATING THE DIAMOND JUBILEE
OF THE FIRST MASS
HELD IN THIS CHURCH TOGETHER WITH THE
RENOVATIONS AND REDEDICATION AFTER CYCLONE DEBBIE
BY
THE MOST REVEREND BISHOP TIMOTHY HARRIS
8TH DECEMBER, 2017
PARISH PRIEST REV. JOSE KOYICKAL CM
THIS PLAQUE
COMMEMORATING THE CENTENARY
OF THE FIRST
CATHOLIC CHURCH BUILT IN PROSERPINE,
ON LAND DONATED BY
JOSEPH AND CHARLES BUSUTTIN,
WAS BLESSED BY
THE MOST REVEREND BISHOP
MICHAEL PUTNEY DD,
27TH NOVEMBER 2004.
PARISH PRIEST REV. JOSE KOYICKAL CM



SUMMERGARDEN THEATRE TWIN CINEMA

Address	40 Murroona Road (corner Beach Avenue), Bowen
Lot Plan	41B6637
Coordinates	E: 628581 N: 7790660
Integrity	Fair
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	DERM. Statewide Survey Draft Research Report, 2007. Townsville Daily Bulletin Friday 10 August 1951 p 4.

Street View

Location Map

Physical Description

The Summergarden Theatre is located on the corner of Murroona Road and Beach Avenue, Queens Beach, about 5km northwest from the Bowen Central Business District. It is a substantial building that occupies most of the allotment, with the entrance facing Murroona Street.

Summergarden Theatre is a rectangular building constructed in concrete block frame, rendered and painted white with blue trim. The main auditorium has a gable roof with a fly tower at the rear. A separate skillion roof extension is located on the western side of the building.

The main elevation, which comprises the foyer and upper-level residence, has a prominent curved balcony supported on four concrete pillars. The balcony is enclosed to a height of about two metres. The enclosure is of solid concrete blocks to about one metre high, the remaining infill comprising decorative screen blocks. A narrow awning surrounds this section near the top. There is a shallow parapet on three elevations above this.

Large, double, glass paneled doors provide access to the building via the main entrance beneath the balcony. A grill in each frosted glass door panel divides it into diamond shaped sections. There is a frosted glass transom above the doors and frosted glass side lights on either side. The transom is divided into square panels and each side light is divided into two columns of rectangular panels. The door frame and grills are painted white. On either side of the entrance are two large, square, fixed windows.

Historical Context

The Summergarden Theatre is a purpose-built picture theatre constructed in 1948 at Queens Beach near Bowen. Its construction represents the expansion of the district, and the gradual development of the region's economic base to incorporate tourism and holiday makers post World War II. The growing popularity of films in the early twentieth century led to the construction of many open-air theatres or simple shed-like buildings as permanent venues for showing film. Although picture theatres or 'picture palaces' were owned by theatre chains in capital cities, most small picture theatres in regional Queensland were independently owned.

Initially the Summergarden Theatre was an open-air auditorium. It was built by H.H. (Douglas) Harrison, a grazier from Muttaburra, near Longreach, in partnership with long-time Bowen cinema proprietors Sam and Ethyl Kerr. Opened in 1948, it did not officially have a license to operate until 1951.

Post-war shortages in building materials meant supplies were not available for constructing a cinema. This problem was overcome by constructing a concrete residence at the front of the block with the open-air auditorium at the rear. The rear section comprised bush timber poles and tarpaulins were placed over the poles to shelter patrons from rain. The ground sloped towards a screen that was made of fibro sheets.

During the 1950s a permanent roof was constructed over the rear section. Further changes were made after a cyclone damaged the roof and screen in 1958.

The theatre changed hands in May 1962 when it was bought by Bowen businessman Clive Bauer in partnership with Ben and Phyl De Luca. As television began to displace picture theatres as the most popular form of entertainment during the 1970s, many single auditorium picture theatres were demolished, closed down or redeveloped. In the early 1970s the De Lucas' installed a stage facility in what is now the main auditorium for live theatre performances. This allowed the theatre to become a major venue in North Queensland for Australian and overseas artists.

The Summergarden Theatre operated as a single auditorium picture theatre and theatre until 1995 when the De Lucas' constructed a smaller, second cinema to create a twin cinema complex. This enabled them to screen more movies more frequently. This development of a twin theatre followed the pattern of picture theatre adaptation, albeit it somewhat later. New styles of theatres that developed from the mid-1960s included twin theatres and multiplex theatre (with up to eight screens) that were integrated into shopping centres. Megaplex theatres, which have more than eight screens, developed from the 1980s onwards.

The Summergarden Theatre has also been used for a variety of social and civic purposes including wedding receptions, birthday and Christmas parties, union meetings, election rallies, health education lectures, school break-ups and festival activities. However, its principal purpose remains as the venue for the screening of movies and stage shows from Australia and overseas for the Bowen, Whitsunday, Proserpine and Collinsville districts.

Historical Significance

Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Summergarden Theatre at Queens Beach is important in demonstrating the evolution of picture theatres in the region, and of independent picture theatres in regional Queensland. Although modified over time, it remains an important example of entertainment facilities developed in the region before the advent of television that remains in use.
Criteria B - *the place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage*	Though modified from a single auditorium theatre to a twin cinema, the Summergarden Theatre is important as a rare surviving purpose built 1940s Queensland regional theatre which still functions as a cinema.

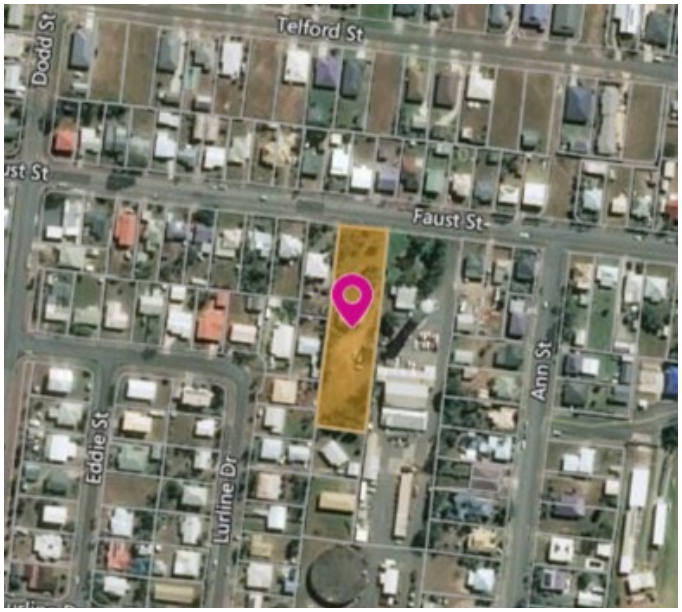
Criteria D - *the place is important in demonstrating the principal characteristics of a particular class of cultural places*	The Summergarden Theatre is important in illustrating the principle characteristics of a small, independent, single auditorium picture theatre of the mid-20th century. These include: the prominent façade and entry, foyer with ticket window and confectionary counter, projection box, and relatively intact large main auditorium.
Criteria I - *The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region*	The Summergarden Theatre has a strong association, extending from the late 1940s until the present, with the communities of the districts of Bowen, Whitsunday, Proserpine and Collinsville as a focal point of social life. The theatre functions not only as a cinema, but also as a venue for other forms of popular entertainment and important social occasions for which the place is a focus for memories.

TWIN CI

THE GRANGE	
Address	34 Faust Street, Proserpine
Lot Plan	1RP739903
Coordinates	(E: 664362 N: 7743322)
Integrity	Fair
Condition	Good
Statutory Listings	Nil
Non-Statutory Listings	Nil
References	Historical information provided by Proserpine Historical Museum.

Street View

Location Map



Physical Description

The Grange is located in Faust Street on to the west of Proserpine's major commercial street, Main Street.

Set back on the block in a mature garden and behind timber gates and a cyclone fence this timber high set Queenslander style residence has a hipped roof and a veranda enclosed by glass louvres. The veranda is accessed by stairs either side of the central portico with a small gable roofline, which lead to lattice double doors.

Numerous renovations have altered the physical traits of the property, however there are many original elements of a traditional Queenslander home. There is still exposed timber flooring, and paneled ceilings. Corrugated iron roof with the hipped roofing over the wrap around verandahs.

Many of the windows of the house are the traditional double hung window whose dimensions are consistent with the 1:2 ratio of traditional Queenslanders. The windows are typically grouped in threes.

Historical Context

The Proserpine district was first settled by European pastoralists in the 1870s. One property, Glen Isla, was set aside for a 3000-acre sugar plantation in 1882. Although land was cleared by Pacific Islander and Chinese labour, and machinery and a mill were ordered for crushing, the Crystal Brook Sugar Company Limited was not successful (due to the Pacific Island Laborers Act Amendment Act 1884, the depression and the poor seasons and sugar process). The land was subdivided under the auspices of the Crown Lands Act 1884 which provided for the resumption of larger pastoral runs and conversion to small selections. In the 1890s, part of the Glen Isla property was included in the Proserpine township.

Proserpine township and district developed quickly after the establishment of the Proserpine Central Sugar Mill in 1897. The mill, which was financed under the provisions of the Sugar Works Guarantee Act 1893, was located in the centre of town, with frontage on Main and Mill Streets. Cane was transported to the mill via a tramway and then transported to a wharf on the Proserpine River.

The Grange located on Faust Street, which is an extension of Main Street, in Proserpine is an early timber residence in the style of a Queenslander. Although the exact date of construction is unclear, the certificate of title for the land notes that the property was owned by Joseph Anderson in August 1911. Anderson's son, Henry was a local doctor (the first doctor at Proserpine Public Hospital) and extended the estate to include the grounds on which the current water tower and council depot stands in 2011. According to the Proserpine Historical Museum, Henry Anderson constructed a substantial residence called Parkfields (now demolished) as well as the Grange.

The Grange was purchased by Joseph (Joe) and Amy Faust in 1915. This family ran the Faust store, butchery and hardware store in Proserpine. The Faust family are a well-known local family whose business supported farmers during difficult periods. Joe Faust died in 1959 and the house has remained in the family since this period.

Historical Significance

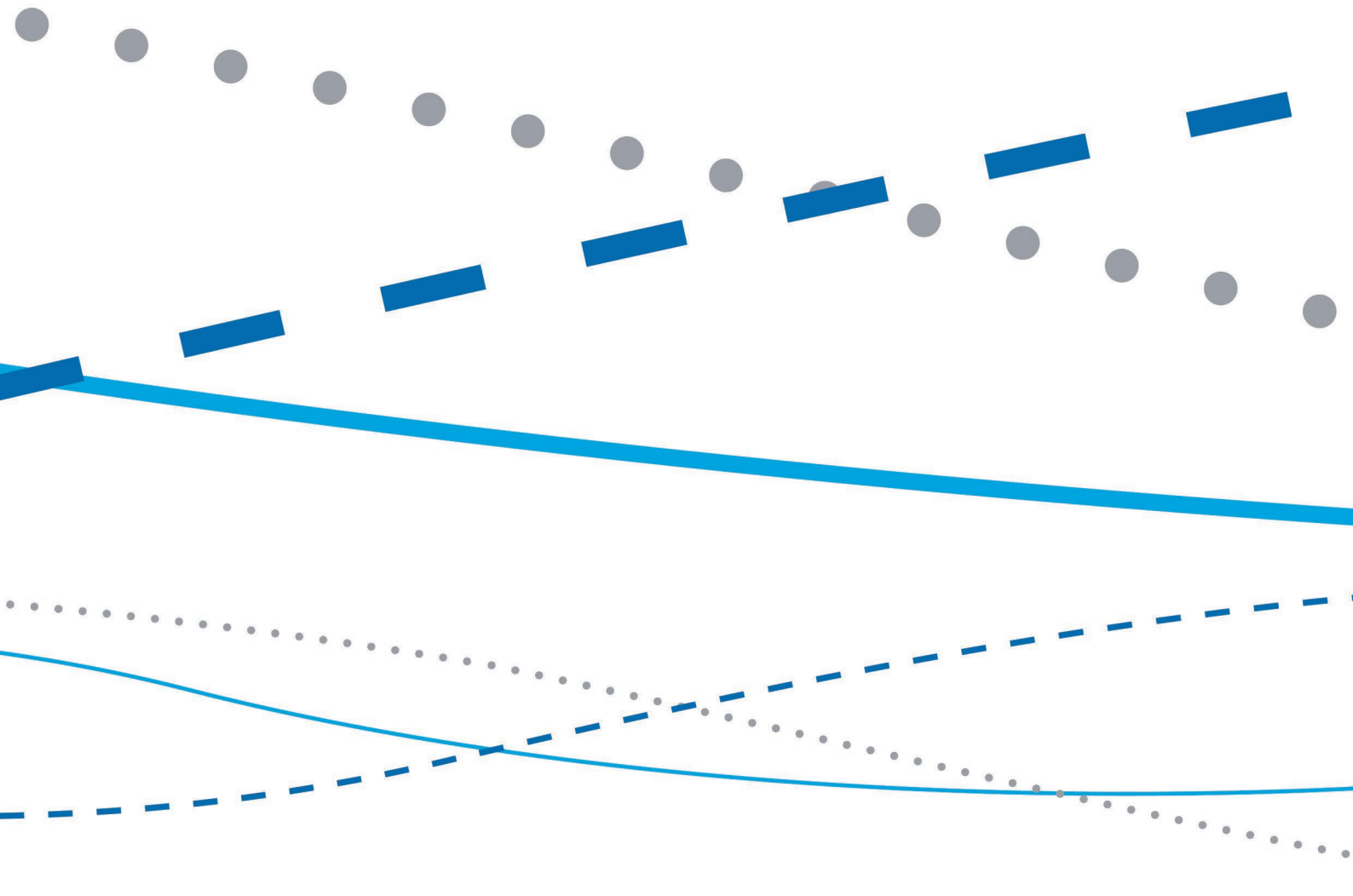
Criteria A - *the place is important in demonstrating the evolution or pattern of the region's history*	The Grange in Proserpine was built c.1910 by the first doctor of Proserpine Public Hospital, Henry Anderson, and is an early example of a Queenslander residence in the region. Owned by the Faust family since 1915, the Grange is also important residential evidence of the Faust family's commercial prominence and social standing in the Proserpine district.
Criteria H - *the place has a special association with the life or work of a particular person, group or organisation of importance in the region's history*	The Grange has special association with the Faust family, prominent settlers and merchants in the district whose contribution to the town's prosperity has supported its development and evolution.

Ray White Listing 2020

Whitsunday Planning Scheme Major Amendment

Consultation & Submission Analysis Report

Author: Leonie Meurant - Strategic Planner
Consultation: 25 July 2022 to 31 October 2022
V1.2 April 2023



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1. Executive Summary

A Submission Analysis & Consultation Report has been developed in accordance with Chapter 2, Part 4, Section 18.4 & Section 21.3 c) of the *Ministers Guidelines and Rules 2020*.

The proposed Major Amendment of the Whitsunday Planning Scheme involves varied updates due to:

- issues raised in the rounds of consultation for the formation of the Planning Scheme (2015 – 2017);
- numerous minor workability problems identified by internal and external stakeholders during the past few years;
- updating of the different sections of the Scheme as required by State Planning Policy Guidance Materials;
- administration updates to the LGIP as a result of updates to components of the Planning Scheme; and
- zoning amendment requests (in and outside of the official consultation periods).

The Whitsunday Local Heritage Placecards were also updated in this consultation.

On 25 January 2022 Ordinary Meeting, Council resolved to undertake public consultation on the Major Amendment V4.3 & Local Heritage Placecards in accordance with the Community Engagement Plan V1.2 subject to Ministerial Approval.

Ministerial Approval was granted on 8 July 2022 to proceed with the Public Consultation, which ran from 25 July 2022 to 31 October 2022.

1331 Submissions were received by Council during the 3 month consultation. A summary is in Table 1 of this report. The consultation was undertaken in accordance with the Community Engagement Plan V1.2.

2. Background

The Whitsunday Planning Scheme was adopted on 30 June 2017 and has been amended five times to address various issues and remain compliant with the Planning Act 2016, the Planning Regulation 2017 and the State Planning Policy with subsequent guidance.

- July 2017 – Alignment Amendment with Planning Act 2016
- June 2018 – Addition of the LGIP
- June 2018 – Administrative Amendments to the Planning Scheme and Development Manual
- November 2020 – Interim LGIP Amendment
- December 2022 – Amendment to the Development Manual

3. Overview of the Public Consultation Process

3.1 Community Engagement Actions

The consultation process occurred over 3 months from 25 July 2022 to 31 October 2022, utilising various methods of engagement. The consultation period completed the satisfied requirements of the *Ministers Guidelines and Rules 2020* and the Community Engagement Plan V1.2, included the following engagement actions:

a) The corporate website Yoursay Whitsunday was the central consultation hub for all public information pertaining to the consultation https://yoursay.whitsundayrc.qld.gov.au/whitsunday-planning-scheme-major-amendment (**Figure 1**),
   a. The webpage included the following links or downloads:
      i. V4.3 Whitsunday Planning Scheme with red edits clearly shown
      ii. V4.3 Whitsunday Planning Scheme with all amendments incorporated
      iii. A link to the online Major Amendment Mapping

iv. A Submission form and guidance
v. Fact Sheets
vi. Local Heritage Placecard Amendments
vii. The Public Notices x 2
viii. Information about the Planning Scheme and how development assessment works
ix. Studies informing the Major Amendment

The webpage remained live and access to all of the above content and documents were maintained until Monday 31 October 2022. From this date, the content of the website was changed to indicate that the public consultation period had closed. All documents and FAQ fact sheets remain accessible.

Our Online Engagement Portal Yoursay Whitsunday received **545** visitors during the consultation period.

b) advertisements via newspaper public notices and public notices at Council offices (**Figures 2 & 3**)
   a. advertisements went in the local papers, these being the Whitsunday News and Whitsunday Life,
   b. public notices were displayed at every Council office and online access to the Yoursay Whitsunday page was available via tablet for public use,

c) Fact Sheets
   a. Fact Sheets were displayed on Yoursay Whitsunday Website and encompassed 7 factsheets, one Zone Amendment List and One Summary of the Major Amendment (Concise and Extended)

The Fact Sheets were developed from the Community Engagement Plan V1.2 and covered off all relevant subjects. Frequently Asked Questions that were anticipated were integrated into the Topic Fact Sheets, such as Building Heights.

d) Social Media Postings see **Figure 4**
   a. Consultation included a total of six Facebook posts, with one video reaching over 2300 views. Facebook posts received a very high level of reach, including:
      i. Post impressions - 67,225 - The number of times a post was on screen.
      ii. Post reach - 18,850 - The number of people who saw posts at least once.
      iii. Link clicks – 602 - The number of times people engaged with a link in a post

e) Meet a Planner

Planners were available to the public anytime during work hours from any of the Council offices, however phone or online meetings were preferred due to Covid. Council had one request for an online meeting from a Business Group after hours which Council attended via Zoom. This enquiry was found to be more relevant to another consultation Council was running concurrently with the Major Amendment, the Affordable Housing Consultation. All other enquiries were walk-ins, over the phone or via email.

f) Direct email to interested stakeholders and Zone Amendments Letters

Figures 5 & 6 are copies of the direct emails sent out to all interested stakeholders, and **Figures 7 & 8** are copies of the letters sent to landowners and neighbours for proposed zone amendments happening either on their land or next to their land. A total of 1371 letters were sent to adjoining landowners, along with the letters sent to landowners.

Council invited any interested community members to contact Council for any enquiries or meetings during the Public Consultation via the direct email and on the Yoursay Webpage.

There was one late request from a local community member on the Thursday 27th October for advice on when presentation or discussion workshops would be held. As there was no other indicated interest from other community members or groups Council has offered the individual a meeting subject to their available times.

Council had numerous phone and email communications through the course of consultation, these numbers were not recorded due to the volume.

All activities as outlined in the Community Engagement Plan V1.2 and the requirements under the Planning Act 2016 have been suitably completed.

All Figures are under **Appendix A – Evidence of Public Engagement Actions**.

4. Submission Breakdown

4.1. Number of Submissions

1331 Submissions were received by Council during the 3 month consultation on the Planning Scheme Major Amendment.

- 1120 submissions in petition type format of pre-typed forms with an individual signature,
- 163 submissions in template type format with individual comments on email, and
- 48 individual submissions.

No submissions were received in relation to the proposed Local Heritage Placecards.

4.2. Analysis of the Submissions

Appendix C is the analysis of all submissions that were received. The submissions are in full and every submission will receive an individual answer. 56 submissions had insufficient detail to be 'properly made' however they are included in the Submission Analysis and the total number.

The prevailing topic of choice was Building Heights. **1283** petition/template style submissions had indications of either a request to lower the current building heights over Precincts in Airlie Beach or maintain a general 'low rise feel' in Airlie Beach. 2 submissions were received seeking height increases in Airlie. One submission opposed the Hotel development in Funnel Bay approved by Council in 2019.

As there was no policy amendment to the prescribed heights within the Major Amendment, and Council does not have an appetite for an 'adverse planning change[1]' (Section 30 of the *Planning Act 2016*), changing building heights will not be further explored at this stage.

It is important to understand the rules regarding amendments to the Whitsunday Planning Scheme. The *Ministers Guidelines and Rules 2020* Chapter 2 Part 4, 18.3 states the '*local government must consider every properly made submission about the proposed amendment and consider other submissions*'. Council may only address concerns about modifications/wording alterations of the Major Amendment (V4.3). This was identified in the red edited copy of the Planning Scheme on Public Consultation.

This is not saying that any other concerns about other sections of the Planning Scheme were dismissed. If concerns have planning merit and are greater than minor administration corrections post exhibition, Council will be investigating them as they may form future targeted amendments (Future Investigations).

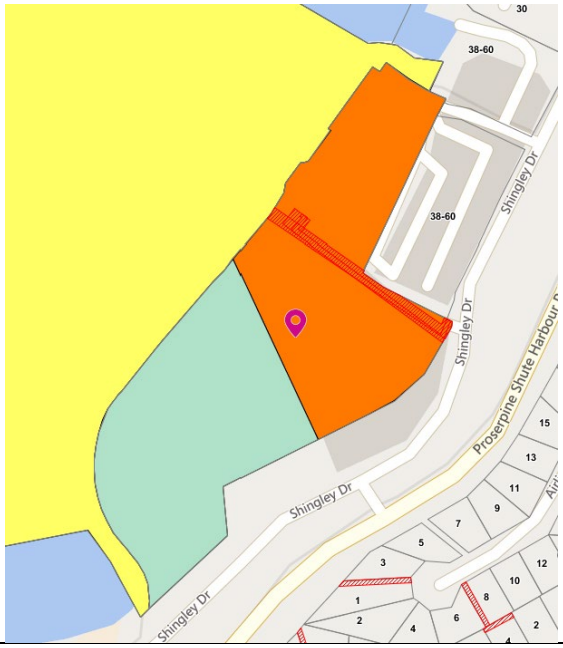
4.3 Update to Planning Scheme Version 4.3 to Version 4.4

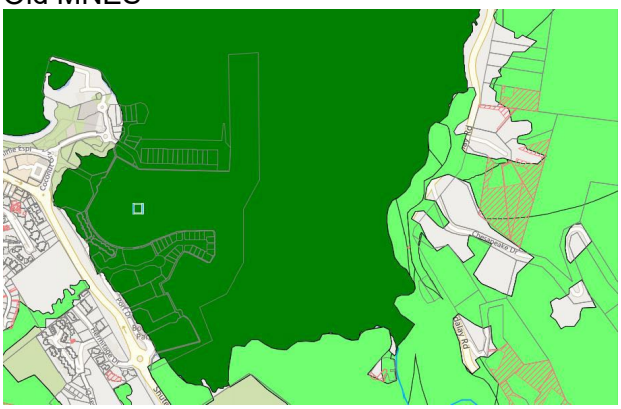
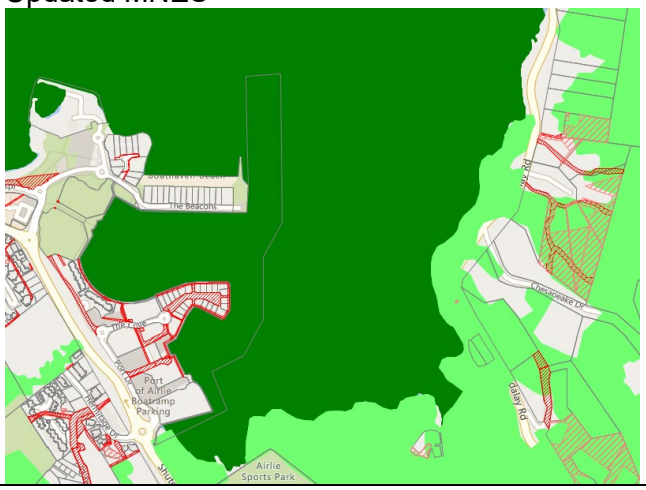
A summary of recommended amendments to the Planning Scheme Major Amendment due to Public Consultation (Column 3 of **Appendix C**) include:

[1] 'adverse planning change' is a planning change that reduces the value of an interest in premises

Table 1 Summary of Amendments

Adjustments Explanation	Examples
The words 'maximum building heights' is causing confusion to the general reader, as building heights stipulated in the Planning Scheme are only the Code or Council accepted assessable heights. Under the Planning Act an applicant may apply for a greater building height. Delete 'maximum' and put in note to help general understanding.	Table 8.2.5.3.2 ~~Maximum~~ Building height of: (a) Bowen Precinct A -18m above ground level; (b) Bowen Precinct B - 12m above ground level; or Bowen Precinct C - 20m above ground level, if associated with manufacturing or repair of vessels, otherwise 12.5m. Note: where a development exceeds the building height identified in Table ##, public consultation must be undertaken in accordance with the Planning Act 2016."
Schedule 2 List of Maps Added a sentence to direct users to online mapping	All Whitsunday Planning Scheme mapping is on Council's website www.whitsundayrc.qld.gov.au under 'Planning' 'Online Mapping System'.
There were a number of submissions against higher density development in Airlie Beach. Airlie Beach Local Plan Outcome 2(a) talks about the 'compact main street form' which traditionally means higher density in planning terms. This statement was a last minute inclusion by Council as a result of community comment. The statement is deemed difficult to articulate clearly what it means as it can be contradictory (small scale / compact) and hard to quantify (visually penetrable) through performance criteria, of which it doesn't have any due to the last minute inclusion. It is recommended this clause be removed.	<u>Airlie Beach Local Plan</u> Overall Outcome: (2)a will be deleted: ~~*"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"*~~
6-8 Hinschen Street, Proserpine (Industry Zone) The landowner requested Residential, now wants to revert it back to Industrial. The address is next to the Railway Station in Proserpine.	Removed the Zone Amendment

Coral Sea Marina Lot 103 on SP303770 Zone amendment was 'Mixed Use' The landowner has requested the larger portion of the site to be zoned to Recreation and Open Space, as per the long term use of the open space area. Council agrees to this.	 
Minor updates to the Tables of Assessment for ROLs, OPWs, Infrastructure Overlay Code where the wording did not work effectively. ROL – raising the level of assessment due to the adding of dimensions is unnecessary as the requirement of lot sizes is sufficient. The addition adds no value to the level of assessment and so will be removed. OPW – ensuring driveways do a Road Works Permit rather than expensive application as per the original Council Policy.	Table of Assessment Reconfiguring a Lot: Code assessment (where not for an access easement or boundary realignment) if complying with: The minimum lot size ~~and dimensions~~ set out in Table 9.4.7.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code Operational Works Undertaking roadworks on a local government road excluding driveways Infrastructure Overlay Material change of use if on land:

Infrastructure Overlay Code – Ensuring the amendment only triggers new applications, not existing buildings with new uses. The additional wording is already used in most overlays and should have been added for consistency.	(a) subject to the Infrastructure overlay as identified in the Infrastructure overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work greater than 50m².
Deletions to proposed amendments in the Dwelling House Code where unforeseen consequences were pointed out in a submission making future applications difficult and onerous. The original intent was to make sure 'shed/houses' had a quality design and were properly articulated.	Acceptable Outcome (Dwelling House Code) ~~(a) eaves at least 0.5m from the wall edge, along Street fronting walls;~~ (b) roof pitch of at least 5 degrees; ~~(c) large windows, openings and variations in building footprint or articulation, such that no unbroken wall fronting a street is greater than 5m, vertically or horizontally; and~~ (d) front façade treatments that differentiate between upper and lower levels.
Wording updates to cross reference into another Act, like the Building Act. (Bushfire Hazard Overlay, Dwelling House Code)	Two times this was applicable: Non-flammable changed to non-combustible Transparent changed to penetrable
Mapping Updates **Strategic Framework** MNES (Matters of National Environmental Significance) update with New Coastline **Zoning Maps** Remove Zone Amendment 6-8 Hinschen Street Alter Zone Amendment Coral Sea Marina Update Cadastre **Bushfire Hazard Overlay** Fire danger Index layer - refined the layer to only trigger above the Bushfire Hazard risk layer **Biodiversity, Waterways and Wetlands Overlay** High Ecological Value Waters Area (Highly Disturbed area) - update the layer from State files	Old MNES  Updated MNES 
Airlie Beach Local Plan	Insert

Cross utilisation is written into the Airlie Beach local plan through the overall outcomes, and it was intended to be referenced in the Acceptable Outcome's in accordance with the intent of Overall Outcome 2. Outcome wording: *car parking is located away from the primary road frontage or screened, at rates that recognise pedestrian and cycle accessibility and cross utilisation within Airlie Beach;* This will be rectified, and the Acceptable Outcome from Transport and Parking Code will be inserted.	Acceptable Outcome *Mixed use development that demonstrates cross utilisation and a variation in temporal demand between uses on site can apply for a dispensation to reduce Business or Entertainment activity car parking rates by up to 30%, excluding office uses.* *Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the acceptable outcome.*
Three additional notes added to help clarity throughout Planning Scheme. (Biodiversity, Waterways and Wetlands Overlay Code, Building Heights Overlay Code)	Stream Orders are available on Council's online mapping under Biodiversity, Waterways and Wetlands Overlay - MSES-Regulated Vegetation - intersecting a watercourse – Stream Order Note: where a development exceeds the building height identified in Table 8.2.5.3.2, public consultation must be undertaken in accordance with the Planning Act 2016. Note: where a development exceeds the building height identified in Table 8.2.5.3.3, public consultation must be undertaken in accordance with the Planning Act 2016
Administration Fixups	Minor Wording fixups Fixed up numbering where incorrect Updating versioning throughout entire scheme

All reasonings are in **Appendix B.** All amendments are considered administrative only and are not considered significantly different to the version released for Public Consultation.

No amendments as a result of the public consultation affect a state interest or alter the policy intents of the Planning Scheme Major Amendment, and thus no additional public consultation is triggered.

4.4 Future Investigations

As a result of this Public Consultation, Council has a list of future investigations for possible inclusion into the Planning Scheme, subject to future Council reporting and consideration. This list includes:

- Investigate the wording of the Strategic Intent in relation to multiple issues
- 8 Future Zone Requests (rezonings)
- Further guidance into Advertising Devices Code for signs such as roof/sky signs
- Levels of Assessment for 'Dual Occupancy'

- Requirements of Ecological Reports and Stormwater Management Plans for development applications
- Applicable benchmarks for 'overshadowing'
- Uses within the Hamilton Island local plan
- Alterations to Building Heights in the Hamilton Island Local Plan
- Promoting sustainable development
- Coastal Hazard Overlay duplication issues due to National Construction Code.

4.5 Current Investigations

Current investigations being undertaken and will be reported to Council in the short term, but the public most likely would not be aware of, are:

- Precinct Parking Plan for Airlie Beach
- MLES – Matters of Local Environmental Significance (an amendment to the Planning Scheme)

5. Significantly Different Statement

Significantly Different is a term defined in under **Schedule 2** of the *Ministers Guidelines and Rules 2020* (**Appendix B**).

Under Section 2.1 of the Community Engagement Plan V1.2, if Council makes changes to the Planning Scheme major amendment after public consultation and those changes result in the proposed planning scheme being significantly different to the version released for public consultation, then Council:

a) Must repeat public consultation required for the proposed planning scheme and
b) May limit the public consultation to only those aspects of the proposed planning scheme that have changed since public exhibition.

If Council believes the changes made are not 'significantly different' from the version that was publicly notified, Council must supply a significantly different statement.

Section 5 of this report has been prepared for the purpose to satisfy the requirement of Chapter 2, Part 4, Section 21.3 of *Ministers Guidelines and Rules 2020*.

21.3 If the proposed amendment has been changed since the state interest review, the notice under section 21.1 must include—
d) a statement whether the local government considers any proposed amendment is significantly different from the version for which public consultation has been undertaken, and the reasons why the local government formed this view.

This Significantly Different Statement has been prepared for the purpose of being used to satisfy the requirement d) above.

Table 2

Significantly different consideration	Assessment
A material planning issue, such as a policy position.	The changes do not meet this criterion. The changes made by Council do not affect or alter a material planning position. The changes have refined or improved the workability of the proposed planning scheme.
A significant proportion of the areas or landowners covered by the Planning Instrument	The changes do not meet this criterion.

	One zone amendment has been redacted by the owners who made the original request. Returning the land to the zoning prior to exhibition. The amendments to the mapping have been made to refine the layers for accurate use as per updated cadastre, top of dune lines or other relevant layers. See Table 1 and Appendix C for further clarification.
A matter which is of public interest	There have been no changes to a matter of public interest.
Levels of Assessment	There have been no changes to the levels of assessment, but administrative workability updates to ensure the levels work as they should.
the proposed instrument or proposed amendment, so that it is quite different to the version which was released for public consultation	A small number of changes have been made to the proposed Planning Scheme major amendment. All changes have very limited potential to impact on uses and development rights. Most are of a administrative, workability or minor nature.
Any other matters the local government considers relevant.	Council does not consider there are any other relevant matters which could cause it to determine the proposed planning scheme is 'significantly different' to the version released for public consultation. The Council has not altered any hazard mapping as per *Schedule 2, Section 3*.

Consequently, Council should form the view that it is not required to repeat the public consultation for the proposed planning scheme and proceed to request Ministerial approval to adopt the instrument under Chapter 2, Part 4, Section 21 of *Ministers Guidelines and Rules 2020*.

5. Conclusion

This report finds that thorough, effective and compliant public consultation of the Whitsunday Planning Scheme major amendment has been undertaken.

This report demonstrates that all submissions and other community feedback received during the public consultation has been considered by Council.

6. Recommendations

It is recommended that Council:

- Endorses the Submission Analysis Report;
- Adopts the proposed Major Amendment and Administrative Local Government Infrastructure Plan Amendment V4.4 of the Planning Scheme including mapping;
- Determines the proposed Planning Scheme major amendment V4.4 is not significantly different from the publicly consulted version for the reasons in this report;
- Adopts the Local Heritage Placecards;
- Notifies all submitters of the Submission Analysis Report;

- Gives notice to the Minister and requests approval to adopt the proposed planning scheme major amendment;
- Publishes all progress on the Major Amendment on Council's website, and
- Resolves not to alter building heights.

Appendix A - Evidence of Public Engagement Actions

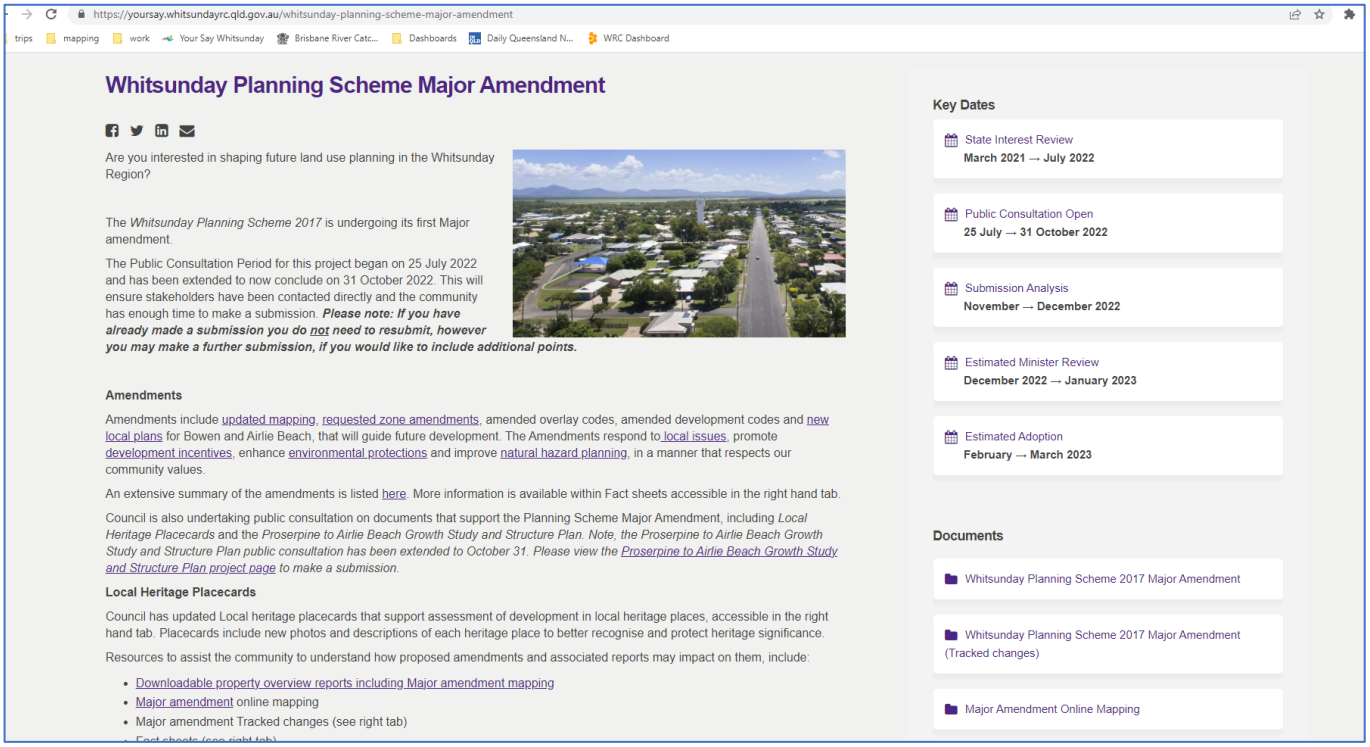


Figure 1 Extract of Yoursay Webpage

news@whitsundaynews.net.au WEDNESDAY OCTOBER 19 2022 CLASSIFIEDS 25

classifieds

WN NEWSPAPER

Funeral Services

Funeral Notices

Whitsunday Funerals & Crematorium

Below is a list of funerals held with the caring support of Whitsunday Funerals and Crematorium.

Kazuki John-Douglas Bell

- Friday, 21 October 2022
- 11:00 am
- Bowen Christian Family Centre

Friends & Family are respectfully advised of Kazuki's passing.

Mitch Clarke

- Thursday, 20 October 2022
- 2:00 pm
- Proserpine Showgrounds Pavillion

Friends & Family are respectfully advised of Mitch's passing.

Vera "Dot" Richardson

- Friday, 21 October 2022
- 11:00 am
- St Paul's Anglican Church Proserpine

Friends & Family are respectfully advised of Dot's passing.

Lily Maude Green

- Monday, 24 October 2022
- 11:00 am
- Whitsunday Funerals Chapel Bowen

Friends & Family are respectfully advised of Lily's passing.

Aileen Bennett

- Wednesday, 26 October 2022
- 11:00 am
- St Catherine's Catholic Church Main Street Proserpine

Friends & Family are respectfully advised of Aileen's passing.

Community Event

Harvest Thanksgiving and Celebration of Life Service

Sunday 30th October 2pm

Father Tom Gard Centre St Catherine's Catholic School Renwick Road Proserpine followed by afternoon tea.

Please contact Proserpine Uniting Church on 4945 1078 if you would like a photo included in the Celebration of Life Service.

Check out our new website!
www.whitsundaynews.net.au
Whitsunday News NEWSPAPER
"the people's paper"

Public Notices

WHITSUNDAY REGIONAL COUNCIL - PUBLIC NOTICES & TENDERS

Whitsunday Regional Council

19 October 2022

PUBLIC CONSULTATION ENDS 31 OCTOBER 2022

Whitsunday Regional Council is seeking public comment on the Major Amendment and Administrative Local Government Infrastructure Plan Amendment of the Whitsunday Planning Scheme 2017 by Monday 31 October 2022.

The Major Amendment to the Planning Scheme includes:

- Bowen and Airlie Beach Local Plans
- Various Zone Amendments throughout the Region
- A Building Heights Overlay Code and Mapping to replace the Building Works Table of Assessment
- Regulation of urban sheds
- A Renewable Energy Code
- Short Term Accommodation amendments in the Multi Unit Use Code
- A Rural Tourism Code
- Amendments to the Strategic Framework
- A Biodiversity, Waterways and Wetlands Overlay Code and Mapping
- Amendments to Mapping Layers and much more

Whitsunday Regional Council is seeking public comment on the Proserpine to Airlie Beach Structure Plan and Growth Study by Monday 31 October 2022

The Proserpine to Airlie Beach Growth Study (GS) provides a wholistic investigation into the future needs of the growth area. The key objectives of the GS are to:

- Identify developable land, ensure development is resilient to hazards and guide future development
- Identify and protect infrastructure corridors required to service future urban areas through the preparation of the Proserpine to Airlie Beach Structure Plan.

The Proserpine to Airlie Beach Structure Plan 2021 identifies future growth corridors and provides guidance to the community and the development industry on future urban areas. The Structure Plan particularly seeks to identify and protect infrastructure corridors to ensure orderly development can be accomplished as uptake occurs, to reduce the risk of unorderly development, which could result in ad hoc, inefficient and costly infrastructure solutions.

Whitsunday Regional Council is seeking public comment on the updates to the Local Heritage Register Placecards by Monday 31 October 2022.

Council adopted the Local Heritage Register for the Whitsunday Region in 2014 and in 2021 has completed a review of the Placecards for each Heritage item. The Placecards have been edited and updated along with current photos of each site. We are seeking public comment on the amendments to the Placecards, in accordance with the s122 of the Queensland Heritage Act 1992.

The Local Heritage Register informs the Heritage Overlay within the Whitsunday Planning Scheme 2017.

Whitsunday Regional Council is seeking public comment on our Affordable Housing Investigation by Monday 31 October 2022.

Council is seeking community input on recommended actions to address affordable housing in the Region. To develop an effective strategy that addresses housing affordability, we need to build a clear picture of:

- Challenges in affordable housing supply (industry).
- Type of affordable housing in demand (community).
- How to integrate housing diversity in residential neighbourhoods.

Whitsunday Regional Council is seeking public comment on the Whitsunday Development Manual Planning Scheme Policy Amendment and Draft Open Space Strategy 2022 by Monday 31 October 2022.

The Development Manual Amendment includes a variety of updates to technical requirements and standard drawings that inform the design of development infrastructure to become a Council asset. Amendments have the following purpose and general effect relating to the entire local government area:

The Draft Open Space Strategy 2022 is a wholistic network plan that informs a Park and Open Space Design Guideline in the Development Manual, amends the Desired Standards of Service in the Local Government Infrastructure Plan and prioritizes future investment in the Open Space network.

More Public Consultation Information and Making Submissions

To view any of the projects on Public Consultation, including supporting fact sheets, how to make a submission instructions and FAQs, please visit Council's consultation website at yoursay.whitsundayrc.qld.gov.au or visit a Council Customer Service Centre.

To make a submission please register and lodge online at yoursay.whitsundayrc.qld.gov.au, email Council on submissions@whitsundayrc.qld.gov.au, mail to PO Box 104, Proserpine QLD 4800 or deliver in person to a Customer Service Centre.

A properly made submission may be made by any person, which must be lodged during the public consultation period and include: your name; residential or business address; facts or grounds of the submission; postal address or email; and your signature.

Enquiries on this matter should be directed to the Strategic Planning Branch on 07 4945 0263.

Current Tenders

Whitsunday Regional Council invites tenders from suitably resourced and experienced contractors for the performance of the works as described in the tender documents.

Prospective tenderers are requested to register on the eTenderBox website – https://whitsunday.etenderbox.com.au to download the relevant documentation.

- # 500.2022.0083

Design, Supply and Installation of Bicentennial Boardwalk Upgrade

- # 500.2022.0080

Provision of Security Services

Tender closes no later than 2:00pm, 9 November 2022

Tenders should be addressed to the Chief Executive Officer, endorsed with the tender name and number and lodged via eTenderBox – https://whitsunday.etenderbox.com.au , by no later than the closing date.

Section 228 (7) of the Local Government Regulation 2012, relating to changes to tenders may be applied. Enquiries can be directed to the contact officer through the eTenderBox website or by contacting Council on 1300 972 753.

Customer Service Centres:

Bowen: 67 Herbert Street
Collinsville: Cnr Stanley & Conway Streets
Proserpine: 83 - 85 Main Street
Cannonvale: Shop 23, Whitsunday Plaza

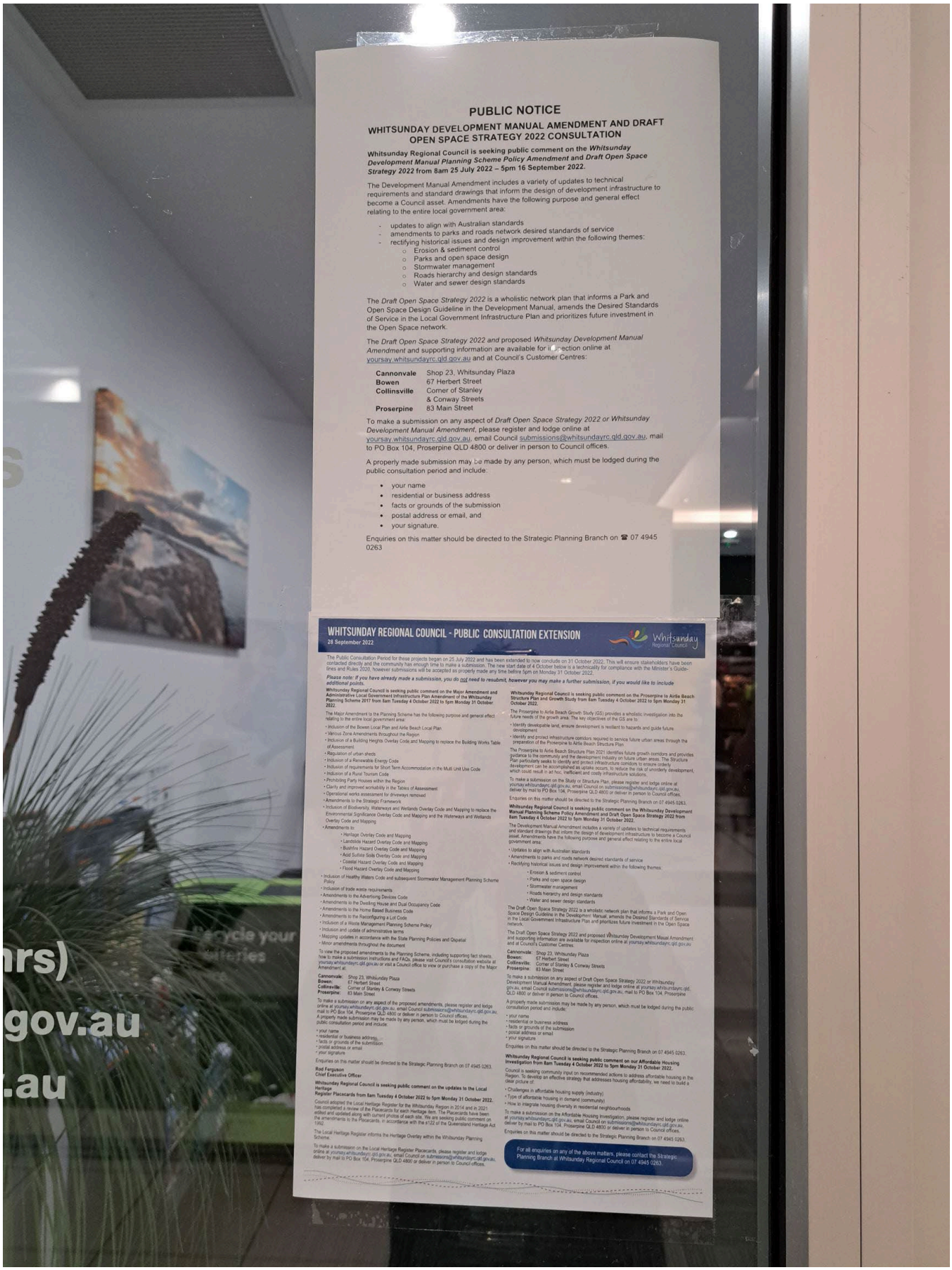
Contact Us:

Phone: 1300 WRC QLD (1300 972 753)
Email: info@whitsundayrc.qld.gov.au
Web: www.whitsundayrc.qld.gov.au
Your Say: https://yoursay.whitsundayrc.qld.gov.au/

Rodney Ferguson, Chief Executive Officer

Figure 2 – Notice in Local Newspaper

Whitsunday Regional Council



PUBLIC NOTICE

WHITSUNDAY DEVELOPMENT MANUAL AMENDMENT AND DRAFT OPEN SPACE STRATEGY 2022 CONSULTATION

Whitsunday Regional Council is seeking public comment on the *Whitsunday Development Manual Planning Scheme Policy Amendment* and *Draft Open Space Strategy 2022* from 8am 25 July 2022 – 5pm 16 September 2022.

The Development Manual Amendment includes a variety of updates to technical requirements and standard drawings that inform the design of development infrastructure to become a Council asset. Amendments have the following purpose and general effect relating to the entire local government area:

- updates to align with Australian standards
- amendments to parks and roads network desired standards of service
- rectifying historical issues and design improvement within the following themes:
  - Erosion & sediment control
  - Parks and open space design
  - Stormwater management
  - Roads hierarchy and design standards
  - Water and sewer design standards

The *Draft Open Space Strategy 2022* is a wholistic network plan that informs a Park and Open Space Design Guideline in the Development Manual, amends the Desired Standards of Service in the Local Government Infrastructure Plan and prioritizes future investment in the Open Space network.

The *Draft Open Space Strategy 2022 and* proposed *Whitsunday Development Manual Amendment* and supporting information are available for inspection online at yoursay.whitsundayrc.qld.gov.au and at Council's Customer Centres:

Cannonvale	Shop 23, Whitsunday Plaza
Bowen	67 Herbert Street
Collinsville	Corner of Stanley & Conway Streets
Proserpine	83 Main Street

To make a submission on any aspect of *Draft Open Space Strategy 2022 or Whitsunday Development Manual Amendment*, please register and lodge online at yoursay.whitsundayrc.qld.gov.au, email Council submissions@whitsundayrc.qld.gov.au, mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

A properly made submission may be made by any person, which must be lodged during the public consultation period and include:

- your name
- residential or business address
- facts or grounds of the submission
- postal address or email, and
- your signature.

Enquiries on this matter should be directed to the Strategic Planning Branch on ☎ 07 4945 0263

WHITSUNDAY REGIONAL COUNCIL - PUBLIC CONSULTATION EXTENSION

28 September 2022

The Public Consultation Period for these projects began on 25 July 2022 and has been extended to now conclude on 31 October 2022. This will ensure stakeholders have been contacted directly and the community has enough time to make a submission. The new start date of 4 October below is a technicality for compliance with the Minister's Guidelines and Rules 2020, however submissions will be accepted as properly made any time before 5pm on Monday 31 October 2022.

Please note: If you have already made a submission, you do not need to resubmit, however you may make a further submission, if you would like to include additional points.

Whitsunday Regional Council is seeking public comment on the Major Amendment and Administrative Local Government Infrastructure Plan Amendment of the Whitsunday Planning Scheme 2017 from 8am Tuesday 4 October 2022 to 5pm Monday 31 October 2022.

The Major Amendment to the Planning Scheme has the following purpose and general effect relating to the entire local government area:

- Inclusion of the Bowen Local Plan and Airlie Beach Local Plan
- Various Zone Amendments throughout the Region
- Inclusion of a Building Heights Overlay Code and Mapping to replace the Building Works Table of Assessment
- Regulation of urban sheds
- Inclusion of a Renewable Energy Code
- Inclusion of requirements for Short Term Accommodation in the Multi Unit Use Code
- Inclusion of a Rural Tourism Code
- Prohibiting Party Houses within the Region
- Clarity and improved workability in the Tables of Assessment
- Operational works assessment for driveways removed
- Amendments to the Strategic Framework
- Inclusion of Biodiversity, Waterways and Wetlands Overlay Code and Mapping to replace the Environmental Significance Overlay Code and Mapping and the Waterways and Wetlands Overlay Code and Mapping
- Amendments to
  - Heritage Overlay Code and Mapping
  - Landslide Hazard Overlay Code and Mapping
  - Bushfire Hazard Overlay Code and Mapping
  - Acid Sulfate Soils Overlay Code and Mapping
  - Coastal Hazard Overlay Code and Mapping
  - Flood Hazard Overlay Code and Mapping
- Inclusion of Healthy Waters Code and subsequent Stormwater Management Planning Scheme Policy
- Inclusion of trade waste requirements
- Amendments to the Advertising Devices Code
- Amendments to the Dwelling House and Dual Occupancy Code
- Amendments to the Home Based Business Code
- Amendments to the Reconfiguring a Lot Code
- Inclusion of a Waste Management Planning Scheme Policy
- Inclusion and update of administrative terms
- Mapping updates in accordance with the State Planning Policies and Dispatial
- Minor amendments throughout the document

To view the proposed amendments to the Planning Scheme, including supporting fact sheets, how to make a submission instructions and FAQs, please visit Council's consultation website at yoursay.whitsundayrc.qld.gov.au or visit a Council office to view or purchase a copy of the Major Amendment at:

Cannonvale: Shop 23, Whitsunday Plaza
Bowen: 67 Herbert Street
Collinsville: Corner of Stanley & Conway Streets
Proserpine: 83 Main Street

To make a submission on any aspect of the proposed amendments, please register and lodge online at yoursay.whitsundayrc.qld.gov.au, email Council submissions@whitsundayrc.qld.gov.au, mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.
A properly made submission may be made by any person, which must be lodged during the public consultation period and include:

- your name
- residential or business address
- facts or grounds of the submission
- postal address or email
- your signature

Enquiries on this matter should be directed to the Strategic Planning Branch on 07 4945 0263.

Rod Ferguson
Chief Executive Officer

Whitsunday Regional Council is seeking public comment on the updates to the Local Heritage Register Placecards from 8am Tuesday 4 October 2022 to 5pm Monday 31 October 2022.

Council adopted the Local Heritage Register for the Whitsunday Region in 2014 and in 2021 has completed a review of the Placecards for each Heritage item. The Placecards have been edited and updated along with current photos of each site. We are seeking public comment on the amendments to the Placecards, in accordance with the s122 of the Queensland Heritage Act 1992.

The Local Heritage Register informs the Heritage Overlay within the Whitsunday Planning Scheme.

To make a submission on the Local Heritage Register Placecards, please register and lodge online at yoursay.whitsundayrc.qld.gov.au, email Council on submissions@whitsundayrc.qld.gov.au, deliver by mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

Whitsunday Regional Council is seeking public comment on the Proserpine to Airlie Beach Structure Plan and Growth Study from 8am Tuesday 4 October 2022 to 5pm Monday 31 October 2022.

The Proserpine to Airlie Beach Growth Study (GS) provides a wholistic investigation into the future needs of the growth area. The key objectives of the GS are to:

- Identify developable land, ensure development is resilient to hazards and guide future development
- Identify and protect infrastructure corridors required to service future urban areas through the preparation of the Proserpine to Airlie Beach Structure Plan

The Proserpine to Airlie Beach Structure Plan 2021 identifies future growth corridors and provides guidance to the community and the development industry on future urban areas. The Structure Plan particularly seeks to identify and protect infrastructure corridors to ensure orderly development can be accomplished as uptake occurs, to reduce the risk of unorderly development, which could result in ad hoc, inefficient and costly infrastructure solutions.

To make a submission on the Study or Structure Plan, please register and lodge online at yoursay.whitsundayrc.qld.gov.au, email Council on submissions@whitsundayrc.qld.gov.au, deliver by mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

Enquiries on this matter should be directed to the Strategic Planning Branch on 07 4945 0263.

Whitsunday Regional Council is seeking public comment on the Whitsunday Development Manual Planning Scheme Policy Amendment and Draft Open Space Strategy 2022 from 8am Tuesday 4 October 2022 to 5pm Monday 31 October 2022.

The Development Manual Amendment includes a variety of updates to technical requirements and standard drawings that inform the design of development infrastructure to become a Council asset. Amendments have the following purpose and general effect relating to the entire local government area:

- Updates to align with Australian standards
- Amendments to parks and roads network desired standards of service
- Rectifying historical issues and design improvement within the following themes:
  - Erosion & sediment control
  - Parks and open space design
  - Stormwater management
  - Roads hierarchy and design standards
  - Water and sewer design standards

The Draft Open Space Strategy 2022 is a wholistic network plan that informs a Park and Open Space Design Guideline in the Development Manual, amends the Desired Standards of Service in the Local Government Infrastructure Plan and prioritizes future investment in the Open Space network.

The Draft Open Space Strategy 2022 and proposed Whitsunday Development Maual Amendment and supporting information are available for inspection online at yoursay.whitsundayrc.qld.gov.au and at Council's Customer Centres:

Cannonvale: Shop 23, Whitsunday Plaza
Bowen: 67 Herbert Street
Collinsville: Corner of Stanley & Conway Streets
Proserpine: 83 Main Street

To make a submission on any aspect of Draft Open Space Strategy 2022 or Whitsunday Development Manual Amendment, please register and lodge online at yoursay.whitsundayrc.qld.gov.au, email Council submissions@whitsundayrc.qld.gov.au, mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

A properly made submission may be made by any person, which must be lodged during the public consultation period and include:

- your name
- residential or business address
- facts or grounds of the submission
- postal address or email
- your signature

Enquiries on this matter should be directed to the Strategic Planning Branch on 07 4945 0263.

Whitsunday Regional Council is seeking public comment on our Affordable Housing Investigation from 8am Tuesday 4 October 2022 to 5pm Monday 31 October 2022.

Council is seeking community input on recommended actions to address affordable housing in the Region. To develop an effective strategy that addresses housing affordability, we need to build a clear picture of:

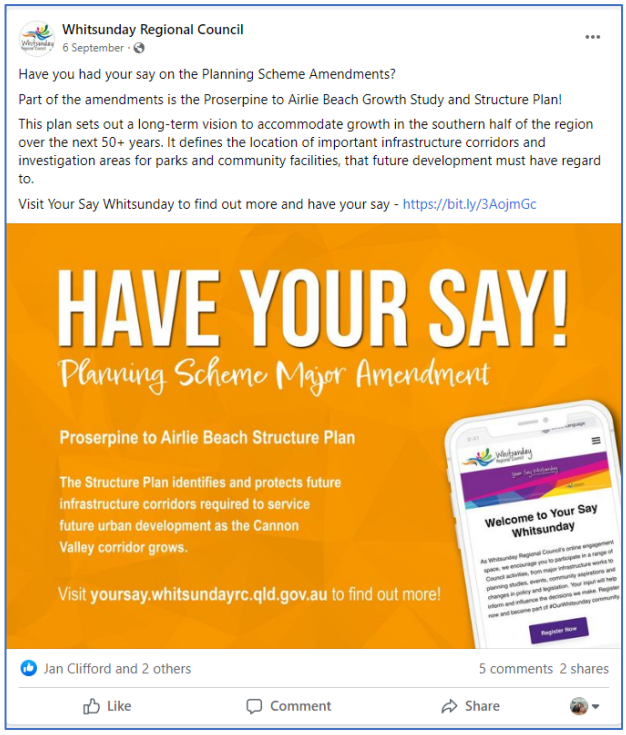
- Challenges in affordable housing supply (industry)
- Type of affordable housing in demand (community)
- How to integrate housing diversity in residential neighbourhoods

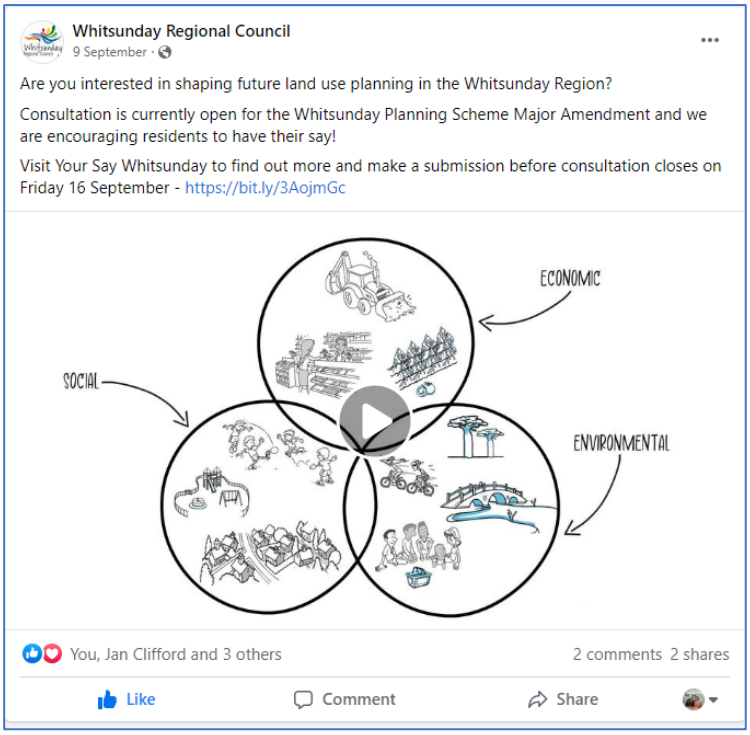
To make a submission on the Affordable Housing Investigation, please register and lodge online at yoursay.whitsundayrc.qld.gov.au, email Council on submissions@whitsundayrc.qld.gov.au, deliver by mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

Enquiries on this matter should be directed to the Strategic Planning Branch on 07 4945 0263.

For all enquiries on any of the above matters, please contact the Strategic Planning Branch at Whitsunday Regional Council on 07 4945 0263.

Figure 3 – Notice at Local Council Offices





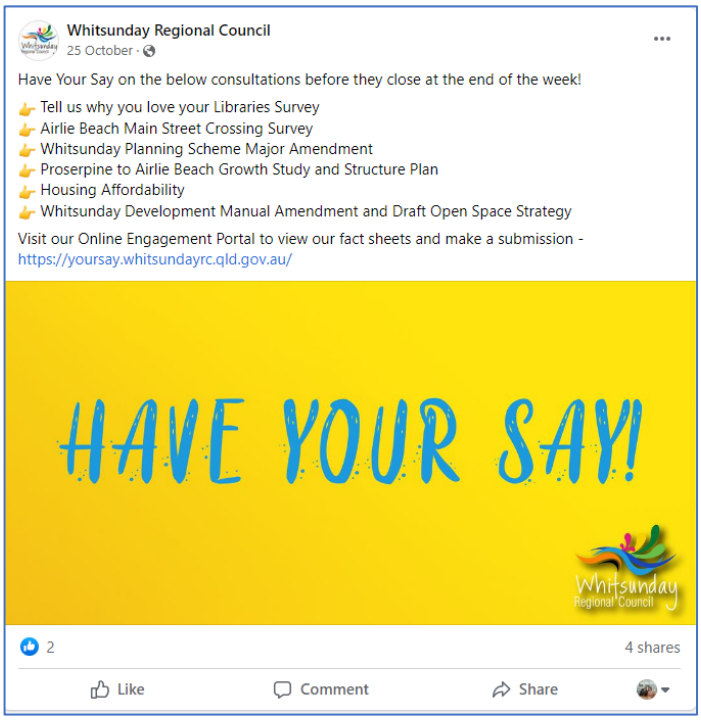


Figure 4 – Social Media Postings

Subject: Whitsunday Regional Council - Strategic Planning - Public Consultation 2022
Date: Tuesday, 26 July 2022 9:37:00 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Good Morning

Whitsunday Regional Council are writing to notify you of Public Consultation on various amendments to the *Whitsunday Planning Scheme 2017* and associated reports on Council's Yoursay website including:

1. *Whitsunday Planning Scheme 2017 Major Amendment*, including extrinsic reports
    - *Local Heritage Placecards*
    - *Proserpine to Airlie Beach Growth Study and Structure Plan*

2. *Whitsunday Development Manual Amendment*, including extrinsic report
    - *Draft Whitsunday Open Space Strategy 2022*

3. In response to growing housing pressures, Council would also like to engage the community as part of an *Affordable Housing Consultation*, to collect information, experiences and recommendations for integrating more housing diversity in the Region.

The public consultation period is from **8am 25 July – 5pm 16 September 2022**.

We welcome engagement from the community, including phone inquiries or meetings to help understand proposed amendments, prior to making a submission. Please contact Council's Strategic Planning team on 07 4945 0200 or via email submissions@whitsundayrc.qld.gov.au to organise.

To make a submission on any of the projects, please register and lodge online via the respective project page at our Yoursay website, email Council on submissions@whitsundayrc.qld.gov.au, mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

Essential information for a *properly made submission* includes your name, address and signature.

Kind regards

Shane Neville
Manager Strategic Planning

Phone: 0749450683 **Fax:** 0749450222 **Mobile:** 0437110340 **Email:** info@wrc.qld.gov.au
Postal Address: PO Box 104, Proserpine QLD 4800

Customer Centres: Bowen - 67 Herbert Street | Cannonvale - Whitsunday Plaza | Collinsville - Cnr. Stanley and Conway Streets | Proserpine - 83-85 Main Street

Figure 5 – 1st Email sent to stakeholders

From: Whitsunday Regional Council
To: Whitsunday Regional Council
Bcc: [redacted]
Subject: Whitsunday Regional Council Public Consultation Extension
Date: Wednesday, 21 September 2022 4:57:00 PM
Attachments: image002.jpg
image604859.png

To the Whitsunday Stakeholder,

Feedback has been received that the public consultation period that concluded on 16 September was not long enough to address all of the projects that Council has out for comment. (Consultation commenced on 25 July.)

It has also been identified that a missed step in the consultation process has resulted in some stakeholders not being contacted directly by email, in accordance with the *Community Engagement Plan*.

To ensure that everyone has an opportunity to have their say and to ensure that the stakeholder groups identified are directly informed, the public consultation period will be extended and will now conclude on **Monday 31 October 2022 at 5pm.**

Public Consultation

The extended Public Consultation on various amendments to the *Whitsunday Planning Scheme 2017* and associated reports on Council's Yoursay website include:

1. ***Whitsunday Planning Scheme 2017 Major Amendment***, including *Local Heritage Placecards*
2. ***Proserpine to Airlie Beach Growth Study and Structure Plan***
3. ***Whitsunday Development Manual Amendment*** , including extrinsic report:
   - *Draft Whitsunday Open Space Strategy 2022*
4. The ***Affordable Housing Consultation***, to collect information, experiences and recommendations for integrating more housing diversity in the Region.

The public consultation period will now conclude at **5pm Monday 31 October 2022**.

We welcome engagement from the community, including phone inquiries or meetings to help understand proposed amendments, prior to making a submission. Please contact Council's Strategic Planning team on 07 4945 0200 or via email submissions@whitsundayrc.qld.gov.au to organise.

To make a submission on any of the projects, please register and lodge online via the respective project page at our Yoursay website, email Council on submissions@whitsundayrc.qld.gov.au , mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

Essential information for a *properly made submission* includes a name, address and signature.

Please note: If you have already made a submission you do not need to resubmit, however you may make a further submission, if you would like to include additional points.

Kind regards

Strategic Planning Team

Phone: 0749450263 **Fax:** 0749450222 **Email:** info@wrc.qld.gov.au
Postal Address: PO Box 104, Proserpine QLD 4800

Customer Centres: Bowen - 67 Herbert Street | Cannonvale - Whitsunday Plaza | Collinsville - Cnr. Stanley and Conway Streets | Proserpine - 83-85 Main Street

Figure 6 – 2nd Email sent to stakeholders

Whitsunday Regional Council

Whitsunday Regional Council,
PO Box 104, Proserpine QLD 4800
P: 1300 WRC QLD (1300 972 753)
F: (07) 4945 0222
E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au
ABN 63 291 580 128

Contact: Nicole Lorraway
Phone no.: 4945 0263

1 August 2022

BD 044 4804

[redacted]

Dear Sir/Madam,

RE: WHITSUNDAY PLANNING SCHEME MAJOR AMENDMENT - PROPOSED ZONE AMENDMENT

Whitsunday Regional Council is writing to advise you of a zone amendment that may affect you, as it is adjoining your property at 4 Wattle Crescent, Bowen (L32 SP253091).

The zone amendment from Low Density Residentail to Environmental Management and Conservation is at Crofton Street, Bowen (L900 SP237695). This zone amendment has been supported by Council for inclusion in the Whitsunday Planning Scheme Major Amendment.

The zone amendment and various other Planning Scheme Amendments are subject to public consultation from **8am 25 July – 5pm 16 September 2022**. To view Planning Scheme Amendments, Mapping and associated Fact sheets, please visit our online consultation platform yoursay.whitsundayrc.qld.gov.au or visit Council Customer Service Centres to inspect in person.

To make a submission on any aspect of the Planning Scheme Major Amendment, including the proposed zone amendment, please register and lodge online at yoursay.whitsundayrc.qld.gov.au, email Council submissions@whitsundayrc.qld.gov.au, mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

It is anticipated the proposed zone amendment will be formalised in late 2022/early 2023.

If you would like to discuss this further, please contact the Strategic Planning Department on 4945 0263 or email info@whitsundayrc.qld.gov.au.

Yours faithfully

Shane Neville
Manager Strategic Planning

Bowen
Cnr Herbert & Powell Streets
Bowen QLD 4805

Proserpine
83-85 Main Street
Proserpine QLD 4800

Collinsville
Cnr Stanley & Conway Streets
Collinsville QLD 4804

Cannonvale
Shop 23, Whitsunday Plaza
Shute Harbour Road, Cannonvale QLD 4802

Figure 7 – Letter sent to neighbours of zone amendments

Whitsunday Regional Council

Whitsunday Regional Council

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ABN 63 291 580 128

Contact: Nicole Lorraway
Direct dial no.: 4945 0263

27 July 2022

[redacted]

Dear Sir/Madam

RE: WHITSUNDAY PLANNING SCHEME MAJOR AMENDMENT - PROPOSED ZONE AMENDMENT

Whitsunday Regional Council is writing to advise you that the zone amendment to your property from Low-medium density residential to Low density residential at 23 The Beacons Road, Airlie Beach (L5 SP172252) has been supported by Council for inclusion into the Whitsunday Planning Scheme Major Amendment.

The zone amendment and various other Planning Scheme Amendments are subject to public consultation from **8am 25 July – 5pm 16 September 2022**. To view Planning Scheme Amendments, Mapping and associated Fact sheets, please visit our online consultation platform yoursay.whitsundayrc.qld.gov.au or visit Council Customer Service Centres to inspect in person.

To make a submission on any aspect of the Planning Scheme Major Amendment, including the proposed zone amendment, please register and lodge online at yoursay.whitsundayrc.qld.gov.au, email Council submissions@whitsundayrc.qld.gov.au, mail to PO Box 104, Proserpine QLD 4800 or deliver in person to Council offices.

It is anticipated the proposed zone amendment will be formalised in late 2022/early 2023.

If you would like to discuss this further, please contact the Strategic Planning Department on 4945 0263 or email info@whitsundayrc.qld.gov.au.

Yours faithfully

Shane Neville
Manager Strategic Planning

Figure 8 – letter sent to property owners of zone amendments

Appendix B – Schedule 2

Schedule 2 — Determining if a proposed local planning instrument is significantly different

1. *A local government may make changes to a proposed local planning instrument or proposed amendment to a local planning instrument after the proposed instrument or proposed amendment is subject to public consultation under the Act or under the MGR.*

2 *In considering whether the proposed instrument or amendment is significantly different, consideration must be given to the change in terms of its intent, extent and effect on both the land use outcomes as well as assessment requirements on individuals, and if the change has affected or altered any of the following—*

   a) *a material planning issue, such as a policy position;*
   b) *a significant proportion of the area or landowners covered by the proposed planning instrument;*
   c) *a matter which is of public interest;*
   d) *levels of assessment;*
   e) *the proposed instrument or proposed amendment, so that it is quite different to the version which was released for public consultation; or*
   f) *any other matter the local government considers relevant.*

3 *If the local government makes a change to the proposed instrument or proposed amendment to include new or amended natural hazard mapping, the proposed instrument or proposed amendment is not significantly different if the local government advises each landowner who is affected by the new or amended natural hazard mapping about the meaning of the mapping and how to obtain further advice by—*

   a) *sending a letter to each affected property owner when the number of affected owners is relatively low (for example, in the hundreds or less); or*
   b) *sending a brochure to all property owners in the local government's area when the number of affected owners is high (for example, in the thousands or more).*

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Appendix C - Submissions and Responses

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Submissions

Council responses in Blue

Submission Number	Written Feedback and Council Response	Summary of Action Required to Amend Planning Scheme Major Amendment No Action/ Actions/Future Actions
1	Lot 2 on SP 276378, 6 - 8 Hinschen Street, Proserpine Qld 4800 We are the owners of Lot 2 on SP 276378 6 - 8 Hinschen Street, Proserpine. Whitsunday Regional Council has advised us by writing that this Lot will be changed to residential zoning. We wish to request that this Lot remains as a Zoning of Low Impact Industry as the proposed use in the planning scheme as a Low Impact Residential Zoning is not consistent with the intent for the Lot. Basis Of Request: There is an existing house which is presently on Lot 2, it is of modular design made to be easily split in half to move. Lot 2's location is adjacent the railway station and sugar mill, on a rail corridor, situated on a busy street serviced by other busy streets. It is located next to Lot 1 which is Zoned Low Impact Industry. The location is ideally suited for Low Impact Industry use not a residential use. The house is easily transportable and can be moved to allow for future development constant with Low Impact Industry use for this Lot. We request that the zoning of Low Impact Industry remains on Lot 2 as its location is not ideally suited for Low Impact Residential and would be more suited to a Zoning of Low Impact Industry due to its location. Noted, Council will revert the zone amendment, Lot 2 will remain Low impact industry zone. Thank you for your submission.	**Actions** **Mapping Alterations** **Zone Map** Remove zone amendment on Lot 2 on SP276378
2 **4** **5** **6**	Please add the following amendments to the Planning Scheme: 1. Storeys must be included in measurement of maximum height. While the current definition of building height within the Planning Scheme includes both height in metres and storeys, height is more accurately controlled by being measured in metres. This is because in some developments, particularly commercial developments, one storey could be significantly more than the normal residential building height. Having building heights set in metres is a measurable outcome with clear guidance. For example, an industrial building's ground storey could be 12 metres in height and the building height limit is 2 storeys, typically no more than 8.5 metres. The building has a significantly greater physical imposition and visual impact, but it complies because there is no set height of a storey.	**Action**

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	While both height in metres and storeys can be read together, height in metres provides a measurable definition of height. From a legal perspective it would be difficult for Council to defend against building heights that exceed the total height in metres requirement but meets the requirement for number of storeys. Whitsunday Regional Council is confident that the most appropriate way to regulate building height in the Planning Scheme is in metres, therefore no further action will be taken. See **Figure 1** on the last page of this document. 2. All maximum heights (Metres & Storeys) remain an overall outcome. 'Generally in accordance' with heights is not acceptable for 'maximum'. Building height limits are identified in the Building Heights Overlay Code Table 8.2.5.3.2 and referenced in the Code. The *Planning Act 2016* does not allow Councils to prohibit development, so the building height limit stipulated in the Planning Scheme major amendment is only the maximum building height before public consultation is required. To avoid confusion, the word 'maximum' will be removed from Table 8.2.5.3.2 and Table 8.2.5.33 and other appliable areas in the Major Amendment, and a note added to the Building Height definition – "Note: where a development exceeds the building height identified in Table 8.2.5.3.2/Table 8.2.5.3.3, public consultation must be undertaken in accordance with the *Planning Act 2016*." 3. The Strategic Intent supports low-rise development in Airlie Beach with no buildings over 18m/ 5 storeys placed in an Airlie Beach precinct. This request for inclusion into the strategic intent will be considered at the nearest available opportunity, please be advised this may take some time. Building Heights The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Precinct C is the only precinct within the Airlie Beach local plan with a height limit above 5 stories, 21 metres (6 stories). The majority of land within the Airlie Beach local plan area has a height limit of 14 metres (4 stories). No justification has been provided for a reduction in height, nor any advice regarding what impact that might flow from it. 4. Foreshore buildings have a maximum height of 10 metres above ground level and 3 storeys. 5. Main Street (Macca's side), Port of Airlie, Coral Sea Marina have a maximum building height of 14 metres above ground level and 4 storeys. 6. Waterson Way (Precinct C) has a maximum height of 18 metres above ground level and 5 storeys. Precinct A of the Airlie Beach local plan currently has a building height limit of 14 metres. Precincts B and D currently have a building height limit of 18 metres. Precinct E and F currently has a building height limit of 14 metres. Precinct C currently has a building height limit level of 21m. Refer to online mapping here - https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments	**Entire PS** 'Maximum' will be removed from the Planning Scheme in relation to Building Heights, any other misc. references will be deleted and Note added. "Note: where a development exceeds the building height identified in Table 8.2.5.3.2/Table 8.2.5.3, public consultation must be undertaken in accordance with the Planning Act 2016." **Future Investigation** Investigate the wording of the Strategic Intent

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	The Ministers Guidelines and Rules 2020 Chapter 2 Part 4, 18.3 states the '*local government must consider every properly made submission about the proposed amendment and consider other submissions*'. The matter of variations to building height controls in Airlie Beach has been considered. The Major Amendment does not propose a change to the building height within the above Precincts, therefore no further action will be taken. No justification has been provided for a reduction in height, nor any advice regarding what impact that might flow from it. 7. The 'T' intersections and motor vehicle access through town plaza is removed from Waterson Way road plan. The indicative internal road layout is indicative only but requires service access to the properties in Precinct B, facilitating the removal of service vehicles off Airlie Main Street improving pedestrian safety. It also provides a much-needed connection across Airlie Creek, to connect the two developable sections of Precinct C. Removal of the 'T' intersections would not preclude any future proposal from developing in that manner, only give less guidance on the most appropriate locations for egress and ingress. The intersections have also been reviewed and approved by the State Department of Transport and Main Roads. It is unlikely that a motor vehicle access would run 'through' a central plaza, hence the locations being indicative, just to identify that a town plaza should be provided. Council will assess any proposal over the land on its merits, which will be subject to pedestrian safety. For the reasons above, no further action will be taken. 8. A future public parking site is sized and location defined within the Airlie Beach Precincts. A Precinct Parking Plan (as per Table 7.2.1.3.1 AO19.1 Editor's Note) to address the perceived parking issues within Airlie Beach is being developed by Council outside of the Planning Scheme. 9. The Airlie Beach Local Plan removes the support for "higher density development" along the foreshore. The Airlie Beach Local Plan 2 (a) states: *"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"* This statement was a last minute inclusion by Council as a result of community comment. It is difficult to articulate clearly what the statement means as it can be contradictory (small scale / compact) and hard to quantify (visually penetrable) through performance criteria. It is recommended this clause be removed. Higher density is generally only supported where there is a community benefit, such as a public laneway to improve accessibility, and there should be incentive for landowners to achieve a community outcome. 10. Airlie Beach Local Plan incorporates a low-rise luxury hotel. The Airlie Beach local plan Overall Outcome 2(n) encourages a luxury hotel within Precinct D. No further action will be taken.	**Ongoing Investigations outside of Planning Scheme** Precinct Parking Plan **Airlie Beach Local Plan** (2)a will be deleted: ~~*"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"*~~

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	11. Short term accommodation should not be supported in low density residential zones. Each application for short term accommodation must be assessed on its own merits in accordance with the *Planning Act 2016*. Council has also introduced the Local Law to include the regulation of the operation of short term accommodation in the Region. These controls are considered sufficient, and no further action will be taken. Thank you for your submission.	
2	Let's hope we get it right this time. Thank you for your submission.	No Action
3	Dittmer is a Rural Village with no zoning why make a major amendment? The blessing of no zoning and being recognized as the village we are, far outweighs the benefits of Rural or Residential zoning. Theft from each other in this community just doesn't exist, we all look out for each other. My thoughts are; due to the free and natural environment the children here enjoy a predominately drug free existence, whereas in the townships of this region many are on ice and do crime. The foyer of the Court House is full and out onto the Main Street on Mondays. The children here are free from unnecessary restrictions and respect their neighbour's yard whether fenced or not. The respect for boundary lines that are unfenced is amazing and it's an ideal environment to grow up in. Could it be it takes a village to grow a child to be a civil adolescent? This is what I've witnessed over the years here. This experiment of Dittmer is working wonderfully for us, why would anyone want to change it? Most visitors love our chalets, bamboo house, timber cabins, rock cabins, stone buildings, heritage huts, mine managers quarters, the old timber butchery, shipping containers and mud houses. Thank you for allowing them. By definition there is no zoning for the people we are and would be instantly homeless by the definition of zoning Dittmer as Rural or Rural Residential. Even without zoning none of the buildings in Dittmer were damaged during cyclone and the eye of Debbie passed over Dittmer while the damage to the rest of the Whitsundays was ginormous. I appreciate the grating of the road even though the same pot holes exist in the same place from year to year. As I think while I am writing; one of the narrow pipe crossovers is dangerous due to potholes from a Dittmer to town approach. The hill needs a wide bitumen seal with white line to make it safe; this is a non-complain, just an observation. The bins at the 4 ways are great too. The side of the road grass cut and tree trimming was maintained recently, thank you. Thank you for providing someone to talk over your thoughts but they provided me with no reasonable reason for zoning? I don't know what to make of the conversation except it was polite. I am busy for the rest of the year and my attempts to think about zoning without hard questions being answered is impossible. Fools rush in where angels fear to go! As regards to Lot 6 Thorogood Street I have decided not to zone it. The rest of the world may only imagine what we have here at Dittmer! Sometimes, the best strategic plan is to leave well alone. Please preserve our blessing as a Village. PS. This letter is made public as a formal exhibit to be read by any at any and all zoning consultations as my formal request to remain unzoned and recognized as such in the State of Queensland. Note: This is a separate issue to the previous. With no information given; I have decided against zoning and I don't wish to talk about it again this year. If you wish to talk about why I am paying 2 lots of rates for land that is side by side, albeit joined by 1 boundary peg. I was and still available for that discussion. I am using the 2 blocks as the 1. When I asked upon purchase, I thought it was just a formality as I know of similar situations in the region where the rates are 1. When denied no one was available to tell me why? They just told me (in short) I would have to pay money and the answer would still be no. My attempts and phone calls failed and everyone I spoke to was dull on information. I had to get about paying rates and even today I am behind and rates are due again. Whereas I would have been able to pay 1 set. Maybe it is you who could sort this out for me? It cost $5,000 or so to get zoning done and sometimes years. Maybe do it with the	No Action

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		rates I have already paid, considering I pay over $1,200 or so more each year. I do presume you will go ahead with the zoning without my consent, but at least the pain of paying 2 rates will be over. I understand that you are not using the PMBOK Standards but some sort of in- house procedure and it is lacking these Standards that is why the PMBOK Standards of protocol is not being observed. This means I am being deal with as a stakeholder and not as a sponsor and so any objection is but a formality. The project phase is already underway and my reasonable requests is but a formality to be quashed by the in-house procedure. I do make it 100% clear, I will scratch up the extra rates as best I may, rather than have zoning and so this is not a negotiation but it is a formal request to do something about it. For whatever reason nobody would talk to me as your assistant did and I know little of these matters. Until 2017 Dittmer was zoned 'Rural Residential' under the 2009 Planning Scheme, and mistakenly made 'No Zone' in 2017 under the Whitsunday Planning Scheme 2017 due to a technical error. This occurred over half of Dittmer and the zone amendment is correcting this error. If a property has 'no zone' it takes on the zone of the nearest property, and the accepted uses of that zone. In Dittmer's case, this is Environmental Management and Conservation Zone which makes building a house or any accepted residential uses within the township Impact assessable. Council is assuring the appropriate development rights of Dittmer for each property. Thank you for your submission.	
4		It is time to secure our town plan from the Planning Department that has repeatedly promoted developments that ignore the plan and the community sentiment against high rises The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
5		It is vital that Airlie Beach & Whitsunday retain their low key, low rise ambiance which attracts visitors to our region & supports our economic stability. There is only ONE Airlie Beach! The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
7 **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23**	**96** **97** **98** **99** **100** **102** **103** **104** **105** **106** **107** **109** **110** **111** **112** **113** **115**	TO: Whitsunday Regional Council 1. Foreshore buildings have a maximum height of 10 metres above ground level and 3 storeys. 2. Main Street (Macca's side), Port of Airlie, Coral Sea Marina have a maximum building height of 14 metres above ground level and 4 storeys. 3. Waterson Way (Precinct C) has a maximum height of 18 metres above ground level and 5 storeys. See Response to Submission 2 on page 2 of this document. 4. The Strategic Intent supports low-rise development in Airlie Beach with no buildings over 18m/ 5 storeys placed in any Airlie Beach precinct. See Response to Submission 2 on page 2 of this document. 5. Storeys must be included in measurement of maximum height. See Response to Submission 2 on page 1 of this document.	**Actions** **Future Investigation** Investigate the wording of the Strategic Intent

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24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71	116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 138 139 140 141 144 145 146 147 148 1243 1244 1245 1246 1247 1248 1270 1279 1280 1289 1291 1296 1297 1299 1302 1307 1308	See **Figure 1** on the last page of this document. 6. All maximum heights (Metres & Storeys) remain an overall outcome. 'Generally in accordance' with heights is not acceptable for 'maximum'. See Response to Submission 2 on page 2 of this document. 7. A future public parking site is sized and a location defined with-in the Airlie Beach Precincts. A Precinct Parking Plan (as per Table 7.2.1.3.1 AO19.1 Editor's Note) to address the perceived parking issues within Airlie Beach is being developed by Council outside of the Whitsunday Planning Scheme. 8. The Airlie Beach Local Plan removes the support for "higher density development" along the foreshore. See Response to Submission 2 on page 3 of this document. Thank you for your submission.	**Entire PS** 'Maximum' will be removed from the Planning Scheme in relation to Building Heights, any other misc. references will be deleted and Note added. "Note: where a development exceeds the building height identified in Table 8.2.5.3.2/Table 8.2.5.3, public consultation must be undertaken in accordance with the Planning Act 2016." **Ongoing Investigations outside of Planning Scheme** Precinct Parking Plan **Airlie Beach Local Plan** (2)a will be deleted: ~~*"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"*~~

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72 **74** **75** **76** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **91** **92** **93** **94** **95**	**1309** **1311** **1312** **1314** **1315** **1316** **1317** **1318** **1319** **1322** **1323** **1324** **1325** **1326** **1327** **1328** **1329**		
7		More shade trees and seating. Mandatory requirements have been stipulated in new subdivisions by the state government, and this has been included in the Major Amendment, this includes more street trees for the enjoyment of the community. Schedule 12 and 12A of the *Planning Regulations 2017* have new mandatory benchmarks for street trees and open space. https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2017-0078#sch.12A Council has recently adopted Regional Master Plans for each major town, they have programs to include beautification, street tree planting and street furniture. For more information, please see Council's website - https://www.whitsundayrc.qld.gov.au/our-council/publications-and-media/plans-strategies-and-reports Thank you for your submission.	No Action
8		I would like our town to stay Low rise, with beautiful seaviews for all. The beauty of nature with the blue sea and green backdrop is what attracts most. All our overseas visitors loved the village atmosphere and beautiful nature of Airlie. Highrises can be admired on the gold coast... our roads and infrastructure are inadequate already, more highrises and people will kill this beautiful spot The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
10		We don't want Airlie Beach to look like the Gold Coast! The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area.	No Action

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	Thank you for your submission.	
11	Please keep restrict building heights to keep Airlie a pleasant site to look at and not another Gold Coast. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
12	No high rise ! Ever The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
13	Please no ugly high-rise in airlie! Especially along the foreshore. It would absolutely spoil our village atmosphere! The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
14	Airlie Beach must be protected from high rise development. WRC staff and Councillors do not have the right to change/increase building heights without the approval of the areas rate payers. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
15	Highrise does not belong on our Foreshore. Highrise blocks the prevailing breezes and absorbs & retains more heat. They are an eyesore. Lack of parking & more traffic causes congestion & exhaust fume pollution that we will all inhale. Please do NOT destroy the ambience, laidback vibe and soul of our little town, which is why the people come on mass to visit us. I object strongly to any Highrise along the Foreshore, we are not the Gold Coast and don't want to be. Please stop making idiotic decisions that the whole community will suffer for. Stop being greedy and just thinking about the cash. Lifestyle and Visual impacts are extremely important. If Bowen want it, let them have it in their Front yard. Wake up to yourselves! The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area, however building heights are being increased within the Bowen local plan area. Thank you for your submission.	No Action
16	High rise will destroy the look feel and foreshore of Airlie Beach. No High rise in Whitsunday Shire. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area.	No Action

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	Thank you for your submission.	
17	More FREE parking and NO load music in pubs (one in particular !) It is not relaxing hearing all that load music all over town especially if it is only for the big dollars a few people make . Is the world going nuts ? Council has recently provided the free carpark on Waterson Way and continues to investigate carparking options. Council's Local Laws monitor noise complaints on a case by case basis. Thank you for your submission.	No Action
18	I wish all high rise development to continue up the hillsides so we don't block off the foreshore with high rise which is not in keeping with Airlie's unique image. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Council has also redefined building on slope to encourage hillside development. Thank you for your submission.	No Action
19	We do not want another Miami type town in this country! This town was such a pretty place. Don't destroy what's left with ugly high rise. This is not why people used to come here from all over the world to see. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
20	There is no point having an approved planning scheme if Council ignores it! Please do not let them turn Airlie Beach into another Mooloolaba The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
21	Stop the high rise building in Airlie beach The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
22	Ratepayers want Airlie Beach to be designed for residents not for developers and big businesses. Developments should not be considered unless they clearly demonstrate benefits to the community. The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. Thank you for your submission.	No Action

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23	Height restrictions are needed to keep the character in check with the character and maintain the area as to the look the residence require. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
24	The reason we love Airlie Beach is the laid back, relaxed and low rise atmosphere. High rise developments are found in many other towns and cities along the Queensland coast and destroy the natural environment (eg mangroves) and amenity as high rise and marina after marina are built. We need to be proactive in protecting the open spaces and current low rise building limits while we can. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
25	Stop the high rise building in Airlie beach The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
26	Stop high rise buildings in Airlie beach The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
27	Do not build high rise in Airlie area Let's remain different to other areas Plant and nurture more shade trees in our parks and foreshore areas Obey the wishes of your constituents The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Council has recently adopted Regional Master Plans for each major town, they have programs to include beautification, street tree planting and street furniture. For more information, please see Council's website - https://www.whitsundayrc.qld.gov.au/our-council/publications-and-media/plans-strategies-and-reports Thank you for your submission.	No Action
28	We do not have the infrastructure to cope with highrise. Highrise will be an eyesore in our village community. The matter of variations to building height controls in Airlie Beach has been considered. While Council is not amending building heights within the Airlie Beach local plan, there is sufficient infrastructure to accommodate further growth, please refer to Council's Local Government Infrastructure Plan - https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/whitsunday-planning-scheme-2017	No Action

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	Thank you for your submission.	
29	Airlie Beach has that wonderful cosy style and charm that contributes to its appeal and winning the Best Small Tourism Town award. The Height limits were agreed and set for a reason. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
30	I believe that all development proposals should conform completely with the heights and maximum stories outlined in this submission. Airlie Beach is and should remain a low-rise seaside tourist destination. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
31	Just stick to the town plan and stop ruining our town. Each application must be assessed on its own merits in accordance with the *Planning Act 2016*. Thank you for your submission.	No Action
32	I fully and wholeheartedly support this submission. Once clarified, the town plan should be fully implemented. Any subsequent alteration to the town plan should then be only made possible through agreement of the local electorate through a local referendum. The Planning Scheme may only be amended in accordance with the *Planning Act 2016* and the *Ministers Guidelines and Rules 2020,* including the requirements of Public Consultation. Thank you for your submission.	No Action
33	Airlie Beach's appeal is so special because of the vibrant village atmosphere and it could become "just another town" if the council fails to keep buildings heights as they are. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
34	Please keep Airlie Beach's building heights the same. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action

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35	We urgently need to lock in enough green space to reduce the heat island effect which already keeps Airlie Beach about 2 degrees hotter than Cannonvale. No dark roofs/ paving which retain heat and more local native shade trees. Council's tree list has been updated to ensure native trees are preferred. Council has recently completed a Heat Study which will inform Council's future decision making. Refer here https://www.innovationhub.whitsundayrc.qld.gov.au/proserpine-heat-study Fulfil the long undelivered promise of closing Main Street to through traffic and direct parking to the Council parking area on Waterson Way. Council has recently undertaken Public Consultation on pedestrian movement in the Airlie Beach Main Street to inform future decision making about pedestrian vs vehicle priority. Refer to https://yoursay.whitsundayrc.qld.gov.au/airlie-beach-main-street-crossing-works Commission a multi level Carpark on this land with revenue to Council for use in Airlie Beach. Council has recently provided the free carpark on Waterson Way and continues to investigate carparking options. Create shaded walkways between this carpark and the Main Street. Airlie Beach local plan proposes numerous new and upgraded pedestrian laneways. Create some safe pedestrian crossings for Airlie Beach: pedestrians should have priority in Airlie Main Street. Council has recently undertaken Public Consultation on pedestrian movement in the Airlie Beach Main Street to inform future decision making about pedestrian vs vehicle priority. Refer to https://yoursay.whitsundayrc.qld.gov.au/airlie-beach-main-street-crossing-works Thank you for your submission.	No Action
36	When I first came to Airlie Beach the town was a whole lot smaller than it is today. Whitsunday Terraces was as far up the slope behind the town as the buildings went and we were told by council that they would never go any higher. Well haven't things changed! Now we have buildings all the way up to the ridge line above Airlie, yet somehow the town has managed to maintain an air of relaxed, low intensity development and that is the major attraction of the place. If the Whitsunday Regional Council (WRC) allows high rise or higher density development to go ahead anywhere in Airlie Beach that appeal will immediately be lost. The town will then look like a piece of the Gold Coast and it's unique attraction will be gone forever. There have been many "Town Plans" for Airlie Beach. Locals have contributed to the development of them over and over again and have made it very clear that we don't want any buildings above the limits set out in my submission. From now on WRC must abide by this plan and it must be incorporated in concrete terms in the planning scheme. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. The Planning Scheme may only be amended in accordance with the *Planning Act 2016* and the *Ministers Guidelines and Rules 2020,* including the requirements of Public Consultation. Planning Schemes and towns continually evolve over time to respond to changing community expectations. Planning Schemes are required to be reviewed every 10 years to meet State Planning interests. Currently, the Whitsunday Planning Scheme is guided by the State Planning Policy 2017. Thank you for your submission.	No Action
37	The official town planning department are not responding to the community's strong desire NOT TO HAVE HIGHRISE...especially on the foreshore. It kills the "Airlie brand' We have hills to build on, should a view be necessary.	No Action

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	The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	
38	We do NOT need high rises in Airlie Beach it will take away from the atmosphere we have in our beautiful town there is no place for them here and the horrible building at Port of Airlie proves it The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
41	See **Attachment 1** The submission is a zone request for 77 Telford Road Strathdickie to alter the current zoning of 'Rural' to 'Rural Residential'. Thank you for your zone amendment request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This would significantly delay this major amendment however, your zone request will be considered at the nearest available opportunity, please be advised this may take some time. Alternatively, you may follow the development assessment process as outlined in the *Planning Act 2016* to pursue development options on your subject site. Thank you for your submission.	**Action** **Future Investigation of Rural Residential areas will be undertaken in 2023**
42	We have a beautiful village style community here which is the main attraction for most residents and tourists. Noosa, Port Douglas have already demonstrated that we can have quality community-friendly developments which benefit everybody. The community has already told you we don't want high rise- no means NO. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
43	I would really like to see the town retain its character by keeping tall buildings back from the waterfront. Towns like, Noosa, Byron Bay and Port Douglas are great examples of how it can be done and still retain a thriving tourism business without high rise. The aesthetics of having buildings scale up from the waterfront back matches the lay of the land and enhanced the appeal for visitors and locals alike. The argument that development needs to go high to become economically viable is simply not true. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
44	Please keep the buildings low-rise. To allow anything more than the current levels would ruin the global reputation of Airlie Beach as a village style resort town. Tourism trends have veered away from the communist-bloc design of high rise buildings crammed with little rooms. Please save our region from this backward-thinking regression to ugly 1960s town planning. The beautiful Whitsundays deserve better than that.	No Action

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	The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	
45	High rise units with multiple dwellings would be the overpopulated slums of tomorrow. If Council feels they are imperative for the region then put them in Bowen which is far more suited to this kind of development. Don't let greed, ugliness and overpopulated high rise dwellings ruin the unique atmosphere of Airlie Beach. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area, however building heights are being increased within the Bowen local plan area. Thank you for your submission.	No Action
46	We need two things to draw more tourist. 1. only low rise buildings 5 stories max. 2. parking we do not have enough now and council wants to approve more units with less parking. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Precinct C is the only precinct within the Airlie Beach local plan with a height limit above 5 stories, 21 metres (6 stories). The majority of land within the Airlie Beach local plan area has a height limit of 14 metres (4 stories). Please refer to https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments Council has recently provided the free carpark on Waterson Way and continues to investigate carparking options. Thank you for your submission.	No Action
47	I am a resident of 33 years and came to Airlie Beach due to the beautiful village atmosphere. In that time, Councils have adopted various Town Plan schemes keeping the low rise within the CBD precinct. I support this amendment. NO to high rise.....the community do not want a Gold Coast skyline. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
49	Keep it down. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
50	Please don’t make the building height any taller The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action

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51	We have a town plan which the community has okayed. Can we please adhere to it!!!! It is very important for tourism appeal and the community well being that we maintain the low rise village atmosphere of the Airlie Beach CBD and foreshore . The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
52	As a long term ratepayer I am concerned about the future consequences of WRC's approval of higher density development that will be affected by the impacts of climate change, especially storm surge, higher seal levels, increased risk of severe weather events & what Council's liability will be by the development approvals proposed in WRC's amended planning scheme. Council adopted the Coastal Hazard Adaption Strategy (CHAS), which addresses coastal erosion, sea level rise and storm surge out to the year 2100. The Planning Scheme major amendment adopted the CHAS hazard mapping to ensure the safety of the community, and all affected development applications are required to address the Coastal Hazard & Flood Hazard Overlay Codes. These proposed amendments will increase the population & vehicle numbers beyond the current capacity and there will be a detrimental impact on the quality of the visitor experience. Airlie Beach particularly - with its single main access road to the inland, is extremely vulnerable. Please accept the Whitsunday Conservation Council's eight point submission to be included in the Whitsunday Planning Scheme to manage future development in a sustainable manner to ensure as this town grows it doesn't impact negatively on ratepayers, those that live here & visitors alike. The Planning Scheme major amendment seeks to sustainably manage growth, including necessary truck infrastructure upgrades such as roads, water and sewerage to meet the projected growth. Thank you for your submission.	No Action
53	I do not wish to see Airlie each turn into something like the Gold Coast. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
54	The new development near Shingley beach will be an eyesore removing the existing pleasant amenity. The existent traffic problems at the corner of Shingley Drive and Shute Harbour Road are already chaotic at times! The WSCouncils rules are evident and cannot be changed by Councillors without community approval. We will use every legal options to HALT this development. Council resolved to refuse the application at Shingley Beach in its current form. The intersection of Shingley Drive and Shute Harbour Road are under the jurisdiction of the Department of Transport and Main Roads. Thank you for your submission.	No Action
56	We should try to retain that 'village character' and not become another Gold Coast! Tourists who come here will not return, if Airlie Beach becomes a 2nd Gold Coast. The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area.	No Action

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	Thank you for your submission.	
57	Please keep Airlie Beach pure and lovely! Thank you for your submission.	No Action
58	Limit development height to that proposed by Whitsunday Conservation council. Review council expenditure to keep the rate increases significantly below CPI (at least 2%) The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
59	Following the example of Byron Shire, rather than the Nusa community where the developers drove the shaping of the community at the expense on the members of the community. We have limited beaches and a fragile reef, and one road in and out. Thank you for your submission.	No Action
60	Please keep the beachside buildings low-rise. To allow anything more than the current levels would ruin the global reputation of Airlie Beach as a village style resort town. Tourism trends have veered away from the communist-bloc design of highrise buildings crammed with little rooms. Please save our region from this backward-thinking regression to ugly 1960s town planning. The beautiful Whitsundays deserve better than that today and into the future. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
61	This has been a long standing question for the people of the Whitsundays & must be continued, as there are a number of other towns that have gone that way & can NOT go back if this goes ahead. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
62	Keep building heights low! Airlie Beach will be made ugly if high rise buildings are constructed. Even now the trend in Surfers Paradise is to stop more high rise development. Let's look forward towards tasteful low rise development for future growth not backwards to ugly high rise buildings. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
63	Go as high as you want. Thank you for your submission.	No Action

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65	No of storeys should def be included. Lower density is much more in keeping with the feel of our town. We need honesty & transparency in the development of our beautiful part of Australia. See Response to Submission 2 on page 1 of this document. See **Figure 1** on the last page of this document. Thank you for your submission.	No Action
66	It is imperative to maintain and enhance the natural beauty of Airlie Beach by minimising building height limits as indicated in this submission. If the ambience of our beautiful coastal village is destroyed, it's lost forever. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
67	Please do not destroy Tropical Airlie Beach. With your unsuitable structures. Please do not destroy the tropical feel from of Airlie Beach by building on our limited 'green space' Please 'do not destroy what you came to enjoy'. Bowen council should be caring for us. Airlie Beach is to crowded. The amount of traffic and visitors is wearing out the roads and sidewalks. So more buildings will only add to the problem. Please 'care for Airlie' The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. Thank you for your submission.	No Action
68	No high rise for Airlie Beach There are concrete jungles elsewhere Stand alone on this issue The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
70	Stop trying to be Byron Bay or Noosa! Look where it got them. Thank you for your submission.	No Action
72	Low rise development promoted to retain the Airlie " village" atmosphere, not a Gold Coast high rise image. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
73	I refer to your letter dated 26 July 2022, advising that the requested zone amendment for my property at 32 Betzels Lane, Bowen (L12 RP745336), has been declined for the following reason: "There is no need for additional Rural Residential zoned land, also this area is identified on the flood mapping and increasing residential	**Action** No Action

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	density could pose additional risk. Oversupply of Rural Residential land in Bowen up to 2036 - not related to an approval." I submit that the declining is not justified on the following basis: The reason for the amendment was merely to zone the land in accordance with its current use. In this regard, it is noted that: (a) The area of the block is of an area suitable to rural residential purchases, e.g., keeping a horse, limited gardening etc. (b) The land area is such that it is not suitable for general rural purposes, such as grazing, agriculture, etc. The adjoining blocks, Lot 13 and Lot 14 on RP745336, and Lots 1 to 5 and Lots 8 to 10 on RP745328 on Betzels Lane, are of similar or lesser areas. The land at the back of this block, Lots 1 to 10 on SP211514, were zoned and subdivided as Rural Residential land. (c) I believe that when Plans RP745336 and RP745328 were registered in 1986, the lands were zoned for Rural Residential purposes (possibly described as Park Residential). The lands were obviously considered suitable for rural residential purposes at that time. There appears to be no justification when the lands were rezoned back to rural lands, when the area of the blocks made the lands more suitable for rural residential purposes than for general rural purposes. I do not recall having received any notice of the right to make a submission on the intended amendment of the Town Plan when this change of zoning occurred. Increasing residential density as an additional risk is insignificant, as the area of the block is such that if zoned Rural Residential, the maximum additional land would be one block. The statement of the oversupply of Rural Residential land in Bowen up to 2036 is not currently justified, due to the recent upsurge in the sale of both residential and rural residential land. There is a limited supply of both residential land and rural residential land on the market, and these details would be available to your Council. This submission does not purport to seek a rezoning of my land, Lot 12 on RP745336, separate from the adjoining lands, Lot 13 and Lot 14 on RP745336, and Lots 1 to 5 and Lots 8 to 10 on RP745328. It is submitted that all these blocks should be zoned Rural Residential to bring them into line with the adjoining Rural Residential blocks, Lots 1 to 10 on SP211514, to reflect their current use, and the uses for those lands which can be utilised.	

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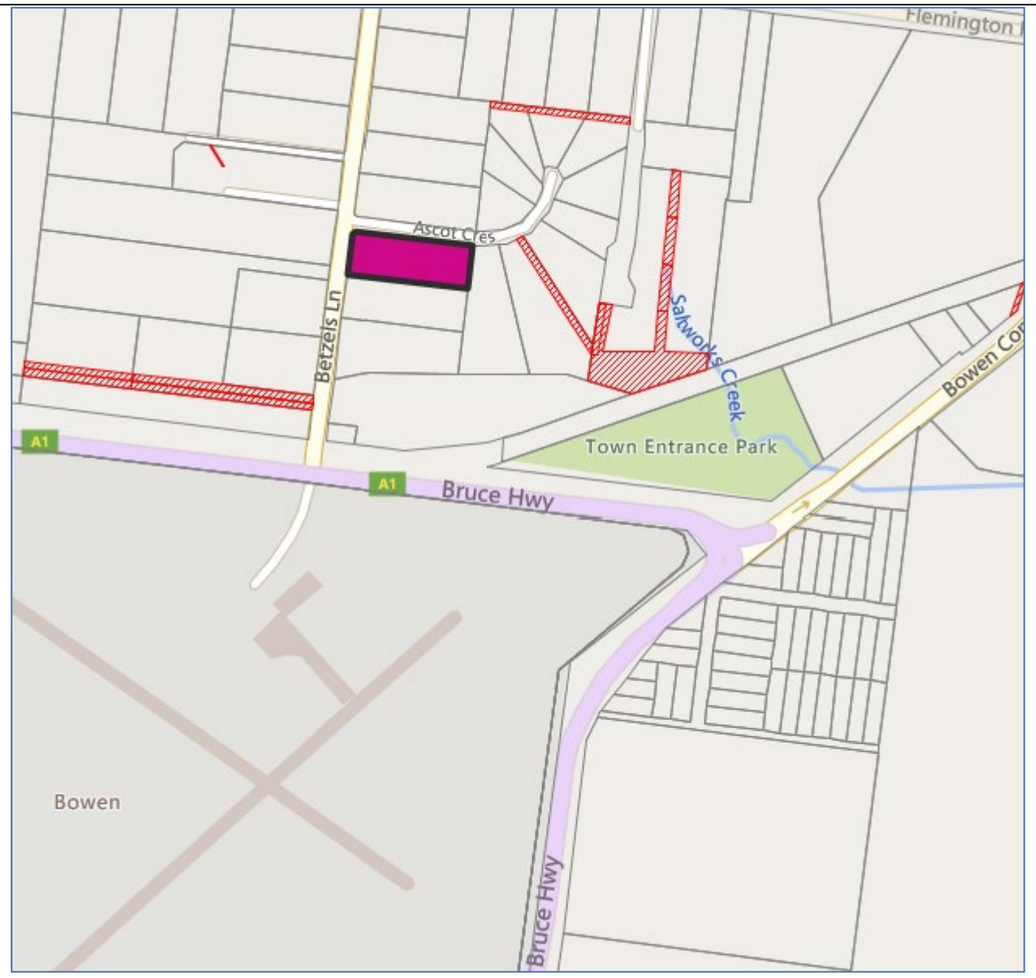

Subject Land

Bowen
Cnr Herbert & Powell Streets
Bowen QLD 4805

Proserpine
83-85 Main Street
Proserpine QLD 4800

Collinsville
Cnr Stanley & Conway Streets
Collinsville QLD 4804

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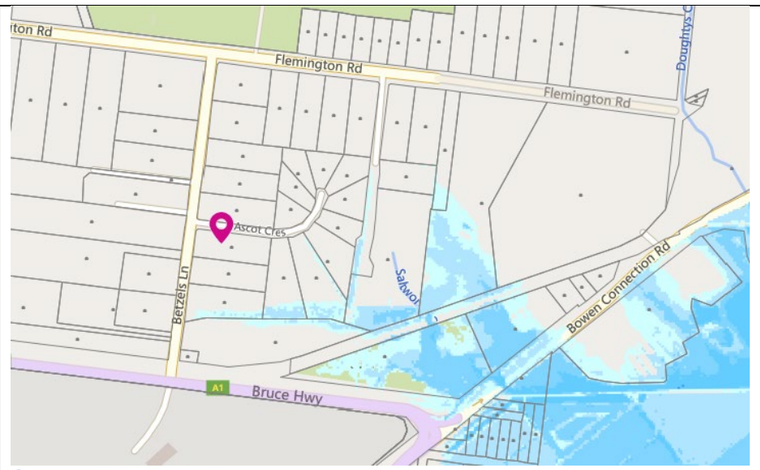
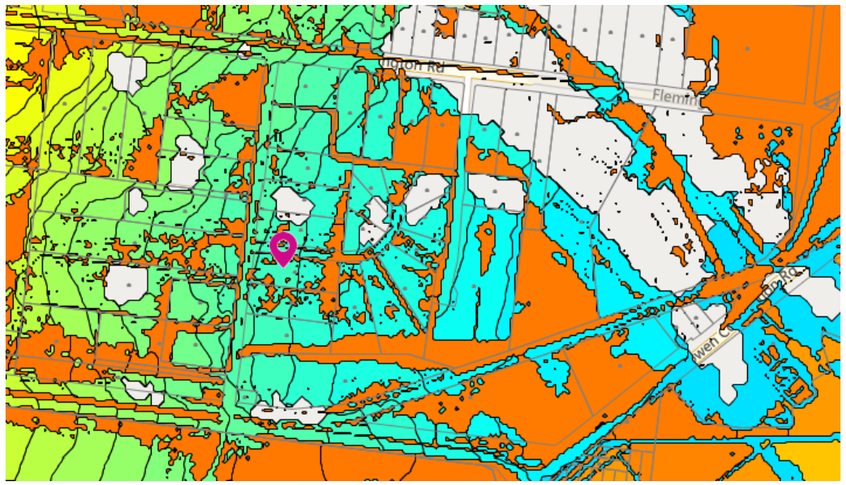


Storm Tide Inundation



Flooding (Local – orange, Done River – blue/green)

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	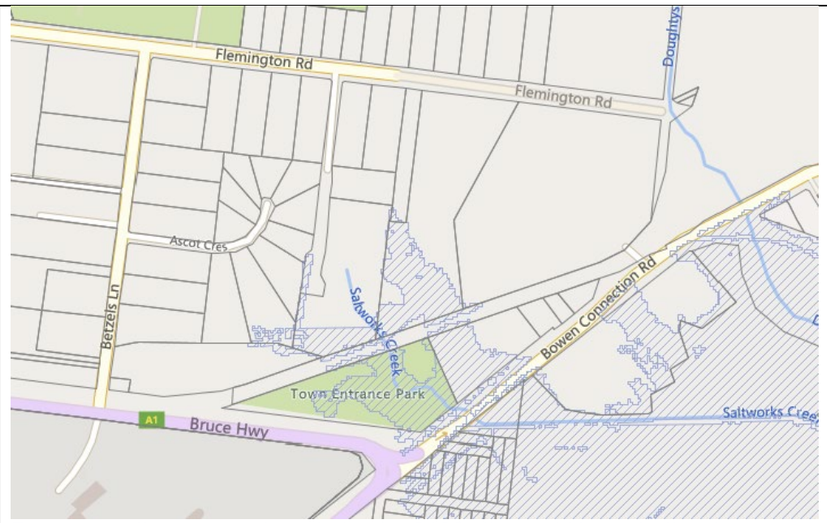 Permanent Stormwater Inundation by 2100 (Coastal Hazards Overlay) The original zone request was refused due to a significant flood risk within this area. This risk remains and while 'Rural' may not be the most appropriate allocation of a zone for the subject area 'Rural Residential' allows for a greater density within a Flood Risk area, of which Council has little appetite for. As such Council will not considering this request. Thank you for your submission.	
74	Airlie Beach's attraction lies in the qualities that have created the unique place that it is. It is not the Gold Coast or Noosa or anywhere else. What it does need is attention to the eyesores that detract from its uniqueness. The detractors are the dirty footpaths, the businesses that need maintenance such as Beaches, the lack of pedestrian footpaths etc. Council encourages maintenance on external facades of business through the Façade Improvement Policy, however it is up to the individual business owner to instigate this outcome. Council has adopted levels of service for footpath cleaning and maintenance; these comments have been forwarded onto the relevant department. Thank you for your submission.	No Action
75	The attraction of living here is the hills. We don't need to have high-rise buildings. We don't want to block out the views of the Whitsunday Islands. Some trees need trimming as they restrict the views on the main road in. Don't block the views like the Gold Coast. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
76	I am certain that not only locals but visitors as well do not want to see Airlie beach a town of high rise buildings. Tall buildings will change the spirit of the Whitsunday village which is a draw card. I can't understand what thinking is behind the need for high rise buildings in any area of the Whitsundays. Please accept the suggestions herein.	No Action

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		The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	
77 **191** **192** **193** **204** **205** **228** **229** **230** **231** **232** **233** **235** **236** **237** **238** **239** **240** **241** **242** **243** **244** **245** **246** **248** **249** **250** **253** **254** **255** **256** **257** **258** **259** **260** **261** **262** **263** **264** **265** **266** **267** **268**	**545** **546** **547** **548** **553** **556** **559** **560** **561** **563** **564** **567** **568** **569** **570** **572** **574** **576** **580** **583** **586** **588** **589** **591** **592** **600** **604** **605** **606** **608** **609** **683** **735** **741** **742** **743** **744** **745** **752** **753** **754** **755** **756**	Submission on the Major Amendment to the Whitsunday Planning Scheme. The Scheme should include storeys in measurement of maximum height to stop pubic consultation of certain storey numbers and possible construction of more. See Response to Submission 2 on page 1 of this document. See **Figure 1** on the last page of this document. Airlie Beach Precinct A should be set at a maximum building height of 10 metres above ground level and 3 storeys. Airlie Beach Precinct B, D, and F should be set at a maximum building height of 14 metres above ground level and 4 storeys. Airlie Beach Precinct C should be set at a maximum building height of 18 metres above ground level and 5 storeys. See Response to Submission 2 on page 2 of this document. That Precinct G and surrounding over 14% sloped residential zones are set to a maximum building height of 10 metres above ground level. 8.5m lower slopes. Precinct G currently has a building height limit of 14 metres. Low Medium Density Residential Zone has a height limit of 12 metres and Low Density Residential Zone has a height limit of (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%. Buildings on slopes greater than 25% have additional provisions (PO2 & AO2.1, AO2.2) within the Building Heights Overlay Code. The Ministers Guidelines and Rules 2020 Chapter 2 Part 4, 18.3 states the '*local government must consider every properly made submission about the proposed amendment and consider other submissions*'. The matter of variations to building height controls in Airlie Beach has been considered. The Major Amendment does not propose a change to the building height within the above Precincts, therefore no further action will be taken. No justification has been provided for a reduction in height, nor any advice regarding what impact that might flow from it. That all maximum heights are set as performance outcomes, not just acceptable outcomes. See Response to Submission 2 on page 2 of this document. That Low-medium density residential zone code (3) (a) is changed from "such as" to (exclusively townhouses, villas, terraces and row houses). These are illustrative examples of what 'multiple dwelling' could include to help the reader understand a more technical definition required by the *Planning Act 2016*. The words "*such as*" are used to infer that these examples are not definitive nor exhaustive, as a Planning Scheme is not able to override a definition provided in the *Planning Act 2016* or *Planning Regulation 2017*.	**Action** **Omit/Insert** **Entire PS** 'Maximum' will be removed from the Planning Scheme in relation to Building Heights, any other misc. references will be deleted and Note added. "Note: where a development exceeds the building height identified in Table 8.2.5.3.2/Table 8.2.5.3, public consultation must be undertaken in accordance with the Planning Act 2016."

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269 270 271 272 273 274 277 278 279 280 281 282 283 311 312 313 314 315 316 318 319 320 322 323 324 325 326 327 329 330 337 338 339 340 341 343 344 345 346 347 348 349 350 351 361 362	758 759 770 771 772 773 774 775 776 778 779 780 781 782 784 785 786 787 788 789 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 890 891 892 893 895 905 907 913 914 915 917	The Ministers Guidelines and Rules 202 Chapter 2 Part 4, 18.3 states the '*local government must consider every properly made submission about the proposed amendment and consider other submissions*'. The Major Amendment does not propose any change to the wording of the Zone Code; therefore no further action will be taken. That short term accommodation is impact assessable within the Low-medium density residential zone code. Each application for short term accommodation must be assessed on its own merits in accordance with the *Planning Act 2016*. Council has also amended the Local Law to include the regulation of the operation of short term accommodation in the Region. That the tourist accommodation zone code includes impact assessment for any development above 10 metre maximum building heights. The Major Amendment requires that development within the Tourist Accommodation Zone Code is impact assessable for any building exceeding 8.5 metres above ground level; or exceeding 10 metres above ground level, where the land slopes between 15% and 25%. As this part of the submission is already a requirement of the Planning Scheme, no further action will be taken. The ROL maintains impact assessment for any application not meeting acceptable outcomes of the code to keep neighbours aware if new access may be proposed. The creation of an access easement is an agreement usually between the parties impacted, usually resolving historical or technical issues, such as encroachments. The benefit of public notification is low, and Acceptable Outcomes have been added to the Reconfiguration of a Lot Code to ensure sensitive uses are not impacted by dust and noise from any new access point. As such, no further action will be taken. The 'T' intersections and any motor vehicle access to town plaza are removed from Waterson Way road plan. A future public parking site is sized and location defined. See Response to Submission 2 on page 3 of this document. A Precinct Parking Plan (as per Table 7.2.1.3.1 AO19.1 Editor's Note) to address the perceived parking issues within Airlie Beach is being developed by Council outside of the Whitsunday Planning Scheme. For the reasons above, no further action will be taken. The Airlie Beach Local Plan coordinates better with OA 2(a) by changing to: 2 (j) redevelopment in the Main Street and or adjoining the Foreshore enhances existing laneways and develops future laneways. (m) development in Precinct D incorporates a low/medium rise luxury hotel, including major function facilities, designed to cater for a premium tourism market. The Airlie Beach Local Plan 2 (k) and (n) state: *"redevelopment in the Main Street and or adjoining the Foreshore is encouraged at higher density to account for existing constraints and encourage further revitalisation, enhancement of existing laneways and development of future laneways"* *"development in Precinct D incorporates a luxury hotel, including function facilities, designed to cater for a premium tourism market."* Higher density is generally only supported where there is a community benefit, such as a public laneway to improve accessibility, and there should be incentive for landowners to achieve a community outcome.	**Ongoing Investigations outside of Planning Scheme** Precinct Parking Plan

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78		No sell off of public land. No high rise. Development must include green space The Planning Scheme major amendment has no effect on land tenure. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Subdivision and Residential accommodation development have benchmarks for open space areas, landscaping and maximum site coverage. A percentage of infrastructure charges for new development contribute towards future public open space.	No Action

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	Thank you for your submission.	
79	Retain the 'village' character of Airlie Beach. We do not want or need another Gold Coast! The tourists loving this town come because it is NOT the Gold Coast! The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. Thank you for your submission.	No Action
80	Population growth demands that we have multi storied /high density buildings, these could be located around the back of Airlie at the foot of the range, these could then be 20 stories plus as they wouldn't destroy any views, in fact they would have unsurpassed views. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
81	Airlie Beach and its surrounds should maintain its small country town vibe because this is what keeps a healthy community together and ensures visitors and tourists are able to share the opportunities offered by the beautiful Whitsunday Islands. Current infrastructure and health facilities do not allow for further overdevelopment with one road one road out. The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. The matter of variations to building height controls in Airlie Beach has been considered. While Council is not changing the building heights within the Airlie Beach local plan, there is sufficient infrastructure to accommodate further growth, please refer to Council's Local Government Infrastructure Plan - https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/whitsunday-planning-scheme-2017 Thank you for your submission.	No Action
82	My wife and I retired to Airlie Beach because of the absence of high rise on the foreshore. We were shattered when the Bowen based Whitsunday Council agreed to developers having the right to 12 storeys on the foreshore. How could this decision be made when there were so many local people opposed to high rise? Each application must be assessed on its own merits in accordance with the *Planning Act 2016*. Thank you for your submission.	No Action
83	Low rise development only. We have only one road in and out of Airlie Beach, Cannonvale and Shute Harbour. National parks and beautiful island views and World Heritage listed Great Barrier Reef protected waterways to protect and enjoy for locals and tourists alike. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
84	The benefits for people who live and work in Airlie of a low rise community are major	No Action

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	The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	
85	I want to see Airlie Beach and surrounds keep what it already has to make it a unique and special place to live and visit. The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. Thank you for your submission.	No Action
89	Low rise bldgs with heaps more parking The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Council has recently provided the free carpark on Waterson Way and continues to investigate carparking options. Thank you for your submission.	No Action
90	I think the development code is looking fine. Following some noted: • PO1 and Po2 - fine • PO5 for waste water – this talks about a Waste Water Management Plan. Need to expand WWMP abbreviation. Abbreviations are in Appendix 1 of the Planning Scheme. o It appears that this will be used for swimming pools in particular? o Maybe need a footnote. Not enough information has been provided to respond to this part of the submission, please Contact Council if you wish to discuss this matter further. • Schedule 6 o Refers out to the WRC stormwater guidelines – which can be updated or changed if necessary and holds the detail. o Refers to the need to use MUSIC etc. All likes fit for purpose. Thank you for your submission.	No Action
91	I've been here for 35 years - if I wanted high-rise I'd go to the Gold Coast. Over-development has completely changed Noosa - for the worse! Don't destroy Airlie Beach! The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action

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92	The village atmosphere in and around Airlie Beach must be maintained not only for the benefit of local residents but for the appeal it offers to tourists and visitors to our coast. Any development exceeding the above heights will present not only an eyesore but will contribute to ever increasing congestion. The community at large is absolutely opposed to any "high rise" development from the multitude of people I have spoken with. The council must listen to the community that they represent particularly on this issue. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
93	No high rise buildings anywhere near the foreshore. We don't want a Gold Coast look and feel here! Ignore the Victorians that move here! The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
94	No high rises full stop destroying the look and feel of our so callled coastal town The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
95	A majority of local residents have demonstrated time and time again that they wish to retain the village atmosphere of Airlie Beach. High Rise/ High Density Development is incompatible with this and the Council should bear this in mind with any changes to the Planning Scheme. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
96	I strongly object to the proposed development. Please refer to the 8 points listed here (submission other part above, search **96**) Each application must be assessed on its own merits in accordance with the *Planning Act 2016*. Thank you for your submission.	No Action
97	I strongly object to the proposed development. Please refer to the 8 points listed here (submission other part above) Each application must be assessed on its own merits in accordance with the *Planning Act 2016*. Thank you for your submission.	No Action
101	RE: SUBMISSION TO WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT – 1 CARLO DRIVE, CANNONVALE – LOT 1 ON RP800715 – REQUEST FOR ZONE CHANGE – LOW IMPACT INDUSTRY TO CENTRE ZONING On behalf of the landowner, YPG Industries Pty Ltd as TTE, we hereby lodge a formal submission to be considered as part of the Whitsunday Planning Scheme 2017 Major Amendment. Council issued a Decision Notice Approval for Material Change of Use – Health Care Services, Food & Drink Outlet and Office, under reference 20200071 on the 10 March 2021. The approval contains 5 separate tenancies which can be utilised for the above, approved uses in addition to a reception/health care services tenancy.	No Action

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	Health care services are a 'Community Activity', and Food & Drink Outlet and Office are 'Business Activities' per Table SC 1.1.1.2 – Defined Activity Groups. An industry activity could be commenced, as accepted development, while the zone remains Low impact industry. This would have negative impacts for the business uses approved on the site, and has the potential to create noise, emissions, dust, odours, and vibrations; inconsistent with a commercial/business centre and creating numerous issues for other tenants. Overall outcome 1 of the Industry activities code states: The purpose of the Industry activities code is to ensure Industry activities are designed and operated in a manner which meets the needs of the Industry activity, protects public safety and environmental values and appropriately responds to amenity considerations. The purpose of the Industry activities code will be achieved through the following overall outcomes: the scale and intensity of an Industry activity is compatible with its location and setting; an Industry activity incorporates a site layout and building design that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street; an Industry activity does not cause environmental harm or nuisance, including the contamination of land or water; an Industry activity avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industrial activity where these activities are located in a zone other than an industry zone; and an Industry activity incorporates service areas and waste management processes that are efficient and maximise opportunities for reuse or recycling An industry use on this site could not meet the purpose and overall outcomes of the Industry Activities Code. The Centro Shopping Centre across the road, and Reef Plaza on the corner of Paluma and Shute Harbour Roads are zoned 'Major Centre', as are most of the properties fronting Shute Harbour Road in this location. It is reasonable to consider that a 'Centre' zoning is more appropriate for this site given the approval issued by Council. Please advise if you require any further information. Thank you for your zone amendment request however Council declines this request. Council has the following reasons: • The area is an established Industry Area in the Strategic Framework. • The zone change would erode the land available for current and future Industry Use. Thank you for your submission.	
102	High rise will ruin our towns unique village by the sea atmosphere forever! Never ever high rise! The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
103	Stop the high rises that will spoil Airlie forever The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
104	Noosa shire allows no high-rise and has the highest land valuations on the Sunshine Coast. Coolum Beach allowed 2 high-rise apartment blocks in the 1980s which destroyed the views of everyone on the hillside behind them and became an eyesore. High-rise should only be constructed in areas where no-one's views will be interfered with.	No Action

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	The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	
105	Airlie Beach needs to have the height limits in place, it goes with the nature of the town as a casual, relaxed place to visit. Adding high rise building will take away from all that is special about this place. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
107	NO high rise - it is not aligned with what has been built to date. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
108	Re PLANNING SCHEME PROPOSED AMENDMENT 194 BRUCE HIGHWAY, (L124 RP 806607) At our recent monthly Museum meeting it was agreed that the museum committee had no objections to the above proposed amendment. However, we do have concerns regarding our proposed building on the museum adjacent block (40 Gardenia Street, Proserpine). We request a meeting with council to clarify the conditions of this application. Please respond with times that staff & councillors would be available to meet with the museum executive. Thank you for your submission.	No Action
109	I am not against development but I want it on our terms not as Councillors seem to think we want. Thank you for your submission.	No Action
110	Do not want high rise buildings in Airlie beach precinct and would like to keep the village atmosphere, with a maximum height of 5 storeys. See Submission 2 on page 2 of this document. Thank you for your submission.	No Action
111	No highrise anywhere near foreshore. There are already too many towns destroyed by developers. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
112	No high rise buildings in Airlie Beach.	No Action

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	The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	
114	Please find below my feedback on the proposed changes to the Planning Scheme. Part 1 - Introduction *Add:* This Planning Scheme represents a "contract" between the local community and the council. Only minor variations will be permitted. The Whitsunday Planning Scheme is a balance of five strategic principles of liveable communities and housing, economic growth, environment and heritage, safety and resilience to hazards and infrastructure. The Planning Scheme represents a local interpretation of the State Planning Policies. No further action will be taken on this matter. The Planning Scheme needs to remain flexible while compliant with the Planning Act 2016, the requested wording is contradictory to both and therefore no further action will be taken. Part 3.2 Strategic intent *Add:* The plan respects the communities desire for no high rise in the Airlie Beach area. The matter of variations to building height controls in Airlie Beach has been considered. The Major Amendment does not propose a change to the building height within the Airlie Beach area, therefore no further action will be taken. Part 3.2.5 Infrastructure *Add:* Increasing traffic is creating issues at the Shingley Drive / Shute Harbour road intersection that will need addressing. The intersection of Shingley Drive and Shute Harbour Road are under the jurisdiction of the Department of Transport and Main Roads. Part 4.4.3 Stormwater network Has the anticipated 10/50/100 year flood events been adjusted to take into account climate change and increasing severity and frequency of flood events? The Development Manual represents best practice for infrastructure design for the Region, this stipulates the built requirements of Stormwater pipes. This manual takes into account best practice for Australian Standards, the Queensland Urban Drainage Manual and has recently been updated by Council. The amendment included technical amendments to stormwater infrastructure, including expectations for flood and stormwater reports, interallotment drainage and managing overland flow. The Flood Hazard Overlay Code and Mapping consider climate change modelling within the Town of Whitsunday, and updated flood modelling (including climate change) is being completed for other towns within the Region.	**Actions**

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	Part 6 Zones One of the changes is to delete all reference to maximum building heights; instead you have to consult a map (missing from the documentation until I pointed it out) and a table to work them out. This is not a simplification but an obfuscation. *Change:* Reinstate definition of building heights so all information for a zone is in one place, instead of diffused through this massive document. Definition of maximum heights must also include maximum number of storeys. Building Heights Overlay The height limits were diffused throughout the Planning Scheme document, the major amendment has consolidated them into one Overlay Code (with Mapping online) for ease of use. The mapping is here https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments As a result of this submission Council recognised that Part 1 Table 1.2.1 and Part 7 Zone Code still displayed Precinct information under Section 6.1 (5) with a corresponding Table. This information has been integrated into the Building Heights Overlay Code or the Local Plans, is superfluous in this section and not needed. This will be rectified and is considered an administration amendment. Mapping An explanation will be added to Schedule 2 to address the internet link for the Planning Scheme mapping, as they are no longer PDF documents and found on Council's online mapping. Please refer to https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments Maximum Building Height See Response to Submission 2 on page 2 of this document. Storeys See Response to Submission 2 on page 1 of this document. See **Figure 1** on the last page of this document. 6.2.10 Low-medium residential zone code *Add:* The scale of any development must be in keeping with neighbouring properties. The intent of the zone is to have a mix of residential products that are compatible while in keeping with the zone outcomes. Requiring identical scale is the opposite of the intent of the zone outcomes, therefore no further action will be taken. Part 7.2.1 Airlie Beach Local Plan The top theme in the feedback to the Greater Airlie Beach Masterplan was "NO HIGH RISE". The council response was the Airlie Beach local plan would address this. But there is no mention of high rise in the local plan released as part of the planning scheme changes. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. No further action will be taken. Email received on 14/09/2022 requesting the question be read out in Council meeting.	**Administration Fix** **Part 1** Delete 'Precinct' from Table 1.2.1 and add to Table 1.2.2 **Part 7 Zone Codes** Delete Section 6.1 (5) and Table 6.1.1 relating to Precincts **Schedule 2** Insert Internet Link to Council Online Mapping **Entire PS** 'Maximum' will be removed from the Planning Scheme in relation to Building Heights, any other misc. references will be deleted and Note added. "Note: where a development exceeds the building height identified in Table 8.2.5.3.2/Table 8.2.5.3.3, public consultation must be undertaken in accordance with the Planning Act 2016."

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	Instead references to building heights have been removed from Part 6. Instead access to height limitations have been made more difficult to access, being diffused through this huge mass of documentation and requiring access to a map that is still missing from schedule 2 (even though this error was pointed out). This is another example of community feedback being ignored. We also saw this in the 1000+ submissions made on the 2 high rise developments the Director Development Services recommended for approval. My question is: What will the council do to ensure the Airlie Beach local plan pays respect to the views of the local community and explicitly states High Rise development (above 5 storeys) is not welcome. (This should be part of the section 7.2.1.2 Purpose and overall outcomes.) Precinct C is the only precinct within the Airlie Beach local plan with a height limit above 5 stories, 21 metres (6 stories). The majority of land within the Airlie Beach local plan area has a height limit of 14 metres (4 stories). Please refer to https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Whereas the Bowen local plan states "Development ... does not exceed the maximum building height defined" this does not appear in the Airlie local plan. Indeed the document authors seem to have gone to some length to hide details of building heights - removing them from Part 6 and not mentioned at all in the local plans and you have to access a map (missing from the document set) and a table to work out what the building height limits are. Also " development in Precinct D incorporates a luxury hotel, including function facilities, designed to cater for a premium tourism market." Where is the study that demonstrates a demand for this? Where are premium hotels knocking on the door wanting to build a luxury hotel? This is all supposition to provide an excuse for developers, rather than a clearly defined NEED. Let market forces determine an outcome and wait for a premium hotel to appear interested before creating rules to suit them. (Why would they want to locate in Airlie anyway - there are other places a luxury hotel could be sited within the Whitsundays.) Each application must be assessed on its own merits in accordance with the *Planning Act 2016,* and a Needs Assessment Report to justify such a development may be required to demonstrate demand. *Add:* Infrastructure limits development It should be noted although it is intended to provide a second road into Cannonvale there are no plans to upgrade the single road into Airlie Beach. This will be a constraining factor on development in Airlie Beach and beyond. It is one of the reasons why it is absurd to compare Airlie with the Gold Coast. There is sufficient infrastructure to accommodate further growth, please refer to Council's Local Government Infrastructure Plan - https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/whitsunday-planning-scheme-2017 No High Rise There is clear, consistent and widespread feedback the local community wants NO HIGH RISE DEVELOPMENTS. This would be in keeping with (2) (a) The character of Airlie Beach, which includes its vital, small town scale, As a Major Centre Zone a maximum building limit of 12m applies.	

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The Major centre zone building height is 12m.

Pedestrian Friendly
Given the Waterson way provides a better route for traffic the Main St will be made pedestrian friendly (e.g. as per Cairns Esplanade).

This is not a Planning Scheme issue.

Acceptable outcomes
Add:
Development is compatible with the intended scale and character of the streetscape and surrounding area and does not exceed the maximum building height defined within the Building Heights Overlay Code.
(as per the Bowen local plan).

Each application must be assessed on its own merits in accordance with the *Planning Act 2016* and the AO's and PO's of each individual Zone Code, Overlay and Development Code. PO1 of the Building Heights Overlay Code covers this requirement, and so not further action will be taken.

Delete:
7.2.1.2 (n)

Council's Economic Development Strategy identifies a gap in the tourism market in Airlie Beach for the luxury hotel that includes function facilities, the Planning Scheme major amendment reflects the Economic Development Strategy, therefore no further action will be taken.

Part 8 Zones
Change:
- Reinstate all building heights, so they are part of the zone description.

This has been addressed above.

- Table 8.2.5.3.2 Local Plan Building Heights
change all to 12m.

The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area.

8.2.5.2 (a) *Replace:*
development is generally in accordance with the maximum building heights with development is does not exceed the maximum building heights

See Response to Submission 2 on page 2 of this document.

Replacement of lost carbon sinks
Not sure where this fits but in keeping with the climate change aspirations of the council:
Where trees are removed they are replaced on a 2 from 1 basis on the site; or if not possible with proof of purchase at another site (e.g. carbon farming). Ditto marine grass or mangroves but 3 to 1.

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	Tree Clearing within the urban environment is regulated by the Planning Regulation, if you wish to pursue this matter any further, please contact the Department of Resources. Matters of Local Environmental Significance (MLES) MLES must be included in the new planning scheme. The Whitsundays covers 101,225 hectares and only 4.24% of that area is protected. Compared to Mackay with 14.14%, and nationally 19.75%. Matter of State Environmental Significance layers cover 35.5% of the entire Whitsunday LGA under the Planning Scheme major amendment, MSES is shown on the Biodiversity, Waterways and Wetlands Overlay mapping. MLES is a current project that Council has been working on for some time in coordination with State Government. MLES will form part of a future amendment to the Planning Scheme subject to Council approval. Thank you for your submission.	**Current Ongoing Projects** MLES
115	Promise of NO High-rise now you want Beach Front blocked by High-rise Building NO TO HIGH RISE The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
116	Please keep our tropical village atmosphere without ruining it with unnecessary high rise buildings in inappropriate places The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
117	High density development in Airlie Beach should not be allowed. Airlie does not even have the basic infrastructure to support increased major development and increase in populations/tourists. There is still only 1 road in and out that is not even sufficient for current traffic - made even worse by the restriction to 1 lane each side where there used to be 2 in many places. If the road is blocked by anything eg. accident/roadworks etc. everything comes to a standstill as witnessed earlier in the year, without adequate training for emergency services in incident control. You struggle to get out of Coral Sea Marina at all with current traffic levels. The roads are a hazardous mess, the footpaths to support current pedestrian levels are non-existent on most streets and over the large hills. Pedestrians and increasing traffic is so dangerous - bike paths are required for the current massive increase in scooters and electric bikes that also increases with development. Definitely strict rules need to be in place to restrict development - the airy fairy "generally in accordance" needs to go - small town Airlie is what attracts people to come here. There is sufficient infrastructure to accommodate further growth, please refer to Council's Local Government Infrastructure Plan - https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/whitsunday-planning-scheme-2017 The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Shute Harbour Road is owned and managed by the Department of Transport and Main Roads and not under Council control.	No Action

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	The Development Manual provides guidance on footpaths and road standards, the Development Manual was out to Public Consultation concurrently with the Planning Scheme major amendment. The Department of Transport and Main Roads have developed a Principal Cycle Network Plan for the Mackay Isaac Whitsunday Region, refer to https://www.tmr.qld.gov.au/-/media/Travelandtransport/Cycling/Principal-Cycle-Network-Plans/PRM_MIW_2021.pdf?la=en The Ministers Guidelines and Rules 202 Chapter 2 Part 4, 18.3 states the '*local government must consider every properly made submission about the proposed amendment and consider other submissions*'. The Major Amendment does not propose any change footpaths standards, and no further action will be taken. Thank you for your submission.	
118	Stop this constant change of format or Coruption Mayors and Councillors must act with integrity and comply with legislation and the standards of behaviour set out in the Code of Conduct for Councillors in Queensland. Complaints can be made to either the Office of the Independent Assessor or the Crime and Corruption Commission depending on what the complaint is. Thank you for your submission.	No Action
119	Village. No high rises. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
121	We don't want/need high-rise building The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
122	The proposed QFES site on Macarthur drive should not be allowed. This is a residential area. There is no forward thinking in that proposal. The QFES site should encompass the QAS on the same site including training facilities. Industrial area near Whitsunday food service, Cannonvalley. The closing of the QFES current station also shows little thought. For that area all the way to Shute Harbour to be serviced the QFES and QAS have to pass through Loop Road. We will be expanding in all directions. Look to the future. Combine our emergency services with training facilities in an industrial area. Not on a small residential block owned by the government. On 12 October 2022 at the Ordinary Council Meeting the Council resolved to: That Council delegate to the Chief Executive Officer to make a submission to the Deputy Premier and Minister for State Development Infrastructure, Local Government and Planning in response to the notice of proposed Ministerial Infrastructure Designation – Airlie Beach Fire and Rescue Station request the Minister to: 1. Defer approval of the MID to allow for Queensland Fire and Emergency Services to undertake a noise and light impact assessment and, if necessary, to adequately address the findings of these assessments in the design of the proposal before a decision is made. 2. Ensure the community are fully consulted and engaged on the proposal before any decision is made. 3. Investigate the retention of the Jubilee Pocket fire station as an auxiliary station aligned with population growth and increased bush fire risk.	No Action.

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	This assessment is ongoing at the State Government level. Thank you for your submission.	
123	Our town is not and has never been open to high density high rise buildings to suit greedy developers. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
125	Keep building heights low, no high rises necessary. Ensure there's enough car parking & infrastructure for the growing region. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
126	No multi level high rises. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
127	No building should ever block the view of the sea from other existing buildings on the hill. Public parking and the foreshore needs to remain for public use only! The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. The Airlie Beach foreshore state reserve is governed by the Airlie Beach Land Management Plan, endorsed by the Department of Resources. Thank you for your submission.	No Action
128	As a previous ratepayer, I can't believe this council is still trying to ruin the beautiful ambience of Airlie Beach The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
129	Stay in the guidelines that are meant to be adheard by.	No Action

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	Thank you for your submission.	
130	Adhere by the guidelines that are meant to be Thank you for your submission.	No Action
131	Keep Airlie beautiful and about its gorgeous foreshore and surrounding forests. People don't want to see high rise buildings. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
132	Do not go against fuidlines that are set as will set a precedence The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
136	New developments on the hills should have one lot made available to the public as a lookout. Subdivision and Residential accommodation development have benchmarks for open space areas, landscaping and maximum site coverage. A percentage of infrastructure charges for new development contribute towards future public open space. Thank you for your submission.	No Action
137	Typed from Handwritten Submission 137 I am not computer literate and do not wish to miss out on an opportunity to comment on this scheme so hope you will accept this as my contribution. 1. I am in favour of change of land use from residential to parkland Noted 2. I am in favour of all pathways joining us so as to allow an unbroken path for all ages to exercise. This area should have wide paths to allow for prams, mobility scooters, children on bikes (2 & 3 wheel) and pedestrians to pass safely. These areas should be dog on a lead areas only. The Department of Transport and Main Roads have developed a Principal Cycle Network Plan for the Mackay Isaac Whitsunday Region, refer to https://www.tmr.qld.gov.au/-/media/Travelandtransport/Cycling/Principal-Cycle-Network-Plans/PRM_MIW_2021.pdf?la=en A dog off lead area should be created away from back fences of properties so as not to annoy residents dogs. The Council's dog off leash areas are found on the Council website refer here https://www.whitsundayrc.qld.gov.au/community-and-environment/pets-and-animals/pet-ownership/dog-off-leash-areas The lake needs to be cleaned of mud which has washed in over the years, this will deepen the catchment area in the wet and reduce risk of flooding of houses in Abell Road. The Waite Creek should also be cleaned out as it is virtually blocked in some areas. The pathway	No Action

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	alongside the creek needs to be raised in some areas as it gets flooded each wet when water goes down path is left muddy and slippery (I know as I have fallen & I broke my leg!) The Cannonvale Lakes Management plan addresses these issues, for more information refer to https://yoursay.whitsundayrc.qld.gov.au/cannonvale-lake-management-plan-have-your-say 5. Weeds need to be removed from the lake - this was done by the developer quite some years ago. After he left my husband & I used to pull the weeds by throwing in an anchor each - we did not let the anchor touch the bottom but just skim the surface as we were aware there was a line and water pipes on the floor. This was successful and would last the season. See above. Thank you for your submission.	
138	Do not ruin the village atmosphere that has attracted millions of people over the years. The community does not want to live in another Mooloolaba! The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
139	we need development not highrise. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
140	Airlie beach is a small town not a city we don't need high rises The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
142	See **Attachment 2.** The submission is a zone request for Lot 18 on SP169625, Wrights Road Strathdickie, to alter the current zoning of 'Rural' to 'Rural Residential'. Thank you for your zone amendment request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This would significantly delay this major amendment however, your zone request will be considered at the nearest available opportunity, please be advised this may take some time. Alternatively, you may follow the development assessment process as outlined in the *Planning Act 2016* to pursue development options on your subject site.	**Action** **Future Investigation of Rural Residential areas will be undertaken in 2023**

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	Thank you for your submission.	
143	Typed from Written Submission We refer to the letter dated March 16th 2021, in regards to the request for zoning change for Lot 104 the Beacons, currently owned by the Whitsunday Sailing Club. The sailing club formally advise that the request for change in zoning to "Mixed Use" be withdrawn effective immediately. Please note this request is conditional upon the following: 1. The adjacent landowner at the Port of Airlie development (Meridien Airlie Beach Pty Ltd & Meridien AB Pty Ltd) formally withdrawing all objections submitted against DA20211136, currently being assessed by Council; and 2. The approval in full of DA20211136 by Council; and 3. The successful completion of all development permitted under DA20211136 (once approved) without intervention or interference from any parties related to or not related to this property. Please advise at the earliest convenience councils' position on this matter. The conditions of your request to withdraw the request, to amend the Zone to Mixed Use, cannot be lawfully met. As such, the original zone amendment request will not be withdrawn, and the Mixed Use Zone will be retained in the Whitsunday Planning Scheme major amendment. DA20211136 can be followed on Council's DA tracking system located here http://eplanning.whitsundayrc.qld.gov.au/Common/Common/terms.aspx Thank you for your submission.	No Action
149	SUBMISSION TO WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT – CHANGES TO TABLE OF ASSESSMENT – DISTRICT CENTRE ZONE AND AIRLIE BEACH LOCAL PLAN On behalf of ABH Hotel Pty Ltd we lodge a formal submission in support of the abovementioned changes proposed as part of the Whitsunday Planning Scheme 2017 Major Amendment, for the following reasons: <u>Table of Assessment – Airlie Beach Local Plan</u> The change to the level of assessment for applicable entertainment activities to enable accepted development where there is no building works and minor building works. This allows for new tenants within similar uses to swap in and out of tenancies/buildings without the need for a planning application; and The inclusion of nightclub entertainment facility as a code assessable land use in this zone. This inclusion recognises the night life associated with the Main Street and its entertainment functions; We also acknowledge the clear intent by the changes which have been made in terms of the removal of specific uses which relate to more permeant accommodation and uses that are associated with this form of accommodation. We have noted, Home Based Business has remained in the Local Plan which would appear to be an administrative error as the Local Plan does not intend to provide for dwelling houses. Some home based businesses may operate out of existing residential accommodation within the local plan area. <u>Airlie Beach Local Plan Code</u> The inclusion of a paid parking scheme is also supported as part of the amendment package as this inclusion allows for further development of sites which are constrained therefore preventing them from further development of their sites to date.	**Action**

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This change will encourage development in this precinct and encourage mixed uses within sites where car parking can be better utilised, and sites will not be overcrowded with mass car parks.

Noted.

Development Codes
Advertising Devices Code - The overall intent of the code states that 'roof signs' should be avoided. We recommend a submission on this aspect to seek a suitable standard of roof sign. Roof signage can be provided in a suitable manner so as to not to cause issues with the streetscape or driver distraction.

Refer to example from Townsville Regional Council:

Roof sign A sign painted onto or otherwise affixed to the roof of a building. The term does not include an above awning sign.	One per roof surface.	10m2	2.5m above roof level below the advertising device.	3m 500m if the sign face consists of a digital display.	· Is contained entirely within the roof line/profile whether seen in plan view or elevation. · Contains advertising material on all sign faces visible from a road or public place.

Thank you for your request however, Council is firm on the requirements of Roof signs in terms of not supporting them within the Whitsunday Region. However Council will investigate requirements for further guidance into the Planning Scheme.

Another notable change to the advertising device code is A03.3 – 'The advertising device is not internally or externally illuminated'. This change is considered to be unreasonable for commercial businesses which rely on the illumination of their signage or where the signage is part of a corporate branding. Furthermore, the removal of the words 'internal' should occur as the internal use of illuminated signs does not cause a traffic hazard or interfere with the streetscape.

The following is an example from Townsville Regional Council which provides for a suitable outcome:

AO1.9
Advertising devices that are illuminated by an internal or external light source or contain a digital display component are only permitted in the following circumstances:

if located within the;
District centre zone; or
Major centre zone; or
Principal centre (CBD) zone; or

Future Investigation

Advertising Code

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	Specialised centre zone (Domain precinct only); or
	Community facilities zone; or
	Sport and recreation zone; or
	an industry zone; or
	not in the Flinders Street East precinct;
	not located within 100m of a sensitive land use;
	if a device containing a digital display, is not located within 500m of an existing digital display device; and
	ding the luminance value identified in Table 1 - Maximum average luminance of
	advertising devices.
	
	AO3.3 is the starting point for the purposes of assessment, the Table of Assessment requires that all advertising devices are accepted development (doesn't require a Council application,) where they meet the acceptable outcomes, such as AO3.3. If the advertising device does not meet the acceptable outcomes, it becomes code assessable development (requires a Council application), the purpose of AO3.3 is for illuminated signs to be assessed by Council. Where the advertising device is illuminated it will require assessment against PO3, which allows for illumination, provided that it does not cause a nuisance.
	
	For clarity, internal and external illumination refers to the way a sign is illuminated, either lit up internally or from an external spotlight pointed at the sign. It does not refer to the position of a sign being internal or external to a building, signs internal to a building are not regulated.
	
	For the reasons above, no further action will be taken.
	
	<u>Overlays</u>
	Bushfire Mapping – The subject land is identified on the Bushfire Hazard Overlay Map as FDI 58. The Fire Danger Index does not require any additional reporting or additional attention where it relates to a Material Change of Use, however, is affected when applying for a reconfiguration of a lot, should an application be lodged over the site. The Table of Assessment pulls up any application on land subject to the overlay as identified on the overlay mapping, which covers the entire region. For clarity and easy of reading, perhaps the relevant trigger maps could be mentioned in the Table of Assessment.
	
	Noted. The Fire Danger Index layer will be limited to the existing Bushfire Hazard Area layer in the Bushfire Hazard Overlay Mapping.
	
	Biodiversity Mapping – The subject land is identified on the Biodiversity, Waterways and Wetlands Overlay Map as a 'High Ecological Value Water Area'. The High Ecological Value Water Areas. A review of the code has revealed no reference to what or how this map is to be used or what is required as part of any development. The Table of Assessment pulls up any works on land subject to the overlay, as identified on the overlay mapping, which covers the entire region. We are of the view it is a mapping error and recommend including this in the submission for the site. For clarity and easy of reading, perhaps the relevant maps could be mentioned in the Table of Assessment Overall, the amendments are supported for this location.
	
	Noted. The HEVWA layer will be updated with the most up to date data from Qspatial for this layer, and this has reduced the area significantly.
	
	Thank you for your submission.
		Mapping Alterations
		
		Administration adjustments to
		• Bushfire Hazard
		  ○ Fire Danger Index
		• Biodiversity, Waterways and Wetlands
		  ○ High Ecological Value Water Areas

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150	RE: SUBMISSION TO WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT – 2-8 VALLEY DRIVE, CANNONVALE – BUSHFIRE HAZARD MAPPING, BIODIVERSITY WATERSWAYS AND WETLANDS MAPPING, ADVERTISING DEVICES CODE
	
	On behalf of RGH Hotels, we lodge a formal submission against the following changes as part of the Whitsunday Planning Scheme 2017 Major Amendment, for the following reasons:
	
	<u>Overlays</u>
	Bushfire Mapping – The subject land is identified on the Bushfire Hazard Overlay Map as FDI 58. The Fire Danger Index does not require any additional reporting or additional attention where it relates to a Material Change of Use, however, is affected when applying for a reconfiguration of a lot, should an application be lodged over the site. The Table of Assessment pulls up any application on land subject to the overlay as identified on the overlay mapping, which covers the entire region. For clarity and easy of reading, perhaps the relevant trigger maps could be mentioned in the Table of Assessment as this mapping is not user friendly when reviewing for accepted development.
	
	Noted. The Fire Danger Index layer will be limited to the existing Bushfire Hazard Area layer in the Bushfire Hazard Overlay Mapping.
	
	Biodiversity Mapping – The subject land is identified on the Biodiversity, Waterways and Wetlands Overlay Map as a 'High Ecological Value Water Area'. The High Ecological Value Water Areas. A review of the code has revealed no reference to what or how this map is to be used or what is required as part of any development. The Table of Assessment pulls up any works on land subject to the overlay, as identified on the overlay mapping, which covers the entire region. We are of the view it is a mapping error and recommend including this in the submission for the site. For clarity and easy of reading, perhaps the relevant maps could be mentioned in the Table of Assessment as this mapping is not user friendly when reviewing for accepted development.
	
	Noted. The HEVWA layer will be updated with the most up to date data from Qspatial for this layer, and this has reduced the area significantly.
	
	<u>Advertising Devices</u>
	The notable change to the advertising device code is A03.3 – '*The advertising device is not internally or externally illuminated'.* This change is unreasonable for commercial businesses which rely on the illumination of their signage or where the signage is part of a corporate branding. Furthermore, the removal of the words 'internal' should occur as the internal use of illuminated signs does not cause a traffic hazard or interfere with the streetscape. We respectfully request an amendment to this aspect of the code.
	The following is an example from Townsville Regional Council which provides for a suitable outcome:
	AO1.9
	Advertising devices that are illuminated by an internal or external light source or contain a digital display component are only permitted in the following circumstances:
	
	if located within the;
	District centre zone; or
	Major centre zone; or
	Principal centre (CBD) zone; or
	Specialised centre zone (Domain precinct only); or
	Community facilities zone; or
	Sport and recreation zone; or
	an industry zone; or
	not in the Flinders Street East precinct;
	not located within 100m of a sensitive land use;
		Action
		
		Mapping Alterations
		
		Administration adjustments to
		• Bushfire Hazard
		  ○ Fire Danger Index
		• Biodiversity, Waterways and Wetlands
		  ○ High Ecological Value Water Areas

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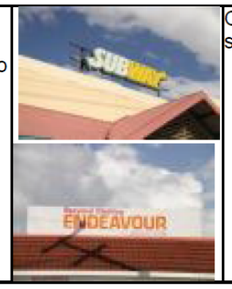
	if a device containing a digital display, is not located within 500m of an existing digital display device; and not exceeding the luminance value identified in Table 1 - Maximum average luminance of advertising devices. AO3.3 is the starting point for the purposes of assessment, the Table of Assessment requires that all advertising devices are accepted development (doesn't require a Council application,) where they meet the acceptable outcomes, such as AO3.3. If the advertising device does not meet the acceptable outcomes, it becomes code assessable development (requires a Council application), the purpose of AO3.3 is for illuminated signs to be assessed by Council. Where the advertising device is illuminated it will require assessment against PO3, which allows for illumination, provided that it does not cause a nuisance. For clarity, internal and external illumination refers to the way a sign is illuminated, either lit up internally or from an external spotlight pointed at the sign. It does not refer to the position of a sign being internal or external to a building, signs internal to a building are not regulated. For the reasons above, no further action will be taken. A further item is the overall intent of the code states that 'roof signs' should be avoided. We hereby made a submission to permit roof signage where is can be accommodated in a suitable manner. There is a lot of other Councils which allow for this form of signage and the following example is provided for Townsville Regional Council: **Roof sign** A sign painted onto or otherwise affixed to the roof of a building. The term does not include an above awning sign.  One per roof surface. 10m^2 2.5m above roof level below the advertising device. 3m 500m if the sign face consists of a digital display. • Is contained entirely within the roof line/profile whether seen in plan view or elevation. • Contains advertising material on all sign faces visible from a road or public place. Thank you for your request however, Council is firm on the requirements of Roof signs in terms of not supporting them within the Whitsunday Region. However Council will investigate requirements for further guidance into the Planning Scheme. Overall we have no issues with any other aspects relating to this property. Thank you for your submission.	**Future Investigation** Advertising Code
151	RE: SUBMISSION TO WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT – 106 SHUTE HARBOUR ROAD, CANNONVALE – LOT 2 SP106395 – PROPOSED ZONE CHANGE – LOW-MEDIUM DENSITY RESIDENTIAL TO LOCAL CENTRE AND BUSHFIRE OVERLAY, BIODIVERSITY WATERWAYS AND WETLANDS OVERLAY, ADVERTISING CODE On behalf of ABH Hotels we lodge a formal submission in support of the abovementioned changes proposed as part of the Whitsunday Planning Scheme 2017 Major Amendment, for the following reasons: The subject site was zoned commercial under the *2009 Whitsunday Shire Planning Scheme* and also previously planning schemes. The subject site has a history and continues to operate for commercial type uses such as shops and the like.	**Action**

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	This development has been in existence well before the construction of the multiple dwelling units located at the rear of the site. The assessment of these two uses was therefore undertaken at the time of the approval of the multiple dwelling units. The use at the rear of this site was originally a caravan park and then converted to multiple dwelling units.
	Council issued a Decision Notice Approval for Material Change of Use – Bottle Shop, under reference 20200981 on the 24 March 2021. The approval contains a single tenancy which has undertaken the planning approval and been operating since. This application was only required to be lodged, due to the change in zoning, otherwise would have been accepted development.
	The site has been well established and it would be very unlikely that the site would be used for residential purposes due to the well-made construction of the buildings and their construction life. The only way a residential purpose could occur on this site would be to demolish the buildings and start again.
	
	The Planning Scheme major amendment has completed this zone amendment request, please refer to Zone Amendment mapping https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments
	
	Furthermore, we make the following submission against the proposed changes:
	<u>Overlays</u>
	Bushfire Mapping - The Fire Danger Index does not require any additional reporting or additional attention where is relates to a Material Change of Use however is affected when applying for a reconfiguration of a lot, should an application be lodged over the site.
	
	Noted. The Fire Danger Index layer will be limited to the existing Bushfire Hazard Area layer in the Bushfire Hazard Overlay Mapping.
	
	Biodiversity Mapping – The High Ecological Value Water Areas is included on the mapping. A review of the document has revealed no reference to what or how this map is to be used or required as part of any development. We are of the view it is a mapping error and recommend including this in the submission for the site.
	
	Noted. The HEVWA layer will be updated with the most up to date data from Qspatial for this layer, and this has reduced the area significantly.
	
	Advertising Devices
	The advertising device code includes A03.3 – 'The advertising device is not internally or externally illuminated'. This change is unreasonable for commercial businesses which rely on the illumination of their signage or where the signage is part of a corporate branding. Furthermore, the removal of the words 'internal' should occur as the internal use of illuminated signs does not cause a traffic hazard or interfere with the streetscape. We respectfully request an amendment to this aspect of the code.
	The following is an example from Townsville Regional Council which provides for a suitable outcome: AO1.9
	Advertising devices that are illuminated by an internal or external light source or contain a digital display component are only permitted in the following circumstances:
	
	if located within the;
	District centre zone; or
	Major centre zone; or
	Principal centre (CBD) zone; or
	Specialised centre zone (Domain precinct only); or
	Community facilities zone; or
	Sport and recreation zone; or
	an industry zone; or
	not in the Flinders Street East precinct;
	not located within 100m of a sensitive land use;
	if a device containing a digital display, is not located within 500m of an existing digital display device; and
		Mapping Alterations
		
		Administration adjustments to
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		  ○ High Ecological Value Water Areas

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not exceeding the luminance value identified in Table 1 - Maximum average luminance of advertising devices.

AO3.3 is the starting point for the purposes of assessment, the Table of Assessment requires that all advertising devices are accepted development (doesn't require a Council application,) where they meet the acceptable outcomes, such as AO3.3. If the advertising device does not meet the acceptable outcomes, it becomes code assessable development (requires a Council application), the purpose of AO3.3 is for illuminated signs to be assessed by Council. Where the advertising device is illuminated it will require assessment against PO3, which allows for illumination, provided that it does not cause a nuisance.
For clarity, internal and external illumination refers to the way a sign is illuminated, either lit up internally or from an external spotlight pointed at the sign. It does not refer to the position of a sign being internal or external to a building, signs internal to a building are not regulated.

For the reasons above, no further action will be taken.

A further item is the overall intent of the code states that 'roof signs' should be avoided. We hereby made a submission to permit roof signage where is can be accommodated in a suitable manner.

There is a lot of other Councils which allow for this form of signage and the following example is provided for Townsville Regional Council:

Roof sign A sign painted onto or otherwise affixed to the roof of a building. The term does not include an above awning sign.	 	One per roof surface.	10m^2	2.5m above roof level below the advertising device.	3m 500m if the sign face consists of a digital display.	• Is contained entirely within the roof line/profile whether seen in plan view or elevation. • Contains advertising material on all sign faces visible from a road or public place.

Thank you for your request however, Council is firm on the requirements of Roof signs in terms of not supporting them within the Whitsunday Region. However Council will investigate requirements for further guidance into the Planning Scheme.

Overall, we have no issues with any other aspects relating to this property.

Thank you for your submission.

Future Investigation

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152	RE: SUBMISSION TO WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT – 38 SHUTE HARBOUR ROAD, CANNONVALE – REQUEST FOR ZONING CHANGE – NEIGHBOURHOOD CENTRE TO LOCAL CENTRE ZONING
	
	We act on behalf of RGH Hotels and lodge a formal submission for a zoning change to the subject site as a result of the proposed Whitsunday Planning Scheme 2017 Major Amendments. The reasons for our submission are detailed below.
	
	<u>Zone Change – Neighbourhood Centre to Local Centre</u>
	
	A review of the Neighbourhood centre zone and the permitted land uses does not accurately reflect the use being conducted on the site and therefore we request a change in zone to Local Centre as it would be more appropriate.
	The site operates as the Reef Gateway Hotel providing a liquor store, hotel and associated short term accommodation. The use for liquor store (shop) and restaurant and bars (food and drink outlet) is accommodated in the zone, the short-term accommodation aspects are not reflected in the Neighbourhood Centre zoning as a preferred use instead, referring to Multiple Dwelling Units.
	The Neighbourhood Centre zone would therefore trigger an impact assessable development application, should the development want to extend their short-term letting, however if they wanted to extend to multiple dwelling units, the level of assessment would be code.
	Given the location and existing uses, short-term accommodation is the most suitable form of accommodation for this site.
	Based on the above, we request consideration to a change in the zoning.
	
	Thank you for your zone amendment request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This would significantly delay this major amendment however, your zone request will be considered at the nearest available opportunity, please be advised this may take some time.
	
	Alternatively, you may follow the development assessment process as outlined in the *Planning Act 2016* to pursue development options on your subject site.
	
	We would also like to note the following points in relation to the overlay and development codes
	<u>Overlays</u>
	Bushfire Mapping – The subject land is identified on the Bushfire Hazard Overlay Map as FDI 58. The Fire Danger Index does not require any additional reporting or additional attention where it relates to a Material Change of Use, however, is affected when applying for a reconfiguration of a lot, should an application be lodged over the site. The Table of Assessment pulls up any application on land subject to the overlay as identified on the overlay mapping, which covers the entire region. For clarity and easy of reading, perhaps the relevant trigger maps could be mentioned in the Table of Assessment
	
	Noted. The Fire Danger Index layer will be limited to the existing Bushfire Hazard Area layer in the Bushfire Hazard Overlay Mapping.
	
	Biodiversity Mapping – The subject land is identified on the Biodiversity, Waterways and Wetlands Overlay Map as a 'High Ecological Value Water Area'. The High Ecological Value Water Areas. A review of the code has revealed no reference to what or how this map is to be used or what is required as part of any development. The Table of Assessment pulls up any works on land subject to the overlay, as identified on the overlay mapping, which covers the entire region. We are of the view it is a mapping error and recommend including this in the submission for the site. For clarity and easy of reading, perhaps the relevant maps could be mentioned in the Table of Assessment
	
	Noted. The HEVWA layer will be updated with the most up to date data from Qspatial for this layer, and this has reduced the area significantly.
	
	<u>Development Code - Advertising Devices</u>
		Actions
		
		Future Investigation
		
		Zone Request
		
		Mapping Alterations
		
		Administration adjustments to
		• Bushfire Hazard
		  ○ Fire Danger Index
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		  ○ High Ecological Value Water Areas

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	The advertising device code includes A03.3 – 'The advertising device is not internally or externally illuminated'. This change is unreasonable for commercial businesses which rely on the illumination of their signage or where the signage is part of a corporate branding. Furthermore, the removal of the words 'internal' should occur as the internal use of illuminated signs does not cause a traffic hazard or interfere with the streetscape. We respectfully request an amendment to this aspect of the code. The following is an example from Townsville Regional Council which provides for a suitable outcome: *AO1.9* *Advertising devices that are illuminated by an internal or external light source or contain a digital display component are only permitted in the following circumstances:* *if located within the;* *District centre zone; or* *Major centre zone; or* *Principal centre (CBD) zone; or* *Specialised centre zone (Domain precinct only); or* *Community facilities zone; or* *Sport and recreation zone; or* *an industry zone; or* *not in the Flinders Street East precinct;* *not located within 100m of a sensitive land use;* *if a device containing a digital display, is not located within 500m of an existing digital display device; and* *not exceeding the luminance value identified in Table 1 - Maximum average luminance of advertising devices.* AO3.3 is the starting point for the purposes of assessment, the Table of Assessment requires that all advertising devices are accepted development (doesn't require a Council application,) where they meet the acceptable outcomes, such as AO3.3. If the advertising device does not meet the acceptable outcomes, it becomes code assessable development (requires a Council application), the purpose of AO3.3 is for illuminated signs to be assessed by Council. Where the advertising device is illuminated it will require assessment against PO3, which allows for illumination, provided that it does not cause a nuisance. For clarity, internal and external illumination refers to the way a sign is illuminated, either lit up internally or from an external spotlight pointed at the sign. It does not refer to the position of a sign being internal or external to a building, signs internal to a building are not regulated. For the reasons above, no further action will be taken. A further item is the overall intent of the code states that 'roof signs' should be avoided. We hereby made a submission to permit roof signage where is can be accommodated in a suitable manner. There are a lot of other Councils which all w this form of signage, and the following example is provided for Townsville Regional Council:	**Future Investigation** Advertising Code

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Roof sign A sign painted onto or otherwise affixed to the roof of a building. The term does not include an above awning sign.		One per roof surface.	10m²	2.5m above roof level below the advertising device.	3m 500m if the sign face consists of a digital display.	• Is contained entirely within the roof line/profile whether seen in plan view or elevation. • Contains advertising material on all sign faces visible from a road or public place.

Thank you for your request however, Council is firm on the requirements of Roof signs in terms of not supporting them within the Whitsunday Region. However Council will investigate requirements for further guidance into the Planning Scheme.

Should you require any further information, please do not hesitate to contact us.

Thank you for your submission.

153 **154** **155** **160** **161** **162** **163** **165** **166** **167** **168** **169** **170** **171** **172** **173** **174** **175** **176** **177** **178** **179** **180** **181** **182** **183** **184** **185** **186** **187**	**619** **624** **625** **626** **637** **678** **679** **680** **681** **682** **708** **709** **710** **711** **712** **713** **732** **734** **736** **746** **749** **750** **751** **757** **822** **823** **861** **862** **863** **864**	Submission on the Major Amendment to the Whitsunday Planning Scheme. The Scheme should include storeys in measurement of maximum height to stop pubic consultation of certain storey numbers and construction of more. See Response to Submission 2 on page 1 of this document. See **Figure 1** on the last page of this document. Airlie Beach Precinct A should be set at a maximum building height of 10 metres above ground level and 3 storeys. Airlie Beach Precinct B, D, and F should be set at a maximum building height of 14 metres above ground level and 4 storeys. Airlie Beach Precinct C should be set at a maximum building height of 18 metres above ground level and 5 storeys. See Response to Submission 2 on page 2 of this document. That Precinct G and surrounding over 14% sloped residential zones are set to a maximum building height of 10 metres above ground level. 8.5m lower slopes. See Response to Submission 77 on page 19 of this document. That all maximum heights are set as performance outcomes, not just acceptable outcomes. See Response to Submission 2 on page 2 of this document. That Low-medium density residential zone code (3) (a) is changed from ""such as"" to (exclusively townhouses, villas, terraces and row houses). See response to Submission 77 on page 20 of this document.	**Actions** **Omit/Insert** **Entire PS** 'Maximum' will be removed from the Planning Scheme in relation to Building Heights, any other misc. references will be deleted and Note added. "Note: where a development exceeds the building height identified in Table 8.2.5.3.2/Table 8.2.5.3,

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156	824	Submission on the Major Amendment to the Whitsunday Planning Scheme.	**Actions**
157	825		
158	884	The Scheme should include storeys to stop low ceiling heights and unattractive flat roofs offering financial benefit to developers.	**Omit/Insert**
159	885		
164	928	See Response to Submission 2 on page 1 of this document.	
194	929		
195	930	See **Figure 1** on the last page of this document.	
196	931		
197	932	Airlie Beach Precinct A should be set at a maximum building height of 10 metres above ground level and 3 storeys.	
198	933	Airlie Beach Precinct B, D, and F should be set at a maximum building height of 14 metres above ground level and 4 storeys.	
199	934	Airlie Beach Precinct C should be set at a maximum building height of 18 metres above ground level and 5 storeys.	
200	935		
201	936	See Response to Submission 2 on page 2 of this document.	
202	937		
203	938	That Precinct G and surrounding residential zones should be set to a maximum building height of 10 metres above ground level.	
224	939		
226	940	See Response to Submission 77 on page 19 of this document.	
227	941		
285	942	That all maximum heights are set as performance outcomes, not just acceptable outcomes.	**Entire PS**
286	943		
287	944	See Response to Submission 2 on page 2 of this document.	‘Maximum’ will be removed from the Planning Scheme in relation to Building Heights, any other misc. references will be deleted and Note added.
288	945		
289	946	That Low-medium density residential zone code (3) (a) is changed from "such as" to (exclusively townhouses, villas, terraces and row houses).	
290	947		
292	948		
293	949	See response to Submission 77 on page 20 of this document.	“Note: where a development exceeds the building height identified in Table 8.2.5.3.2Table 8.2.5.3.3, public consultation must be undertaken in accordance with the Planning Act 2016.”
294	950		
295	951	That the tourist accommodation zone code includes impact assessment for any development above 10 metre maximum building heights.	
296	952		
297	953	See response to Submission 77 on page 20 of this document.	**Airlie Beach Local Plan**
352	954		
353	955	The Airlie Beach Local Plan coordinates better with OA 2(a) by removing high density development and changing to:	(2)a will be deleted:
354	956	2 (j) redevelopment in the Main Street and or adjoining the Foreshore enhances existing laneways and develops future laneways.	
355	957	(m) development in Precinct D incorporates a low/medium rise luxury hotel, including major function facilities, designed to cater for a premium tourism market.	~~*“The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained”*~~
356	958		
357	959		
438	960	See response to Submission 77 on page 21 of this document.	
439	961		
440	962	Thank you for your submission.	
441	963		
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	1254	The Airlie Beach Local Plan reinstates in its overall outcomes - the character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained. The Airlie Beach Local Plan 2 (a) states: *"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"* This statement was a last minute inclusion by Council as a result of community comment. It is difficult to articulate clearly what it means as it can be contradictory (small scale / compact) and hard to quantify (visually penetrable) through performance criteria. It is recommended this clause be removed. Thank you for your submission.	**Airlie Beach Local Plan** (2)a will be deleted: ~~*"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"*~~
499		Submission on the Major Amendment to the Whitsunday Planning Scheme. The Scheme should include storeys in measurement of maximum height to stop pubic consultation of certain storey numbers and construction of more. See Response to Submission 2 on page 1 of this document. See **Figure 1** on the last page of this document. Airlie Beach Precinct A should be set at a maximum building height of 10 metres above ground level and 3 storeys. Airlie Beach Precinct B, D, and F should be set at a maximum building height of 14 metres above ground level and 4 storeys. Airlie Beach Precinct C should be set at a maximum building height of 18 metres above ground level and 5 storeys. See Response to Submission 2 on page 2 of this document. That Precinct G and surrounding over 14% sloped residential zones are set to a maximum building height of 10 metres above ground level. 8.5m lower slopes. See Response to Submission 77 on page 19 of this document. That all maximum heights are set as performance outcomes, not just acceptable outcomes. See Response to Submission 2 on page 2 of this document. That Low-medium density residential zone code (3) (a) is changed from "such as" to (exclusively townhouses, villas, terraces and row houses). See response to Submission 77 on page 20 of this document.	**Actions** **Omit/Insert** **Entire PS** 'Maximum' will be removed from the Planning Scheme in relation to Building Heights, any other misc. references will be deleted and Note added. "Note: where a development exceeds the building height identified in Table 8.2.5.3.2/Table 8.2.5.3.3,

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	That the tourist accommodation zone code includes impact assessment for any development above 10 metre maximum building heights. See response to Submission 77 on page 20 of this document. The ROL maintains impact assessment for any application not meeting acceptable outcomes of the code to keep neighbours aware if new access may be proposed. See response to Submission 77 on page 20 of this document. The proposed 'T' intersection and any motor vehicle access is removed from possible Waterson Way town plaza. A future public parking site is sized and location defined. See Response to Submission 2 on page 3 of this document. A Precinct Parking Plan (as per Table 7.2.1.3.1 AO19.1 Editor's Note) to address the perceived parking issues within Airlie Beach is being developed by Council outside of the Whitsunday Planning Scheme. For the reasons above, no further action will be taken. The Airlie Beach Local Plan coordinates better with OA 2(a) by removing high density development and changing to: 2 (j) redevelopment in the Main Street and or adjoining the Foreshore enhances existing laneways and develops future laneways. (m) development in Precinct D incorporates a low/medium rise luxury hotel, including major function facilities, designed to cater for a premium tourism market. See response to Submission 77 on page 21 of this document. Thank you for your submission.	public consultation must be undertaken in accordance with the Planning Act 2016." **Ongoing Investigations outside of Planning Scheme** Precinct Parking Plan **Airlie Beach Local Plan** (2)a will be deleted: ~~*"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"*~~
733	Due to having to try and deal with all these issues over the years, I have developed both Hypertension and Anxiety; also, my wife [redacted] suffers from trigeminal neuralgia aggravated with stress, which is very debilitating, and often occurs whilst trying to deal with all legal issues regarding, the internal and external compliance which is almost non-existent throughout both levels of Regional and Rural, Local Council and Queensland State Government. Trying to locate a Legal Firm or practice in the Whitsunday region, including Mackay to Townsville, is impossible due to a conflict of interest, which includes both [redacted] our Power of Attorney, and our accountants [redacted], who refuses to collate any past or present Compensation or Damages Claims. In my opinion, they are all not unlike a Systematic Cohesive Unit Cartel. In accordance with Section 19(1)(c) of the Survey and Mapping Infrastructure Regulation 2014, for cadastral plans signed by the surveyor on or after 1 July 2005, this form must be completed and lodged with each cadastral plan that is not endorsed by an accredited surveyor at (Proserpine) This is not relevant to the Planning Scheme and so no further action will be taken at this time. Thank you for your submission	No Action

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904	I wish to make a submission on the proposed Funnel Bay Hotel Development Application 20181026. I wish to submit that: The proposed building fails to be visually attractive or have a built form which integrates with surrounding development, nor design that responds to the character of the local area. The proposed heights are far in excess of any sort by any current or historic planning document for the area, the Preliminary Approval code height, or the overall Building Heights Plan by Funnel Bay Pty Ltd based on their vision of the site and should not be approved. It appears this plan fails to meet a number of the actual outcomes required by the Planning Scheme and the Preliminary Approval, it should therefore not be approved. I believe this development plan includes excessive reflective surfaces that could distract or confuse pilots. I propose that buildings should have a low-rise tropical design, have a stepped profile following the natural ground level and being on land steeper than a 15% slope, alternative construction methods to slab on ground are utilised. As the preliminary approval does not supply setbacks for buildings over 16m, these must be sort and complied with as required by the 2017 Whitsunday Planning Scheme. 3 metres between development and National Park is unacceptable. I believe a tropical low-rise design would find more local trades and builders that would be qualified to take part in the construction. This is a submission in relation to an old development application on the Flametree Hotel 20181026 that has since been approved (13 August 2019) and thus not relevant. No further action will be taken at this time.	No Action
1139	Whitsunday Major Planning Scheme 2017- Major Amendment Rezoning of the properties along Ecker Road, Preston, QLD, 4800 from rural to rural residential would cause multiple points of concern: • increased volume of traffic on a small & unsealed road (Ecker Road) as properties could be subdivided multiple times • Major increase of dust pollution from increased traffic and associated health and pollution issues on an unsealed road, i.e. Ecker Road • Increased danger from traffic accidents as turn off onto Ecker Road coming from Proserpine has no turning lane and a visible barrier due to the hill as well as danger of traffic accidents due to cane rail crossing at the same spot • Increased traffic on properties themselves due to potential multiple subdivsions on each property over time which in turn causes increased of dust, noise and not in keeping with rural character • Rural zoning allows the keeping of livestock which would be restricted under rural residential • Cattle property on the other side of Ecker Road would remain rural under the amendment which causes fragmentation of zones and potential neighbour conflicts as suburbia meets rural • Danger to wildlife and encroachment to Mt Marlow NP and fragmentation of wildlife habitat as more people would subdivide and build at the back of their block The Rural Residential zone more accurately reflects the current use of the land. In the event of a future subdivision application, the Planning Scheme major amendment development codes address amenity and traffic issues in a rural and rural residential context. The Biodiversity Waterways and Wetlands Overlay layers identify and protect our important environmental habitats in the event of subdivision applications. For the reasons above no further action will be taken. Thank you for your submission.	No Action
1243	The Airlie Beach Local Plan needs to be reviewed and changed to reflect the community's views against high rises. The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. " Matters of Local Environmental Significance" should be included in the new planning scheme.	No Action **Current Ongoing Projects** MLES

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	MLES is a current project that Council has been working on for some time in coordination with State Government. MLES will form part of a future amendment to the Planning Scheme, subject to Council approval. We almost need an independent assessment done of the Planning Department's decisions and advice to the Council, as it has repeatedly ignored or broken the guidelines under which it is supposed to be operating. Any person affected by a proposed development that is publicly advertised may make a submission and will receive appeal rights to the Planning and Environment Court. The Court acts as the independent arbitrator for development assessment decisions made by Council. Thank you for your submission.	
1244	I wish the town to 12m Max building height & this to be enforced & a legal requirement. Lots of sustainable greenery & gardens. Parks. A spacious friendly town that caters to locals & visitors...& supports low income workers with low rental housing. Good supportive functioning infrastructure & public facilities Animal friendly Importantly ,locally available & affordable medical facilities. Encourage local fruit & veg markets...& stalls. Please make this happen The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Please refer to https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments Council recently consulted on the Open Space Strategy for the Whitsunday Region, refer here https://yoursay.whitsundayrc.qld.gov.au/whitsunday-development-manual-amendment-and-draft-whitsunday-open-space-strategy-2022 for the future of Council's Parks and Gardens. Council's Economic Development team continues to advocate to State Government for affordable housing solutions and affordable medical facilities within the Region, in accordance with the Economic Development Strategy, refer here https://www.whitsundayrc.qld.gov.au/our-council/publications-and-media/plans-strategies-and-reports. There is sufficient infrastructure to accommodate further growth, please refer to Council's Local Government Infrastructure Plan - https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/whitsunday-planning-scheme-2017 Council has always supported the local markets by making public land available as requested. Thank you for your submission.	No Action.
1245	Airlie Beach and surrounding areas need to be kept a coastal village feel as that is our point of difference and why most people come to the area as opposed to other tropical of Qld coastal holiday destinations. Any deviation from that with buildings higher than 5 storeys will in my opinion cause a detrimental impact on the regions tourism rather than benefit. Please preserve this regions special character. It's why we are all here and why people visit. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area.	No Action.

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	Precinct C is the only precinct within the Airlie Beach local plan with a height limit above 5 stories, 21 metres (6 stories). The majority of land within the Airlie Beach local plan area has a height limit of 14 metres (4 stories). Please refer to https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. Thank you for your submission.	
1246	We do not want high rise. 5 stories is too much! Protect what we have...once it's gone it's too late. People come here for it's natural beauty. The nature side is what tourists and locals appreciate and come here for. There's hardly any place like it. Protect it. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Precinct C is the only precinct within the Airlie Beach local plan with a height limit above 5 stories, 21 metres (6 stories). The majority of land within the Airlie Beach local plan area has a height limit of 14 metres (4 stories). Please refer to https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. Thank you for your submission.	No Action.
1247	Residents and visitors alike place a high value on our town NOT being like Noosa or teh Gold Coast. We celebrate teh difference. There is no need to build higher than 10 metres on our foreshore. It will reduce teh value of teh town The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action.
1248	Please can we follow the wishes of the community and stick to the town plan building hights for Airlie Beach. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action.
1270	This monstrous building will be a blight on an unspoiled and beautiful part of Airlie Beach. It does not meet with the community's expectations and vision and the Airlie Beach local plan needs major reconsideration. This development will kill the charm Airlie enjoys and will not benefit the community. I strongly object to the application. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action.
1271	[redacted] formally objects to the proposed zone amendment to our property set zone as Mixed use at Shingley Drive, Airlie Beach (L103 SP303770) This submission has been superseded by Submission No 1330. Please see below for this submission.	No Action

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1272	[redacted] formally objects to the proposed zone amendment to our property set zone as Community facilities zone at 62 Shingley Drive, Airlie Beach (L 102 SP303770). Council identified that wet leases in the Region had no zone but require one. Communities Facilities was identified as the most appropriate zone; therefore no further action will be taken.	No Action
1273	[redacted] formally objects to the proposed zone amendment to our property set zone as Community facilities zone at 2 Shingley Drive, Airlie Beach (L1 SP265779). Council identified that wet leases in the Region had no zone but require one. Communities Facilities was identified as the most appropriate zone; therefore no further action will be taken.	No Action
1274	[redacted] formally objects to the proposed zone amendment to our property set zone as Mixed Use at 8 – 12 Shingley Drive, Airlie Beach (L3 SP265779). This submission has been superseded by Submission No 1330. Please see below for this submission.	No Action
1275	[redacted] formally objects to the proposed zone amendment to our property set zone as Community Facilities at 4 – 6 Shingley Drive, Airlie Beach (L2 SP265779). Council identified that wet leases in the Region had no zone but require one. Communities Facilities was identified as the most appropriate zone; therefore no further action will be taken.	No Action
1276	Submission to Whitsunday Major Planning Scheme 2017- Major Amendment Rezoning of the properties along Ecker Road, Preston, QLD, 4800 from rural to rural residential would cause multiple points of concern: • Increased volume of traffic on a small & unsealed road (Ecker Road) as properties could be subdivided multiple times • Major increase of dust pollution from increased traffic and associated health and pollution issues on an unsealed road, i.e. Ecker Road • Increased danger from traffic accidents as turn off onto Ecker Road coming from Proserpine has no turning lane and a visible barrier due to the hill as well as danger of traffic accidents due to cane rail crossing at the same spot • Increased traffic on properties themselves due to potential multiple subdivsions on each property over time which in turn causes increased of dust, noise and not in keeping with rural characteir • Rural zoning allows the keeping of livestock which would be restricted under rural residential • Cattle property on the other side of Ecker Road would remain rural under the amendment which causes fragmentation of zones and potential neighbour conflicts as suburbia meets rural • Danger to wildlife and encroachment to Mt Marlow NP and fragmentation of wildlife habitat as more people would subdivide and build at the back of their block The Rural Residential zone more accurately reflects the current use of the land. In the event of a future subdivision application, the Planning Scheme major amendment development codes address amenity and traffic issues in a rural and rural residential context. The Biodiversity Waterways and Wetlands Overlay layers identify and protect our important environmental habitats in the event of subdivision applications. For the reasons above no further action will be taken. Thank you for your submission.	No Action.

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1277	My submission relates to: Whitsunday Planning Scheme Major Amendment/proposed zone amendment from rural zone to low density residential zone at 2667 Shute Harbour Road Mandalay (L5 SP149532). My submission focuses on planning issues such as: • Access from Stormvogel Drive creates potential traffic issues, including excess traffic flow. • Lack of infrastructure, such as no footpaths etc. with the current traffic flow it is already dangerous with no footpaths. • Access should be via Shute Harbour Road (similar to the recent Jungle Zoo access) not Stormvogel Drive (saving Council money by not having to add extra infrastructure e.g. footpaths). While the planning issues raised are relevant, any proposed development on the land will be required to address these issues through the Development Assessment process. Thank you for your submission.	No Action.
1278	We act for Meridien Airlie Beach Pty Ltd and Meridien AB Pty Ltd (Both Receivers and Mangers Appointed)(Both in Liquidation), and submit the attached correspondence detailing our clients' properly-made submissions in relation to the major planning scheme amendment currently on public notification. We act for Meridien Airlie Beach Pty Ltd and Meridien AB Pty Ltd (Both Receivers and Managers Appointed) (Both in Liquidation) ("Meridien"), proponents of the Port of Airlie development ("POA"), and make the submissions set out herein in relation to the proposed major amendment to the Whitsunday Planning Scheme 2017 ("the planning scheme"). The signed authority by the Receivers and Managers for Meridien in **Appendix A** authorises us lodge this submission on Meridien's behalf. All correspondence in relation to this submission is to be directed to the writer at the postal and/or email address set out above. The following provides a brief summary of Meridien's submissions (in no particular order), and the grounds for these are individually expanded upon thereafter: • The strategic framework mapping should be amended so as not to show the reclaimed land of POA as MNES (matters of national environmental significance). • The proposed rezoning of the POA Marina ("the marina") to Community Facilities Zone should be deleted. Alternatively, a material change of use for Port Services involving an existing marina should be made code assessable only within that zone (with relevant additions to the provisions of the applicable zone code, as necessary). • The zoning of Lot 104 on SP232115 should remain Community Facilities Zone. • The Recreation and Open Space zoning of the recently gazetted road reserve areas that were established within parts of Lot 187 on SP332711 should be deleted. • Section 8.2.5.2(2)(a) of the draft planning scheme, an overall outcome for the new Building Heights Overlay Code, should be revised to provide greater flexibility in the application of the maximum building heights provided under the overlay. • The Airlie Beach Local Plan Code and/or Table 9.4.8.3.3 of Transport and Parking Code ("TAP Code") should be amended to provide for a reduction in the specified on-site car parking rates for the local plan area, to better reflect the overall outcomes of the local plan code relating to accessibility (walkability) and car parking provision. • Table 9.4.8.3.3. (Minimum On-Site Parking Requirements) should be amended to require visitor parking for short-term accommodation uses to be provided at a rate of one space per 10 units.	**Actions**

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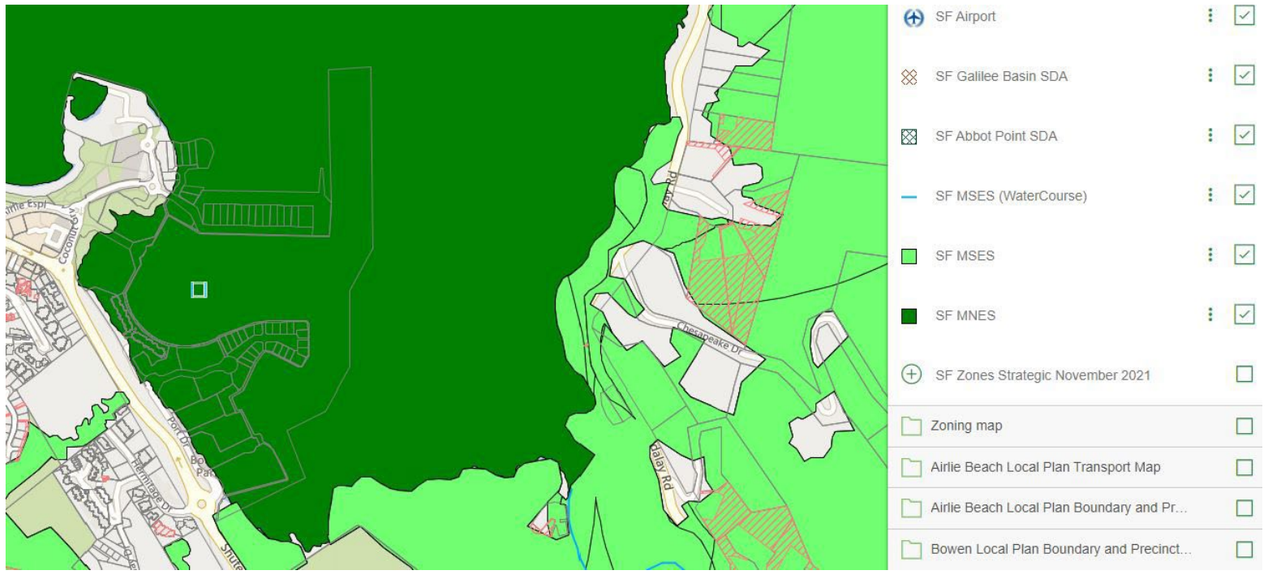
Strategic Framework Mapping

The MNES mapping under the strategic framework (refer to Fig.1) follows the old shoreline of Pioneer Bay, that existed prior to the land reclamation that established POA. As such, the onshore land is mapped as MNES. This mapping does not impact any other onshore land areas of Airlie Beach.

Fig. 1 – Proposed MNES Mapping



The POA onshore land is not environmentally significant in any particular way, its reclamation and subsequent development having undergone a rigorous environmental impact assessment process, and its ongoing management and development being subject to a comprehensive environmental management regime.

Section 3.2.3.2(6) of the strategic framework provides that future urban development is to be planned and managed to avoid or mitigate adverse impact upon MNES. Whilst this strategy is laudable, and supported in relation to potential impacts on the bay itself, this should not apply to environmentally unremarkable land areas such as the onshore components of POA, in the same way that this mapping does not affect any other onshore land areas within Airlie Beach.

We therefore request that the MNES mapping be amended to exclude the onshore land areas of POA.

Noted, this will be amended with an updated coastline for the Strategic Framework MNES overlay layer.

2. Marina Zoning

Under the current version of the planning scheme, the POA marina is not zoned. The proposed amendment to the planning scheme includes the assignment of the Community Facilities zoning (refer to Fig. 2) to the marina (including the main marina basin, the southern basin and the entrance channel). Under Table 5.5.1 of the amended planning scheme, being the table of assessment for the Community

Mapping Alterations

Administration adjustments to

- Strategic Framework
  - MNES
- Zoning
  - Cadastre update

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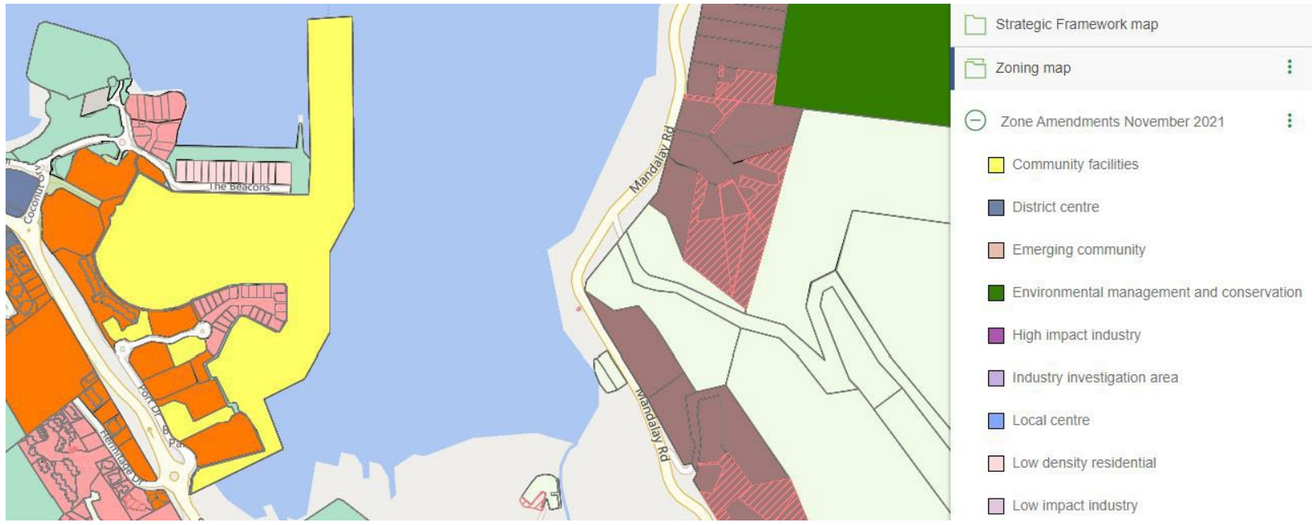
Facilities Zone, the use of land for Port Services (which covers a marina use) requires an impact assessable material change of use application and approval.

Fig. 2 – Proposed POA Marina Zoning



Whilst it is accepted that the existing and currently approved marina berths and maritime terminal infrastructure (including gangways, pontoons, piles, etc.) would remain protected by existing, lawful use rights, any further development of the marina (e.g. a proposal to install a new marina arm) would require an impact assessable material change of use application, in addition to the normal operational works (tidal works) approval. The same would apply to any future plans to expand or improve the existing maritime terminal infrastructure at POA.
Such an impost would restrict, or even prevent, future development or improvement of these key tourism assets, and runs counter to strategic objectives of the amended planning scheme; notably, Section 3.2.2.2(6), which promotes the operation of commercial tourism vessels from the POA marina, and Section 3.2.2.2(7), which identifies Airlie Beach as a key tourism area in general.

We therefore request the deletion of the Community Facilities Zoning from the POA marina as a whole. In this regard, Council is reminded that all residents and landowners of residential properties associated with the POA marina acquired these properties in full knowledge of the then prior existence of the marina and its associated activities, and have all formally accepted the potential for future development of the marina's facilities.

In the alternative, we request that the table of assessment for the zone be amended to categorise a material change of use for Port Services, where within an established marina, as accepted development subject to requirements (for which a Port Services Code would have to be prepared) or, at the most, as code assessable development.

Appropriate uses are within Tables of Assessment for Community Facilities will ensure all uses are relevant (including levels of assessment) for all wet leases within Region.

3. <u>Zoning of Lot 104 on SP232115</u>

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	The major amendment includes a proposal to rezone the above site ("Lot 104") from Community Facilities Zone to Mixed-Use Zone. We understand that this proposal arises from a request to Council by the current owner of Lot 104, the Whitsunday Sailing Club ("WSC"), for it be rezoned as now proposed.
	
	Meridien strenuously objects to this proposed rezoning to Mixed-Use Zone. The grounds for this objection are that this valuable, marina-front lot that was established by Meridien at very substantial cost, was in effect gifted to the WSC exclusively and specifically for the purposes of establishing a community facility, in the form of a maritime academy.
	
	In addition, a complete marina arm was constructed for the WSC by Meridien, again at a very substantial cost, specifically to serve the proposed maritime academy. These works were a requirement of the Queensland Coordinator-General's approval of POA as a state-significant, coordinated project, and were also a requirement of the current infrastructure agreement between Meridien and Council.
	
	It is understood that the WSC's request for this rezoning arose from a maritime academy having been established elsewhere, on the WSC premises, and that the WSC now seeks to sell Lot 104 to a developer.
	
	This proposal by the WSC would result in the loss of a major community benefit to the Airlie Beach and the region, and is in direct conflict with:
	
	the Co-ordinator-General's approval of POA,
	
	the infrastructure agreement between Meridien and Council,
	
	the very purpose for which the land was transferred to the WSC in the first place, and
	
	the interests of the wider community, including tourists, as it would result in the permanent loss of a site that could be put to use for some other form of community benefit or tourist feature, such as, for example, a landscaped waterfront park or picnic site, a marine interpretive centre, or some other form of maritime-related community amenity.
	
	On the above basis, we request that the proposed rezoning of Lot 104 from Community Facilities Zone to Mixed-Use Zone be deleted from the planning scheme amendment, and existing zoning be retained.
	
	Council considered the community benefit when the request was put to Council and the impact was found to be negligible. The Mixed Use Zone will be retained in the Whitsunday Planning Scheme major amendment.
	
	4. Gazetted Road Reserves
	
	The amended zone mapping assigns the Recreation and Open Space Zone to recently gazetted road reserves, that previously formed parts of Lot 187 on SP332711 (Fig. 3) and were established to eliminate sub-standard road linkages and facilitate suitable road access to the approved subdivision over Lots 105 on SP232115 and 106 on SP172255.
	
	Fig. 3 – Location of Gazetted Road Reserves
		Mapping Alterations
		
		Administration adjustments to
		• Strategic Framework
		  ○ MNES
		• Zoning
		  ○ Cadastre update

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This mapping inaccuracy should be corrected.

The Zone layer will be updated taking into account the latest cadastre.

5. Building Heights Overlay Code

The assessment benchmarks for this code set the various maximum building heights for the local plan areas and zones (Table 8.2.5.3.2.) as acceptable outcomes ("AOs") only. This initiative is welcomed, as it provides flexibility that in turn would help to promote visual variety in built forms and good architectural and urban design. The approach with respect to building height in the assessment benchmarks of the Airlie Beach Local Plan Code and the Building Heights Overlay Code appear to be somewhat at odds. The Airlie Beach Local Plan Code is drafted to provide helpful guidance for performance based outcomes, whereas the Overall Outcome (2)(a) of the Building Heights Overlay Code provides that development is generally in accordance with the maximum building heights identified for local plan codes, zone codes and building classes. Given the outcomes that Council seeks to achieve for Airlie Beach, it is submitted that performance based provisions would be more appropriate to achieving those outcomes.
We propose that the above-mentioned overall outcome be re-worded to provide that the height and bulk of buildings promotes visual variety and good architectural and urban design, and does not impact adversely upon the amenity of adjoining dwellings or streetscape character, or visually dominate the hillsides upon which they are located. An overall outcome drafted along these lines would improve the "line of sight" between itself and the relevant performance and acceptable outcomes relating to building heights.

The requested requirements are included in the Airlie Beach local plan and as such are not required in the Building Heights overlay code.

6. <u>On-Site Car Parking Rates</u>

Overall Outcome (i) of the Airlie Beach Local Plan Code reflects the need for on-site car parking provision rates to recognise the inherent pedestrian accessibility and walkability of Airlie Beach.
This aspect of the planning scheme amendment is laudable and supported by Meridien. However, this principle is not carried through to the assessment benchmarks of the local plan code.

Omit/Insert

Insert AO for cross utilisation of car parking within Airlie Beach local plan as per Purposes Outcome 2(j) of ABLP.

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	AO19.2 of the local plan code provides that on-site car parking is to be provided at the rates set out in Table 9.4.8.3.3 of the Transport and Parking Code ("TAP Code"). Neither the AOs of the code, nor the TAP Code table, reflect the principle espoused by the overall outcome, in that the car parking rates specified by the table do not provide for any adjustment to reflect the inherent walkability and accessibility of Airlie Beach. We propose that either the local plan code or the TAP Code table (or both) be amended to provide for a reduction in the specified on-site car parking rates for the local plan area, such as the 30% reduction provided by AO2.1 of the TAP Code for cross-utilisation of car parking within mixed-use developments. Cross utilisation is written into the Airlie Beach local plan through the overall outcomes, and it was intended to be referenced in the AO's in accordance with the intent of AO2(j). This will be rectified and is considered an administration amendment. . 7. <u>Visitor Car Parking for Short-Term Accommodation</u> Table 9.4.8.3.3 of the TAP Code provides that short-term accommodation developments are to provide visitor car parking at a rate of one space per five short-term accommodation units. This rate of visitor car parking provision is the same as that specified in the table for multiple dwelling units (for permanent residential occupation). We submit that this is incorrect, and that a lower rate of visitor car parking provision should apply for short-term accommodation than that for multiple dwelling units. Intuitively, it is reasonable to expect that the rate of visitation to the occupants of short-term accommodation units would be lower than that expected for residents of multiple dwelling units. In this regard, it is to be noted that the Judgment given in Planning and Environment Court Appeal No. 460 of 2022, in relation to a development over Lot 105 on SP232115 and Lot 106 on SP172255 within POA, includes a condition requiring carparking for multiple dwelling or short term accommodation at a rate of 0.1 spaces per unit for visitors We therefore request that Table 9.4.8.3.3 be amended to provide that visitor car parking be provided for short-term accommodation developments at a rate of one space per 10 units. Council is comfortable with the current parking rates for short term accommodation. No further action will be taken on this request. Thank you for your submission.	*AO - Mixed use development that demonstrates cross utilisation and a variation in temporal demand between uses on site can apply for a dispensation to reduce Business or Entertainment activity car parking rates by up to 30%, excluding office uses. Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the acceptable outcome.* **Future Investigation** Visitor car parking rates for short term accommodation.
1279	I object to over height developments in both Airlie Beach and the Bowen Foreshore. The parking issue is a joke at Airlie Beach as we all wait for the longed talked about Traffic and Parking study The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. The height increase along the Bowen foreshore is intended to encourage development along the Foreshore, while being sympathetic to the Bowen character. Council has recently provided the free carpark on Waterson Way and continues to investigate carparking options. Thank you for your submission.	No Action.
1280	The Council must prioritise maintaining a village atmosphere in Airlie Beach as well as protecting all public foreshore and greenspaces. The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. Thank you for your submission.	No Action.

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1281	RE: WHITSUNDAY PLANNING SCHEME 2017- MAJOR AMENDMENT Please see our submission to the above attached. In the interests of the community and public interest, we and members/supporters are concerned that in recent years the town plan has become overwhelmingly developer-driven. We understand the need to put 'roofs over people's heads' but when the primary driver is developer profit over the greater good, the longer-term outcomes for the community are not good. Therefore we have cc'd Mayor Hall and all Divisional councillors with this submission to add to their understanding of importance of these matters for the community. Save Our Foreshore Inc makes the following submission to the Draft Major Planning Amendment. The submission is a compilation of comments received from members and supporters. The bulk of comments are to do with proposed changes/increased building heights in the Airlie Beach precincts. These are consistent with over 2200 public submissions made against the proposed 42m/12 storey high-rise on the Port of Airlie foreshore, which proposal also requires the taking of public recreation reserve for road reserve to provide access to this proposal. Clearly, there is significant community, business, and tourist opposition to any high-rise development on the foreshores. This opposition has been consistent since the first high rise was proposed on the Airlie Beach foreshore in 2004 and earnestly continues to this day. Our community looks to the Whitsunday Regional Council (WRC)to ensure that building heights are kept to the reasonable limits of previous plans and to protect the unique low-rise atmosphere known and appreciated, not only by residents of Whitsunday, but by the multitudes of tourists who have expressed their admiration and enjoyment of Airlie Beach to members of Save Our Foreshore over the years. "If we wanted to see high-rise, we'd be at the Gold Coast and not here" is a frequent statement from visitors. Developer driven town plans which appear to be encouraged by some councillors and council staff are at odds with community expectations and as such, serve vested interests rather than planning the best outcomes for our community as a whole. COMMENT: SOF feels that it should be mentioned that our community has been subjected to an extremely burdensome time in the past months with four different planning schemes being released for public comment. These documents required careful consideration and examination, but these 650 pages of the Whitsunday Planning Scheme 2017 - Major Amendment are a masterpiece in obfuscation which probably dissuades many members of the general public from getting past the introduction, let alone making a submission. If we were inclined to be cynical it could be argued that WRC is deliberately attempting to wear down community opposition to high-rise developments by attrition. Council's public notification minimum requirement pursuant to the *Minister's Guidelines and Rules 2020* is 20 business days, Council advertised the Major Amendment for approximately 3 months, far more than required. Council understands how complex the Planning Scheme amendments were, hence, Fact Sheets were developed to help the public understand the amendments in each context and Council was available for meetings or discussions anytime. Council is committed to undertaking smaller more targeted amendments in the future to assuage public concern regarding large amendments. AMENDMENTS: SOF suggests the following amendments to whichever section/part/table/overlay et al of the Whitsunday Regional Council Planning Scheme - February 2022 (V4.3) refers to the following:	**Action** **Omit/Insert**

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	Foreshore buildings - maximum building height - 10 metres above ground level and 3 storeys. Main Street (McDonald's side), Port of Airlie, Coral Sea Marina maximum building height - 14 metres above ground level and 4 storeys. Waterson Way (Precinct C) maximum building height - 18 metres above ground level and 5 storeys. See Response to Submission 2 on page 2 of this document. That the Strategic Intent supports low-rise development in Airlie Beach with no buildingsover 18m - 5 storeys in any Airlie Beach precinct. This request for inclusion into the strategic intent will be considered at the nearest available opportunity, please be advised this may take some time. Building Heights The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Precinct C is the only precinct within the Airlie Beach local plan with a height limit above 5 stories, 21 metres (6 stories). The majority of land within the Airlie Beach local plan area has a height limit of 14 metres (4 stories). No justification has been provided for a reduction in height, nor any advice regarding what impact that might flow from it. That the number of storeys must be stated as well as a maximum height in metres. See Response to Submission 2 on page 1 of this document. See **Figure 1** on the last page of this document. That all maximum heights (metres & storeys) remain an overall outcome. 'Generally in accordance' with heights is not to be acceptable as 'maximum'. See Response to Submission 2 on page 2 of this document. PARTICULAR AMENDMENTS: PART I-INTRODUCTION: That the following statement be included; *This Planning Scheme represents a "contract" between the local community and the council.Only minor variations will be permitted.* The Whitsunday Planning Scheme is a balance of five strategic principles of liveable communities and housing, economic growth, environment and heritage, safety and resilience to hazards and infrastructure. The Planning Scheme represents a local interpretation of the State Planning Policies.	**Entire PS** 'Maximum' will be removed from the Planning Scheme in relation to Building Heights, any other misc. references will be deleted and Note added. "Note: where a development exceeds the building height identified in Table 8.2.5.3.2/Table 8.2.5.3.3, public consultation must be undertaken in accordance with the Planning Act 2016."

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	The Planning Scheme needs to remain flexible while compliant with the Planning Act 2016, the requested wording is contradictory to both and therefore no further action will be taken. PART 3.2. STRATEGIC INTENT: That the statement "No high-rise development on foreshores" be incorporated into thisstatement of Strategic Intent of the Planning Scheme. This request for inclusion into the strategic intent will be considered at the nearest available opportunity, please be advised this may take some time. PART 3.2.S INFRASTRUCTURE That the following issues be included; Increasing traffic is creating issues at the Shingley Drive/ Shute Harbour Road intersection that will need addressing. That a future public parking site is considered, and a location defined within the Airlie Beach Precinct as a matter of urgency. The intersection of Shingley Drive and Shute Harbour Road are under the jurisdiction of the Department of Transport and Main Roads. Council has recently provided the free carpark on Waterson Way and continues to investigate carparking options. A Precinct Parking Plan (as per Table 7.2.1.3.1 AO19.1 Editor's Note) to address the perceived parking issues within Airlie Beach is being developed by Council outside of the Whitsunday Planning Scheme. PART 4.4.3 STORMWATER NETWORK Question: Has the anticipated 10/50/100 year flood events been adjusted to take into account climate change and increasing severity and frequency of flood events. The Development Manual represents best practice for infrastructure design for the Region, this stipulates the built requirements of Stormwater pipes. This manual takes into account best practice for Australian Standards, the Queensland Urban Drainage Manual and has recently been updated by Council. The amendment included technical amendments to stormwater infrastructure, including expectations for flood and stormwater reports, interallotment drainage and managing overland flow. The Flood Hazard Overlay Code and Mapping consider climate change modelling within the Town of Whitsunday, and updated flood modelling (including climate change) is being completed for other towns within the Region. PART 6 ZONES This draft amendment deletes all reference to maximum building heights; having to consult a map and a table to work them out does not simplify use and obstructs engagement. AMENDMENT: Reinstate definition of building heights so all information for a zone is in one place, instead of diffused throughout this massive document. Building Heights Overlay	**Future Investigation** Investigate the wording of the Strategic Intent

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	The height limits were diffused throughout the Planning Scheme document, the major amendment has consolidated them into one Overlay Code (with Mapping online) for ease of use. The mapping is here https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments Mapping An explanation will be added to Schedule 2 to address the internet link for the Planning Scheme mapping, as they are no longer PDF documents and found on Council's online mapping. Definition of Building Height The definition of building height is found in the *Planning Regulation 2016*: *"Building height, of a building, means: (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna"* Any change to this definition would require support from the State Planning Department, therefore no further action will be taken. 6.2.4 Environmental management and conservation zone code 6.2.4.2 **Purpose and overall outcomes** (lJ *The purpose of the Environmental management and conservation zone code is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity* Although not certain if this is the appropriate place for the following comments, they do support items (1) and (2) of 6.2.4.2 copied above and on page 4 in italics. Environmental Overlays: It appears (and we may be corrected on this) that Green Zone overlays are not in this Draft. If so, they must be reinstated. As evidenced in at least one recent development (Mangrove Road), it appears that Environmental overlays such as wildlife habitat and regulated vegetation are being disregarded. In this case, a watercourse that flows directly into inshore GBR waters has been altered along with clearing of the riparian zone. Council amalgamated the two biodiversity overlays, being the Waterways and Wetlands overlay and the Environmental Significance Overlay into one overlay, being the Biodiversity, Waterways and Wetlands Overlay. This overlay has 16 environmental layers sourced from State that are classified as Matters of State Environmental Significance (MSES), such as regulated vegetation, wildlife habitat protection and waterway identification. Refer here https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments Matters of Local Environmental Significance (MLES) A publication issued by the Mackay Conservation Group states that only 4.24% of the Whitsundays Local Government area is protected. Compared to Mackay with 14.14%, and nationally 19.75%. A 4.24% protection ratio would appear to be very inadequate and leaves large, important areas of land, significant trees and habitat unprotected. It is vital that MLES is included in the 2017 Planning Scheme. Matter of State Environmental Significance layers cover 35.5% of the entire Whitsunday LGA under the Planning Scheme major amendment, MSES is shown on the Biodiversity, Waterways and Wetlands Overlay mapping.	**Schedule 2** Insert Internet Link to Council Online Mapping **Current Ongoing Projects**

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	MLES is a current project that Council has been working on for some time in coordination with State Government. MLES will form part of a future amendment to the Planning Scheme subject to Council approval. And in addition; (2) *The purpose of the Emerging community zone code in the local government area is to ensure that development is designed and coordinated to achieve safe, healthy and sustainable new urban communities, which are well integrated with existing communities and provided with services and infrastructure* Urban **parks and open spaces:** There must be no reduction in current urban parks and open spaces. The Covid pandemic demonstrated the need for and importance of having such easily accessible spaces within higher density urban development. Not everyone has a car nor access to transport to be able to make use of further away parks and gardens. Council should ensure that allocations of urban green spaces are a requirement of all subdivisions. Subdivision and Residential accommodation development have benchmarks for open space areas, landscaping and maximum site coverage. A percentage of infrastructure charges for new development contribute towards future public open space 6.2.10 **LOW-MEDIUM RESIDENTIAL ZONE CODE** *Add:* The scale of any development must be in keeping with neighbouring properties. The intent of the zone is to have a mix of residential products that are compatible while in keeping with the zone outcomes. Requiring identical scale is the opposite of the intent of the zone outcomes, therefore no further action will be taken. PART **7.2.1 AIRLIE BEACH LOCAL PLAN:** Administrative and councillor support for "higher density development" along the foreshore to be removed from the Airlie Beach Local Plan. The overwhelming response in the feedback to the Greater Airlie Beach Masterplan was "NO HIGH RISE". The council response was that the Airlie Beach local plan would address this. But there is no mention of high rise in the local plan released as part of the planning scheme changes. Whereas the Bowen local plan states; *"Development is compatible with the intended scale and character of the streetscape and surrounding area and does not exceed the maximum building height defined within the Building Heights Overlay Code"* This does not appear in the Airlie local plan. Indeed, the document authors seem to have gone to some length to hide details of building heights - removing them from Part 6 and not mentioning them at all in the local plans. Also, it is necessary to access a map (missing from the document set) and a table to work out what the particular building height limits are. *Change:* - Reinstate all building heights, so they are part of the zone description. The height limits were diffused throughout the Planning Scheme document, the major amendment has consolidated them into one Overlay Code (with Mapping online) for ease of use. The mapping is here https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments PART 7.2.1 AIRLIE BEACH LOCAL PLAN: *continued* This document also includes the following statement;	MLES

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	" development in Precinct D incorporates a luxury hotel, including function facilities, designed to cater for a premium tourism market." Where is the study that demonstrates a demand for this? Where are the premium hoteliers knocking on the door wanting to build a luxury hotel? Without evidence, this is just supposition providing an excuse for developers. Surely this Major Planning Amendment should only represent clearly defined NEED. WRC should let market forces determine an outcome and wait for a premium hotelier to approach them, rather than creating premature regulations which may or may not be suitable. Each application must be assessed on its own merits in accordance with the *Planning Act 2016,* and a Needs Assessment Report to justify such a development may be required to demonstrate demand. 7.2.1.2 Purpose and overall outcomes There is clear, consistent, and widespread feedback from the local community stating NO HIGH- RISE DEVELOPMENTS on our foreshore. This confirms that the following statement should be retained, and emphasised; *(a) The character of Airlie Beach, **which includes its vital, small town scale,** tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained;* The Airlie Beach Local Plan 2 (a) states: *"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"* This statement was a last minute inclusion by Council as a result of community comment. It is difficult to articulate clearly what it means as it can be contradictory (small scale / compact) and hard to quantify (visually penetrable) through performance criteria. It is recommended this clause be removed. **IN ADDITION:** **INFRASTRUCTURE LIMITS DEVELOPMENT** It should be noted although it is intended to provide a second road into Cannonvale there are no plans to upgrade the single road into Airlie Beach. This will be a constraining factor on future development in Airlie Beach and beyond. With such constraints it is absurd to compare Airlie Beach with the Gold Coast. The matter of variations to building height controls in Airlie Beach has been considered. While Council is not changing the building heights within the Airlie Beach local plan, there is sufficient infrastructure to accommodate further growth, please refer to Council's Local Government Infrastructure Plan - https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/whitsunday-planning-scheme-2017 Shute Harbour Road is owned and managed by the Department of Transport and Main Roads and not under Council control. PEDESTRIAN FRIENDLY Given that Waterson Way provides a better route for traffic, the Main St should be made pedestrian friendly (e.g. as per Cairns Esplanade)	**Airlie Beach Local Plan** (2)a will be deleted: ~~*"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"*~~

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Buses to be rerouted via Waterson Way. Stops established on Waterson Way at the Starfish roundabout end and adjacent to Woolworths at the other.
By choosing the most appropriate stop to alight passengers will not have to walk any further along Main Street to access businesses and services than at present.

Council has recently undertaken Public Consultation on pedestrian movement in the Airlie Beach Main Street to inform future decision making about pedestrian vs vehicle priority. Refer to https://yoursay.whitsundayrc.qld.gov.au/airlie-beach-main-street-crossing-works

PARTS:
8.2.5.2 **Purpose and Overall Outcomes (a)**
Replace: (a) development is **generally in accordance with** the maximum building heights

With: development is **does not exceed** the maximum building heights
This includes **Table 8.2.5.3.3** Major Centre Zone where a maximum building limit of 12m applies. And **Table 8.2.5.3.2 Local Plan Building Heights** - change all to 12m.

The Ministers Guidelines and Rules 2020 Chapter 2 Part 4, 18.3 states the '*local government must consider every properly made submission about the proposed amendment and consider other submissions*'.

The matter of variations to building height controls in Airlie Beach has been considered. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area.or the Major Centre Zone. The height increase along the Bowen foreshore is intended to encourage development along the Foreshore, while being sympathetic to the Bowen character.

No further action will be taken for this request.

SCHEDULE **6 - Planning scheme policies**
SCG.6 **Third party advice or comment planning scheme policy**
It is noted that there is no requirement to put up a public notification if a development is code assessable. Previously we believe this was not the case and every development change had to put up a notification sign.
This way people were informed of proposed changes to their neighbourhoods.
Recommendation: That in the interests of transparency ALL applications whether code or impact assessable must erect a public notification on the site describing the proposal and where to find information.

The *Planning Act 2016* Section 53 stipulates what assessable development must be publicly notified. Code assessable applications are not required for public notification; however all applications are on Council's website for public viewing at any time. Refer to https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning Track my DA.

Council is required to follow legislative obligations under the Act, public notification requirements are determined at a State level.

In conclusion, Save Our Foreshore Inc would like to thank Whitsunday Regional Council for this opportunity to comment on the Whitsunday Planning Scheme 2017 - Major Amendment

Thank you for your submission.

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1282	RE: SUBMISSION TO WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT – 98 SHUTE HARBOUR ROAD, CANNONVALE – LOT 43 RP715295 – PROPOSED ZONE CHANGE – LOW-MEDIUM DENSITY RESIDENTIAL TO LOCAL CENTRE On behalf of [redacted] as Trustee, we lodge a formal submission in support of the abovementioned changes proposed as part of the Whitsunday Planning Scheme 2017 Major Amendment, for the following reasons: • The subject site was zoned commercial under the 2009 Whitsunday Shire Planning Scheme and also previous planning schemes. • The subject site has a history and continues to operate for commercial type uses such as shops, office and the like. • This development has been in existence well before the construction of the multiple dwelling units located at the rear of the site. The assessment of these two uses was therefore undertaken at the time of the approval of the multiple dwelling units. The use at the rear of this site was originally a caravan park and then converted to multiple dwelling units. • The site has been well established and it would be very unlikely that the site would be used for residential purposes due to the well-made construction of the buildings and their construction life. The only way a residential purpose could occur on this site would be to demolish the buildings and start again. • The subject site and its current use can be defined as an office and the activities undertaken are more suited for a site zoned Local Centre versus Low-medium density residential. Should you require any further information, please do not hesitate to contact us. Council acknowledges your support for the amendment. Thank you for your submission.	No Action
1283	A SUBMISSION TO WHITSUNDAY PLANNING SCHEME MAJOR AMENDMENT ON BEHALF OF SANCTUARY LIVING INVESTMENTS PTY LTD – WHITSUNDAY GREEN ESTATE Vision Surveys (QLD) Pty Ltd [VSQ] act on behalf of Sanctuary Living Investments Pty Ltd A.C.N 609 504 485 (Sanctuary Living) C/-VSQ, the owner of land identified as Lots 131 SP319675, 600 SP319675, 132 SP318469, 6 SP225070, 15 SP225070, 501 SP261042, 502 SP261042, 503 SP261043 and 16 SP178753. The Sanctuary Living landholding is generally located between Shute Harbour Road to the east and Dunning Road to the west, and on both sides of Riordanvale Road, Cannon Valley. The landholding makes up the Whitsunday Green Master Plan Area with two Preliminary Approvals in place, guiding all future development on the landholding. Preliminary Approval 20050619 (DA1) provides for the master planned area generally framed by Shute Harbour Road, Regatta Boulevard (part) and Riordanvale Road; and Preliminary Approval 2005622 (DA2) applies to all the remaining land within the landholding. The two preliminary approvals override the Council's Planning Scheme. Submission This submission is in relation to the proposed changes to Section **9.4.7 Reconfiguring a lot code** (ROL code). The preliminary approvals set out lot sizes, dimensions etc. and the Planning Scheme ROL code provides Council will assessment benchmarks, where none is approved as part of the preliminary approvals i.e. DA1 or DA2, as relevant. In the event of any inconsistencies between the preliminary approvals and the ROL code, the preliminary approvals prevail. It is noted that the ROL code is being amended to include the ability for Council to request a structure plan as part of any development application for reconfiguring a lot. This is common practice within other Local Government areas and is generally supported. However, Sanctuary Living does not support the wording of PO7 and associated AO7.1(a) or PO8 and associated AO8.1(a).	**Actions**

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	PO7 states: "*Development provides for a lot layout and configuration of roads and other transport corridors that sensitively respond to surrounding environmental values, development and any structure planning undertaken by Council".* It is submitted that the wording *any structure planning undertaken by Council* is unreasonable and uncertain in its' current wording and the PO should read as follows: *Development* ***provides for a lot layout and configuration of roads and other transport corridors that sensitively respond to surrounding environmental values, development and any structure plan approved by Council whether or not forming part of an existing development approval.*** Council acknowledges that the wording of the PO and AO require more clarity, however Council does not agree that the proposed wording provides further clarity. Council will achieve clarity by simplifying the wording of the PO and AO. The wording will be amended to: PO7 Development provides for a lot layout and configuration of roads and other transport corridors that sensitively respond to surrounding environmental values, and development and any ~~structure planning undertaken by Council~~ Structure plan. AO7.1(a) states: "*any Structure Plans completed by Council"* *It* ***is submitted that the wording is also unreasonable and uncertain and should be amended to read as follows:*** *any existing development and any structure plan approved by Council;* AO7.1 (a) will be amended to: any ~~Structure plans completed by Council~~ any Council Structure plan; PO8 states: "*Development is appropriately planned, encompassing structure planning undertaken by Council, best practice lot layout and neighbourhood/estate design, whilst providing efficient land use pattern and effectively connecting the site with existing or planned development".* *It* ***is submitted that the wording*** **encompassing structure planning undertaken by Council** ***is uncertain and the PO should instead read as follows:*** Development is appropriately planned, encompassing any structure plan approved by Council or as part of an existing development approval, best practice lot layout and neighbourhood/estate design, whilst providing efficient land use pattern and effectively connecting the site with existing or planned development. Council acknowledges that the wording of the PO and AO require more clarity, however Council does not agree that the proposed wording provides further clarity. Council will achieve clarity by simplifying the wording of the PO and AO. PO8 will be amended to: Development is appropriately planned, encompassing ~~structure planning undertaken by~~ any Council Structure plan, best practice lot layout and neighbourhood/estate design, whilst providing efficient land use pattern and effectively connecting the site with existing or planned development. AO8.1(a) states: "*aligns with any Structure plans completed by Council"*	**Omit/Insert (red insert)** PO7 Development provides for a lot layout and configuration of roads and other transport corridors that sensitively respond to surrounding environmental values, and development and any ~~structure planning undertaken by Council~~ Structure plan. AO7.1 (a) any ~~Structure plans completed by Council~~ any Council Structure plan PO8: Development is appropriately planned, encompassing ~~structure planning undertaken by~~ any Council Structure plan, best practice lot layout and neighbourhood/estate design, whilst providing efficient land use pattern and effectively connecting the site with existing or planned development. AO8.1: aligns with any ~~Structure plans completed by Council~~ Structure plan;

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	*It **is submitted that the wording is unreasonable and that it should be amended to read as follows:*** *aligns with any existing development or structure plan approved by Council whether or not forming part of an existing approval;* AO8.1: aligns with any ~~Structure plans completed by Council~~; will be amended to: aligns with any Council Structure plan; *We **look forward to receipt of Council's acceptance of this submission. If you require any additional information or wish lease do not hesitate to contact the undersigned.*** Thank you for your submission.	
1284	RE: SUBMISSION TO WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT-VARIOUS MATTERS Wynne Planning and Development Pty Ltd lodge a formal submission against the following changes as part of the Whitsunday Planning Scheme 2017 Major Amendment, for the following reasons: <u>TABLE OF ASSESSMENT</u> <u>Low Impact Industry Zone</u> The table of assessment states an 'office' is code assessment. It seems unreasonable for a business to need a planning approval just to provide their administration office to run their business. We recommend the table of assessment be changed to allow for 'ancillary' office to be accommodated, even if this area is capped to say less than 100m2. The assessment could read:	**Actions**

Use	Categories **of Developmentand Assessment**	Assessment Benchmarks **for assessable developments for** accepted **development**
Office	Accepted development if: complying with the acceptable outcomes of theapplicable code(s); and involving no building work;or only minor building work;and ancillary to the industrial activity being conducted on the site; and not containing a GFA of more than 100m2.	Business Activities Code Transport and Parking Code

The definition of 'use' under the Planning Regulation 2017, states 'for premises, includes an ancillary use of the premises', therefore no further action will be taken.

Medium Impact Industry
The table of assessment states an 'office' is code assessment if ancillary to an Industry Activity on the premises. It seems unreasonable for a business to need planning approval just to provide their administration office to run their business.

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We recommend the table of assessment be changed to allow for 'ancillary' office to be accommodated, even if this area is capped to say less than 100m2. The assessment could read:

Use	Categories **of Developmentand Assessment**	Assessment **Benchmarks for** assessable **developments foraccepted development**
Office	Accepted development if: complying with the acceptable outcomes of theapplicable code(s); and involving no building work;or only minor building work;and ancillary to the industrial activity being conducted on the site; and not containing a GFA of more than 100m2.	Business Activities Code Transport and Parking Code

The definition of 'use' under the Planning Regulation 2017, states 'for premises, includes an ancillary use of the premises', therefore no further action will be taken.

Low Density Residential

The demand for more affordable housing and accommodation in the region has restricted the ability for infill development, particularly areas where the site is large enough to accommodate dual occupancy. We therefore submit a request for consideration to enable dual occupancy to be provided (code assessable) subject to certain criteria.

Use	Categories **of Development and Assessment**	Assessment **Benchmarks for assessable developments for** accepted **development**
Dual Occupancy	Code Assessment if complying with the acceptable outcomesof the applicable code(s)	Dual Occupancy Code

Council is currently exploring these options through Affordable Housing Consultation and has resolved to lower the minimum lot sizes for Dual Occupancy. This will form a separate amendment.

Reconfiguration of a lot

Future Investigation

Levels of Assessment for 'Dual Occupancy' within Tables of Assessment of Low Density Residential Zone

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	The table of assessment triggers code assessment where the proposed lots comply with the minimum lot size and dimensions and A02.1 of the code. It is uncertain as to what could be gained by triggering impact assessment for a proposed reconfiguration that does not provide for the compliance with the applicable dimensions. The code provides for a suitable criteria to establish an acceptable building area and all the other parameters, making the application impact assessable will not change outcome particularly if compliance has been achieved within the remainder of the code. This change appears to just be adding another layer to the process including cost and timing for no real benefit. Noted and Council agrees with the reasoning of this request. The intention was to ensure sufficient land within a new lot for an adequate building footprint, however upon re-evaluation the impact assessment trigger for dimensions does not add sufficient benefit to the development assessment process. Currently the TOA for ROL reads: Residential Zones, Centre Zones, Industrial Zones, Emerging Communities Zone, Mixed Use Zone, Rural Zone and Rural Residential Zone. Code assessment (where not for an access easement or boundary realignment) if complying with: (a) The minimum lot size and dimensions set out in Table 9.4.7.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code; and (b) AO2.1 of the Reconfiguring a lot code. The TOA will be amended to: Code assessment (where not for an access easement or boundary realignment) if complying with: The minimum lot size ~~and dimensions~~ set out in Table 9.4.7.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code; and (b) AO2.1 of the Reconfiguring a lot code.	**Omit/Insert (red alterations)** **TOA** **Reconfiguring a lot Code** Code assessment (where not for an access easement or boundary realignment) if complying with: The minimum lot size ~~and dimensions~~ set out in Table 9.4.7.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code; and (b) AO2.1 of the Reconfiguring a lot code.
	Operational Works The table of assessment provides for the 'Undertaking roadworks on a local government road for a driveway' as accepted development. This also confirms a driveway has been dealt with under the Planning Scheme therefore in accordance with the Local Government Act and the Planning Act, applications under the Local Law cannot be required or enforced. Noted, the Table of Assessment will be amended to: 'Undertaking roadwork's on a local government road for a driveway' will be removed entirely. 'Undertaking roadwork's on a local government road, excluding driveways' will be added. The original intent of this amendment was to ensure all driveway constructions would require a Road Works Permit under the Local Government Act to reduce red tape and costs. Your submission outlined a deficiency in this intent which has been corrected through this amendment.	**TOA** **Operational Works** Line 11 'Undertaking roadwork's on a local government road for a driveway' will be removed entirely. Line 10 'Undertaking roadwork's on a local government road, excluding driveways' will be added.
	<u>Overlays</u> <u>Bushfire Mapping</u> - The subject land is identified on the Bushfire Hazard Overlay Map as FDI 58. The Fire Danger Index does not require any additional reporting or additional attention where it relates to a Material Change of Use, however, is affected when applying for a reconfiguration of a lot, should an application be lodged over the site. The Table of Assessment pulls up any application on land subject to the overlay as identified on the overlay mapping, which covers the entire region. For clarity and easy of reading, perhaps the relevant trigger maps could be mentioned in the Table of Assessment as this mapping is not user friendly when reviewing for accepted development.	**Mapping Alterations** Administration adjustments to • Bushfire Hazard ○ Fire Danger Index • Biodiversity, Waterways and Wetlands

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	Biodiversity Mapping - The subject land is identified on the Biodiversity, Waterways and Wetlands Overlay Map as a 'High Ecological Value Water Area'. The High Ecological Value Water Areas. A review of the code has revealed no reference to what or how this map is to be used or what is required as part of any development. The Table of Assessment pulls up any works on land subject to the overlay, as identified on the overlay mapping, which covers the entire region. We are of the view it is a mapping error and recommend including this in the submission for the site. For clarity and easy of reading, perhaps the relevant maps could be mentioned in the Table of Assessment as this mapping is not user friendly when reviewing for accepted development. In terms of the Overlay Code, we make the following comments: Noted. The Fire Danger Index layer will be limited to the existing Bushfire Hazard Area layer in the Bushfire Hazard Overlay Mapping. Noted. The HEVWA layer will be updated with the most up to date data from Qspatial for this layer, and this has reduced the area significantly. The accepted benchmarks for all development appear to be tailored around dwelling houses and the performance outcomes are written in the same manner. The issue in relation to the reference to buffers from waterways which requires clarification is: A03.I - If you run a property report, the waterway is only listed if it is located on your property and not an adjoining property. This provides for uncertainty in terms of compliance; Unfortunately, the property reports at this time are limited and are meant to be a guide only (see disclaimers), for a complete assessment please see Council's Mapping here https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments A03.I - The acceptable outcome refers to Table 8.2.4.3.3, this table then refers to Stream orders. How does a individual person determine without having to pay a professional, adding to their ongoing list of expenses to build a house, what the stream order of the waterway is? A plan should be added to include the stream orders to avoid additional costs on landowners. The Stream Orders are available on Council's online mapping under Biodiversity, Waterways and Wetlands Overlay - MSES-Regulated Vegetation - intersecting a watercourse – Stream Order. A note will be added to the Code for clarity. Note: Stream Orders are available on Council's online mapping under Biodiversity, Waterways and Wetlands Overlay - MSES-Regulated Vegetation - intersecting a watercourse – Stream Order The biodiversity code puts a lot of emphasis on providing an Ecological report to support development of a site. Council should not the cost of these reports are from $5,000 plus to prepare which will impact on future development in the region due to the costs of more and more supporting professional reports. The code requires a stormwater quality management plan, except for a dwelling house. This code should be amended to only require the reports as per the State Planning Policy and not for all development. This request is onerous and should be amended. This code and the healthy waters code needs to be reviewed in its entirety, the whole document has not considered the real on the ground matters and how it can be achieved. We recommend these codes be removed and a workshop held with relevant parties and consultants to provide an input to improve, make user friendly and ensure the best outcomes.	○ High Ecological Value Water Areas **Biodiversity, Waterways and Wetlands Overlay Code** Add note to on where to find Stream Orders for Table 8.2.4.3.3 Note: Stream Orders are available on Council's online mapping under Biodiversity, Waterways and Wetlands Overlay - MSES-Regulated Vegetation - intersecting a watercourse – Stream Order Requirements of Ecological Reports and Stormwater Management Plans for development applications will be discussed with this submitter. No changes recommended at this time.

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At a minimum to meet the SPP, Council must include Water Quality Requirements and the above requirements were considered best practice for the Whitsunday Region. However, Council is conscious of onerous requirements being put on applicants. Council will work with submitters at a later date to determine if further amendments need to be made.

Flooding
The code for accepted and assessable development provides for the relevant classes of buildings. A0l.1 (c) does not include a class 7; this appears to be an oversight.

The exclusion of Class 7 (Buildings including carparks, warehouses or storage buildings) is deliberate, as they are not used for residential uses and thus not required to be above the DFL.

In terms of sheds, the maximum height is 5.5 metres, in areas where the land needs to be increased to accommodate the building 300 above the flood level, this will also increase the building height. The new building height provisions will make this impact assessment. The change in level of assessment for sheds just to accommodate additional protection from flood waters to protect their possessions is unreasonable. Provision should be made in the code for some form of allowance where the shed is raised to address the flooding issue.

This will be addressed on a case by case basis, dependant on the application's merits.

Advertising Devices
The notable change to the advertising device code is A03.3 - *'The advertising device is not internally or externally illuminated'.* This change is unreasonable for commercial businesses which rely on the illumination of their signage or where the signage is part of a corporate branding. Furthermore, the removal of the words 'internal' should occur as the internal use of illuminated signs does not cause a traffic hazard or interfere with the streetscape. We respectfully request an amendment to this aspect of the code.
The following is an example from Townsville Regional Council which provides for a suitable outcome:
Advertising devices that are illuminated by an internal or external light source or contain a digital display component are only permitted in the following circumstances:
if located within the;
District centre zone; or
Major centre zone; or
Principal centre (CBD) zone; or
Specialised centre zone (Domain precinct only); or
Community facilities zone; or
Sport and recreation zone; or
an industry zone; or
not in the Flinders Street East precinct;
not located within 100m of a sensitive land use;
if a device containing a digital display, is not located within 500m of an existing digital display device; and
5. not exceeding the luminance value identified in Table 1 - Maximum average luminance of advertising devices.

AO3.3 is the starting point for the purposes of assessment, the Table of Assessment requires that all advertising devices are accepted development (doesn't require a Council application,) where they meet the acceptable outcomes, such as AO3.3. If the advertising device does not meet the acceptable outcomes, it becomes code assessable development (requires a Council application), the purpose of AO3.3 is for illuminated signs to be assessed by Council. Where the advertising device is illuminated it will require assessment against PO3, which allows for illumination, provided that it does not cause a nuisance.

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	For clarity, internal and external illumination refers to the way a sign is illuminated, either lit up internally or from an external spotlight pointed at the sign. It does not refer to the position of a sign being internal or external to a building, signs internal to a building are not regulated. For the reasons above, no further action will be taken. A *further* item is the overall intent of the code states that 'roof *signs'* should *be* avoided. *We hereby* made a submission to permit roof signage where is can be accommodated in a suitable manner. There is a lot of other Councils which allow for this form of signage and the following example is provided for Townsville Regional Council: **Roof sign** A sign painted onto or otherwise affixed to the roof of a building. The term does not include an above awning sign. One per roof surface. $10m^2$ 2.5m above roof level below the advertising device. 3m 500m if the sign face consists of a digital display. • Is contained entirely within the roof line/profile whether seen in plan view or elevation. • Contains advertising material on all sign faces visible from a road or public place. Thank you for your request however, Council is firm on the requirements of Roof signs in terms of not supporting them within the Whitsunday Region. However Council will investigate requirements for further guidance into the Planning Scheme. <u>Dwelling House Code</u> The dwelling house cade has been amended to include a maximum combined floor area for the provision on domestic outbuildings. A lot of residents in this area construct sheds larger than 72m2 to accommodate their vehicles and toys. This is a region where people relocate to work and play, hence have all the toys to add to their lifestyle. The Queensland Development Code provides for appropriate design and siting parameters, and this should not be duplicated by adding another aspect for consideration. The current regulations provide suitable controls and where noncompliance, a planning application is lodged. This added cost will result in either landowners finding other ways around this requirement or just not constructing a shed and leaving the vehicles in the street or in the frontage of their property adding to an unsightly streetscape. We are of the view is an unnecessary additional layer. Council deliberated this matter at multiple Council meetings, and it was resolved to be entered into the Planning Scheme major amendment. However since this time there have been Planning Regulation Amendments made that make these requirements null and void. Should you have any questions, please do not hesitate to contact us. Thank you for your submission.	**Future Investigations** Advertising Code
1285	RE: SUBMISSION TO WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT- 6-12 THE BEACONS ROAD, AIRLIE BEACH - L 104 SP232115 - PROPOSED ZONE CHANGE - COMMUNITY FACILITIES TO MIXED USE We hereby make a formal submission against the abovementioned changes proposed as part of the Whitsunday Planning Scheme 2017 Major Amendment, for the following reasons:	No Action

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	• The subject site was part of a Co-ordinator General's approval on behalf of the project proponent, Meridien Airlie Beach Pty Ltd for the Whitsunday Sailing Club and Transtate Limited Port of Airlie Marina Project (Port of Airlie Project); • The project was approved under the State Development and Public Works Organisation Regulation 1999 as a significant project; • One of the main components of the development was a maritime training academy or similar public purpose use which was proposed on the subject site; • The marina includes up to 20 berths to be owned by the Whitsunday Sailing Club of which are located adjacent to the subject site; • One of the conditions of approval required the subject site to be gifted to the Whitsunday Sailing Club for community purposes at free of charge; • Council was required as part of this process to undertake a Planning Scheme amendment to the 2009 Whitsunday Shire Planning Scheme to zone the land for community purposes, hence the community facilities zoning; • The subject site is located adjacent two residential developments. One Airlie (zoned low-medium density residential) and The Beacons (proposed to be zoned low density residential); • The proposed development is not reflective of the quality of its surroundings. The Beacons and One Airlie homes are all positioned on larger minimum 800 sqm lots, with values well upwards of $5 million. To develop 6 small townhouses or the like will not be attractive. The development should adhere to "The Point Code", be ESG, and visually attractive for residents and visitors to Airlie Beach in general. There will be much of that product on the adjoining lots to the Port of Airlie already; • Beacons Road only contains a width of 5.0 metres therefore does not comply with the minimum widths to accommodate additional traffic or car parking which will arise from certain accepted and code assessable development in the mixed-use zone; • If the marine academy is no longer an option for the site, based on the size of the allotment and the nearby residential developments, the most appropriate zoning for the site is Low Density Residential; Based on the above, we strongly recommended that the subject site receives a zone change to low density residential. Council considered the community benefit when the request was put to Council and the impact was found to be negligible. The Mixed Use Zone will be retained in the Whitsunday Planning Scheme major amendment. No further action will be taken.	
1286	**SUBMISSION TO WHITSUNDAY PLANNING SCHEME MAJOR AMENDMENT ON BEHALF OF LOT 7 SHUTE HARBOUR RD PTY LTD, WHITSUNDAY COMMERCIAL CENTRE PTY LTD AND WHITSUNDAY COMMERCIAL INVESTMENTS PTY LTD** Vision Surveys (QLD) Pty Ltd [VSQ] act on behalf of Lot 7 Shute Harbour Rd Pty Ltd, Whitsunday Commercial Centre Pty Ltd and Whitsunday Commercial Investments Pty Ltd C/- VSQ, the owners of land identified as Lot 7 RP746329 and Lot 2 SP310407. Infrastructure Overlay The two lots are identified within the Major Centre Zone by the Whitsunday Regional Council Planning Scheme 2017 and has identified the two lots as being affected by the Infrastructure Overlay - Bulk water supply, Major Electricity Buffer and Road Noise Corridor. The proposed major amendment updates the Infrastructure Overlay and identifies the land within the Water Treatment Facility Buffer, affecting the same area as the currently named Bulk Water Supply. The land is maintained within the Major Electricity Buffer and the Road Noise Corridor. The Water Treatment Facility Buffer affects many lots along Shute Harbour Road including land zoned centre, residential and low impact industry where the bulk water supply pipeline is located. Most development for a Material Change of Use in the Major Centre Zone is Code or Impact Assessable. Some uses are considered Accepted Development if located within an existing building and involving no building work or only minor building work. The Table of Assessment for the Infrastructure Overlay Table 5.10.12 is proposed to be amended to read as follows:	**Actions** **Omit/Insert (red are alterations)** **Tables of Assessment** Infrastructure Overlay Code Material change of use if on land: (a) subject to the Infrastructure overlay as identified in the Infrastructure overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m².

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Table 5.10.121~~10~~ Infrastructure overlay

Infrastructure overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use if on land subject to the Infrastructure overlay as identified in the Infrastructure overlay map	No change if complying with acceptable outcomes of Table 8.2.11.3.1 (Benchmarks for accepted and assessable development) of the Infrastructure overlay code	Infrastructure overlay code
	Otherwise code assessment	Infrastructure overlay code

The relevant acceptable outcomes in the amended Infrastructure Overlay code are as follows:

AO10.1 –

Buildings and structures are setback from water supply pipelines a minimum of:
(a) 20m; or
(b) 10m if for a dwelling house;
i. where habitable rooms are out of the drainage path of immediately adjoining water supply pipeline if it burst; or from a water supply pipeline.
ii. building footprint cannot be sited elsewhere on the premises.

It is acknowledged that the requirement for a 20m setback is relevant to any application for a Material Change of Use that involves a new building or major building works, where consideration to the water supply pipeline must be given to ensure the integrity of the pipe. However, the AO is considered too restrictive and development inhibitive when a new use is to be carried out within an existing building with no building works or only minor building works required for the change of use. Whereas new uses have been able to establish relatively simply within an existing building in the past, this new requirement for buildings to be located a minimum of 20m from a water supply pipeline will make any change of use code assessable, for no apparent benefit or reason.

To this end, it is requested that the Development column in the Table of Assessment of the Infrastructure Overlay is revised to read as follows:

Material Change of Use if on land
(a) subject to the Infrastructure overlay as identified in the Infrastructure overlay map: and

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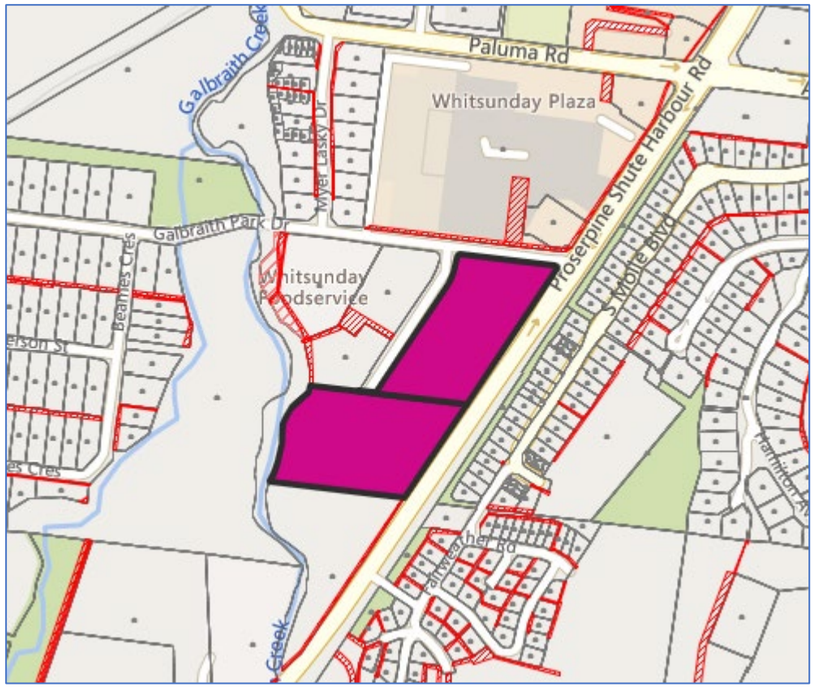
(b) where not wholly contained within an existing building; or
(c) involving building work of greater than 50m2
•

We look forward to receipt of Council's acceptance of this submission. If you require any additional information or wish to discuss this matter further, please do not hesitate to contact the undersigned.



Subject Land

A provision for smaller buffers for dwellings houses adjoining water supply lines was put in to reduce red tape. Presently, structures require 20m buffers to adjoining bulk water supply pipes, however, it is proposed 10m buffers are accepted for a dwelling house located outside of a potential drainage path of an immediately adjoining bulk water supply pipe (in case it bursts), or buildings cannot be located elsewhere on the block. The intention was not to make a material change of use more onerous on existing buildings.

The higher level of assessment for existing building was unintended, therefore Council will amend the TOA to:

Material Change of Use if on land:
(a) subject to the Infrastructure overlay as identified in the Infrastructure overlay map; and
(b) where not wholly contained within an existing building; or
(c) involving building work of greater than 50m².

Thank you for your submission.

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1287	SUBMISSION TO WHITSUNDAY PLANNING SCHEME MAJOR ADMENDMENT ON BEHALF OF [redacted] **LTD (TTE) • LOT 12 ON RP835219, [redacted] • LOT 1 ON RP722068, AND [redacted] • LOT 5 ON RP864696** Vision Surveys (QLD) Ply Ltd [VSQ] act on behalf of [redacted], the owners of land identified as Lot 12 on RP835219, Lot 1 RP722068 and Lot 5 RP864696, respectively. Background The three land parcels are located in Brandy Creek along Brandy Creek Road and Forestry Road. The parcels are identified within the Rural Zone and as agricultural land, however the small size of the usable land areas, in combination with the natural features (steep land and heavy vegetation) of the parcels, do not lend any of these land parcels to any meaningful agricultural pursuits. Brandy Creek is a rural residential node that consists of land zoned rural and rural residential, most only containing a dwelling house. The three land parcels are heavily constrained in terms of its' existing natural features, thereby resulting in any meaningful agricultural pursuits being significantly impacted by the topography, natural features including vegetation, the nearby National Park estate and adjoining rural residential development. Figure 1 – Extent of mapped Category B vegetation in the Brandy Creek locality (Source: QLD Globe 07/09/22) It is noted that there is a gross disconnect between the State RVM mapping Council's current Environmental Significance and proposed Biodiversity Mapping. The extract from State mapping above shows the RVM mapping for Category B, leaving only small pockets of developable land in the Brandy Creek locality, not requiring significant clearing works.	**Actions** **Future Investigation of Rural Residential areas will be undertaken in 2023**

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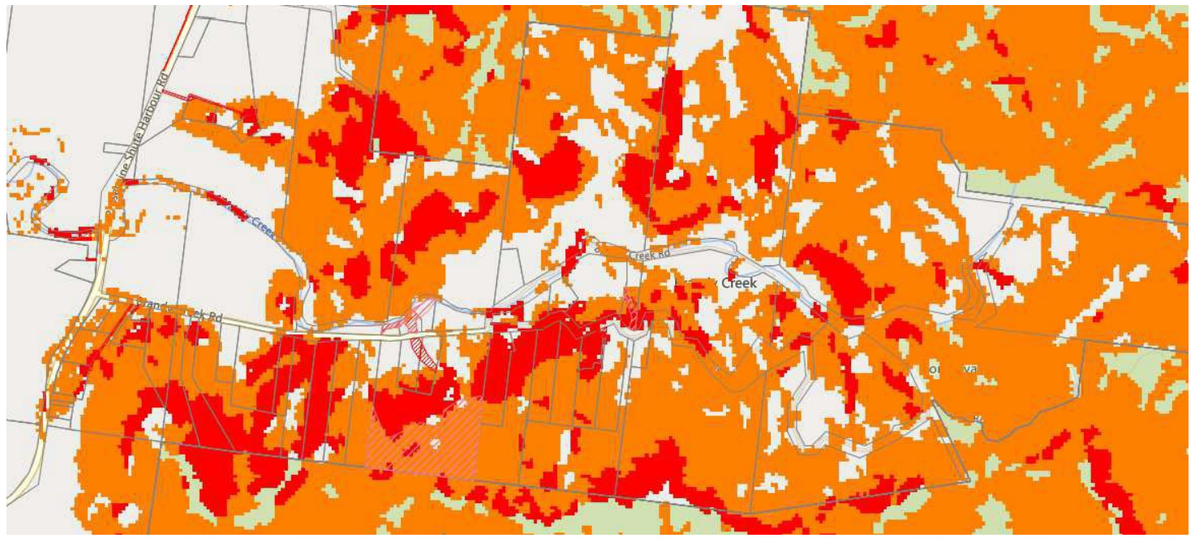

Figure 2 – Extent of mapped Landslide Hazard in the Brandy Creek locality – Proposed Overlay (Source: WRC 07/09/22)

Lots zoned for rural residential development in the Brandy Creek locality equates to approximately 91 hectares, giving a false confidence in the available land bank for rural residential purposes, as this does not account for steep (many exceeding 30 % slope) and heavily vegetated lots. It is noted that the Council mapping does not recognize this vegetation and that many of the affected lots are smaller than 5 hectares, thus not triggering referral to SARA as a result of a development application. Regardless, any meaningful rural residential use on these steep and vegetated lots is heavily constrained with development requiring extensive earthworks and clearing is expensive.

Request
While it would be ideal if Council introduced the concept of "rural hamlets" allowing rural residential development on smaller rural lots or larger rural residential lots into the Planning Scheme, we understand that this has not been contemplated as part of this proposed major planning scheme amendment.
The owners of the lots relevant to this submission, seek inclusion off all or part of their land into the Rural Residential Zone, generally in line with the RVM mapping and on the less steeper areas, as shown below. These areas are generally cleared from any regulated vegetation and adjoin lots used for rural residential development, regardless of the current zoning. The white areas shown below has an approximate combined area of 50 hectares.

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Figure 3 – Area proposed to be identified in as Rural Residential Zone

It is submitted that the split zoning would ensure that the scenic values of the vegetated slopes of the valley are maintained and protected, whilst ensuring an appropriate level of supply of developable rural residential land is provided in Brandy Creek. The identification of these areas for rural residential purposed will not remove valuable or usable agricultural land from the agricultural landbank.
In addition to the above grounds, our clients have provided the following personal views to support this submission:

► Kookaburra Drive, Stanley Drive, and Orchid Roads all have steeper terrain in their current developments compared to the subject land at Brandy Creek.

► small lot developments are terrible environmental outcomes, create social problems and potentially in the current virus focused situation, are unhealthy environments for people and pets. The lack of land for the owner or tenant to grow a fruit tree orchid or keep vegetable garden is often overlooked from a planning perspective. Small lots create built in fragility and dependency in our country. Small lots developments limit further opportunity for the buyer and environmental sustainability.

► Typically small lot developments have building covenant codes , while needed to protect all who buy into the neighbourhood, these are almost never geared towards green and sustainable building methods. Some of the best environmental outcomes can be people living in their self-built small shouses, this is an affordable path for an owner and massively less resource dependant. It can't be understated the enormous environment benefit to live in small dwellings in rural areas. Recently the cost of timber per home is reported to have increased by $12,000 due to the federal government putting a levee of timber imports from Russia.

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	► Undulating country makes for better rural Residential living, flat land has undesirable acoustic features, line of sight to others living areas requiring hard privacy fencing, furthering the reliance on timber. Based on the above justification, it is requested the Council include all or part of the land identified in Figure 3 as Rural Residential. We look forward to receipt of Council's acceptance of this submission. If you require any additional information or wish to discuss this matter further, please do not hesitate to contact the undersigned. Thank you for your zone amendment request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This would significantly delay this major amendment however, your zone request will be considered at the nearest available opportunity, please be advised this may take some time. Alternatively, you may follow the development assessment process as outlined in the *Planning Act 2016* to pursue development options on your subject site.	
1288	SUBMISSION TO WHITSUNDAY PLANNING SCHEME MAJOR AMENDMENT ON BEHALF OF [redacted] [redacted] - 12 WATERSON WAY, AIRLIE BEACH - LOT 3 RP734156 Vision Surveys (QLD) have been requested by [redacted] am the owner of land formally known as Lot 3 RP734156 located at 12 Waterson Way, Airlie Beach, to prepare a submission to the Major Amendment. Major Amendment The proposed Major Amendment identifies the premises located within the Airlie Beach Local Area Plan - Precinct G -allowing a maximum building height of 14 metres, maintaining the maximum building height in the Planning Scheme. Land to the east across Waterson Way is identified within Precinct C -allowing a maximum building height of 21 metres. Land to the north of Precinct C, on the southern side of Airlie Main Street, is identified within Precinct B -allowing a maximum building height of 18 metres. The premises and all other land in Precinct G is situated between land designated having a maximum building height of 21 metres (Precinct C) and land to the west zoned Low-medium density residential having a maximum a building height of either 12 metres above ground level [Tables 8.2.5.3.1 (AO1.2) and 8.2.5.3.3] or, an average building height (ABH) not exceeding 10 metres [Table 8.2.5.3.1 (AO2.1)] where the land has a slope greater than 25%. A slope analysis has been prepared over all of the land on the western side of Waterson Way -refer below. This analysis has identified that a significant majority of the land (exclusive of land in Precinct G) can be developed under the ABH 10m provisions. This would allow for buildings on land which slopes down away from the road frontage to potentially have a maximum building height of 17 metres above ground level. Figure 1 -Slope Analysis -Land having slopes > 25%	No Action

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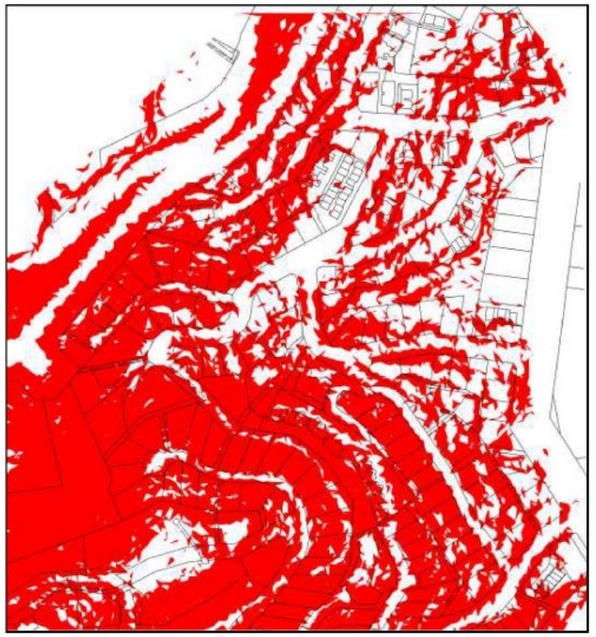

Based on Council's building height provisions (existing and proposed) the following maximum building heights can be achieved in Precinct C (between Waterson Way and Airlie Creek), Precinct G and behind up to Lamond/Orana Streets. These building heights have been calculated using existing contour and detail survey data and LiDAR.

Table 1: Maximum Building Heights

	Current Planning Scheme requirement	**Amended Planning Scheme requirement**	**Estimated Maximum RL building height – Amended Planning Scheme**
Precinct C (between Waterson Way and Airlie Creek)	21 metres	21 metres	RL36 – RL40
Precinct G between Begley St and Orana St	14 metres	14 metres	RL34
Lamond Street (lower side)	12 metres	12 metres or ABH 10m	Between RL35 - RL47 or RL35 front & RL44 rear

The land in Precinct G between Begley Street and Orana Street is less than 25% slope, accordingly the maximum building height is 14 metres above ground level which gives a maximum building height to RL34. Land to the east (Precinct C) can develop between RL36 - RL40 and land to the west (Lamond Street) may develop up to RL36 - RL44. A maximum building height within Precinct G, between

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	Begley Street and Orana Street (as a separate sub-precinct) of 17 metres (an increase of 3 metres), would allow for a maximum building height of RL37 which would reflect the same built environment would is permitted in the immediate vicinity. The additional three metre building height would also enable an additional building level therefore allowing for a higher density development on land in close proximity to the Airlie Beach Main Street Request Mr [redacted] requests that Council further amend the draft Planning Scheme amendment to increase the maximum building height on my property as well as all other land in Precinct G between Begley Street to Orana Street, to a new maximum building height of 17 metres above ground level within a new precinct or sub-precinct. This additional three (3) metre building height increase will result in a smoother and natural building height transition between Precinct C to the properties behind Precinct G. It is submitted that the additional three (3) metre building height will not be detrimental from a visual amenity perspective, however the additional height will encourage higher density development on land fronting Waterson Way. We will await the receipt of Council's acceptance of this submission. If you require any additional information or wish to discuss this matter further, please do not hesitate to contact the undersigned. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Council is not in support of any building height increases within the Airlie Beach area, as such this request is not supported. Thank you for your submission.	
1289	The recent election win by a person against WCCs lack of public consultation and against the WCCs ongoing 1970's like destruction to the region's tourist attracting village feel, indicates how morally bankrupt councillors and WCC their dodgy town planners GOT it all WRONG. Corruption does that. Vote of No Confidence in the previous Mayor, and his bully boy Councillors who have absolutely no idea how to perform civic duties with any integrity. Mayors and Councillors must act with integrity and comply with legislation and the standards of behaviour set out in the Code of Conduct for Councillors in Queensland. Complaints can be made to either the Office of the Independent Assessor or the Crime and Corruption Commission depending on what the complaint is. Thank you for your submission.	No Action
1290	Dear WRC, I have tried my best, in the limited time given, to produce a submission on the major amendment (Attached). You could have at least allowed emails over the weekend as, unlike yourselves, we are not paid to do this in business hours. I would like to have more time, but feel it would be improper of Council to advance this draft against such overwhelming public opposition and expect it to return for further consultation. I have unfortunately not had time to submit on the Airlie/Prossy Growth strategy or housing affordability and officially request an extension on these proposals. Having any time to look at the development manual would appear a luxury far beyond the burden placed upon the public with so many consultations at once. Noting I have a video production deadline of 29/9/22, it is unlikely a 2 week extension would be enough and request to submit by 16/10/22? --- Submission on proposed major amendment draft V4.3	**Actions**

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I was thinking about asking for an extension on my submission, however investigations thus far have shown the draft needs significant changes to be a suitable amendment.
Any necessary operational changes and maximum building heights in accordance with community expectations should be put in place as a temporary local planning instrument (TLPI) while proper community and stakeholder consultation is undertaken before re-writing the major amendment.

Under Section 23 of the Planning Act 2016
A local government may make a TLPI if the local government and Minister decide—
there is significant risk of serious adverse cultural, economic, environmental or social conditions happening in the local government area; and
the delay involved in using the process in sections 18 to 22 to make or amend another local planning instrument would increase the risk; and
the making of the TLPI would not adversely affect State interests.

Council does not consider that a 'necessary operational changes and maximum building heights in accordance with community expectations' would meet the criteria of the Act, as such no further action will be taken.

WRC Operational Plan
Focus for 2019/2020
An open relationship with the community and community groups will provide improved communication and understanding of current issues

WRC has failed to undertake appropriate consultation before drafting the amendment.

Council's 2017 Economic Development Strategy said you would prepare a development capacity study for Airlie Beach to determine its full potential for development and the implications of different land use development scenarios.

We are still waiting for it and our planning department keep trying to write the playbook without ever having set the proper goalposts to aim for.
A capacity study needs to be completed as a first stage of ensuring sustainable growth for our region.

The Whitsundays Tourism Opportunity Plan 2012–2016
5.7 Airlie Beach Development
Various statutory and non-statutory master plans, reports and related documents have already been completed for the Airlie Beach area. Each of these plans, urban studies and other documentation provides a very important component for the enhancing and updating of Airlie Beach. They need however to be consolidated into an action plan (implementation schedule) which offers a clear vision and staging process for development that aligns with the Whitsunday Regional Council Community Plan.

10 years on and we do not have a combined, community approved, agreed vision for Airlie Beach. This is needed, as a priority, to stop the ever growing gap between WRC planning department and the community.

The above comments are not applicable to the Planning Scheme major amendment.

Insufficient Benchmarks

State Government correspondence 15 October 2021 - ref: MC21/1407 MA-0005

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	When drafting the Assessment Benchmarks, the Performance Outcomes (POs) should clearly and objectively establish what the local government seeks to achieve but they should not mandate how to achieve that desired outcome. *An Accepted Outcome (AO) may specify a solution that achieves the desired outcome. This is the local governments' preferred way, but need not be the only way, of achieving the PO.* The current draft of the Planning Scheme does not "*clearly and objectively establish what the local government seeks to achieve"* *Terms such as 'sufficient, adequate, desirable, unduly, intolerable, predominantly, limited circumstances' do not "clearly and objectively" give the public, developers or Council assessment officers any benchmark of what the WRC are trying to achieve.* *Defined terms and specifics need to be incorporated into Performance Outcomes.* *E.g.* *8.2.5 Building heights overlay code* *PO1 The height of a building does not unduly:* *overshadow adjoining dwellings; or* *dominate the intended streetscape character.* *Why would a building be allowed to overshadow or dominate a streetscape at all?* Council drafted the Planning Scheme major amendment in accordance with the State Planning Policy, which has subsequently been assessed and approved by the Minister. *Failure to properly advise the public* *Building Heights Overlay Overview factsheet* ***https://yoursay.whitsundayrc.qld.gov.au/79343/widgets/379385/documents/237921*** *Fails to include any information about maximum heights overlay overall outcome being set as "generally in accordance" and maximums removed from the overall outcomes of the development codes to be replaced as just an acceptable outcome in the overlay code.* *Building Heights* *8.2.5 Building heights overlay code* *PO1 does not meet community expectations that development will be under maximum heights and must be changed.* The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. *SAR 2016* *Building Heights / Design Elements / Airlie Beach Local Plan Removal:* *It is anticipated that the proposed building heights will facilitate the renewal of the Airlie Beach commercial district. Main St for example, has seen limited new buildings with the exception of the Heart Hotel, for over 20 years. Without the incentive for renewal, Airlie Beach may become stagnant, lose jobs and miss the opportunity to capitalise on tourism growth afforded by the expansion of the Whitsunday Airport and additional mainland tourist activities.* *The increase in building heights has not facilitated the renewal of the Airlie Beach commercial district. The only Main Street redevelopment since adoption of the 2017 Planning Scheme has been at two storeys. Height has proven not to be a facilitator and this error should be corrected.* *AIRLIE BEACH STRUCTURE PLAN* *KEY DESIRED OUTCOMES*	

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Building heights that preserve character and views
Maximum heights should be lowered to preserve the character maintained by the 2009 Planning Scheme.

AIRLIE BEACH STRUCTURE PLAN BUILT FORM
Building heights are not seen to improve return on costs, in the market conditions of Airlie Beach. As such it is not considered a driver for development profit, and in fact scenarios that vary only height
are seen to perform worse.
SAR 2016
Whilst the Structure Plan states, 'building heights are not seen to improve return on costs', it also states that 'building heights may inspire existing land owners to develop and renew old sites where a sudden increase in potential could catalyse interest.'
The outcomes of the proposed building heights seek to not only afford a boost in local employment, renew an aging town centre but also increase density to create a more energy efficient and walkable centre which is considered more sustainable planning than the alternative of urban sprawl, which results in inefficient expensive infrastructure and a greater environmental impact.

The current building heights have failed to boost local employment, or renew the town centre. It is well known that providing adequate space between higher buildings to maintain amenity does not increase density over low/mid-rise development. Air-conditioned towers are not more energy efficient and 90% to 100% site cover will not create an enjoyable walkable centre. Current market bias towards single dwellings shows the public's preference away from high-density and the Proserpine to Airlie Beach Structure Plan is meant to be actively preparing to meet urban sprawl, for those who enjoy having their backyards flooded.

Council's claim that excessive heights will facilitate redevelopment or create a better town centre is flawed.

SAR 2016
Far fewer submissions were received regarding building heights in Airlie Beach, with a number of residents noting their support of (11) or requesting increases (3) to proposed building heights. It is considered from this Submission Analysis Report that Council has found the perfect middle ground in its proposed building heights

This information was accepted as false by Council in correspondence dated 12/10/2018 with 67 for reduction, only 8 in support, 3 for increase.
The number of submissions received in the current round of consultation to lower building heights shows Council has not found the "perfect middle ground" and clear and decisive outcomes reducing maximum building heights to facilitate low and mid-rise development need to be placed at the highest order of the amended Planning Scheme.

Fraser Coast Council Building heights performance outcome https://www.frasercoast.qld.gov.au/downloads/file/2720/psr20-discussion-paper-final
Note: where height limits are prescribed as performance outcomes, they are more determinative than acceptable outcomes. Acceptable outcomes describe the preferred way of achieving a performance outcome.

Other Councils see the necessity for outcomes above acceptable. Therefore WRC maximum building height overall outcomes should be:

Foreshore buildings have a maximum height of 10 metres above ground level and 3 storeys.

Main Street (Macca's side), Port of Airlie, Coral Sea Marina have a maximum building height of 14 metres above ground level and 4 storeys.

Waterson Way (Precinct C) has a maximum height of 18 metres above ground level and 5 storeys.

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	See Response to Submission 2 on page 2 of this document. *The Strategic Intent supports low-rise development in Airlie Beach with no buildings over 18m/ 5 storeys placed in any Airlie Beach precinct.* This request for inclusion into the strategic intent will be considered at the nearest available opportunity, please be advised this may take some time. Building Heights The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Precinct C is the only precinct within the Airlie Beach local plan with a height limit above 5 stories, 21 metres (6 stories). The majority of land within the Airlie Beach local plan area has a height limit of 14 metres (4 stories). No justification has been provided for a reduction in height, nor any advice regarding what impact that might flow from it. Storeys SAR2016 Council considers that specifying storeys and metres is too ambiguous where buildings of specific uses/types may require smaller or larger storey heights. Ultimately, specifying both storeys and metres will not change the visual impact of a development as the height of the building doesn't change whether it has four storeys or five storeys within an 18m height limit. *The idea that storeys are not needed to measure height has been shown to be problematic. The fact that Port of Airlie's 19m/4 storey budget hotel is asking for 3.6m storeys, while their 5 star hotel has 3.2m storeys seems ludicrous. It could be easily construed that the applicants are misleading the public with the initial request to then have a minor change raise the number of storeys after public consultation. The lack of storeys also lead to the 12 storey Shingley high-rise proposal being referred to as "11 levels". Bringing the Whitsunday Planning Scheme back into alignment with the State Planning regulation's definition of height has many benefits for the public's clear understanding of what is being proposed and what may one day be constructed. A lack of storeys has been proven to be too ambiguous, and must be corrected.* See Response to Submission 2 on page 1 of this document. See **Figure 1** on the last page of this document. SAR 2016 *Aside from building heights, Council have identified a number of other issues that will require* further investigation before being considered for the first amendment package estimated to be completed 12 months after adoption. These investigations will include several requests for zoning amendments, an Airlie Beach Local Plan, Bowen Local Plan, rewordings within the Strategic Framework, more flexibility for renewable energy uses and consideration of more flexibility within the Tourism Zone. *12 months? So many failed KPIs and so little consultation.* Airlie Beach Local Plan SAR 2016	**Future Investigation** Investigate the wording of the Strategic Intent

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Council will investigate an Airlie Beach Local Plan that will better capture Airlie Beach's tropical character with design elements that distinguish Airlie Beach as its own unique destination.

Agenda of Council's Ordinary Meeting to be held on Wednesday 21 May 2014
14.3 CONFIDENTIAL MATTERS - PLANNING AND COMMUNITY SERVICES
https://www.whitsunday.qld.gov.au/DocumentCenter/View/559
14.3.2 ENGAGEMENT OF CONSULTANT TO UNDERTAKE THE PREPARATION OF THE AIRLIE BEACH LOCAL AREA PLAN TO INFORM THE PREPARATION OF THE NEW WHITSUNDAY REGIONAL COUNCIL PLANNING SCHEME
This would be an interesting read. I wonder if it actually protects our unique character. AIRLIE BEACH STRUCTURE PLAN
A Local Plan for Airlie Beach has been determined as necessary in response to a number of potential, and significant, development influences, with key drivers including:
a need to formalise key public infrastructure requirements required as part of future development of the precinct.
The ABLP needs to incorporate proposed public parking for the precincts.
Payments for parking in lieu should not be considered in Precinct A and B.
Development should be only sized were able to incorporate required parking on site.
If Council believes it can create a continuous deck along the foreshore with multiple property owners, it certainly should be able to prescribe for adjoining basement car parking along the Main Street.

AIRLIE BEACH ACCESS AND MOVEMENT PLAN
Create a Healthy Communities Recreation Trail that connects Airlie Foreshore to Airlie Hill and links Port of Airlie to Abell Point Marina.

The Major pedestrian pathway described in the access plan down Canal Street must be given preference to a dead end street shared by vehicles and pedestrians.

The above matters completed or outdated, they are not relevant to the Planning Scheme major amendment and thus no further action will be taken.

Precinct D – Land Use

PO30 Where development is for a hotel in Precinct D, the hotel must include a function facility. AO30.1 A function facility associated with a hotel must be a minimum of 300m² GFA or 3% of the total GFA, whichever is greater.

WRC documents and reports call for a major function facility, this outcome for a minor function facility does not meet the needs of the community.

In a regional context a major function facility is considered 300m² or greater.

Airlie Beach internal road layout mapping for Waterson Way should minimise intersections by incorporating a roundabout at Orana Street for connection to planned roads.

Proposed Waterson plaza should not be on a vehicular road, especially not on an intersection. A future laneway must join Airlie Creek's future pedestrian route to activate the route.

See Response to Submission 2 on page 3 of this document.

Airlie Beach Local Plan

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	2(a) The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained The Councillors' vote to include the outcome above from the old ABLP sums up the communities wishes for the future of our town and the preference for "higher density development" along the foreshore must be removed from the proposed local plan. The Airlie Beach Local Plan 2 (a) states: *"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"* This statement was a last minute inclusion by Council as a result of community comment. It is difficult to articulate clearly what it means as it can be contradictory (small scale / compact) and hard to quantify (visually penetrable) through performance criteria. It is recommended this clause be removed. ABLP Overall outcome 2(a) should be moved to the strategic intent of the Planning Scheme to give it the maximum weight possible. 3.2. (1) The Strategic Intent applies to the entire Local Government area, with each township having unique attributes. Specific townships are more appropriately addressed at a local plan level. SAR 2016 *Council will consider these points and seek to work with key stakeholders such as Port of Airlie in the formation of a new Airlie Beach Local Plan to be included within the first amendment to the draft Planning Scheme.* Did Council work with key stakeholders and forget to work with the community while drafting the new ABLP, or just fail to work with anyone? Council met all obligations to work with key stakeholders in accordance with SAR 2016. Matters of Local Environmental Significance *Correspondence from the State Government.* Since adoption of the Whitsunday Region Planning Scheme 2017, the Queensland Government has released the **State Planning Policy – July 2017**, which contains the biodiversity provisions you have outlined in your correspondence. As such, the way in which matters of local environmental significance is treated under the SPP has changed, but the onus lies with Councils to undertake the necessary studies to identify, spatially map and develop relevant assessment provisions for matters of local environmental significance that do not duplicate higher-order matters *Operational Plan 2019/ 2020 https://www.whitsundayrc.qld.gov.au/downloads/file/109/amended-operational-plan-2019-2020* The First Major Amendment to the Planning Scheme will review zonings and introduce controls to encourage new investment and ensure compliance with the recently updated State Planning Policy *WRC has known of the errors in their MLES mapping for years and has still failed to include a corrected version in this draft. The requirements of the SPP to protect our environmentally significant areas must be added to the mayor amendment.* Biodiversity	(2)a will be deleted: ~~*"The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained"*~~

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	The requirements of the SPP have been added to the Planning Scheme major amendment. Please read V4.3 for clarity or Council's Fact Sheets. Matters of National Environmental Significance (MNES) are recognised in the Strategic Framework mapping and intents. Matter of State Environmental Significance layers (MSES) cover 35.5% of the entire Whitsunday LGA under the Planning Scheme major amendment, MSES is shown on the Biodiversity, Waterways and Wetlands Overlay mapping. The Biodiversity, Waterways and Wetlands Overlay Code was written for the Planning Scheme major amendment, considering State Planning Policy Guidance for Biodiversity. This code was a compilation of the old Waterways and Wetlands & Environmental Significance Overlay Code, and State requirements. Matters of Local Environmental Significance (MLES) is a current project that Council has been working on for some time in coordination with State Government. MLES will form part of a future amendment to the Planning Scheme subject to Council approval. This amendment will have its own separate Public Consultation. Scenic amenity *SAR 2016* With regard to recommendation two, an Overall Outcome addressing preserving areas of high scenic amenity will not be incorporated as Council is presently undertaking a Scenic Amenity Study for future consideration. *Agenda of Council's Ordinary Meeting to be held on Wednesday 8 May 2019* *12.11 PLANNING SCHEME AMENDMENT - SCENIC AMENITY AMENDMENTS* Following a review of a draft Scenic amenity overlay code, the following is recommended: *an overlay code is not required, as high amenity areas (mostly on slopes) likely to see future urban development are already under development approval (i.e. Summit) or zoned Low density residential. Therefore, the overlay code would only accommodate small scale dwellings under 10m that don't require significant landscape integration controls compared to large multi-unit development; and proposed outcomes from the overlay code can be integrated into various sections of the Planning Scheme, such as:* o *identification of scenic corridors to be protected from undesirable development, such as Telecommunications towers and Advertising billboards; and improved integration of Multi-unit development on slopes within the natural landscape.* A Scenic amenity overlay code is required. The study showed how important it is to protect our scenic amenity and cannot be left to generalising what development might be occurring in important areas. E.g. Development Application for Reconfiguration of a Lot - One (1) Lot into Nineteen (19) Community Title Lots, 7 Mt Whitsunday Drive-Private, Airlie Beach QLD 4802 is different to Council's report above. Scenic amenity protection must be region wide through an overlay code and not reduced to minimal zones, spurious outcomes and certain development, such as renewable energy. *WRC Operational Plan* *Early land use planning was usually dictated by what the community's needs and requirements were at that time. However, as time has progressed, so too has the way we live and function. Aspects such as digital and web-based retail and commercial activities, climate change and connectivity have all had significant impact to the extent that some existing land uses are no longer applicable and do not reflect the current and future needs of our community. As such, a detailed review of land use planning across the region is required.* Areas such as the Summit include multi-unit development sites zoning and these potentiately do not integrate with required scenic amenity and need to be protected by a Scenic amenity overlay code and appropriately rezoned. As per the quoted Council resolution, Council will not be adding a Scenic Amenity Overlay Code.	**Current Ongoing Projects** MLES

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	Removal of Impact assessments There are numerus downgradings of assessment proposed in this draft that should be removed. The Council's objective to remove red tape for developers and staff is at a cost to the residents and ratepayers rights and is unacceptable. E.g. ROL with access easement, etc. *Page 147 Reconfig a lot open space code assessable https://www.whitsunday.qld.gov.au/documentcenter/view/4590* *Community Facilities, Environmental management and conservation, or Recreation and open space - Code assessment* *It is proposed in the all zonings (except for open space and community facilities) for the assessment to be Code, if they meet the following requirements) the minimum lot size and dimensions set out in Table 9.4.6.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code, and) only one rear lot is permitted per lot.* *2.Tables of Assessment for Community Facility & Open Space Zones* *It is proposed to change the current level of assessment for Community Facilities Zone, Environmental Management and Conservation Zone, and Recreation and Open Space Zone from Impact to Code for subdivisions. The use of such lots is generally restricted to Public Entities and the range of use for such is limited. There is considered to be minimal risk to change the level of assessment for such zonings to Code.* This is usually public land and public money, the public must get their say and not be left to the questionable assessment of the Council, untested by those that should be benefiting, rather than losing out to developer profits. Access Easements The creation of an access easement is an agreement usually between the parties impacted, usually resolving historical or technical issues, such as encroachments. The benefit of public notification is low, and Acceptable Outcomes have been added to the Reconfiguration of a Lot Code to ensure sensitive uses are not impacted by dust and noise from any new access point. As such, no further action will be taken. Community Facility and Open Space It is Council's responsibility to manage community facilities and open space in the best interests of the community. 7.2.2 Bowen local plan code *PO5 Development does not dominate the intended streetscape character and, where development exceeds Bowen local plan building heights, the height is necessary for a functional marine industry use or:* *provides high quality public space on the premises;* *ensures sensitive building design that responds to view corridors and landscape elements;* *provides high quality architectural design and building articulation, which reduces the bulk of the building; and* *(d) avoids overlooking and overshadowing of adjoining uses or land.* This performance outcome invites over height development and does not support maximum height definition. Bowen Masterplan key viewpoints blocked by 18m building heights and should not be supported.	

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	The Bowen local plan supports the development of the township of Bowen as well as connectivity back to the CBD, and building heights are considered a key economic attractor. Heights overlay should not be over public parkland. The building heights overlay is relevant to the entire Region. However the Recreation and Open Space Zone protects against inappropriate uses. 6.2.10 Low-medium density residential zone code *(h) multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development, having regard to:* *(iii) impacts upon views and vistas;* Clear outcomes that protect surrounding development are needed. “Unreasonable” must be removed from the outcome. Amenity is a subjective term, is hard to quantify and must be assessed on a case by case basis. 6.2.7 Local centre zone code 6.2.7.2 Purpose and overall outcomes *(2) The purpose of the Local centre zone code in the local government area is to provide for a range of Business and Community activities that complement, but do not compete with, the role and function of higher order activity centres. The zone meets the convenience service needs of smaller rural, coastal townships or discrete residential areas and provides local employment opportunities. Local centres are developed as well-designed, safe and visually attractive centres, predominantly in a low-rise building format, where significant off-site impacts are avoided.* Remove “predominantly”, this conflicts with overall outcome *(3) (f) development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.* Same for 6.2.2 District centre zone code Remove “predominantly” rather than leaving the flood gates open for more inappropriate development to get recommended for approval by Council officers. The Ministers Guidelines and Rules 2020 Chapter 2 Part 4, 18.3 states the ‘*local government must consider every properly made submission about the proposed amendment and consider other submissions*’. The Major Amendment does not propose a change to 6.2.7.2 (2), therefore no further action will be taken. Short term accommodation Amend land use definitions to differentiate between hosted and un-hosted accommodation. On-site managed and in home shared guest accommodation should be separated from whole house short term letting. A ‘home based business’ is hosted accommodation, while the administrative term ‘short term accommodation dwelling’ is for un-hosted accommodation. Overshadowing SAR 2016	

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	With regard to preserving amenity, privacy and overshadowing of neighbouring properties; the draft Planning Scheme's Multi-unit Dwelling Code specifies requirements that development must comply with to minimise impacts. The requirements include setbacks to reduce overshadowing, regulation surrounding 'light spill' into adjacent sites and several design outcomes including screening for developments with windows or balconies that overlook neighbouring private open space. The assessment manager at Council will consider how each development complies with these requirements that preserve neighbouring amenity before considering an approval. The Shingley high-rise being recommended for approval despite putting at least 6 neighbouring units into shadow by mid-afternoon shows the lack of "*clearly and objectively"* protecting the amenity of Whitsunday residents in defined terms. It is necessary to set real benchmarks, rather than leaving to the whim of the assessment manager. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This request will be considered at the nearest available opportunity. Rezoning Proposed 20 – 26 proposed changes from Low-Medium Density Residential Zone to Local Centre Zone would increase traffic and crossovers onto our already busy road and the zoning should not be changed. Subject Sites These zone amendments reflect the long term existing uses on these sites, the continuation of existing uses will not increase traffic. 43 – 46 These lots should remain Recreation and Open Space Zoning to offset the loss of wildlife corridors, given up by Council's amendment to the original approval.	**Future Investigation** Applicable benchmarks for 'overshadowing'

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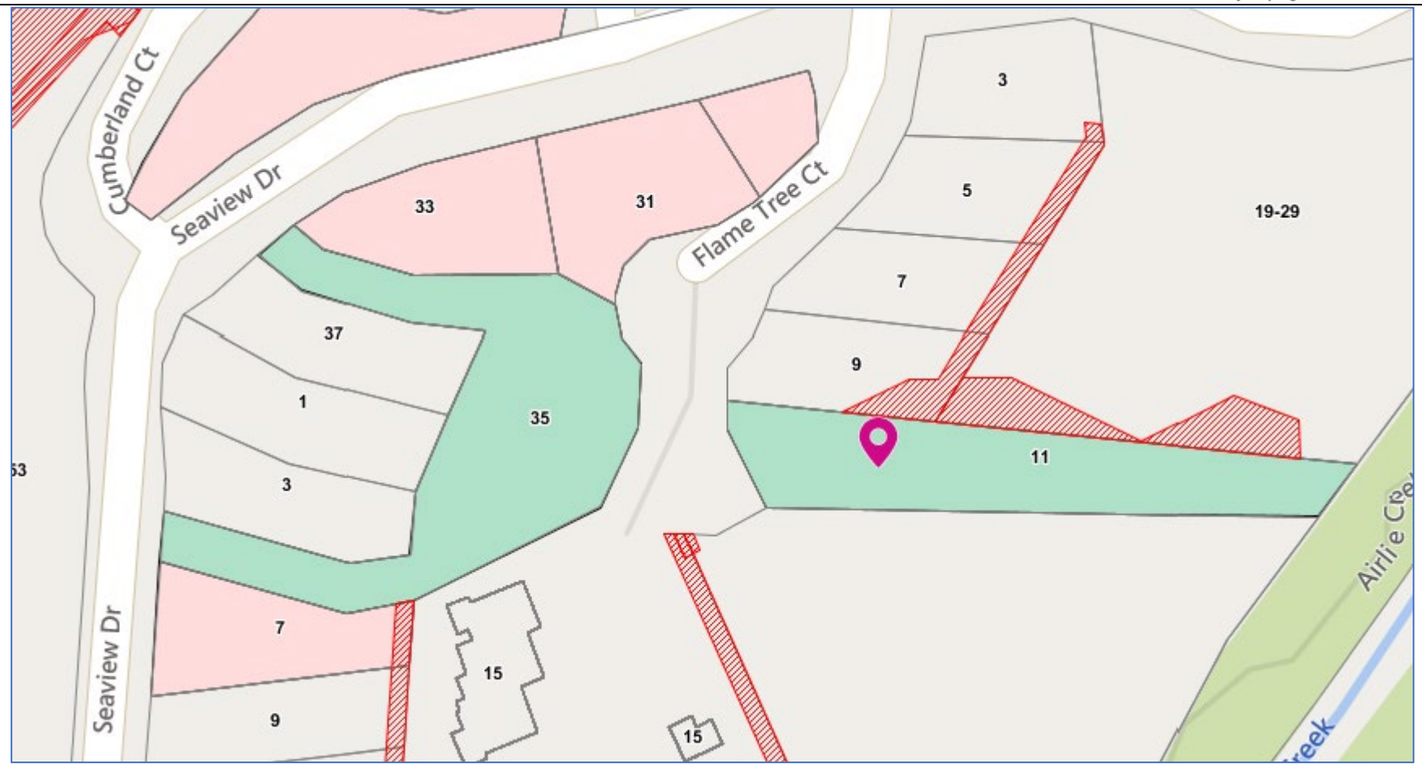

Proposed Zonings

These are corrections to administrative errors made when transitioning from the Whitsunday Shire and Bowen Shire Planning Schemes into the Whitsunday Planning Scheme 2017. They are private owned lots within the Summit Estate and should be zoned accordingly.

35 Seaview Drive and 11 Flame Tree Court have been zoned Recreation and Open Space as they are reserves.

Shute Harbour Lot 801 S9461
Green space highly visual to walk and scenic amenity should be protected from development.

This lot is a reserve, and the zone is Recreation and Open Space.

Please have the belief that Airlie can thrive as a world quality destination without selling out to developer's wishes.
I believe setting a clear directive of quality low-rise development for the town will bring the right
sort of investment to provide for our sustainable long term future.

Part 2 - Received 31/10/2022
Supplementary Submission on Major Amendment
Flood hazard overlay code

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	Our Current Scheme has acceptable outcomes excluding building or new lots in flood risk areas. Development of a habitable building: (a) is not located on land in a Flood hazard area For Reconfiguring a lot, additional lots are: (a) not located in a Flood hazard area; The Proposed Amended Scheme changes that. Where development is located in a Low risk flood hazard area or Identified flood hazard area: (a) For residential buildings (Class 1, 2, 3, 4, 9a & 9c) the finished floor level is a minimum of 300mm above the DFL No residential development should be allowed in flood zones of any risk as per Mackay. Mackay Planning Scheme The minimum finished ground level for new residential lots in the Emerging communities zone or on land outside the urban footprint is the higher of: (a) at or above the DFE (Defined Flood Event); or (b) at or above the DSTE (Defined Storm Tide Event); The unreasonable risk to people and property is being recognised far and wide in light of our recent flooding down south and our exposure to similar risk is well know. The above extracts from the Planning Schemes are partially complete. The Whitsunday Planning Scheme 2017 states: *Development of a habitable building:* *(a) is not located on land in a Flood hazard area;* *(b) ensures the finished floor level of a new building is located at a minimum 300mm above the defined flood level (DFL) for all habitable rooms; or* *(c) is not less than the floor level of existing habitable room(s) where involving an extension for no greater than 75m² to an existing building.* The Planning Scheme major amendment states: *Where development is located in a Low risk flood hazard area or Identified flood hazard area:* *(a) For residential buildings (Class 1, 2, 3, 4, 9a & 9c) the finished floor level is a minimum of 300mm above the DFL;* *(b) Where Class 10a or Class 7 are not enclosed and do not build to the DFL, the structure allows for the unimpeded flow-through of water;* *(c) Where a Class 10a is enclosed, the finished floor level is a minimum of 300mm above the DFL; and* *(d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the DFL.* Under the current Flood Hazard Overlay Code, development within a flood plain must either build outside of the flood affected areas, or where within the affected areas build 300mm above the current Defined Flood Level (DFL). Under the amended Flood Hazard Overlay Code, building may only occur in Low Risk Areas or Identified Flood Hazard Areas. In these areas, habitable levels must be 300ml above the DFL (which considers climate change and the most up to date State Guidance on Flood	

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	Management within a Flood Plain). Areas of 'Identified Flood Hazard Risk' must be assessed against the Planning Scheme Policy 6.5.4, which takes into account climate change (DFL at year 2100, See SC6.5.4 Flood Hazard Assessment Report). Ban these planning disasters: PM wants to put a stop to building on floodplains https://inqld.com.au/news/2022/10/28/ban-these-planning-disasters-pm-wants-building-on-floodplains-to-stop/ Any added cost of construction under the Queensland Development Code MP 3.5 – Construction of buildings in flood hazard areas and added cost of Council infrastructure clean up after events should stop this idea. Planning is about preparing for climate change, not pretending it is too far a way to worry about. Council is currently undertaking a Region wide Floodplain Management Plan, with grants from the State Government for Floodplain Management. Other reputable quotes: Brian Cook, associate professor at the University of Melbourne "We allow a system to go on where the people who profit from creating the risk aren't held accountable in any way, shape or form and largely they're protected by existing policies and practices, despite the fact that we can draw a very clear line between their profit-making actions and the production of risk," Federal Emergency Management Minister Murray Watt "That cohort who are playing Russian roulette with the weather is just going to get bigger," he says. "Then the next thing we'll see is properties decrease in value." Andrew Hall, chief executive of the Insurance Council of Australia "We get made aware frequently of new developments where you have a look on the map, and you then go and try to quote for insurance and the prices are coming back and they're not able to be quoted or they are very high, because they're in higher-risk flood zones," he says. "These mistakes are continuing to be made."	
	Zones Coral Sea Marina boat ramp trailer parking and car park (lot 305SP303770) must be zoned community facility. These are necessary community infrastructure areas and must be zoned accordingly. Thank you for your zone amendment request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This would significantly delay this major amendment however, your zone request will be considered at the nearest available opportunity, please be advised this may take some time. Short term accommodation We should follow Noosa model and STA not be supported in low density residential zoned areas. Each application for short term accommodation must be assessed on its own merits in accordance with the *Planning Act 2016*. Council has also amended the Local Law to include the regulation of the operation of short term accommodation in the Region. Airlie Beach Local Plan I reserve the right to submit after the workshop or presentation promised in the major amendment community engagement plan. Noted, however a 'properly made submission' must be made during the public consultation period, which concluded on 31 October 2022. Thank you for your submission.	**Future Investigation** Zone Request

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1291	Please don't accept developers' plans to build high rise buildings. High rise buildings are firstly not in-keeping with the whole esthetic of the town & secondly, are very unattractive. Low rise developments would ensure the continued popularity of Airlie to which people come to enjoy the seaside town atmosphere rather than an over-developed town which is proposed in the current draft amendment. The matter of variations to building height controls in Airlie Beach has been considered. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area.and each application is assessed on its own merits, in accordance with the *Planning Act 2016*. Thank you for your submission.	No Action
1292	SUBMISSION TO WHITSUNDAY PLANNING SCHEME MAJOR AMENDMENT ON BEHALF OF HAMILTON ISLAND ENTERPRISES LIMITED AND HAMILTON ISLAND WEST PTY LTD Vision Surveys (QLD) Ply Ltd [VSQ] act on behalf of [redacted] and [redacted] collectively referred to hereafter as HIE C/- VSQ, being the head lessee of land identified as Hamilton Island (8 CP861993, 11 CP861993 and 10 HR1589) and Dent Island (5 SP245729 and 4 HR2019). HIE is the head lessee and operates Hamilton Island and Dent Island as a Resort Complex encompassing long-term residential accommodation, short-term tourist accommodation, staff accommodation, commercial, industrial and community uses as well as other uses essential for the management and successful operation of an island resort complex. Development on the island, all forming part of the Resort Complex, is of high quality and more often than not, of a grander scale than development on the mainland. To ensure a high standard of development, HIE has a robust design and assessment procedure, requiring HIE and State Government approval prior to a development application being lodged with the Council. SUBMISSION The proposed changes to the Whitsunday Regional Planning Scheme 2017 have been reviewed and tested against historical and recent development in the islands and a number of matters have been raised as a development impediment as follows: ► Table of Assessment - 5.9.3.3 Hamilton Island local plan categories of development and assessment - Tourist accommodation ► Business Activities code ► Building Heights These matters are further discussed in detail below. **Table of Assessment- 5.9.3.3 Hamilton Island local plan - Tourist accommodation** HIE supports Council's removal of the irrelevant codes from the Assessable benchmarks for assessable development and requirements for accepted development in relation to a Resort Complex. HIE requests the following additional changes: HIE requests that the removal of unnecessary codes is repeated for all other land uses, as matters relating to landscaping, traffic and infrastructure are conditioned, arranged and managed by HIE, and the planning scheme requirements are not relevant to development on the island. The Hamilton Island Local Plan Code overrides most of the benchmarks in the Tourist Accommodation Zone code, Landscaping code, Infrastructure code and Transport and parking code. 2. HIE requests that Business activities and Entertainment activities within the table be amended to remove some words from Categories of development and assessment, as acceptable benchmarks AO13.1and AO13.2 of the Business Activity Code cannot be complied with on the islands. Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes.	**Actions** **Future Investigation** Table of Assessment- 5.9.3.3 Hamilton Island local plan - Tourist accommodation

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	3. It is requested that the same change is made to the wording in the Categories of development and assessment for Industry activities, Community activities and Other activities. Thank you for your request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission and so this request will not happen at this time. This request is multilayered, and Council will work with the submitter on these issues in the future. Development Codes - 9.3.1 Business Activities code Hamilton Island is a Resort Complex with varying sized clusters of business and entertainment activities around the main island, such as shops and food and drink outlets. Restricting these activities from being located within 400 metres of an existing activity or an activity approved by a Development Permit by making them impact assessable will result in significant and unnecessary disruption to the operation of the Resort Complex. If the Table of assessment is amended as requested in item 2 above, HIE takes no issue with the Business activities code. However, if the Table of assessment is to remain as currently proposed, AO13.1and AO13.2 (Requirements for a Business activity in the Tourist accommodation zone) will result in most business and entertainment activities on the islands to be impact assessable; this is not supported by HIE. The requirements were not intended to significantly impact on Hamilton Island; therefore the heading will be amended to exclude the Hamilton Island local plan area.	**Omit/Insert (red alterations)** **Business Activities Code** Requirements for a Business activity in the Tourist accommodation zone (excluding Hamilton Island Local Plan Area)

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Building Heights

- ***Hamilton Island Local Plan code***

The Hamilton Island Local Plan code states at AO2.1

Development has a maximum building height:

(a) consistent with that provided in Local plan - Hamilton Island local plan boundary and precinct map ~~HILP - 01 (Hamilton Island local plan: Heights plan~~); or

(b) where not specified in the Local plan - Hamilton Island local plan boundary and precinct map ~~HILP - 01 (Hamilton Island local plan: Heights plan)~~: (i) 8.5m above ground level; or
(ii) 10.0m above ground level where located on slopes exceeding 15%.

The Hamilton Island local plan boundary and precinct map identifies precincts A to C, however does not specify building heights. It is noted that building heights are instead identified in the Building Heights Overlay Code, referencing precincts A to C as well as the heights are shown on the overlay map. Precincts are not identified or referenced for Hamilton Island in any other code. This is confusing to a user.

1. It is therefore requested that AO2.1 and AO2.2 of the Hamilton Island Local Plan Code are removed as this is essentially a duplication of the Building Heights Overlay that applies to Hamilton and Dent Islands, and replaced with a "no outcome provided". As no development within the Hamilton Island Local Plan area is accepted development, this will have no impact on development.

2. Alternatively, it is requested that the benchmarks should include a reference to Table 8.2.5.3.2 in the Building Heights overlay code.

Although the layout is not ideal, currently the mapping is the best way to identify building heights on Hamilton Island. AO2.1 is a duplication of the Building Heights Overlay Code, therefore AO2.1 will be deleted. AO2.2 is specific to HI and different to the rest of the Region, as HI does not allow regular vehicles, this policy requirement will remain.

- Building heights overlay code and map

The proposed Building heights overlay code and associated map, identifies building heights on Hamilton Island in Table 8.2.5.3.2 Local Plan building heights, referencing Precincts A to C. The overlay map also identifies the building heights but in colours not referencing the precincts. Whilst the reference to height is clear on the overlay map, it is confusing to a user who is looking for precincts A to C.

Noted, this will be amended for clarity.

Hamilton Island Local Plan

Delete AO2.1

~~Development has a maximum building height:~~
~~(a) consistent with that provided in Local plan - Hamilton Island local plan boundary and precinct mapHILP - 01(Hamilton Island local plan: Heights plan); or~~
~~(b) where not specified in the Local plan - Hamilton Island local plan boundary and precinct mapHILP - 01 (Hamilton Island local plan: Heights plan):~~
~~(i) 8.5m above ground level; or~~
~~(ii) 10.0m above ground level where located on slopes exceeding 15%~~

Mapping Alterations

- Building heights overlay
  - Local plan building heights
    - Add Precincts in Legend for Hamilton Island

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	• Building heights All residential development on Hamilton Island is required to be of a high-quality architectural design, at a grander scale than most residential development on the mainland. This does not only require a larger development footprint, it also generally results in additional building height. Where development on the island is currently guided by building height defined as 'storeys', the proposed Planning scheme amendment seeks to introduce building height defined as 'metres above ground level'. VSQ has reviewed all residential buildings approved for construction on Hamilton Island over the last five (5) years. A significant proportion of these residential buildings were constructed on land greater than 25% slope. The findings of this review has concluded that the majority of approved development does not exceed the 1Om ABH requirement, and accordingly HIE supports this change to the Planning Scheme. There are a few tall buildings on Hamilton Island, generally on slopes less than 25%, that significantly exceed the maximum building height for the location, e.g. Whitsunday Apartments, Reef View and Yacht Harbour Tower. This is generally relevant to guest hotel accommodation. Some staff accommodation buildings and other guest accommodation buildings do exceed the maximum building height, however not to the extent of the afore-mentioned buildings. 1. HIE requests that an additional benchmark or notation is inserted into the Table of Assessment for the Building Height Overlay for existing buildings within the Local Plan area to the effect - where an existing building exceeds the maximum building height and the overall vertical height of the building is not increased, the development remains code assessable. This allows work on the lower levels to be carried out, e.g. new deck structures, enclosing under-croft areas, without the need for an impact assessable development application, due to the overall building already being over the maximum building height. The 'development' does not include any existing approved development, the 'development' would be the extension only. Although the assessment process may consider the existing approved development and the entire premises throughout the assessment process. 2. HIE requests that the maximum building height in Precinct B be lowered to 10 metres. The majority of the sub-lease lots in this Precinct have a slope greater than 25%, therefore an ABH of 10 metres will determine building heights, however 10 metres is desirable on land that is generally flat. Thank you for your request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This request will be considered at the nearest available opportunity, please be advised this may take some time. 3. HIE requests that a section along Catseye Bay is included in Precinct C - Pink - as this area is flat and it is HIE's preference to retain a lower building height of 8.5mabove ground level in this location. The area to be amended is identified in Figure 1 below.	**Future Investigation** Building Heights & Precinct of Hamilton Island Local Plan – Amendments as per Submission

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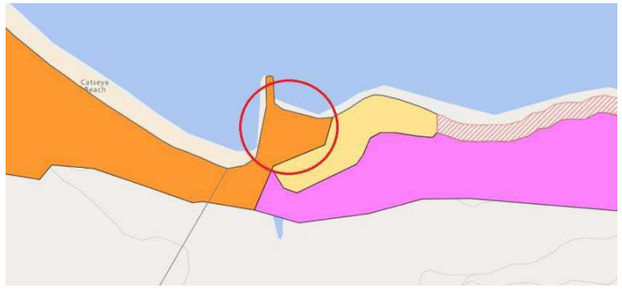

Figure 1 -Area to be included in Precinct C.

HIE requests that the two areas on Dent Island, currently identified as Precinct Bare included within Precinct A - 14m above ground level. These are the two major resort accommodation areas on Dent Island and HIE seeks to ensure that maximum development potential can be achieved in these precincts. The areas to be amended is identified in Figure 2 below.

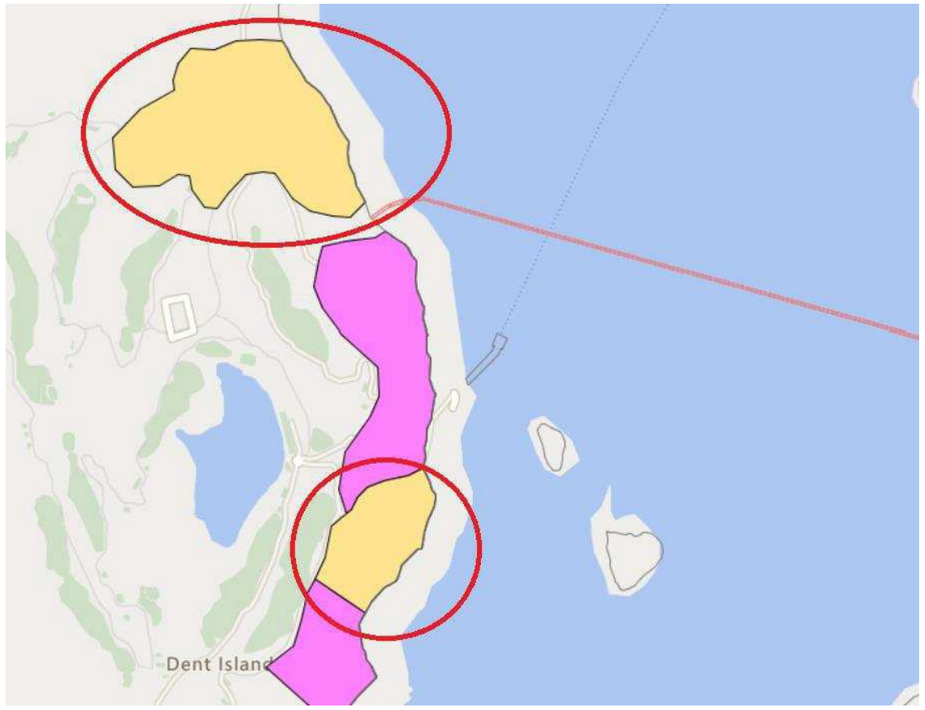

Figure 2 -Areas to be included in Precinct A-14m.

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	Thank you for your request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This request will be considered at the nearest available opportunity, please be advised this may take some time. We look forward to receipt of Council's acceptance of this submission. If you require any additional information or wish to discuss this matter further, please do not hesitate to contact the undersigned. **Part 2 of Submission** In relation to our submissions on page 3, heading "building heights" item 3 – HIE no longer wants to revise the building height for a small area in Catseye Bay. HIE wishes for the current 4 storey / 14m limit to remain in place. Also, as discussed, we will liaise with HIE regarding a separate amendment / PA for Hamilton and Dent Islands. Thank you for your request, this will be added to the investigation above. Thank you for your submission.	
1293	<u>SUBMISSION: WHITSUNDAY PLANNING SCHEME 2017 MAJOR AMENDMENT</u> The Whitsunday Conservation Council (WCC) respectfully submits the following response to the proposed major amendment to the 2017 Whitsunday Planning Scheme. We would like to point out that there have been numerous documents put out by Whitsunday Regional Council (WRC) for public consultation at the same time, and that the demands on members of the community to read and respond to all this information is overwhelming. It has taken our group some time to 'come to grips' with the scale and complexity of this task, in additional to our regular lives and work. Some aspects of the proposed changes to the planning scheme were beyond our resources to assess in the time frame available, such as the 100+ re-zonings ostensibly due to 'errors'. As a consequence, we propose that rather than waving through all of the changes as proposed, a Temporary Planning Instrument be adopted, while the WRC and the State Government properly sort out the problems with the current planning scheme to ensure that all of the changes madeare genuinely in the public interest. During Public Consultation the Strategic Team within Council was available for requests for meetings or any other discussions with the Public for any enquiries. Council understands how complex the Planning Scheme amendments were, hence, Fact Sheets were developed to help the public understand the amendments in each context and Council was available for meetings or discussions anytime. <u>TLPI</u> Under Section 23 of the Planning Act 2016 *A local government may make a TLPI if the local government and Minister decide—* *there is significant risk of serious adverse cultural, economic, environmental or social conditions happening in the local government area; and* *the delay involved in using the process in sections 18 to 22 to make or amend another local planning instrument would increase the risk; and* *the making of the TLPI would not adversely affect State interests.*	**Action** **Current Projects** Staff are currently reviewing sustainable development matters for inclusion in the Planning Scheme consistent with this request

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Council does not consider that the perceived issues of a lack of understanding would meet the criteria of the Act, as such no further action will be taken.

The WRC Local Planning Scheme (LPS): What needs protection?

As a tourism destination, the most valuable asset this region has is its natural beauty, in the form of unique natural landscapes, native habitats and biodiversity of flora and fauna.

The Queensland State Planning Policy 2017 (QSPP 2017) recognises that if we want a strongtourism industry, we need to protect our natural assets. The QSPP 2017 also requires that Council implement protections for biodiversity, coastal environments, cultural heritage and water quality into its planning scheme.

It would appear that the adoption of the 2017 Planning Scheme resulted in the removal of existing environmental protections from the planning scheme.

This left important environmental values, landscapes and areas of land unprotected by planningpolicy.

WRC amalgamated in 2008 and has had 14 years to develop and implement protection for **Matters of Local Environmental Significance (MLES)** in the LPS, yet it has not.

Matters of Local Environmental Significance (MLES) is a current project that Council has been working on for some time in coordination with State Government. MLES will form part of a future amendment to the Planning Scheme subject to Council approval. This amendment will have its own separate Public Consultation and Council looks forward to working with the WCC on this amendment in the future.

This has left MLES unprotected for all these years and we have lost a lot of natural assets and visual amenity as a result. No doubt we will regret the lost opportunities to have more sustainable, climate adapted and well-designed developments for much longer.

If well managed our natural assets will continue to support our livelihoods, inspire us and provide all of the ecosystem services that we take for granted: clean air, water, food, and natural beauty.

As the population grows, these things cannot be taken for granted: poor planning and management of development threatens to degrade or destroy the very things that draw people here and enable them to stay and live a healthy, happy life.

We are at a critical point right now.

Much of our natural wealth has already been lost, but much still remains to be protected and/or restored.
In order to maintain the natural assets, liveability and tourism appeal of the Whitsunday region, the Planning Scheme should have as its core value the preservation of the very things that draw people to the region:
the unique natural scenic beauty of the landscape: the vegetated rural landscapes, undeveloped coastlines, mountain ranges, riparian corridors, natural shorelines, hillsides, ridgelines and escarpments
the diverse range of habitats supporting a diversity of flora & fauna, including a significant number of species which are endemic to this locality.
intact, healthy, connected natural habitats that enable native wildlife and ecosystems to survive, function and relocate to suitable habitat as the climate changes.

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keystone species which are critical to maintaining healthy habitats, such as bandicoots, which disperse soil fungi essential to plant health, and create holes where trees can germinate, or fruits bats, which are essential pollinators and dispersers of numerous tree species.
the coastal waters, undeveloped natural shorelines, coral reefs, mangrove forests, seagrass meadows and cconnectivity to the islands
the productivity of local industries such as tourism, fishing and agriculture which depend on ecosystem services such as clean air, water, habitat for beneficial species (including the 'good bugs': beneficial insects) and healthy soils
the healthy waterways which support the diverse inshore marine environment, as well as recreational and commercial fishing
the spectacular view corridors of natural land and seascapes, dominated by natural features.
the small population densities & regional lifestyle, with easy direct access to undeveloped natural areas for recreation and mental health
clean, unpolluted air and water, should not be taken for granted

The local planning scheme needs to protect the values that attract people here The QSPP 2017 states that:
'Planning has a critical role to play in supporting the protection of our environment and heritage for current and future generations.'

WCC submits that it is the responsibility of the WRC to develop a comprehensive hierarchy of regulatory development controls, as part of the local planning scheme (LPS), that contribute to the preservation of a physical landscape that supports a high quality of life for all that reside here,and will ensure that:

- the development that does occur is genuinely environmentally sustainable, by developingand including overlays of MLES in the approvals process to enable their protection at theplanning stages of projects

This has been answered above.

- development is designed and planned to mitigate the impacts of climate change, includingWater Sensitive Urban Design (WSUD) and maximises vegetated areas to decrease urban heat retention

Water Sensitive Urban Design guidelines have been inputted into Council's Stormwater Quality Guidelines which are now mandated through the Planning Scheme major amendment. See Healthy Waters Code (Section 9.4.4) of the Planning Scheme major amendment that was drafted in accordance with the State Interest – Water Quality.

- developments have minimal negative environmental impacts on water quality through implementation of best practice erosion control measures during development and use of WSUD in the design of projects

As above

- the visual amenity of the area which attracts people to live and holiday here is protected and not degraded by visually intrusive or poorly designed developments

Each application must be assessed on its own merits in accordance with the *Planning Act 2016*.

- Where vegetation must be removed, protocols are in place to ensure that wildlife carers/catchers are present during the clearing process to prevent injury or death of native animals

If the site is impacted by the Biodiversity, Waterways and Wetlands Overlay, an Ecological assessment report (SC6.2.5) may be required and the applicant must follow the requirements of this report.

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	• Tree/ vegetation protection policies are developed and implemented to ensure that trees are not removed unnecessarily, and that significant/ established trees are retained as much as possible for their ecosystem services. Council's Natural Resources Management and Climate team is investigating this option, subject to Council approval and budget. • Replanting does not replace like with like: it is many decades before the replanted trees have the same value for habitat and cooling. Noted. Vegetation clearing is a complex and sensitive topic. Planning must balance both development, growth of the beautiful Whitsunday Region and protection of natural assets. The Vegetation Act of Queensland governs most vegetation clearing and this is done at a state level. For example, 'For an urban purpose (e.g. residential, industrial, sporting, recreational or commercial) in an urban area' is exempt in most Regulated Vegetation areas within the urban footprint. Rural clearing has an exhaustive list of requirements. Refer here https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions Council has jurisdiction over clearing when applications are submitted to Council, dependant on the type of application and Council's mapping. To that end, Council has made the following amendments: Matters of National Environmental Significance (MNES) for recognised in the Strategic Framework mapping and intents. Matter of State Environmental Significance layers (MSES) cover 35.5% of the entire Whitsunday LGA under the Planning Scheme major amendment, MSES is shown on the Biodiversity, Waterways and Wetlands Overlay mapping. The Biodiversity, Waterways and Wetlands Overlay Code was written for the Planning Scheme major amendment, considering State Planning Policy Guidance for Biodiversity. This code was a compilation of the previous Waterways and Wetlands & Environmental Significance Overlay Codes, and the State Planning Policy. To back up the planning scheme, WRC needs to be pro-active about educating the community about the value and benefits of retaining and protecting native flora, fauna and habitat and the ecosystem services that they provide. The now abandoned Biodiversity Levy funded a range of community education projects about weeds, local native habitats and wildlife, water quality and much more. Council also needs to 'walk the talk': at present it is a case of 'take our advice, as we are not using it'. Council must model the responsible behaviour itself, which means they must implement good land management practices, weed control, biosecurity, herbicide usage and retention/ management of native vegetation within Council managed areas. This also means ensuring that they have staff with relevant qualifications overseeing what is being done, rather than just farming out the responsibility to contractors. The local planning scheme needs to protect the values that attract people here The implementation of the planning scheme must have at its core the values of transparency, social justice, access, equity and fairness to all members of the community.	

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The rules should be applied equally whether it is a single suburban house or a multi-milliondollar development; there should be no shortcuts or exceptions for the wealthy/ powerful.

NOW IS THE TIME TO GET THIS RIGHT

The future we all face is a precarious and dynamic one. The impacts of climate change will continue to present challenges for our local communities at many levels.

This region's high dependence on tourism, the building industry & agriculture, has been made glaringly obvious in the past 2 years. These industries have direct & substantial dependence on, as well as impacts on, the natural environment.

The physical remoteness and the vulnerabilities of our supply chains of both people & goods, to& within our region have also been made clear by recent natural disasters and reinforced by the Covid-19 pandemic. WCC believes that this is an opportune time to look at the full impacts and drivers of continued growth within our communities and ask how much development can be sustained without the significant loss of the very values & attributes that attract people to live, work and holiday in this region.

There is a natural carrying capacity in tourism destinations, beyond which the majority of people begin to feel that it is 'too crowded', 'overdeveloped', or 'spoiled'.

This is subjective and often can only be seen after it is too late: tourism can 'kill the golden goose' if not constrained: once the critical point is reached the nature of the attraction is changed, forever. There is an opportunity cost here, as it becomes harder to attract demographics who value the natural environment in their tourism experience, resulting in a downward spiral in the value of the destination and in the margins that operators can charge for their tourism products.

The value of the natural environment in tourist visitation should not be underestimated. The Tourism and Events Queensland Annual Consumer Demand Project interviews international visitors about the most important values that attract them to visit Queensland.

Due to Covid-19, the last one was in 2019.

Visitors from China, Germany, India, Indonesia, Japan, Malaysia, New Zealand, Singapore, South Korea, UK, USA and Hong Kong were interviewed. Across these main groups of international visitors, 48.9% rated 'world class natural beauty and wildlife' as one of their 'top 5 importance factors' in choosing Queensland.

NOW IS THE TIME TO GET THIS RIGHT

To put this into perspective, 54.58% of these visitors rated 'a safe and secure destination' as a 'top 5 importance factor' for choosing Queensland. This suggests that the unique, undisturbed natural environment is a very important drawcard for international visitors to Queensland; almost as important as their personal safety.

https://teq.queensland.com/research-and-insights/international-research/international-market- research/consumer-demand-project

An interesting case study is Kangaroo Island, where they have benefitted from managing tourism by protecting the values that brought people there in the first place using a system called the Tourism Optimisation Management Model (TOMM)
https://smatourism.com/projects/tourism-optimisation-management-model-for-kangaroo- island/
http://www.utok.cz/sites/default/files/data/USERS/u28/TOMM%20Tourism%20optimisation%2 0management%20model.pdf
The model uses annual surveys of visitors and locals, which have been developed by social scientists, to assess the impacts of tourism on key aspects of the quality of life for both the visitors and the local residents.

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	The survey questions assess the health of a pre-defined set of indicators which have been identified as critical to maintaining the value of the destination in previous studies, such as environmental values, visual appearance, quality of the experience, liveability indicators etc. The ratings given to these key indicators by visitors and residents are used to maintain tourism below the 'carrying capacity', to protect the tourism assets/ experience as well as the quality of the lifestyle for the locals. We need to look ahead and preserve as much of our natural assets as we can, and there needs to be consideration of what we are losing as well as what we are gaining whenever a development is considered. A system similar to the TOMM could be implemented to protect the future of vital assets that make the Whitsundays so attractive to visitors and residents. THE SHORTCOMINGS OF THE CURRENT PLANNING SCHEME The current planning scheme fails to adequately address local MLES as required in the SPP 2017. The most recent urban developments in the Cannonvale, Proserpine, Bowen and Collinsville areas demonstrate the short-comings in the current local planning scheme's ability to regulate the protection of MLES For example: the Whitsunday Lakes Development, in Cannonvale. The approved small lot sizes with large lot yield, has resulted in significant housing density, property frontages with little room for gardens or street trees and narrow streets lined with overflow vehicle parking. Dark coloured roofs/ pavers/ concrete, all impact negatively on the local microclimate, storm-water runoff, and the local environment through loss of natural habitats. In particular this kind of development adds to the retention of heat due to the large areas or dark, hard surfaces and to the volume of rainwater runoff due to the dominance of hard surfaces and lack of rainwater/ harvesting/ infiltration. The now failed developer left degraded/ damaged riparian corridors & poor quality community open space. As is usual, the cost of the rectification works has been foisted onto the public purse via government grants, implemented by local community environment groups. Council has recently completed a Heat Study which will inform Council's future decision making. Refer here https://www.innovationhub.whitsundayrc.qld.gov.au/proserpine-heat-study The boom and bust cycles of local development that have occurred in the last 40 years within this LGA have wrought significant changes to the physical landscape, many of which could have been done better or better still, avoided altogether. The opportunity is lost forever to do 'something better' but the visual, environmental, and planning impacts of these developments stay with us long after the developers have moved on. There is also an opportunity cost associated with poor planning decisions; we should be looking for the best project, not just the first in the door. The region is unique and beautiful and we shouldbe looking for quality projects that enhance the attractiveness of the region as well as giving back to the environment and community. Our Local Government Area (LGA) has a history of accommodating every development proposal regardless of its quality; this approach no doubt marks us out as a planning 'soft touch' and does not encourage high-quality, reputable developers to operate in the region. It has also left us with a litany of failed projects which have left the local community to clean up their mess, e.g. Laguna Quays, the Ansett land reclamation site which resulted in the unstable and unsightly cutting on Shute Harbour Road near Abell Point, and the Port of Airlie Marina with its unfinished public infrastructure to name just a few.	

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It is the nature of entrepreneurs & developers to push the envelope of what is permitted by planning schemes. Time and time again we have witnessed developers who have come to town with “ideas & promised dollars”, if only they can do a deal on the planning regulations & codes. This usually means a loss to the environment or the public, most often both.

It is time to ensure that **Matters of Local Significance (MLES)** are afforded greater value in an approval process that respects and protects them, while we still can.

It is the responsibility of Local Government to protect the natural assets that matter locally.

‘Queensland is one of the most biologically diverse places on earth, home to a complex and varied coastal environment with outstanding natural values. The natural and built environments of Queensland also have international, national, state and local heritage significance. The recognition of these significant places strengthens the understanding of our environment, history and culture.’ A quote from the QSPP 2017.
In order to fulfil its responsibility to protect MLES, the WRC needs to:

- prioritise the protection of all Matters of Environmental Significance - Federal (MNES) State (MSES) , Local (MLES) that remain within the whole LGA

Matters of National Environmental Significance (MNES) for recognised in the Strategic Framework mapping and intents.

Matter of State Environmental Significance layers (MSES) cover 35.5% of the entire Whitsunday LGA under the Planning Scheme major amendment, MSES is shown on the Biodiversity, Waterways and Wetlands Overlay mapping. The Biodiversity, Waterways and Wetlands Overlay Code was written for the Planning Scheme major amendment, considering State Planning Policy Guidance for Biodiversity. This code was a compilation of the previous Waterways and Wetlands & Environmental Significance Overlay Codes, and the State Planning Policy.

Matters of Local Environmental Significance (MLES) is a current project that Council has been working on for some time in coordination with State Government. MLES will form part of a future amendment to the Planning Scheme subject to Council approval.

- identify and map all MLES within the Council area and use this mapping to protect MLES when assessing development applications under the LPS

This is a part of the MLES project.

- be proactive in protecting MLES by identifying the values to be protected, and applying measures such as wildlife corridors, buffers and green space areas to protect them, as well as identifying areas for future habitat restoration.
- ensure that developments first and foremost are designed to adapt to the local environment and to accommodate the protection of Matters of Environmental Significance - Federal, State & Local.
- Include in the LPS clear criteria for development assessments that ensure that the inherent and intrinsic values of the MLES are protected.
- Minimise the use of offsets, as they have proved to be problematic.

If applied, offsets should be strictly regulated and should only be the last resort in negotiating approval for a project. Proponents should be required first to demonstrate that they have investigated alternative design options before considering offsets for development proposals that impact upon MLES (be that Federal, State or Local).

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If applied, offsets must be assessed against a clearly stated set of criteria to ensure that the offset makes a meaningful contribution to the conservation of equivalent habitat and amenity. There also must be clear, enforceable conditions that ensure that offsets are fully implemented as described and have a funded, long term plan for their management and protection.
We should consider public owned land as a Land Bank held in trust for future generations. There should also be a land buyback policy targeting areas that are unsuited to development.
WRC should actively look for opportunities to buy strategic blocks of land as they become available to enhance and/or complement existing protected areas and ensure connectivity.

THE PROBLEM WITH OFFSETS.

WCC has particular concerns about the policy/procedure that will apply to development applications with regard to offsets, the criteria that will be applied in the negotiations and the value equation between the loss of MLES & the "accepted" offset.
WCC concerns relate specifically to:
The loss of the visual character and of the unique Whitsundays "sense of place"
as urbanisation increases. Particularly the loss of natural vistas, local native plants, habitats and the wildlife that depends upon them.
We should be protecting and presenting the best of the Whitsundays to visitors and future residents, not trying to be a second-rate version of somewhere else.

The effectiveness and enforceability of some offset measures.
Covenants that are placed over lands for the protection of native plants & animals needto be actively monitored and enforced to ensure that they have the intended protective value over the long term. There are existing examples in our Council area of covenants that were placed on development areas as part of the approval process, intended to protect Proserpine Rock wallaby habitat and protected tree species using vegetation clearing & domestic animal prohibitions. In practice these are not actively monitored or enforced by WRC and the impacts on wildlife and vegetation continue unabated.

The longevity of offset measures.
Once developments are completed and are 'handed over' to Council and the individual property owners, environmental conditions such as buffer plantings, riparian corridors and parkland vegetation currently have no protection at all. The result is often piecemeal (or even wholesale) loss over time. This represents a waste of the money and effort that went into protecting/ establishing them and negates any benefit that may have been intended for the environment and community. It also sends the message that these measures are not important.

In light of the above, the use of Offsets in the planning approval process should be a genuine last resort. The expert on offsets is Martine Maron who has published on this subject: Maron, M., Gordon, A., Mackey, B. *et al.* Conservation: Stop misuse of biodiversity offsets. *Nature* **523**, 401–403 (2015). https://doi.org/10.1038/523401a.
In theory, biodiversity offsets should be such a costly option that the developer will want to avoid projects where they are required. In practice, that only applies to small sized developers and not to those with plenty of money and resources to cover the costs.

Offsets frequently fail to deliver environmental benefits
They are too often not completed as promised, are poorly designed/ implemented, lack a plan for protection over the long term, or they do not adequately compensate for the magnitude of the value of what has been lost.
An intact, functioning ecological community cannot be easily 'rebuilt' once it is gone, even by experts, no matter how much money or time is spent. A complex, mature native habitat will not be successfully offset if the solution is designed and implemented by someone who is not qualified/ experienced or genuinely motivated!

WCC believes that is far better, environmentally & economically, to protect the existing MLES, than to seek its replacement. If they are not very well planned, implemented and maintained to maturity, offsets do not mitigate a loss of established biodiversity and habitat. The

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	public is then left to fund the management of degraded vegetation communities and the weed, pest, water quality and fire problems that they pose. The qualitative values applied to the negotiation of offsets should be a “like for better“ ONLY equation. That is, as a minimum standard: If the MSES, MFES & MLES cannot be demonstrably replaced using an established and accepted current methodology that is known to be effective in our region and climate, then no offset should be granted. Offsets should be the last resort. The offset process should not be a cheap & easy compromise that enables development at the expense of the environment and the quality of life of those who live here now and in the future. The “Sense of Place” that is so important for the mental health and cohesion of the community must be preserved. If an offset is considered, the MLES must be adequately replaced and enhanced, and a long term commitment must be made to the professional re-establishment/ management/ preservation of the lost MLES, such as retained habitat or significant trees. This must be an enduring, enforceable requirement of the approval of the proposed development. If offsets are granted, there must be a guarantee in place (legal and financial) that they are fully funded and professionally managed/ maintained in perpetuity, not just during the development. Protection of the offset must extend beyond the development ‘hand- over’ stage to ensure that the offset is completed and protected long after the developer has ‘moved on’. Protected areas such as nature refuges should never be considered to be offsets as they are already required to be protected under the International Convention of Biological Diversity. Protection of locally significant wildlife corridors and riparian areas are as important as the shorebird habitats on the coast. The approach should be one of long-term overall planning and management to ensure what remains is preserved in a healthy state The inclusion of a MLES layer will open the opportunity for Council to explore offsets, until that time Council has no lawful way to charge offsets, nor explore them. We need an inventory & condition report for our natural assets before we can protect them. In some cases, Local Matters of Environmental Significance (LMES) are not currently in great biological condition due to historical impacts or they have become degraded due to the development process. Often by the time the project is completed, nothing remains. Mapping and identifying areas of vegetation for retention at the design stage and making this a condition of the development would ensure that something was left to restore. This is one of the intentions of MLES. Proposed developments should be required to professionally rehabilitate these areas, promoting and supporting community involvement in caring for them, as part of the development approval. Only qualified specialists should be engaged to rehabilitate natural areas: there has been a history in the LGA of ‘revegetation’ done by non-specialist contractors, these projects usually fail due to poor implementation/ maintenance and a failure to use local provenance plants. Frequently all that is left is weeds, or perhaps a few isolated trees which are lost to attrition. It is a truism that ‘if you can’t map it and measure it, then you can’t manage it.’	

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It is therefore strongly recommended that Council carry out biodiversity condition assessments for the lands that they and the state manage in the region. This information could then be used in the development planning and approval process.

Noted.

It is Council's responsibility to manage development within the context of the various planning schemes, but in essence Council's responsibility is to manage the environment, both built & natural, as assets for the benefit of all of those that will live here, including future generations.

There has been a tendency in this LGA for Council's to move heaven and earth to facilitate projects which have questionable local benefit for the community, in order to appear 'investor friendly'. This is all very well but the Council should be looking first at the quality of the development and the proponents, and the potential impacts of the development on the tourism destination as a whole and on quality of life (and expenses) for ratepayers, rather than cheerleading for every project that comes along regardless of its quality.

The Whitsundays is a world class tourism destination and deserves better than the lowest common denominator.

Addressing loss of biodiversity and habitat due to urbanisation & industrialisation

The QSPP 2017 recognises that:

'Biodiversity, including plants, animals and the ecosystems of which they are a part, is integral to achieving healthy and liveable communities. Clean air, fertile soils, fresh water, food, and energy are just some examples of the benefits the natural environment provides. Biodiversity conservation also provides protection from natural hazards such as flooding and landslides.'

Addressing loss of biodiversity and habitat due to urbanisation & industrialisation

Loss of biodiversity and habitat due to urbanisation & industrialisation could be more efficiently addressed by the LPS (Local Planning Scheme or Town Plan) requiring:

- new urban development proposals to be considered in the context of the surrounding landscape values and developments adjoining them.

Where the Biodiversity, Waterways and Wetlands Overlay is affected, the Code must be considered.

- Development approvals should only be granted after holistic consideration of environmental impacts has been made. Development proposals that involve a loss of MLES should be required to provide an independent report that identifies and quantifies the impacts on surrounding natural values, as well as within the development site. This report should inform Council on whether or not to proceed or modify a proposal.

If the site is impacted by the Biodiversity, Waterways and Wetlands Overlay, an Ecological assessment report (SC6.2.5) may be required and the applicant must follow the requirements of this report.

- all new development proposals must respect existing riparian corridors and significant habitats by measures such as: adjustment of lot layout & yield and increased development setbacks or covenant areas to ensure that the inherent values of the MLES are protected in areas that are of sufficient size to be viable & sustainable into the future.

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This may be addressed as a part of the MLES project. Currently, each application is subject to its own merits and Council has in the past requested covenants over important vegetation assets.

- proposed development costs associated with the protection of MLES or approved offsets should be 100% financially bonded with Council as part of the fees & charges made in the approval process. These fees should cover the cost of implementing to full establishment, all of the approved landscape and environmental plans submitted with the development proposal.

Noted.

- remnant native plants be retained within development sites as much as possible (especially mature native trees) or re-vegetated as a condition of the development approvals.

Each application must be assessed on its own merits in accordance with the *Planning Act 2016*.

- This should be a progressive landscape inspection process similar to the structural building approval process. Council should require native habitats be preserved as much as possible or re-established/ rehabilitated using local provenance native plants as a major part of any development approval. This should include control of recognised environmental and declared weed species.
- developer costs associated with public open space & streetscape approved plans should be bonded as an approval condition and used by Council to undertake the implementation of the approved public landscape development plans, at the completion of an advanced stage of the lot development.

Council already undertakes this practice.

- developers should be required to make financial contributions that are allocated to the ongoing maintenance of the MLES, remnant vegetation and riparian corridors.

This may be addressed as a part of the MLES project.

Measures that Council should implement to protect/ preserve and enhance MLES:

- completing the identification and spatial mapping of the biodiversity condition of the lands they and the State manage in the region, including the remnant vegetation within the current urban development footprints.
- Areas for preservation & enhancement should then be identified and actions planned and prioritised. This information must be made publicly available.
- Reinstate the 'Biodiversity Levy in the annual rates:
- This levy provided a valuable source of funds to employ specialist environmental management staff and programs. Environmental management cannot be just put off until a grant becomes available.
- where mature habitat trees are removed, especially those that provide feeding/ nesting habitat for wildlife, it should be Council policy to establish plantings of the same species in a suitable location nearby e.g. as street trees/ or in reserves
- tree removal contractors/ Council employees must be required to involve local wildlife rescuers before removal of mature habitat trees to avoid unnecessary deaths/ suffering of native species

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- committing the Parks & Garden Section to establishing a specialist, qualified Bush Regeneration Team to implement management of these areas using established techniques that enhance and preserve the quality of the native habitat.
- engaging with and supporting Local community groups to adopt their local bushland reserves to undertake on-ground nature rehabilitation activities.
- implement the planting of local native plants species in public amenity landscapes; rehabilitation of urban green spaces including replanting of trees that have been lost due to storms/ natural aging.
- promote the planting of local native plants such as sponsoring the local Landcare Nursery to provide annual native plant promotions for rate payers and new residents;
- having a regional motto like "city in a garden" etc.
- Otherwise there will be little to no "point of difference" that gives theWhitsundays its "sense of place" and protects its biodiversity.

MLES overlays that WRC should include in the Local Planning Scheme:

WCC supports the inclusion of the MLES that were identified at the 2021 community consultation undertaken by WRC into the existing GIS environmental significance overlay and/or waterwaysand wetlands overlay.
New overlays should be developed that include the MLES:

- local wetlands,
- locally significant habitat for wildlife
- ridgelines and high slopes of hillsides: these areas are an important component of the scenic beauty of the area: there are enough millionaire McMansions on our ridgelines already.
- core habitat & wildlife movement corridors, to support connectivity and avoid local extinctions, including safe road crossings for wildlife
- vegetation retention for stream bank/ catchment/ water quality protection
- sites and values of significance to Traditional Owners
- areas at high risk of predicted impacts of climate change
- areas with the potential to negatively impact local water quality such as steep slopes and stream banks
- natural habitat for flora & fauna
- sites with significance for human health & wellbeing, including green spaces and shade plantings to mitigate urban heat retention
- definition and mapping of significant mature food/ habitat trees for wildlife

Council also must follow the State Planning Policy guidance for development of the MLES.

Existing relevant Reports, Plans & Community Consultations

It must be said that the local community has been ‘consulted’ with widely, thoroughly and over a long period of time. In each of the resulting documents there have been a consistent set of values (MLES) expressed, and preservation of the natural environment tops the list.
This is a quote from town planning consultants (Stender &Co.) in 1989 which shows that people valued the aesthetics of the undeveloped hillsides even back then, even if the vision was not realised:
‘The guidelines are intended to assist in the retention of the Coast’s natural attributes, throughthe conservation of the major visual and aesthetic features of the hillsides. It is recognised by Council that poorly designed and constructed developments in hillside areas can

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	frequently result in substantial public costs and can be a threat to public safety. Landslip, increased runoff and sedimentation can result in increased public expenditures, either for facility repairs or protective measures to avoid further damage. In view of these considerations, it is Council's intention to encourage development to locate in areas with slopes less than 20%... lands with slopes of 30% or greater are considered unsuitable for development and are to be retained in their natural state.' Rather prophetic considering how much public money is spent trying to mitigate the effects of unsuitable development on water quality alone, and the amplifying effect of climate change is only just getting started. Existing relevant Reports, Plans & Community Consultations Our local environment provides for an enviable quality of life for those privileged to be able to live here. Long term residents have seen the significant losses of amenity and opportunity that 50 years of boom and bust development cycles have wrought, and are alarmed by: the ongoing and seemingly indiscriminate loss of natural habitats with no plan for retaining buffers, wildlife movement corridors or retention of natural habitats the long-held attitude that it is acceptable to demolish established natural habitat and then 'reinstall' it with grant-funded community revegetation projects, and consider it tobe 'fixed'. Even the very best revegetated areas will take many decades to provide equivalent ecosystem services and resources for wildlife, if they ever do. the 'scorched earth' approach to housing developments which involves the total removal of all vegetation and even topsoil, leaving sites vulnerable to erosion and weed invasion the high density of urban development permitted under the planning scheme, with building footprints that leave no space for plants/ water infiltration the unmanaged boom & bust cycle driving the ongoing erosion of natural assets and publicamenity the token nature of public consultation efforts since Council amalgamation: a 5 question survey on a website is not sufficient consultation for major changes to thelocal planning scheme or for major developments All of the WRC documents listed below have relevance to MLES. Recommendations from the WRC's Climate Change Innovation Hub (WCCIH) should also be acknowledged and incorporated, in order to minimise or avoid possible legal liability for damages when climate change impacts lead to loss of property or property value, or worse. Of course this would also assist in avoiding the negative impacts on local communities, industries and the natural environment and in building more resilient local communities. WCC recommends that these documents be reviewed, updated and developed into planning scheme policies & overlays that will inform the local planning and development approval process. These documents should be reviewed and updated as a priority in the context of: • climate change impact predictions from State and Federal authorities and with consideration of those impact predictions on current Federal, State and Local Matters of Environmental Significance and on the community as a whole • be updated to include water sensitive urban design instead of engineering creeks into drains. This has been answered above.	

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	Existing documents relevant to MLES Whitsunday Coast Tourism Development Concept Plan and Draft Planning Policies,Stenders & Partners, Architects, Urban Designers & Town Planners, January 1989 Queensland State Planning Policy 2017, Department of Infrastructure, Local Governmentand Planning Whitsunday Regional Community Plan 2011-2021 Whitsunday Regional Council Disaster Management Plan Whitsunday Regional Council Corporate Plan 2021-26 Whitsunday Regional Council Masterplans for Airlie Beach 2021, as well as for Bowen2021, Collinsville 2021 and Proserpine Sustainability and future growth masterplan 2017. Whitsunday Regional Council Economic Development Strategy 2017 Draft Whitsunday Urban Bushland Management Plan September 2005: The final draft of this document was produced in 2005 for the former Whitsunday Shire Council (pre-amalgamation) and was presented to Council and endorsed on the 6 March 2006. This document is of significant value as it details all of the undeveloped Council managed reserves from Mandalay to Riordonvale and contains valuable information on the natural attributes, values, current and potential community use of each reserve. WCC recommends that the Draft Whitsunday Urban Bushland Management Plan September 2005 document be resurrected and updated to include all townships in the LGA. The revised & updated version should be adopted by Council as a management tool for Council urban bushland reserves throughout the LGA, as a matter of urgency, as many of the values it describes have no protection at present. The process of developing an LGA wide WRC Urban Bushland Management Plan should include other assessment values such as climate change mitigation, water quality, changing community needs and the value existing bushland reserves will have in flora and fauna conservation over the long term future in light of planned urban, industrial, agricultural, and tourism development expansion. WRC GBRMPA Reef Guardian Council Action Plan, which outlines the measures proposed to be undertaken by Council to meet its obligations under this agreement https://www.whitsundayrc.qld.gov.au/downloads/file/234/reef-guardian-council-action- plan-2020-2021 These measures were originally to be funded by the Biodiversity Levy, which did not survive the Council amalgamations. Without this levy to supply funding, it is unlikely that Council will ever have the resources to implement any environmental management beyond the bare minimum that we have seen to date since the amalgamation. This is not a planning scheme matter. This will be forwarded onto Council's Natural Resource Management and Climate team. Vision Airlie 1998 was a large and extensive public consultation exercise delivered by Kinhill Pty Ltd, examining community expectation and vision for the future of Airlie Beach, for the then Whitsunday Shire Council. It was most notable in the findings about local MLES and community aspirations to retain them, being ignored. re Vision Airlie 1998: WCC has been unable to obtain a copy of the report, however enoughof our members were involved in the whole process to remember that the community aspirations for retention of the outstanding natural beauty of the area: of green hills & blue seas visually dominating over human developments, with no high rise on the foreshore and development kept well below the ridgelines. Whitsunday Shire Council had a Significant Tree Register, a document which is rumoured to exist but may or may not have ever been populated. We consider that an instrument of some kind is urgently required to ensure that thought is given to retaining large/ significant trees in developed areas where possible. If we fail to do this now, we will lose the cooling/ shade benefit of established trees which will be essential in mitigating heatwaves from climate change.	

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MLES that should be included in the LPS Sites of significance to Traditional Owners:

- Matters of local environmental significance to traditional owners must be identified and protected. There is a need for Traditional Owners to be consulted in order to identify and protect these areas. GIS overlays mapping of these site/locations must be developed and these sites must be preserved during the development approval process.

This requirement is not under MLES, rather under the SPP Guidance for Cultural Heritage. Council conducted extensive discussions with traditional owners to update the Planning Scheme in accordance with the SPP, specifically to encourage cultural heritage mapping. The local traditional owners declined this option and were content with the current mapping is already under DATSIP.

Habitat for flora and fauna & connectivity
The uniqueness of the region's small-scale diversity of habitats and landforms should be reflected in high-resolution mapping of areas zoned for future development. This mapping should identify priority areas of MLES such as intact areas of habitat for protection, riparian corridors, wetlands and road reserves for retention as flora & fauna corridors which will be critical for the survival of species and will also protect natural areas for public amenity.

As this part of the submission is already a requirement of the Planning Scheme, no further action will be taken.

Risks from Climate Change
The QSPP 2017 states that:
'Planning has a critical role to play in adapting to and minimising the impacts of climate change, while enhancing the sustainability and liveability of our state'
WCC urges WRC to be proactive and forward-looking in considering and mitigating the risks of climate change impacts for all:

- development approvals
- locations of new capital infrastructure and assets
- vegetation management & retention requirement
- locations of open space and water sensitive urban design for storm water management
- management of soil erosion on development sites and Council managed areas in light of increasingly intense and unpredictable high rainfall events, such as the 'river in the sky' experienced in Townsville in 2019. This is necessary to reduce impacts on inshore water quality from sediment.

Whitsunday Regional Council was the first Council to receive funding for the CHAS, the Coastal Hazard Adaptation Strategy, please refer here Coastal Management and Waterways – Whitsunday Regional Council (whitsundayrc.qld.gov.au). Council was able to update the Storm Tide, Erosion Prone and Permanent Inundation mapping from this project, all to the year 2100, in the Planning Scheme major amendment.

Water Sensitive Urban Design guidelines have been inputted into Council's Stormwater Quality Guidelines which are now mandated through the Planning Scheme major amendment. See Healthy Waters Code (Section 9.4.4) of the Planning Scheme major amendment that was drafted in accordance with the State Interest – Water Quality.

Soil and Sediment Control Plans are in accordance with the Development Manual.

The Whitsunday Regional Council Climate Innovation (WCCIH) listed the following as threats faced by the region due to climate change:
Species and ecosystem shifts, affecting biodiversity and ecosystem function
Heat impacts on flora, fauna and biodiversity loss
Human health & wellbeing impacts including the effects of heatwaves
Costs associated with adaptation of infrastructure and buildings
Negative impacts upon important industries such as tourism and agriculture

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Negative impacts on the liveability of the region
According to the WRC Climate Innovation Hub, we can expect sea level to rise by 80cm above present levels, by 2100.
WRC residents already face high rates and increasingly high insurance costs in our region. WRC should be doing all it can to mitigate the future costs to the community associated with rectification works, and potential legal liability for approval of developments if they are not designed to minimize known risk of natural disasters.

The LPS should:

- determine adequate buffer zones between new developments and associated coastal, riparian and/or wetland areas and implement measures to ensure their retention when properties change hands; at present they can be, and often are, removed by subsequent owners.
- restrict building/ land clearing within floodplain/storm surge/ landslip zones to reduce WRC (ratepayers) liability for development in these zones.
- Require designed-in mitigation measures for urban heat retention, to minimise the effects of higher temperatures and heatwaves on residents
- consider the risks of increased storm and cyclone intensity on proposed developments and ensure that measures are implemented to ensure resilience in the face of such events, including not approving risky developments that will be a future liability to ratepayers
- Mitigation of Urban heat retention

The Planning Scheme major amendment adequately addresses the above points, to the satisfaction of the Minister, except urban heat. Council has recently completed a Heat Study which will inform Council's future decision making. Refer here https://www.innovationhub.whitsundayrc.qld.gov.au/proserpine-heat-study

The current LPS does not address the increasing effects of high temperatures and heatwavesdue to climate change, even though they have been identified by organisations such as the Australian Medical Association as posing significant threats to human health. https://www.ama.com.au/media/climate-change-health-emergency
As it gets hotter, the ratio of hard-surfaced areas to green space, becomes an important factor in maintaining a safe and comfortable climate for residents and visitors. The safety and comfort of people undertaking work & outdoor recreational activities outdoors is already being impacted upon by heatwaves as they become more frequent and longer.

If the LPS continues to allow large expanses of hard paving & dark surfaces such as bitumen carparks, small lot size/ large building envelope ratios, dark roofs and the unregulated removal of vegetation/ surface hardening in urban & commercial developments, the urban heat-sink impacts will increasingly affect the safety and quality of life for all life forms; human, plant and animal.

The radiating heat from hard surfaces during the night reduces the capacity for night time temperature reduction. This can already be felt in the Airlie Beach main street, where the temperature in the early morning in summer is already around 2 degrees higher than it is in Cannonvale.

See the research being undertaken at James Cook University: https://www.jcu.edu.au/TUDLab/research-projects/sensing-cities-smart-thermal-comfort-and- climate-adaption
and the Co-operative Research Centre (CRC) for Water Sensitive Cities:https://watersensitivecities.org.au/urban-heat/

Combine the high temperatures with high humidity, which reduce the human body's ability to cool with sweat, and it becomes increasingly dangerous to work or recreate outside in summer. Humans have the luxury of air-conditioning. That is until cyclones or power grid failures, then many, if not most local homes become unliveable in hot conditions. But the impacts of ongoing high temperatures on

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	the plant and animal world are only just being discovered. The likelihood of the potential loss of local endemic and keystone wildlife species is very real when considering the impacts of climate change and the ongoing pressures of urban & industrial development. For example; flying foxes begin to die from heat stress when their ambient temperature reaches 38 degrees; these species are critical for pollination and dispersal of rainforest trees and it is unclear whether our forests can survive long term without them. It is vital that Council identify strategic areas within new subdivisions for the retention of remnant vegetation communities and ongoing planting required for re-establishing vegetation communities within already developed areas, as transpiration by trees and plants assists in decreasing heat retention effects. Mature riparian communities must be protected, as they play a critical role in maintaining local water quality and wildlife corridors. Removal of these communities to enable 're-engineering' of waterways into drains, means the loss of their cooling effects and loss of the filtration that they provided which impacts on inshore water quality. This exposes the inshore marine environment to massive influxes of sediment and rubbish during rainfall events. This is an outdated practice which should be consigned to history. Re-establishment of these communities where they have been removed should be a priority. Some ways that the LPS can promote the sustainable development of the LGA: • reduced density of urban development, larger lot sizes & smaller building envelopes retention of strategically positioned green spaces, • development controls which require heat reflective surfaces, rather than absorptive ones • wider verges with street trees; locally sourced native species are more suited to theclimate and better placed to survive with minimal support in a changing climate • vegetation retention requirements for existing natural vegetation outside the buildingfootprint • preservation & protection of all riparian corridors • open green spaces connected to residential areas (walking distance) • building guidelines requiring designs that are well insulated and ventilated, and suitable for the tropics, with room for a cooling garden, will result in places that are healthier and cheaper to live in into the future If we reflect on the current experiences resulting from inappropriate development controls that has been allowed in many Australian cities and towns, including in the Whitsunday region, the problem of urban heat sink is significant and is increasingly affecting human health. We can mitigate this if the WRC LPS regulates development to create liveable communities suited to living in a tropical zone in a warming climate. Much of the research has been done, it needs to be implemented. WCC also suggests that the following measures be applied to all developments: Improving water quality starts with modern stormwater runoff management WCCIH predicts that as a result of climate change we can expect an increase in heavy rainfallevents which will become more intense and our dry seasons are predicted to become drier. This results in greater impacts upon water quality from extreme rainfall events, as we have seenin the recent floods in Lismore and Brisbane. It also reinforces the need for water sensitive urban design to be required in all future development approvals in order to maintain water supply by reducing the need to use expensive potable water on gardens, to improve water quality by reducing and filtering runoff and thereby minimise the impacts upon the inshore marine environment. See James Cook University research: https://www.jcu.edu.au/TUDLab/research-projects/urban-water and the CRC for Water Sensitive Cities https://watersensitivecities.org.au/	

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	Rain events are becoming increasingly unpredictable and intense. As more development occurs and more land area is hard surfaced, the volume and force of runoff to our creeks and waterways increases. The record-breaking rain events that we are seeing under climate change will exacerbate this problem. In the past this has been addressed solely by engineering approaches, which prioritise channelling water as quickly as possible to the sea. This has left us with a legacy of creeks that have been turned into ugly concrete drains that deliver muddy, polluted water laden with nutrients and plastic debris directly into the inshore marine environment. The few natural creeks that have been allowed to persist are degraded drains that are indiscriminately 'scraped' free of all weeds and native plants, silt and debris every year by a contractor with an excavator (not a specialist) to enable large volumes of stormwater to flow through them quickly. This process usually results in damage to riparian vegetation and erosion of the banks. On one occasion the contractor left all of the uprooted vegetation in the creek, in the dry season, which then turned anoxic and presumably killed all organisms in the creek. The banks of the creeks are also denuded of protective undergrowth by repeated chemical spraying and are left as largely bare soil, which contributes to the sediment/ toxin load during rain events. It should no longer be considered acceptable to continue to use riparian and creek-line habitats as stormwater drains. Channelling urban runoff straight to the sea is harmful to our coastal water quality, affecting habitats such as mangroves, seagrasses and corals, and directly undermining Airlie Beach as a tourist attraction. Council has signed on to GBRMPA's Reef Guardian Council program, which obliges Councils to develop a program of activities to minimise negative local impacts on the Great Barrier Reef WorldHeritage Area (GBRWHA). This commitment should be honoured by reviewing and improving all Council activities in light of impacts on climate and local water quality and implementing measures to reduce/ mitigate them. Water Sensitive Urban Design (WSUD) is being used successfully in tropical cities to creatively capture and use stormwater by increasing infiltration and reducing runoff of contaminated stormwater, using landscaping features such as swales and artificial wetlands. This is needed to reduce the soil, chemical and nutrient runoff from urban stormwater which is delivered into coastal habitats such as seagrass, mangroves and coral reefs during rain events. Good designs using suitable vegetation also help cool the local microclimate and also add to visualamenity and MLES. See: https://www.townsville.qld.gov.au/ data/assets/pdf file/0006/12210/WSUD-as-Best-Management-Practices-V3.pdf and https://watersensitivecities.org.au/ These areas also provide visual amenity, wildlife habitat and contribute to reducing the urban heat island effect. According to the Mackay-Whitsunday-Isaac Healthy Rivers to Reef Partnership, of which Councilis a member, the Whitsunday inshore marine zone has remained in an overall 'poor' condition for the fifth consecutive year (2021 report card).https://healthyriverstoreef.org.au/report-card-results/ In light of the importance of water quality both to the environment, public amenity and the tourism industry, we consider it not unreasonable to expect that future development, both residential and commercial should be required to meet high water quality standards for storm water issuing from the development before, during and after construction. Water Sensitive Urban Design (WSUD) will improve the water quality impacts of all developments on the local GBR Marine Park and should be a high priority in the planningprocess. https://watersensitivecities.org.au/crcwsc-legacy/	

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	This has been answered above. Use of plastic erosion barriers should be discouraged in favour of sisal/ hemp products, as in practice, the barriers are never removed and the plastic eventually breaks up and washes away, adding to the marine plastic pollution problem. There has been a great deal of public investment in encouraging canegrowers and other agricultural landholders to modify their practices and invest in measures to ensure that stormwater is retained and treated before leaving their properties and issuing into Great Barrier Reef Waters. Future residential and commercial development within this LGA should have to follow the same requirements. These WSUD requirements should be incorporated into WRC planning and approvals. Protection of wildlife and increased habitat connectivity to mitigate habitat loss and climate change The region is home to a diverse range of habitats, regional ecosystems and landforms and lies ina zone of overlapping bioregions. We also note that the region's biodiversity has not been comprehensively scientifically surveyed, and that it is likely that there are species present which have not been formally recorded. This makes it important not to accept desktop surveys which rely on published lists of species; professional on-the-ground flora and fauna surveys and consultation with local flora/ fauna experts should also be carried out when assessing the biodiversity of an area. Riparian corridors should be retained as MLES and protected from development to protect water quality, maintain habitat connectivity for flora and fauna in a warming climate and provide ecosystem services including cooling and provide access to natural areas for people. Setbacks along creek-lines should be sufficient to maintain a viable riparian vegetation community without major weed incursions and degradation from other such events as fire and cyclones. Council should include the environment in their disaster recovery plans to enable them to apply for funding for the rehabilitation of severely impacted MLES. Restoration of degraded riparian communities must include native understory species to retain soil on creek banks: indiscriminate herbicide spraying of banks must be phased out and dense plantings of species such as Lomandra spp. and Dianella sp. established in its place. If done properly, investment in efforts like this will reduce bank erosion and dramatically reduce herbicide usage over the long term. Busy main roads form a barrier that prevents the dispersal and migration of wildlife, often lethally.This leads to a gradual loss of genetic diversity and local extinctions, and prevents species moving to adapt to climate change impacts. This impact will only increase, unless provision for wildlife to cross is designed into the planning from the outset. Queensland Transport and Main Roads have trialed wildlife crossings of various kinds in SE Queensland and at Cardwell Range; https://www.unisq.edu.au/news/2021/04/wildlife-crossing. Some of these may be relatively easy to implement as roads are upgraded, such as wildlife- friendly under-road culverts in strategic positions near remnant habitat. The risk of car accidents due to incidents with wildlife on the road would also be reduced. Current Council management practices undertaken in Council managed road reserves focus on driver safety and infrastructure. Council needs to broaden the role and skillset of their Parks & Gardens department to incorporate natural resource management and bush regeneration specialists to enable roadsides to be made safe for people and wildlife. Staff recruitment should prioritise skills and expertise in environmental management and knowledge of our local habitats and species. Protection of established mature trees At present, no protection is afforded to mature trees from removal.	

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Loss of large trees has a significant opportunity cost as it takes many years for a new planting to achieve even a little of the habitat and cooling value of an established tree. Prior to amalgamation,the then Whitsunday Shire Council initiated a significant tree register which existed until approximately 2014, but we have been unable to locate a copy.

The task of documenting 'significant trees' throughout the LGA is enormous, and beyond the abilities of our group. Council also is unlikely to commit the level of resources that this task would require.

Council's Natural Resources Management and Climate team is investigating this option, subject to Council approval and budget.

We still firmly believe that it is in the public interest to prevent unnecessary removal of mature trees, as the benefits that they provide in shading and cooling urban areas and providing wildlife habitat, cannot be quickly replaced by new plantings.

It is also important that mature specimens or trees that have social, environmental, historic, aesthetic or indigenous significance be protected, so we suggest that in addition to a register of trees that are significant to the community, some protection from thoughtless removal be afforded to trees which are over a certain basal diameter.

For example adoption of development practices such as those outlined by the Department of State Development in the document below:

https://www.statedevelopment.qld.gov.au/__data/assets/pdf file/0023/33269/practice-note-06-tree-retention.pdf

Another approach is to supplement the significant tree register with overlays identifying the presence of established native habitat and individual mature trees for protection. The mapping would enable some trees to be retained at the planning stage through exploration of different development design alternatives.

Rockhampton Regional Council protects trees in public areas from removal for reasons other than safety:

Their Tree Management Policy (Section 5.4 Removal and Replacement)recognizes the importance of the ecosystem services provided by established trees and generally does not approve removal for any of the following reasons;

The tree obscures or potentially obscures views;
The tree species planted is disliked;
The tree variety causes nuisance by way of leaf, fruit, bark shedding or othernatural processes;
The tree shades private gardens, solar panels, solar hot water installations orsimilar; or
The tree is determined to have biodiversity values, such as a hollow,breeding place or 'habitat' tree

Brisbane City Council use the following approach:

All native vegetation in areas mapped as Significant Native Vegetation is protected under the NALL. Significant native vegetation includes native vegetation, from small ground covers and native grasses to large trees.

This protection category includes:

native vegetation that has ecological value and provides important habitat or is a foodsource for wildlife.
native plant species that are unique to the region and state, such as hoop pines that wereonce part of rainforest communities that covered parts of Brisbane.
native vegetation contributing to the preservation of natural landforms, bushlands,ridgelines and steep slopes.
trees, shrubs, groundcovers and vines including dead trees or hollow logs, that collectivelyprovide important habitat for wildlife.

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	native vegetation communities such as Melaleuca wetlands and rainforests that provide unique and valuable habitat for fauna species. Importantly, whatever approach is adopted, it has to be backed up with suitable penalties for breaches. In the case of poisoning/ felling trees on public land to 'improve' views, the most effective method seems to be placing a billboard where the tree was, with signage to the effect that it is there because someone killed the tree. A replacement tree is also planted, and the billboard is removed when the replacement tree matures. If they damage it again, the billboard remains. Whatever approach is adopted, it should be done by considering what other LGAs have done and what methods will be applicable here. Public consultation should be carried out with the community before any policy is finalised. Human Health & Wellbeing The retention of vegetated natural areas adjacent to residential developments has been shownto be important for people's mental and physical health. (https://www.aihw.gov.au/reports/australias-health/natural-environment-and-health). This has become increasingly important in recent years as rates of depression and anxiety increasein the community. Our spectacular natural surroundings have attracted many new people to come and live and workin our region as climate change and Covid-19 are affecting the way we all live. Natural areas and open space within comfortable walking distance are increasingly needed for people's mental health. Not everyone has a car to travel, so well managed urban green spaces become ever more important, especially for the most vulnerable: the young and the elderly. This is undoubtedly a factor driving the current migration to our region, but ironically if this trend is not carefully managed it also threatens to erase the exact values that are attracting people to the Whitsunday region. Without forward-looking plans to retain mature trees and native vegetation, such as viable riparian corridors, keep the green hills that form a backdrop to the area intact and undeveloped, and retain sufficient healthy natural areas within or adjacent to new developments, for recreation, habitat, cooling and water infiltration, we risk losing these values forever. Council should be proactively planning to maintain walking-distance access to natural, vegetated areas as it plans new subdivisions, by encouraging the strategic retention of as many established trees as possible within developments, at the design stage. In the past, Council policy led to many small, unattractive parks being set aside at the whim of developers with little or no thought to their value either for wildlife or recreation. By the completion of the developments, these blocks often had all the vegetation significantly degraded or largely removed, necessitating public spending later on to restore the vegetation, or where this has not occurred, they have become dumping grounds for vehicles and garden waste, resulting in the establishment and spread of many invasive weeds. Many of these are now being sold on by Council, leaving people in these subdivisions with even less access to useable natural areas and open space than before.	

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	This mistake could be avoided in future if Council has strategically defined areas within lands that are earmarked for residential housing that are selected based upon sound criteria such as their habitat value, connectivity, recreational potential and visual amenity. These could then be prioritised as natural reserves at the planning stage and protected from damage from the beginning of the project. Retention of trees should be prioritised as established trees provide more benefit in terms of habitat and cooling than new plantings done by developers which tend to suffer from poor establishment practices and low survival rates. Even with the best practices it takes many years for them to mature to have an equivalent benefit.Broad-scale clearing followed by revegetation should be a last resort not standard practice. CONCLUSION: It is vital that **Matters of Local Environmental Significance (MLES)** are not only included in the Whitsunday Planning Scheme, but supported, implemented, and rigorously enforced. Whitsunday is undergoing yet another building boom and with every boom, we lose more of our precious natural areas, native vegetation and wildlife in a relentless death of a thousand cuts. We also lose the ecosystem services that they provide, such as clean air, water, cooling and the mental health benefits of being in a biodiverse, healthy environment. And we lose the opportunityto make it a better place to live now and in the future. To reiterate; The Whitsunday Conversation Council proposes that rather than waving through all of the changes as proposed, a Temporary Planning Instrument be adopted, while the Whitsunday Regional Council and the State Government rigorously review the problems with the current planning scheme and how they came to occur. This should be enacted to ensure that the public interest is maintained and preserved.Once a poor planning decision is made, the damage can't be undone. We all have to live with the consequences. Council thanks the Whitsunday Conservation Council for their in-depth submission on the environmental values of the Whitsunday region. Matters of Local Environmental Significance (MLES) is a current project that Council has been working on for some time in coordination with State Government. MLES will form part of a future amendment to the Planning Scheme subject to Council approval. This amendment will have its own separate Public Consultation and Council looks forward to working with the WCC on this amendment in the future.	
1294		No Action

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Submission (1)

For the saftey of the Proserpine residents and visitors alike

Attention was drawn to the unsuitable construction of the Shute Harbour Boat Ramp Pontoon to which serious injuries have occurred.

Previously an E.Mail with this concern was sent to and recieved by Whitsunday Regional Council on 4th August 2022. 43 days ago. Since that date up to and including 15th Sept 2022 no action has been taken to insure the safety of the community at this Pontoon at Shute Harbour.

I Submit that the Whitsunday Regional Council install a warning sign to be placed immediately untill the responsible partys take action to remedy this infrastructure for the safety of all concerned.

I also submit that the Whitsunday Regional Council take further action to have this concern dealt with before any more accidents or fatal injurys are inflicted to which ever jurisdiction it is under for a satisfactory result.

P.S. This is our Shire and the public residents rely on the Whitsunday Regional Council to look after the safety of its Shire People

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	These matters are not relevant to the Planning Scheme and thus no action will be taken in the Planning Scheme major amendment. This submission has been forwarded onto the asset owner, MSQ (Marine Safety Queensland). Thank you for your submission.	
1295	See **Attachment 3** Email 1- Zone amendments List Item 122. SP: 62SP211518 The owners of Botanica Estate, (119 Botanica Drive) thought that this motion was passed in Feb 2019 for the zoning to be changed to Rural Residential. I see yesterday that the matter is not final and is still going through the process (as told to me today by Shane Neville). This was to go to council on the 13/02/2019, it was postponed and then went to the next council meeting when councillors voted for the zoning to return to the original of Rural Residential. On that day (13/02/2019) the Chair of the Body Corp read a letter. (attached) Prior to this council meeting there was also many letters sent by residents of Botanica Estate. I was shocked to see yesterday that this matter has not been put to rest. I would sincerely hope that this is the final process and that 119B Botanica Drive will return to Rural Residential. If you require any of the letters that were sent to council and submitted by the residents, I was secretary of the Body Corp at that time and still have many copies that i can forward to you. I do not know what else to say as I and many other residents said it all at the time, prior to the vote. Below is a copy of my letter this was sent to council 19/02/2019. Thank You for taking the time to read my letter. Kindest Regards Older email 119B Botanica Drive, Woodwark. 4802 Amendment to Town Plan. Amend zone to Tourist accommodation zone from Emerging Communities I am writing to you in the hope that the councilors will vote to Decline this amendment to the town plan. As recommended by the Town Planning Department. Decline Amend zone from Emerging communities to Rural residential I would like to bring to your attention some of the wording of the Tourist Accommodation Zone (c) development may provide for limited Business, Community and Other activities, including food and drink outlets, shops, community uses, emergency services and utility installations, which: (i) directly support the day to day needs of the immediate visitors and residential community; Does not support the residential community. (ii) are small-scale and low intensity; That's what we were told about the weddings Only for 8 persons first wedding had 100 guests. (iii) are compatible with the local residential character and amenity of the area; This would not be compatible with the local residential character and amenity at all (iv) wherever possible, are co-located with similar activities within the zone; All neighboring properties are rural Res. (v) are accessible to the population they serve and are located on the major road network, rather than local residential streets; This is no where near a Major Road Network and the road is a private, small single lane rural residential road. (vi) do not undermine the viability of nearby centers 27; (vii) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;This will definitely be detrimental to the impact on the amenity of surrounding residents, as with accommodation you can not tell people when to come and go, it will be 24/7. As it is now we have buses leaving at 11pm. g) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development; This would definitely not be in character of the surrounding development of	No Action

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	single dwelling homes. h) development incorporates a high level of residential amenity, personal health and safety and protection for property; With the development we will loose our private gate, and therefore security, with visitors having 24/7 access to our private gated estate. The road is very narrow and this would put walking residents personal health and safety at risk. (i) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety; This statement in itself traffic, noise, waste fumes, odours, hours of operation, privacy. The residents will have to endure these things and will not be able to avoid, 119B is at the end of the estate. I could write a comment on every point, and this would be a very long winded email. My main point is that 119B Botanica Drive, is at the end of a private gated residential estate, body corp, that maintains the grounds, roads, waterline and then has to on sell water to 119b only via an easement agreement which was set up before the estate was developed. The residents bought in to the rural residential promise and not on tourism accommodation being operated by the developers at the end of the estate. Thank you for taking the time to read my email. Owner of lot 31 Botanica Estate. Council thanks you for your positive comments and your submission.	
1296	More shade trees. Mandatory requirements have been stipulated for new subdivisions by the state government, which has been included in the Major Amendment, this includes more street trees for the enjoyment of the community. Council has recently adopted Regional Master Plans for each major town, they have programs to include beautification, street tree planting and street furniture. For more information, please see Council's website - https://www.whitsundayrc.qld.gov.au/our-council/publications-and-media/plans-strategies-and-reports Thank you for your submission.	No Action
1298	Submission 1298 RE: Proposed Whitsunday Planning Scheme Major Amendment The Urban Development Institute of Australia Queensland (the Institute) writes to Whitsunday Regional Council (council) to provide comment on the Whitsunday Planning Scheme Major Amendment. Thank you also for the extension of the time in which to comment that you provided. The Institute appreciates our ongoing relationship with council and continue to provide our expertise as the leading professional body for the property industry in Queensland. In general, the Institute supports the amendment to keep the scheme up to date. Some areas for improvement have however been identified. In reviewing the amendment, the Institute has been mindful of the present severe housing affordability and rental availability issues in the region. It has sought to ensure the scheme will be as user friendly as possible and avoid costs on development that flow through to the ultimate price of new homes. Such increases can exclude community members from being able to purchase their own home or invest in the area. Key areas in relation to the amendment that can assist to minimise additional costs include removing: • costly impact assessment triggers for minor matters	**Actions**

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- requirements for expert reports where possible, particularly where addressing the code's objective can be achieved in another way such as by specific guiding provisions.

The Institute's specific comments are included below.

Ancillary office use in industry zones The Low Impact Industry Zone as proposed does not allow for or consider an ancillary office associated with a business. This excludes administration activities that can be critical for operation of land uses in the zone. We recommend the table of assessment be changed to allow for 'ancillary' office to be accommodated, even if this area is capped to say less than 100m2. The assessment could read:

Use	Categories of Development and Assessment	Assessment Benchmarks for assessable developments for accepted development
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work; and (d) ancillary to the industrial activity being conducted on the site; and (e) not containing a GFA of more than 100m2.	Business Activities Code Transport and Parking Code

The definition of 'use' under the Planning Regulation 2017, states 'for premises, includes an ancillary use of the premises', therefore no further action will be taken.

The Medium Impact Industry triggers a code assessment planning application for an 'ancillary' office. The table of assessment states an 'office' is code assessable, if ancillary to an Industry activity on the premises. It seems unreasonable to require planning approval for an administration office to run their business. We recommend the table of assessment be changed to allow for 'ancillary' offices to be accommodated, even if this area is capped to say less than 100m2. The assessment could read:

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Use	Categories of Development and Assessment	Assessment Benchmarks for assessable developments for accepted development
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work; and (d) ancillary to the industrial activity being conducted on the site; and (e) not containing a GFA of more than 100m2.	Business Activities Code Transport and Parking Code

The definition of 'use' under the Planning Regulation 2017, states 'for premises, includes an ancillary use of the premises', therefore no further action will be taken.

Low Density Residential
Meeting the demand for more affordable housing and accommodation in the region has been restricted by zone provisions. We note allowing for smaller lots and other infill opportunities is presently being considered in the Housing Affordability consultation, the Institute encourages inclusion into this amendment some modest changes to enable early additional housing opportunities. In particular, the Institute has identified that dual occupancies could be easily facilitated and meet a significant housing need. Dual occupancies could occur where the site is large enough without negative amenity impacts. We therefore recommend dual occupancy be made code assessable and subject to relevant criteria. A suggested table of assessment is provided below.

Use	Categories of Development and Assessment	Assessment Benchmarks for assessable developments for accepted development
Dual Occupancy	Code Assessment if complying with the acceptable outcomes of the applicable code(s)	Dual Occupancy Code

We note Dual Occupancy is an accepted development use within the Low Medium Density Zone, but point out that anyone who owns such land will likely develop it for projects with a higher yield than dual occupancy (as the zone permits), hence the lack of and even reducing number of dual occupancies in the region.

Council is currently exploring these options through Affordable Housing Consultation and has resolved to lower the minimum lot sizes for Dual Occupancy. This will form a separate amendment.

Reconfiguration of a lot The table of assessment in the proposed amendment triggers code assessment where the proposed lots comply with the minimum lot size and dimensions and Acceptable Outcome (AO) A02.1 of the code. In the practical design of subdivisions, it is not always possible or practical to meet all of the requirements and this results in the proposal requiring to be assessed as Impact

Future Investigation

Levels of Assessment for 'Dual Occupancy' within Tables of Assessment of Low Density Residential Zone

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	assessment. Such designation requires substantially more costly assessment, face a longer assessment timeframe, and be subject to uncertainty that comes with public notification of the proposal. The Institute considers that there is little to be gained for the community by triggering impact assessment for a technical non compliance with the required dimensions. The code otherwise provides relevant suitable criteria to ensure an acceptable building area and other parameters will be achieved. This change that would trigger impact assessment will add another layer, complexity, delay, and cost to the process that can reduce housing supply and flow on to increase housing costs to the community. The Institute recommends only select critical criteria should trigger impact assessment.
	
	Noted and Council agrees with the reasoning of this request. The intention was to ensure sufficient land within a new lot for an adequate building footprint, however upon re-evaluation the impact assessment trigger for dimensions does not add sufficient benefit to the development assessment process.
	
	Currently the TOA for ROL reads:
	Residential Zones, Centre Zones, Industrial Zones, Emerging Communities Zone, Mixed Use Zone, Rural Zone and Rural Residential Zone.
	Code assessment (where not for an access easement or boundary realignment) if complying with:
	(a) The minimum lot size and dimensions set out in Table 9.4.7.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code; and
	(b) AO2.1 of the Reconfiguring a lot code.
	
	The TOA will be amended to:
	Code assessment (where not for an access easement or boundary realignment) if complying with:
	The minimum lot size ~~and dimensions~~ set out in Table 9.4.7.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code; and
	(b) AO2.1 of the Reconfiguring a lot code.
	
	Operational Works The tables of assessment provides for the 'Undertaking roadworks on a local government road for a driveway' as accepted development. This also confirms a driveway has been dealt with under the Planning Scheme therefore in accordance with the *Local Government Act 2009* and the *Planning Act 2016*. This is consistent with the ordinary approach for facilitating driveways and treatment of building matters. It is the Institute's view that applications under the local law should not be required and supports this change.
	
	Noted and so the Table of Assessment will be amended to read:
	
	'Undertaking roadwork's on a local government road for a driveway' will be removed entirely.
	
	'Undertaking roadwork's on a local government road, excluding driveways' will be added.
	
	The original intent of this amendment was to ensure all driveway constructions would require a Road Works Permit under the Local Government Act to reduce red tape and costs. Your submission outlined a deficiency in this intent which has been corrected through this amendment.
	
	Overlays
	Bushfire Mapping The Bushfire Hazard Overlay Map provides the Fire Danger Index (FDI) for the entire region. The FDI does not require any additional reporting or additional attention where it relates to a Material Change of Use. It is relevant however when applying for a reconfiguration of a lot application, for sites identified on the overlay mapping. At present the Table of Assessment is not user friendly when reviewing proposals for accepted development. The Institute recommends the relevant trigger maps be mentioned in the Table of Assessment for clarity and ease of reading.
		Omit/Insert (red alterations)
		
		TOA
		Reconfiguring a lot Code
		
		Code assessment (where not for an access easement or boundary realignment) if complying with:
		The minimum lot size ~~and dimensions~~ set out in Table 9.4.7.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code; and
		(b) AO2.1 of the Reconfiguring a lot code.
		
		TOA
		Operational Works
		
		Line 11 'Undertaking roadwork's on a local government road for a driveway' will be removed entirely.
		
		Line 10 'Undertaking roadwork's on a local government road, excluding driveways' will be added.
		
		Mapping Alterations
		
		Administration adjustments to
		• Bushfire Hazard
		  ○ Fire Danger Index
		• Biodiversity, Waterways and Wetlands
		  ○ High Ecological Value Water Areas

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	Noted. The Fire Danger Index layer will be limited to the existing Bushfire Hazard Area layer in the Bushfire Hazard Overlay Mapping. Biodiversity Mapping The Biodiversity, Waterways and Wetlands Overlay Map includes a large area as 'High Ecological Value Water Area'. The Table of Assessment requires any works on land in the 'High Ecological Value Water Area', to address the code. A review of the code has revealed no reference to how this map is to be used or what is required as part of any development. We are of the view it is a mapping error. The Institute recommends the mapping be altered or the status of the 'High Ecological Value Water Area' be clarified in regard to the code. For clarity and ease of reading, the relevant maps should also be mentioned in the Table of Assessment. Noted. The HEVWA layer will be updated with the most up to date data from Qspatial for this layer, and this has reduced the area significantly. In terms of the Overlay Code, the accepted benchmarks and performance outcomes for all development appear tailored around dwelling houses and may require some reconsideration. Further clarification or improvement is also required in relation to the reference to buffers from waterways, and in particular the following: • A03.1 - If you run a property report, the waterway is only listed if it is located on your property and not an adjoining property. Knowing the location of the waterway is important and reducing uncertainty for compliance is requested • A03.1 – The acceptable outcome refers to Table 8.2.4.3.3, this table then refers to Stream orders. The Institute recommends adding a plan that includes the stream orders to clarify this for the community. This would avoid landowners having to pay a professional to understand what the stream order of the waterway is, adding to their ongoing list of expenses to build a house. The Stream Orders are available on Council's online mapping under Biodiversity, Waterways and Wetlands Overlay - MSES-Regulated Vegetation - intersecting a watercourse – Stream Order. A note will be added to the Code for clarity. The biodiversity code emphasises an ecological report to support development of a site. Council should note these reports start from $5,000 to prepare which can discourage development being undertaken in the region because of the costs of more and more supporting professional reports. A report may not be relevant in all cases. The Institute recommends refining the circumstances in which an ecological report is required, or perhaps including clarifying provisions within the code, to avoid unnecessary costs. The code requires a stormwater quality management plan, except for a dwelling house. Requiring stormwater quality management plans for so many developments is onerous and costly to the affordability of housing. The Institute recommends this code should be amended to only require the reports as per the State Planning Policy, which states: *For receiving waters, a development application for: (1) a material change of use for an urban purpose that involves premises 2500 metres2 or greater in size and; (a) will result in six or more dwellings; or (b) will result in an impervious area greater than 25 per cent of the net developable area; or (2) reconfiguring a lot for an urban purpose that involves premises 2500 metres2 or greater in size and will result in six or more lots; or (3) operational works for an urban purpose that involves disturbing a land area 2500 metres2 or greater in size.* The Institute considers the biodiversity code and the healthy waters code have several practical implementation issues for the industry. We are aware of a number of on the ground matters that are not considered by or being effectively addressed by the codes. The Institute recommends council hold a workshop with relevant parties and consultants to seek input to make these codes more user friendly and ensure the best outcomes for the community and the environment. In the interim, these amendment codes should be removed. At a minimum to meet the SPP, Council must include Water Quality Requirements and the above requirements were considered best practice for the Whitsunday Region. However, Council is conscious of onerous requirements being put on applicants. This request will be considered at the nearest available opportunity.	**Biodiversity, Waterways and Wetlands Overlay Code** Add note to on where to find Stream Orders for Table 8.2.4.3.3 Note: Stream Orders are available on Council's online mapping under Biodiversity, Waterways and Wetlands Overlay - MSES-Regulated Vegetation - intersecting a watercourse – Stream Order

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	Flooding The Institute considers the Flooding code generally provides for relevant classes of buildings as accepted and assessable development. However, A01.1(c) does not include the class seven building type. This appears to be an oversight and should be corrected. The exclusion of Class 7 (Buildings including carparks, warehouses or storage buildings) is deliberate, as they are not used for residential uses and thus not required to be above the DFL. For sheds, the maximum height permitted is proposed to be 5.5 metres. In areas where the land level needs to be increased to ensure the building is 300mm above the flood level this will also increase the building height. In meeting the code requirement, the shed may exceed the building height provision and require the shed application to undergo impact assessment. The Institute considers it is unreasonable that sheds should face this more extensive and costly level of assessment to accommodate additional protection from flood waters. The Institute recommends including a provision in the code to not trigger impact assessment where the shed is raised to address flooding. This will be addressed on a case by case basis, dependant on the application's merits. Conclusion The Institute thanks you for the opportunity to provide a submission on the draft amendments to the Whitsunday Regional Planning Scheme. The Institute supports council's efforts in updating the scheme, development manual, and actions for housing affordability and local strategies. The Institute has identified some areas that can be improved to increase the effectiveness and useability of the planning scheme, and minimise the cost of new housing and development. These include: • Allowing for ancillary office use in industrial zones • Allowing for dual occupancies in the low density residential zone • Avoiding triggering impact assessment for reconfigurations of a lot for technical non compliance with AOs • Facilitating driveway approvals • Identifying Bushfire Hazard maps in the Tables of Assessment • Facilitating a workshop to further refine the Biodiversity and Healthy Waterways codes including: o Clarification of High Ecological Value Water Areas o Identification of waterways near a proposal and the meaning of stream orders o Limiting the requirement for an ecological report or stormwater quality management plan • Including class seven building as accepted development under the flooding code and allowing ordinary sheds to not trigger impact assessment where height has been increased to meet the requirements of the code. We affirm our interest in further working with council on the Biodiversity and Healthy Waterways codes and other policy development. If you have any further queries, please contact Policy Manager, Thank you for your submission.	**Future Investigation** Requirements of Ecological Reports and Stormwater Management Plans for development applications.
1300	Allow a unit owner to buy without paying the outrageous body corporate fees (excluding common are liability insurance and a modest amount for lawn/pool maintenance) Most fees are from $12,000 to $18,000pa plus council rates. The fees cannot be justified and are absurd! This matter is not governed by nor relevant to the Planning Scheme major amendment, therefore no further action will be taken. Thank you for your submission.	No Action

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1301	I am against changes to the WRC planning scheme that allow for higher building codes and denser population that makes the Whitsundays less of a suitable place to live. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. Thank you for your submission.	No Action
1303	1. No High Rise There is clear widespread feedback that the local community wants NO HIGH RISE DEVELOPMENTS. This would be in keeping with (2)(a), the character of Airlie Beach, which includes its vital, small town scale. As a Major Centre Zone a maximum building limit of 12m applies. Why is Council avoiding mention of this? - the Bowen local plan states "Development ... does not exceed the maximum building height defined" this does not appear in the Airlie local plan. One rule for Bowen and another for Airlie Beach? The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. 2. Removal of specific building heights in various sections. I find the omission of specific building heights leads to difficulty in finding the information, By all means, the zone map is relevant but the omission of heights information obscures relevant information. The height limits were diffused throughout the Planning Scheme document, the major amendment has consolidated them into one Overlay Code (with Mapping online) for ease of use. The mapping is here https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments 3. Listen to the Community When making Planning deliberations, the Council must listen to the wishes of the Community that elects its Councillors and pays the Council Rates that fund the salaries and wages of Councillors and Council staff. Mayors and Councillors must act with integrity and comply with legislation and the standards of behaviour set out in the Code of Conduct for Councillors in Queensland. Complaints can be made to either the Office of the Independent Assessor or the Crime and Corruption Commission depending on what the complaint is. 4. When the plan is agreed and in place Stick to it and not allow blatant disregard to matters clearly described in the plan - e.g. Port of Airlie and Shingley Drive proposed developments. Each application must be assessed on its own merits in accordance with the *Planning Act 2016.* Thank you for your submission.	No Action
1304	Objection to the Removal of Agricultural Land Overlay I am writing regarding zone amendment to Remove Agricultural land overlay at Cascara Street, Proserpine (L200 SP260203). I reside at 110 Hinschen Street, Proserpine and I am concerned about the new planning proposal, namely Cascara Street. Mark Erickson went into the Whitsunday Regional Council office in Proserpine to seek clarification on the proposal and the council representative stated that the nature strip is to remain along the fence line between Hinschen Street and the new Cascara Street development.	**Actions** **Future Investigation** Zone Request

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	I am concerned why a plot in the nature strip plan is named 2 Cascara Street. I don't understand how a house can be situated on that block with restricted dimensions and access. I have concerns about the position of 2 Cascara Street and how it can be situated on a nature strip. I would like to know the plans for this block. Will it be a residential block or a block where trucks/vans will be parked or will it be part of the existing nature strip? I don't believe 2 Cascara Street should be marked on the plan or even considered as a residential block. The land in question is owned by an external party, however the parcel has a covenant covering the lot for vegetation. A zoning amendment would have to be investigated for this to change, which will be investigated at the nearest available opportunity. I am also concerned about the width of the streets and roads in the Whitsunday Gardens estate. The roads are not wide enough for existing traffic leave alone the increase in traffic with new easements and roads. Some of the roads have not been constructed safely for an increase in traffic and this will be a safety issue especially when vehicles are parked on the side of the road. I am unsure how delivery trucks or emergency services vehicles can access residences. The roads were constructed in accordance with the development approval and associated conditions relating to road construction at the time. Council's Development Manual stipulates Council's desired standard of service for roads, water, sewerage and parks and gardens. I am also concerned about the maintenance of fences, garden and "man made lakes or water ways" which are features in these new development areas like Whitsunday Gardens. It appears these features are not maintained. When some of the gardens are not maintained there is an increase in snakes and rodents. The fences around development sites are not maintained and are a safety and access issue. Council recently consulted on the Open Space Strategy for the Whitsunday Region, refer here https://yoursay.whitsundayrc.qld.gov.au/whitsunday-development-manual-amendment-and-draft-whitsunday-open-space-strategy-2022 for the future of Council's Parks and Gardens. Council strives to achieve a high level of service for open space maintenance, if you have a complaint about Council owned open space, please contact info@whitsundayrc.qld.gov.au. Some open space is privately owned, if it becomes overgrown please contact Council again and Council will contact the owner to rectify the issue. I am also concerned about the wildlife, namely the kangaroos that will be affected by the new zoning. There are kangaroos in the agricultural zone at the back on Honey Myrtle. I am not sure how they will fare with the increase in noise and traffic. The removal of the Agricultural Overlay for Lots 200 & 201 are reflecting both the existing approval over this land and the zone of the lots, which is Low Density Residential Zone. Thank you for your submission.	
1305	Dwelling House Code *A01.1 Dwelling houses, excluding domestic outbuildings, promote the local residential character, through variations in building façade and roof form, including:* *(a) eaves at least 0.5m from the wall edge, along Street fronting walls;* This acceptable outcome seems to be a bit to onerous, essentially means that anybody wanting to build a parapet style frontage to their dwelling will need to lodge an MCU. (red is submitter)	**Actions** **Omit/Insert** **Dwelling House Code** AO1.1 (a) will be deleted. AO1.1 (c) will be deleted.

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	The submission has pointed out unforeseen consequences of these design requirements, this was originally intended to improve the aesthetics of 'liveable sheds', as such this amendment will be withdrawn. (blue is Council) (b) roof pitch of at least 5 degrees; This acceptable outcome is contradictory with the Building Assessment Provisions. The National Construction Code has a Deemed to Satisfy Solution contained in Volume 2 of the code allowing dwellings to have a roof pitch as low as 2 degrees, granted they use a particular profile of roof sheeting, i.e., Trimdeck. Council is requiring a standard above and beyond the National Construction Code. (c) large windows, openings and variations in building footprint or articulation, such that no unbroken wall fronting a street is greater than 5m, vertically or horizontally; This acceptable outcome is not very definitive. What is considered a large window?? 10m2, 5m2?? Will we have to consult Council's planners on every house to check that the proposed windows are 'Large'? What does the term 'unbroken' mean? This requirement is too restrictive on building designers, especially with the new Liveable Housing Provisions that have been approved with the NCC 2022, due to come into effect by 1 October 2023. The liveable housing provisions have requirements for wider door openings, wider minimum garage sizes, wider landings, wider hallways, wider sanitary compartments etc. The submission has pointed out unforeseen consequences of these design requirements, this was originally intended to improve the aesthetics of 'liveable sheds', as such this amendment will be withdrawn. A01.2 Domestic outbuildings within a Residential zone or Mixed-use zone are of a scale and size that adheres to the surrounding residential character, including: (a) maximum combined floor area equivalent to 9% of the site area or 72m², whichever is the least; (b) a maximum length of 12m in one plane; and (c) a maximum length-to-width ratio of 2:1. This is going to trigger an application to Council for 80% of the sheds built in the Whitsunday Region. Considering the QDC MP1.2 & MP 1.1 already contains a provision regarding lot coverage, and Council are consulted for any lot coverage over 50%. Wouldn't it be better to have a trigger in place to only get referrals where a shed is proposed to be built on a lot prior to the dwelling if the shed exceeds 72m for residential zones?? Council deliberated this matter at multiple Council meetings, and it was resolved to be entered into the Planning Scheme major amendment. No further action will be taken at this time. A01.3 The size and location of domestic outbuildings within a Residential zone or Mixed use zone does not compromise the on-going residential use of the site, ensuring: (a) where no dwelling house is on-site, adequate unencumbered area is provided for a dwelling house; (b) where reticulated water is not available, adequate unencumbered area is provided for water storage; and (c) where reticulated sewerage is not available, adequate unencumbered area is provided for effluent areas. What is considered an adequate unencumbered area? Is there a minimum size that is expected? The unencumbered area required will need to meet the Queensland Development Code, the National Construction Code and all other applicable legislation at the time. The unencumbered area required will likely change over time, as technologies advance, therefore a minimum size is not appropriate.	AO1.4 will be deleted. AO1.5 will be amended: AO1.5 Development involving pier and pole construction includes ~~Queenslander architectural~~ design elements to reduce visibility of the underside of the building and minimise building bulk from the Street, ~~including decorative features that cast shadows,~~ such as: (a) timber battens; (b) lattice screens; (c) landscaping; (d) verandahs; and (e) stairs ~~fronting the street~~. **Bushfire Hazard Overlay** A013.1 Development ensures that: (b) where a reticulated water supply is not available, one tank that is below ground or of ~~non-flammable~~ non-combustible construction is located within 10m of each building, excluding a Class 10 building or structure, **Coastal Hazard Overlay** AO1.2(b) will be deleted. **Flood Hazard Overlay** Amend AO5.1: Development for a residential use in Low and Identified flood hazard areas ensure: (a) fences within drainage paths up to the DFL are at least 50% ~~transparent~~ penetrable to not impede overland flow; **Future Investigation** Coastal Hazard Overlay AO1.2(a) necessity of wording due to duplication from NCC.

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A01.4 Where fencing is not provided, street frontages are adequately landscaped to visually define the boundary between private and public land.
How is this economically possible on a 40-hectare Rural piece of land? And why is this needed?
Land surveyors can be employed to confirm the exact location of a property boundary.

The submission has pointed out unforeseen consequences of these design requirements, this was originally intended to improve the aesthetics of 'liveable sheds', as such this amendment will be withdrawn.

A01.5 Development involving pier and pole construction includes Queenslander architectural design elements to reduce visibility of the underside of the building and minimise building bulk from the Street, including decorative features that cast shadows, such as timber battens or lattice screens and:
(a) landscaping; or
(b) verandahs or stairs fronting the street.
This is not very definitive, at what point does a pier and pole construction trigger this requirement?
a) When the underside of the floor is 400mm above ground level?
b) When the underside of the floor is 800mm above ground level?
c) When the underside of the floor is 4000mm above ground level?

This AO is subjective and puts the obligation on the owner/developer to adequately meet this requirement. This would be assessed on a case by case basis. The wording will be amended as below:

AO1.5 Development involving pier and pole construction includes ~~Queenslander architectural~~ design elements to reduce visibility of the underside of the building and minimise building bulk from the Street, ~~including decorative features that cast shadows,~~ such as:
(a) timber battens;
(b) lattice screens;
(c) landscaping;
(d) verandahs; and
(e) stairs ~~fronting the street~~.

Building Heights Overlay Code
No maximum heights for the Rural Zone?

There is no building height limit within the Rural Zone, except for 6.2.16.2 (3)(j), specifically being Business or Accommodation activities.

Bushfire Hazard Overlay Code
A013.1 Development ensures that:
(b) where a reticulated water supply is not available, one tank that is below ground or of non-flammable construction is located within 10m of each building, excluding a Class 10 building or structure,

Definition of non-flammable? Perhaps consider changing this term to non-combustible to align with the National Construction Code (NCC) and Australian Standards.

Noted, this will be amended.

Coastal Hazard Overlay Code
Should be an 'Or' at the end of point (a)

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Table 8.2.7.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
PO1	Development involving a building is: (a) located and designed to ensure the safety of all persons and buildings from coastal hazards; and (b) located to minimise amenity impacts, disruptions to residents, recovery time, rebuilding and restoration costs after a coastal hazard event.	**AO1.1**	Development of a habitable building: (a) is not located on land identified in a Coastal hazard area; (b) ensures the finished floor level of a new building is located at a minimum 500mm above the defined storm tide event (DSTE), if within the storm tide inundation – inundation area, or 1m above DSTE, if within the storm tide inundation - wave run-up area; or (c) where involving an extension no greater than 75m² to an existing building, habitable room(s) are not less than the floor level of existing habitable rooms and non-habitable rooms at ground level below the DSTE allow for the flow through of water. Note – Where a premise is mapped by both flood and coastal hazards, the assessment benchmark that provides the highest level of protection from any source of inundation applies.

Noted, however the way to read the Planning Scheme is under Section 1.3.3 and the additional 'or' is not required.

A01.2 Structures are only located within a Coastal hazard – storm tide inundation area, if:
(a) a Registered Professional Engineer Queensland (RPEQ) certifies that the development is structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the DSTE; or
(b) a non-habitable structure within an inundation area that is designed to allow the flow through of water up to the DSTE and suits class H soil classification with 100kpa bearing capacity.

This requirement is contradictory to the Building Assessment Provisions, in particular the NCC, Volume Two, Structural provisions. The Performance requirement for any building structure under the NCC is below:
It is the Building Certifier's obligation to ensure that any building or structure be that a class 1 or 10 is designed to withstand any and all expected structural loads for the proposed site. This does not need to be in the Planning Scheme.

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Performance Requirements

P2.1.1 Structural stability and resistance

(a) A building or structure, during construction and use, with appropriate degrees of reliability, must—

(i) perform adequately under all reasonably expected design actions; and

(ii) withstand extreme or frequently repeated design actions; and

(iii) be designed to sustain local damage, with the structural system as a whole remaining stable and not being damaged to an extent disproportionate to the original local damage; and

(iv) avoid causing damage to *other properties*,

by resisting the actions to which it may reasonably be expected to be subjected.

(b) The actions to be considered to satisfy (a) include but are not limited to—

(i) permanent actions (dead loads); and

(ii) imposed actions (live loads arising from occupancy and use); and

(iii) wind action; and

(iv) earthquake action; and

(v) snow action; and

(vi) liquid pressure action; and

(vii) ground water action; and

(viii) rainwater action (including ponding action); and

(ix) earth pressure action; and

(x) differential movement; and

(xi) time dependent effects (including creep and shrinkage); and

(xii) thermal effects; and

(xiii) ground movement caused by—

(A) swelling, shrinkage or freezing of the subsoil; and

(B) landslip or subsidence; and

(C) siteworks associated with the building or structure; and

AO1.2(a) cannot be altered as it was not part of the Major Amendment, however AO1.2(b) can be deleted as one of the intents of the Major Amendment was to ensure there are no duplications between the Building Act and the Planning Scheme, see 'Integrating Building Work in Planning Schemes' https://planning.statedevelopment.qld.gov.au/planning-framework/plan-making/local-planning/assisting-local-government .

The AO1.2(a) request will be considered at the nearest available opportunity.

Flood Hazard Overlay Code
A01.1 Where development is located in a Low risk flood hazard area or Identified flood hazard area:
(c) Where a Class 10a is enclosed, the finished floor level is a minimum of 300mm above the DFL;

People are not going to spend thousands of dollars on engaging an engineer to carry out a flood study report for a class 10a shed in areas that Council have not done any flood mapping just to determine the DFL.
This Acceptable Outcome is contradictory to it's Performance Outcome as PO1 (a) is not applicable as Class 10a's are non-habitable.
This acceptable outcome is going to achieve the complete opposite of PO1(b).

This requirement is considered a reasonable outcome, a higher standard of assessment is required if building within a flood affected area. No further action will be taken.

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	A05.1 Development for a residential use in Low and Identified flood hazard areas ensure: (a) fences within drainage paths up to the DFL are at least 50% transparent to not impede overland flow; Fences less than 2000mm are considered Accepted Development (Self assessable) under the Building Regulations 2021: Council are not going to see any applications for fences unless they exceed 2m. **Schedule 1 Accepted development (self assessable)** **1 Work for particular fences, barriers and gates** (1) Building work for a fence, if the fence is— (a) no higher than 2m above the fence's natural ground surface; and (b) not for a regulated pool. This requirement is considered a reasonable outcome, a higher standard of assessment is required if building within a flood affected area. However, the wording will be altered. A05.1 Development for a residential use in Low and Identified flood hazard areas ensure: (a) fences within drainage paths up to the DFL are at least 50% ~~transparent~~ penetrable to not impede overland flow; Thank you for your submission.	
1306	I would like to suggest that before this plan is finalised that Wrc actually hold public meetings in each town during which people can ask questions and receive answers/explanations/reasoning at the same meeting. During Public Consultation the Strategic Team within Council was available for requests for meetings or any other discussions with the Public. They received many enquiries during this time, both over the phone and face to face. Your suggestion is welcomed however Council officers have found one on one meetings with concerned individuals allow Council officers more time to adequately respond to customers concerns. Thank you for your submission.	No Action
1307	As a recent purchaser of a property in Airlie Beach we took into account the current Town Planning by laws. To change the by laws we feel will be detrimental to Airlie beach and also to us as an owner of property overlooking the Town. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
1308	We plan to settle here. From both a tourist and resident perspective- leave it as it is. Don't make it another eye sore - we can go to Gold Coast or cats eye bay if we want to be surrounded by high rise. It's the village feel that makes Airlie so special. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area.	No Action

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	Thank you for your submission.	
1309	Airlie is not a place for "high" density development" I support the 8 statements put forward by Whitsunday conservation Thank you for your submission.	No Action
1310	Trees: it is worrying to witness new areas of development where large growths of trees have just been mowed down with scant regard for their effect on ambient temperature, carbon emission absorption and scenery. Council should strictly control this practice and initiate reforestation or ensure that the developers do. Have the council got the teeth to force this to happen? Vegetation clearing is a complex and sensitive topic. Planning must balance both development, growth of the beautiful Whitsunday Region and protection of natural assets. The Vegetation Act of Queensland governs most vegetation clearing and this is done at a state level. For example, 'For an urban purpose (e.g. residential, industrial, sporting, recreational or commercial) in an urban area' is exempt in most Regulated Vegetation areas within the urban footprint. Rural clearing has an exhaustive list of requirements. Refer here https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions Council has jurisdiction over clearing when applications are submitted to Council, dependant on the type of application and Council's mapping. To that end, Council has made the following amendments: Matters of National Environmental Significance (MNES) for recognised in the Strategic Framework mapping and intents. Matter of State Environmental Significance layers (MSES) cover 35.5% of the entire Whitsunday LGA under the Planning Scheme major amendment, MSES is shown on the Biodiversity, Waterways and Wetlands Overlay mapping. The Biodiversity, Waterways and Wetlands Overlay Code was written for the Planning Scheme major amendment, considering State Planning Policy Guidance for Biodiversity. This code was a compilation of the previous Waterways and Wetlands & Environmental Significance Overlay Codes, and the State Planning Policy. Houses that need less power: Houses should be built with coolness in mind as far as colour[white rooves] design and alignment are concerned. Solar panels would make up a very small proportion of the cost of a new building. Could it be made obligatory for new buildings [houses, supermarkets, car parks] to have solar panels. Unfortunately this is outside of the powers of the Whitsunday Planning Scheme. Transport: the road between Cutuli's corner and Paluma Road below Centro is coded future sub arterial on the map. If the Shute Harbour Road between Riordanvale and Paluma Road is blocked as it was earlier this year then traffic is blocked completely between town and beach. It must be a priority for that road to be built. The way is in an awful condition at the moment. My wife used to cycle to school down it in the 1950s. Development of Cutuli road is identified in the Local Government Infrastructure Plan, being from 2027 onwards. Refer here https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/whitsunday-planning-scheme-2017	No Action

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	General Plan: in view of the apparent future shortage of space dual use of playing fields and sporting facilities by community and schools would be a more economical use of space. High School At The Beach. Proserpine State high School is approaching 1300 students today[teachers and students are becoming more and more separated], much more than your predicted figures for 2036, with a size of 6.5Ha [much smaller than St.Caths]. Cannonvale Primary School has over 800students already. There are at least 22 buses ferrying students back and forth daily at a cost of $????? and up to 2 hours a day of student's lives. In your plan it claims" it is noted that Proserpine High School has capacity for expansion" THIS IS NOT TRUE. It is essential that a new high school be built at the beach right now. Priority LOBBY EDUCATION DEPT. I will send you an email attaching some historical back ground to help you to lobby for this essential High School. Transport – electrification of Council vehicles, hybrid still release CO2, perhaps 50% not good, need to gradually build up EV. High School At The Beach? Recent population growth in Cannonvale and Airlie Beach has led to an obvious imbalance of infrastructure. To attend State High School or go to the hospital requires a twenty five kilometre each way journey down The Shute Harbour Road which has increased both the traffic flow and the size of the Proserpine State High School considerably. Numbers at the High School have risen to a worrying 1300 students. The High School bus number 22 has been observed making the journey. This situation was highlighted when a traffic accident closed the road in April this year with the result that students who lived at the Beach did not get home until 10.30 pm that night. Has there been a lack of infrastructure planning? Perusal of the Proserpine Guardians and Whitsunday Times of the 1980s does show some concern even then. 6/8/80 Newly chosen National Party candidate Geoff Muntz spoke of the need for a high school at The Beach, noting that there were 24 acres of Education Department land which should be reserved for this purpose. N.B. this was at a time when Cannonvale Primary School students numbered about 200. The school has now risen to in excess of 800. 7/11/80 During his visit to Proserpine on Wednesday the State Education Minister Mr. Val. Bird raised the possibility of a future High School at Cannonvale. He told the Guardian that development taking place at the coast strongly indicated that there would be a need for secondary education thereabouts in time to come and it is necessary now to look around for a suitable site near the beachfront. 26/8/81[WT]Portion 81, a section of Crown Land next to Cannonvale School which had been fondly assumed by school authorities and the community to have been set aside for a high school. Land Commission had sub-division plans in hand for some years. 25/3/82 Frank Turvey, in a speech to back his candidature for Division Two. “Again speculation has been evident as to a possible location of a secondary school for Division Two. The most logical site must surely be on Crown Land already ‘earmarked’ for that purpose adjacent to the existing school. I will work most fervently to that endeavour. Cannonvale State School Parents and Citizens Association Minutes 14/11/86 Concern was expressed that the new T.A.F.E .had been opened on land thought to have been earmarked for a future high school. The committee approached State Member, Geoff Muntz. 12/5/87 The P .and C. received a visit from Mr. Noel Christie, the Assistant Director of Secondary Sites for the Education Department. At a special meeting of the P. and C. Mr. Christie reported that he had identified six suitable sites and would be visiting the Shire Council on the next day 13/5/87. The Department was then somewhat dilatory in taking action on Mr. Christie’s recommendations and within 9 months all six suitable sites had been built on. Two of the sites by then were occupied by Club Croc and by the Milk Depot. Part of this submission for a high school was received against the Proserpine to Airlie Beach Structure Plan and Growth Study, please refer to Submission Response No 3 in the Proserpine to Airlie Beach Growth Study and Structure Plan Consultation Submission Analysis Report. Extract from that Submission Analysis Report: *‘On 24 November 2021 Council endorsed the Proserpine to Airlie Beach School Needs Analysis (School Needs Analysis) as an outcome from the Airlie Beach to Proserpine Growth Study. The School Needs Analysis defines demand for schools necessary to service the growing population and to inform Queensland Department of Education (DoE) decision making.*	

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	Council advocated the recommendations of the School Needs Analysis to DoE. The Analysis was provided to the DoE for consideration and has been passed on to their Strategic Planning, growth and new schools planning team. DoE intends to update their data after the release of population projections in late 2022. *Council also recently endorsed the Regional Economic Development Strategy 2022-2025, Action Plan Task 1.2.1 states 'Lobby the Department of Education for a public high school in Cannonvale.' This is an ongoing action for Council.'* Thank you for your submission.	
1311	Definitely needs to keep low building heights and maintain beautiful natural environments. Preserving the beauty of the Whitsundays. Utilising spaces for parking so more visitors can stay and utilise the facilities all ready here. The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Council has recently provided the free carpark on Waterson Way and continues to investigate carparking options. Thank you for your submission.	No Action
1312	People come to an area for a certain vibe. Don't muck it up. There is not enough infrastructure for this type of development. One road in I have recently moved from SEQ to avoid this type of disaster. The roads around Brisbane, Ipswich and the Gold Coast are a nightmare because developers have been given free rein with little consideration for supporting infrastructure. Please don't don this for beautiful Airlie. No local agrees with this. Only the money hungry developers. Thanks for listening! The Airlie Beach local plan introduces design guidelines to respond to residents' and community's preferences. The matter of variations to building height controls in Airlie Beach has been considered. While Council is not changing the building heights within the Airlie Beach local plan, there is sufficient infrastructure to accommodate further growth, please refer to Council's Local Government Infrastructure Plan - https://www.whitsundayrc.qld.gov.au/economic-development-business-and-planning/building-and-development/planning/whitsunday-planning-scheme-2017 Thank you for your submission.	No Action
1313	See **Attachment 4.** The submission is a zone request for (13RP734153) 30 Wrights Road Strathdickie, to alter the current zoning of 'Rural' to 'Rural Residential'. Thank you for your zone amendment request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This would significantly delay this major amendment however, your zone request will be considered at the nearest available opportunity, please be advised this may take some time. Alternatively, you may follow the development assessment process as outlined in the *Planning Act 2016* to pursue development options on your subject site.	**Actions** **Future Investigation of Rural Residential areas will be undertaken in 2023**
1314	We have a unique seascape and we certainly don't need it to be spoilt by high rise buildings. Please see sense and don't allow high rise buildings.	No Action

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	The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	
1315	Please do not rezone the Coral Sea Marina trailer parking as it should remain a COMMUNITY FACILITY, not a development lot. The Coral Sea Marina trailer parking lots zones have not been amended in this Major Amendment and were zoned Mixed Use in 2017 under the adoption of the Whitsunday Regional Council Planning Scheme 2017. However, the zone amendment request will be investigated. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This would significantly delay this major amendment however, your zone request will be considered at the nearest available opportunity, please be advised this may take some time. Thank you for your submission.	**Action** **Future Investigation** Zone Request
1316	Airlie Beach, jubilee Pocket, Mandalay through to Shute Harbour are constrained by the geography of the area, with only a single lane road, each way, in and out of the town, and with it being inundated/flooded during seasonal rain/severe weather events, like cyclones that frequent the region quite regularly. This is a serious bottleneck and restricts movement in and out of the area, which, during any of the regular serious weather events could have a devastating effect on the local communities in this area if emergencies arise. So developments must be restricted in these areas, so as not to cause catastrophic emergencies during such weather events, because of the very limited road infrastructure and constraints the area has. With the only built for purpose emergency evacuation facility and hospital being in Proserpine, some 24km's away, on a road that is subjected to flooding during seasonal weather events in numerous places, excessive development must be restricted to prevent and mitigate a catastrophic emergency. A single lane road in and out of the area is not adequate, or acceptable and is a major hazard to the current population, as it is now, so development and population growth must be restricted in the area, until such times as a better road network, to our emergency centres and escape routes is rectified beforehand. Examples of this has well been shown with traffic accidents west of the Paluma Rd traffic lights that brought the traffic on the road to a standstill on a number of occasions for hours on end on normal traffic conditions, let alone a weather emergency. This is also the case that emergency vehicles, (police, ambulance and fire brigade) are also prevented from traversing many flooded roads in and around the area, in several places between Shute Harbour and Proserpine, even the highway exists north and south of the region, this has the potential to create a serious life and death situation with an ever increasing population in these heavily restricted areas, with regards to the poor and limited road infrastructure and must be taken into account with every new development application. Failure to do so could be seen as liable in the case of injury and/or death in such events if not addressed. Shute Harbour Road is under the jurisdiction of the Department of Transport and Main Roads, Council continues to advocate for upgrades to capacity and hazard immunity. The Proserpine to Airlie Beach Structure Plan was adopted by Council on 23 November 2022, which seeks to protect the future road network in the growth corridor, providing hazard resistance through multiple evacuation routes. Thank you for your submission.	No Action.
1318	Please do not proceed with high rise buildings as this will fundamentally change the look and feel of the foreshore. In addition the proposal will remove a valuable trailer parking area near the boat ramp.	No Action

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	The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	
1319	We need more parking for cars with boat trailers at Coral Sea Marina There is limited space at Coral Sea Marina, Council has currently utilised all the reserve land for carparking and boat trailer parking. Thank you for your submission.	No Action
1320	See **Attachment 5.** This submission is a zone request for 12596 Bruce Highway Hamilton Plains to alter the current zoning of 'Rural' to 'Low Impact Industry'. Thank you for your zone amendment request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This would significantly delay this major amendment however, your zone request will be considered at the nearest available opportunity, please be advised this may take some time. Alternatively, you may follow the development assessment process as outlined in the *Planning Act 2016* to pursue development options on your subject site.	**Action** **Future Investigation** Zone Request
1321	Part 1 About the Planning Scheme 1.1 Introduction Add at (7) The Planning Scheme shall be a contract between the WRC and the local community and as such only minor changes or variations to the Planning Scheme shall be permitted. The Whitsunday Planning Scheme is a balance of five strategic principles of liveable communities and housing, economic growth, environment and heritage, safety and resilience to hazards and infrastructure. The Planning Scheme represents a local interpretation of the State Planning Policies. The Planning Scheme needs to remain flexible while compliant with the Planning Act 2016, the requested wording is contradictory to both and therefore no further action will be taken. Part 3.2 Strategic intent Add: The plan respects the communities desire for no high rise in the Airlie Beach area. 3.2.1.1 Strategic outcome Add to (1) In particular building heights are not to exceed those heights stated in the Planning Scheme and shall maintain the heights of neighbouring properties. Strategic Intent Thank you for your request. The *Ministers Guidelines and Rules 2020* requires additional public consultation where a significant change is made in response to a Planning Scheme major amendment submission. This request will be considered at the nearest available opportunity, please be advised this may take some time. 3.2.2.2 Land use strategies	**Action** **Future Investigation** Investigate the wording of the Strategic Intent

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(6) Change “Abel Point Marina” to “Coral Sea Marina” in two places

The Major amendment has already achieved this outcome and so no further actions will be taken.

3.2.5.2 Land use strategies

(2) The statement “Existing road and rail corridors are protected and operate efficiently.” Needs to be changed to reflect the various bottle necks/issues such as the WMD/SHS and Shingley Drive/SHR intersections which do not operate efficiently.

The major issue of one road in and one road out needs to be addressed and resolved as we saw the major hold ups this year with a vehicle accident, where school children did not get home until late in the evening.

Shute Harbour Road is owned and managed by the Department of Transport and Main Roads and not under Council control.

4.2 Planning assumptions
Part of the planning assumptions should include consideration of climate change and increased severity of weather events.

As Council updates hazard overlays based on engineering studies, the effects of climate change are incorporated.

Part 4.4.3 Stormwater network
The 10/50/100 year flood events need to be reviewed to take into consideration climate change and the potential increase, severity and frequency of flood events and cyclones.

The Development Manual represents best practice for infrastructure design for the Region, this stipulates the built requirements of Stormwater pipes. This manual takes into account best practice for Australian Standards, the Queensland Urban Drainage Manual and has recently been updated by Council.

The amendment included technical amendments to stormwater infrastructure, including expectations for flood and stormwater reports, interallotment drainage and managing overland flow.

The Flood Hazard Overlay Code and Mapping consider climate change modelling within the Town of Whitsunday, and updated flood modelling (including climate change) is being completed for other towns within the Region.

Part 6 Zones
The way this part is set up makes it difficult to clearly establish what the building are and appears to be made more complicated by the references to maps and gives the impression that this important area of community concern is being made more difficult to follow than it need be.
Reinstate definition of building heights so all information for a zone is in one place, instead of diffused through this massive document and include the maximum number of stories in the definition.

Building Heights Overlay
The height limits were diffused throughout the Planning Scheme document, the major amendment has consolidated them into one Overlay Code (with Mapping online) for ease of use. The mapping is here https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments

Building Heights Definition

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	The definition of building height is found in the *Planning Regulation 2016*: *"Building height, of a building, means: (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna"* Any change to this definition would require support from the State Planning Department, therefore no further action will be taken. 6.2.10 Low-medium residential zone code (LMRZC) Add: The scale of any development must be in keeping with neighbouring properties and shall not exceed the LMRZC. The intent of the zone is to have a mix of residential products that are compatible while in keeping with the zone outcomes. Requiring identical scale is the opposite of the intent of the zone outcomes, therefore no further action will be taken. Thank you for your submission.	
1322	Really don't think high rises are necessary. If people want that they can go the SE Qld. No high rises in Airlie!!!!! Thank you The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area. Thank you for your submission.	No Action
1324	Housing should NOT be put into known flood areas. The insurance in these houses would be through the roof and nobody would be able to afford to live in them anyway. Under the amended Flood Hazard Overlay Code, building may only occur in Low Risk Areas or Identified Flood Hazard Areas. In these areas, habitable levels must be 300ml above the Defined Flood Level (which considers climate change and the most up to date State Guidance on Flood Management within a Flood Plain). Areas of 'Identified Flood Hazard Risk' must be assessed against the Planning Scheme Policy 6.5.4, which takes into account climate change (Defined Flood Level at year 2100, See SC6.5.4 Flood Hazard Assessment Report). Thank you for your submission.	No Action
1325	NSW government is paying millions of $$'s to buy back homes built in flood zones Don't allow development in flood areas in the Whitsunday area to satisfy developers Under the amended Flood Hazard Overlay Code, building may only occur in Low Risk Areas or Identified Flood Hazard Areas. In these areas, habitable levels must be 300ml above the Defined Flood Level (which considers climate change and the most up to date State Guidance on Flood Management within a Flood Plain). Areas of 'Identified Flood Hazard Risk' must be assessed against the Planning Scheme Policy 6.5.4, which takes into account climate change (Defined Flood Level at year 2100, See SC6.5.4 Flood Hazard Assessment Report). Thank you for your submission.	No Action
1326	We want our town to maintain our distinctive village atmosphere and not become another nameless high rise blot on the landscape.	No Action

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<table>
<tr><td></td><td>The matter of variations to building height controls in Airlie Beach has been considered. There is no proposal to amend building heights in the Airlie Beach local plan area.

Thank you for your submission.</td><td></td></tr>
<tr><td>1327</td><td>Please don't build anything in flood zones Just look at all the people that have been flooded lately

Under the amended Flood Hazard Overlay Code, building may only occur in Low Risk Areas or Identified Flood Hazard Areas. In these areas, habitable levels must be 300ml above the Defined Flood Level (which considers climate change and the most up to date State Guidance on Flood Management within a Flood Plain). Areas of ‘Identified Flood Hazard Risk’ must be assessed against the Planning Scheme Policy 6.5.4, which takes into account climate change (Defined Flood Level at year 2100, See SC6.5.4 Flood Hazard Assessment Report).

Thank you for your submission.</td><td>No Action</td></tr>
<tr><td>1328</td><td>Keep it country style

Thank you for your submission.</td><td>No Action</td></tr>
<tr><td>1330</td><td>RE: Whitsunday Planning Scheme: Major Amendment
Submission by Emprja Pty Ltd

Further to our meeting with Council officers Mr Neil McGaffin and Mr Shane Neville on Friday October 22nd, Emprja Pty Ltd formally requests that the following zones apply to the lots identified:

<table><tr><th>Lot on plan</th><th>Current zoning</th><th>Zoning requested under the Major Amendment</th></tr><tr><td>Lot 103 on SP303770</td><td>Not zoned</td><td>Partially ‘Open Space’ (over the extent of this lot currently utilised as the public park)

Partially ‘Community Facility’ (over the extent of this lot currently utilised as the public carpark)</td></tr><tr><td>Lot 3 on SP265779</td><td>Not zoned</td><td>‘Community Facility’</td></tr></table>
Emprja Pty Ltd understands that the above requested zones for these lots, is more specific (and in many respects, more restrictive) than the ‘mixed use zone’ presently contemplated under the draft Major Amendment. However, Emprja is comfortable that the above requested mixture of ‘Open Space’ and ‘Community Facility’ zoning, more accurately reflects the uses undertaken on these lots (being public car parking and public park). Furthermore – the more specific zoning as requested above, will operate to give Council and the community, more certainty that:

- the land presently used as public park, will logically continue to be used as public park; and

- the land presently used as a public car park, will logically continue to be used as a public car park;</td><td>Actions

Zone Request

<table><tr><th>Lot on plan</th><th>Major Amendment V4.3</th><th>Zone Amendment V4.4</th></tr><tr><td>Lot 103 on SP303770</td><td>Mixed Use</td><td>Partially ‘Open Space’ (over the extent of this lot currently utilised as the public park)

Partially ‘Mixed Use’ (over the remaining area)</td></tr></table>
Mapping Alterations

Zoning Map</td></tr>
</table>

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P: 1300 WRC QLD (1300 972 753)
F: (07) 4945 0222
E: info@whitsundayrc.qld.gov.au
www.whitsundayrc.qld.gov.au

	in that, the extent of uses otherwise allowed in either the 'Open Space' and 'Community Facility' zones, is much more restrictive than the 'mixed use zone'. As discussed, Emprja Pty Ltd as the owner of the above-described lots, and others surrounding them – is open to exploring with the Council, the development and entrenchment of a specific Local Plan for the Coral Sea Marina precinct, in due course. Should you like to discuss this request further, please do not hesitate to contact us on 07 4946 2414. The suggested zone of Open Space more accurately reflects the current 'park' use of the land and so Council partially supports the proposed amendments. Council is unwilling to alter the Mixed Use Zone over the parking areas as the zoning is not too restrictive. Thank you for your submission.	
1331	Stop planning to destroy this place in order to pander to outsiders, tourists and developers. This is OUR town. You are employed by the locals, to represent and support locals. If you go ahead with some of the crap you are planning to upsize and overpopulate this area, you will be arbitrarily sacked at the next election. I have seen too many beautiful little places like this destroyed by two things, developers and too much tourism. DO NOT LET IT HAPPEN HERE. Just because all these blow ins want to move here, doesn't mean we have to let them. We don't have a housing crises....we have a too many people crises Don't sell us out!!!!! Thank you for your submission.	No Action

Bowen
Cnr Herbert & Powell Streets
Bowen QLD 4805

Proserpine
83-85 Main Street
Proserpine QLD 4800

Collinsville
Cnr Stanley & Conway Streets
Collinsville QLD 4804

Cannonvale
Shop 23, Whitsunday Plaza
Shute Harbour Road, Cannonvale QLD 4802

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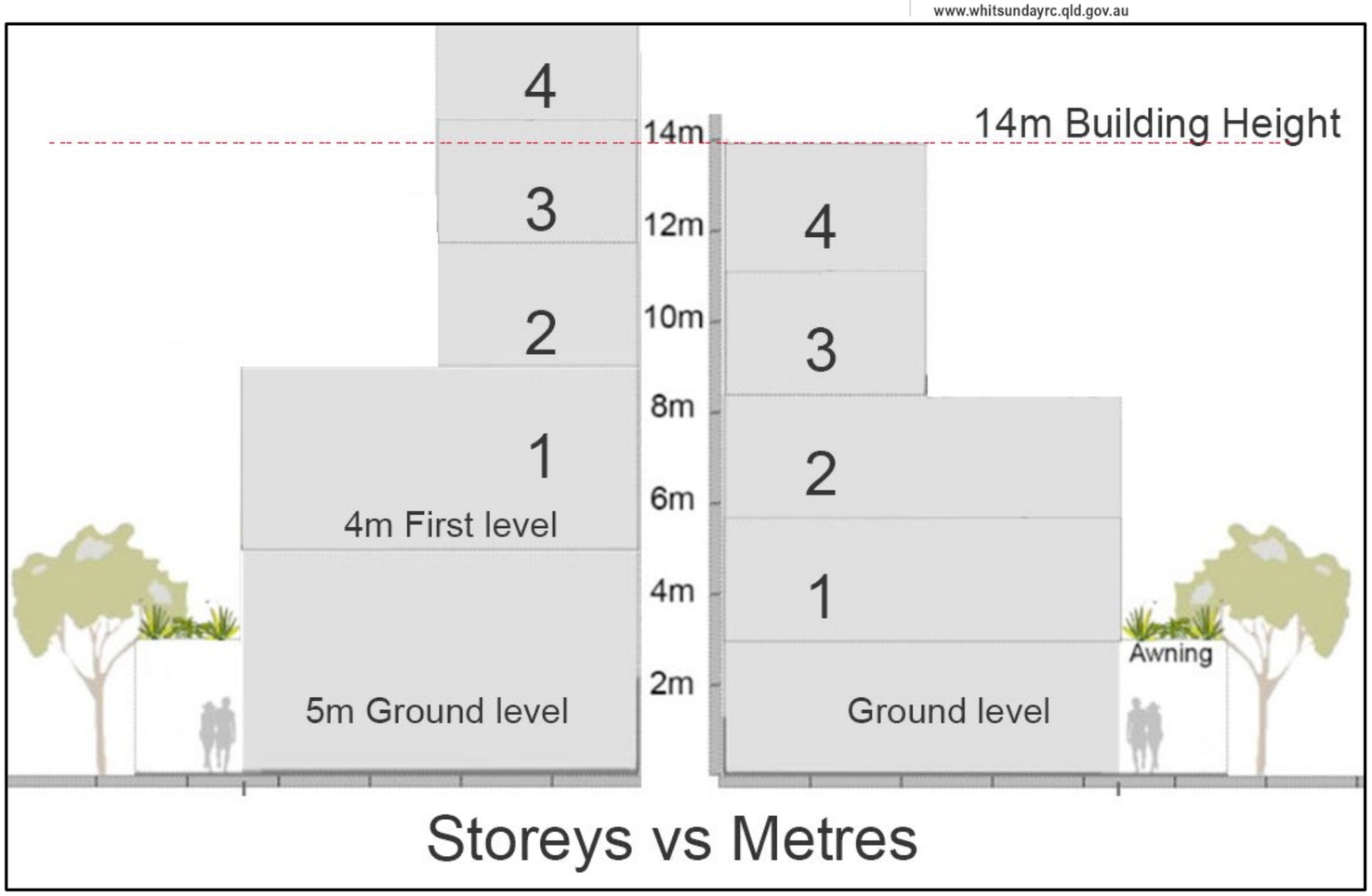

Figure 1

Bowen
Cnr Herbert & Powell Streets
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Attachments

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Whitsunday Regional Council

WHITSUNDAY PLANNING SCHEME 2017

VERSION 5.5

~~Whitsunday Regional Council Planning Scheme~~

~~February 2022~~
~~Version 4.3~~
~~<Insert new artwork here>~~

Citation and commencement

This Planning Scheme may be cited as the *Whitsunday Regional Council Planning Scheme 2017.*

A notice was published in the Government Gazette No. 58 on 30 June, 2017 for the Planning Scheme for the Whitsunday Regional Council.

The commencement date for the Planning Scheme was 3 July, 2017.

Amendments to the Planning Scheme are included at Appendix 2.

Community statement

The Whitsunday region is a local government area located in North Queensland, approximately 1,000km north of Brisbane and 600km south of Cairns. In March 2008, Whitsunday Regional Council was formed by the amalgamation of Bowen and Whitsunday Shires. The region is a key pillar in Queensland's economy, rich in tourism, agriculture, mining and construction.

From country to coast, the Whitsunday region supports a diverse range of lifestyles that incorporates the regions key economic sectors and tropical natural environment. Major towns Collinsville, Bowen, Proserpine and Airlie Beach each have their own identity that Council seeks to develop and diversify to build a successful, stronger and more resilient region over the next 20 years. The region is spoilt for opportunity by growing links to the Asian tourist market and development of economic catalysts such as Whitsunday International Airport, Airlie Beach developments and the development of the Abbot Point Growth Gateway Project boosting regional exports. The ongoing management of the regions pristine natural environments, fertile soils and water supplies will maintain strong agricultural production in the region.

Whitsunday Regional Council seeks to accommodate these opportunities through the enhancement of existing infrastructure, developing liveable communities and encouraging innovative practices that improve efficiency and sustainability. The region is anticipated to grow by over 20,000 people up to 2036 with over 9,000 more jobs being created. This growth will be accommodated in a compact urban form to reduce impacts on the regions pristine natural environments and fertile agricultural lands. Population growth will be focused around existing centres, encouraging new modern developments that enhance the local community, build a sense of place and develop vibrant liveable communities that are attractive to permanent residents and tourists alike. Development will supplement the special opportunities afforded to the Whitsunday Region in order to maximise the growth in Tourism, Agriculture, Mining and Construction sectors.

In 2036, the Whitsundays will have a thriving economy in a diverse range of sectors that offer resiliency to the region and capitalise on the areas' privileged location alongside tropical paradise, beautiful hinterlands, fertile soils and resource rich geology. The region will attract new families, cultures and millions of visitors who flock to experience the unique Whitsunday lifestyle. Whilst the region will grow and develop, the Whitsunday lifestyle unique to each township will remain.

Editor's note—The Community statement is extrinsic material to the planning scheme.

Strategic vision

The Whitsundays strategic vision is reflected in the *Whitsunday Regional Council Planning Scheme 2017*, which shows how we will effectively manage growth and land use in the region. This Planning Scheme is the planning framework that focuses upon capitalising upon the regions' opportunities in a sustainable manner using the following guiding principles identified within the strategic framework:

- liveable communities and housing;
- economic growth;
- environment and heritage;
- safety and resilience to hazards; and
- infrastructure;

The *Whitsunday Regional Council Planning Scheme 2017* and its strategic intent will guide growth in the region whilst maintaining a high quality of life for Whitsunday residents.

Editor's note—The Strategic vision is extrinsic material to the planning scheme.

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Part 1 About the Planning Scheme

1.1 Introduction

(1) The Whitsunday Regional Council Planning Scheme 2017 (Planning Scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.

(2) The Planning Scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on July 3 2017.

(3) In seeking to achieve this purpose, the Planning Scheme sets out Whitsunday Regional Council's (WRC) intention for the future development in the Planning Scheme area, over the next 20 years to 2036.

(4) The Planning Scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.

(5) While the Planning Scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes in the community at a local, regional and state level.

(6) The Planning Scheme applies to the Planning Scheme area of WRC including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in **Schedule 2** (Mapping) Overview map - WRC - 01 (Local government Planning Scheme area and context).

Editor's note—State legislation may state that the Planning Scheme does not apply to certain areas, e.g. strategic port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the Planning Scheme, to the extent of any inconsistency.

1.2 Planning Scheme components

(1) The Planning Scheme comprises the following components:

(a) about the Planning Scheme

(b) State Planning Provisions

(c) the Strategic framework

(d) the Local government infrastructure plan

(e) Tables of assessment

(f) the following zones ~~and where applicable, zone precincts~~are specified in Table 1.2.1 (Zones ~~and zone precincts~~) below:

Table 1.2.1 Zones ~~and zone precincts~~

Zones ~~and zone precincts~~
Residential zones category
(a) Low density residential zone (b) Low-medium density residential zone (c) Tourist accommodation zone
Centre zones category
(a) Major centre zone (b) District centre zone (c) Local centre zone (d) Neighbourhood centre zone
Industry zones category
(a) Low impact industry zone (b) Medium impact industry zone (c) High impact industry zone (d) Special industry zone (e) Waterfront and marine industry zone (f) Industry investigation zone
Recreation zones category
(a) Recreation and open space zone
Environmental zones category
(a) Environmental management and conservation zone
Other zones category
(a) Community facilities zone (b) Emerging community zone (c) Mixed use zone (d) Rural zone (e) Rural residential zone

(g) the Local plans and where applicable, precincts are specified in Table 1.2.2 (Local plans and Precincts) below:

Table 1.2.2 Local plans and Precincts

Local plans
(a) Airlie Beach local plan (b) Bowen local plan (c) Hamilton Island local plan

(h) the Overlays specified in Table 1.2.3 (Overlays) below:

Table 1.2.3 Overlays

Overlays
(a) Acid sulfate soils overlay (b) Agricultural land overlay (c) Airport environs overlay (d) Biodiversity, waterways and wetlands overlay (e) Building heights overlay (f) Bushfire hazard overlay (g) Coastal hazard overlay (h) Extractive resources overlay (i) Flood hazard overlay (j) Heritage overlay (k) Infrastructure overlay (l) Landslide hazard overlay

(i) the Development codes specified in Table 1.2.4 (Development codes) below:

Table 1.2.4 Development codes

Development codes
Relevant prescribed codes as specified in the Schedules of the *Planning Regulation 2017*
(a) Community residence code (b) Forestry for wood production code (c) Reconfiguring a lot (subdividing one into two lots) and associated operational works code
Use codes
(a) Business activities code (b) Caretaker's accommodation code (c) Child care centre code (d) Dual occupancy code (e) Dwelling house code (f) Extractive industry code (g) Home based business code (h) Industry activities code (i) Market code (j) Relocatable home park and tourist park code (k) Renewable energy facilities code (l) Residential care facility and retirement facility code (m) Rural activities code (n) Rural tourism code (o) Sales office code (p) Service station code (q) Short-term accommodation and Multi-unit uses code (r) Telecommunications code
Other development codes
(a) Advertising devices code (b) Construction management code (c) Excavation and filling code (d) Healthy waters code (e) Infrastructure code (f) Landscaping code (g) Reconfiguring a lot code (h) Transport and parking code

(j) Schedules and Appendices

(2) The Planning Scheme policies specified in Table 1.2.5 (Planning Scheme policies) below support the Planning Scheme:

Table 1.2.5 Planning Scheme policies

Planning Scheme policies
(a) Environmental features Planning Scheme policy (b) Heritage Planning Scheme policy (c) Landscaping Planning Scheme policy (d) Natural hazards Planning Scheme policy (e) Third party advice or comment Planning Scheme policy (f) Growth management Planning Scheme policy (g) WRC development manual Planning Scheme policy (h) Waste management policy

1.3 Interpretation

1.3.1 Definitions

(1) A term used in the Planning Scheme has the meaning assigned to that term by one of the following:

(a) the *Planning Act 2016* (the Act); or

(b) the *Planning Regulation 2017* (the Regulation); or

(c) the definitions in **Schedule 1 (Definitions)** of the Planning Scheme; or

(d) the *Acts Interpretation Act 1954*; or

(e) the ordinary meaning where that term is not defined in the Act, the Regulation, **Schedule 1 (Definitions)** of the Planning Scheme or the *Acts Interpretation Act 1954*.

(2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.

(3) A reference in the Planning Scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.

(4) A reference in the Planning Scheme to a specific resource document or standard means the latest version of the resource document or standard.

(5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the Planning Scheme.

Editor's note—In accordance with Section 5(2)(a) of the *Planning Regulation 2017*, the regulated requirements apply to this Planning Scheme.

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

(1) Standard drawings contained in codes or schedules are part of the Planning Scheme.

(2) Maps provide information to support the outcomes and are part of the Planning Scheme.

(3) Notes are identified by the title 'Note' and are part of the Planning Scheme.

(4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'Editor's note' and 'Footnote' and are provided to assist in the interpretation of the Planning Scheme; they do not have the force of law.

Note—This is an example of a note.
Editor's note—This is an example of an editor's note.
Footnote[1]—See example at bottom of page.

1.3.3 Punctuation

(1) A word followed by ';' or ', and' is considered to be 'and'.

(2) A word followed by '; or' means either or both options can apply.

1.3.4 Zones for roads, waterways and reclaimed land

(1) The following applies to a road, closed road, waterway or reclaimed land in the Planning Scheme area:

(a) if adjoined on both sides by land in the same zone—the road, waterway or reclaimed land is in the same zone as the adjoining land;

(b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;

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

(d) if the road, waterway or reclaimed land is covered by a zone, then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the *Local Government Regulation 2012*.

1.4 Categories of development

(1) The categories of development under the Act are:

(a) accepted development;

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

[1] Footnote—this is an example of a footnote.

(b) assessable development
   i. code assessment
   ii. impact assessment

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

(c) prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

(2) The Planning Scheme states the category of development for certain types of development and specifies the category of assessment for assessable development in the Planning Scheme area in **Part 5 (Tables of assessment)**.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a Planning Scheme, a Temporary Local Planning Instrument or a variation approval.

1.5 Hierarchy of assessment benchmarks

(1) Where there is an inconsistency between provisions in the Planning Scheme, the following rules apply:

(a) the Strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;

(b) relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;

(c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;

(d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;

(e) zone codes prevail over use codes and other development codes to the extent of the inconsistency; and

(f) provisions of Part 10 (Other plans) may override any of the above.

1.6 Building work regulated under the Planning Scheme

(1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.

(2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the Building Act 1975 and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

(3) This Planning Scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits Planning Schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to, building work prescribed under a regulation under section 32 of the *Building Act 1975*; and
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

(4) The building assessment provisions are contained in the following parts of this Planning Scheme.

Table 1.6.1 Building assessment provisions contained in the Planning Scheme

***Building Act 1975* reference**	**Building Regulation 2021 reference**	**Building assessment matter addressed in the Planning Scheme**	**Relevant section of the Planning Scheme**
Flood hazard			
Part 32(a)	Section 13	Designation of a flood prone area for the QDC.	Schedule 2 Flood hazard overlay maps
Part 32(b)	Section 13	Declaration of the defined flood level.	Definition of defined flood level in Schedule 1
Part 32 (b)	Section 13	Declaration of the finished floor level for habitable buildings in the flood hazard area.	Part 8.2.9 - Flood hazard overlay code - Table 8.2.9.3.1
Bushfire hazard			
Part 32 (a)	Section 12	Designation of a bushfire prone area for the BCA or the QDC.	Schedule 2 Bushfire hazard overlay maps
Amenity and aesthetic provisions			
Part 33 (2)	Section 10	Amenity and aesthetics provisions for a dwelling house or a class 10 building or structure located on the same lot as a dwelling house.	Part 9.3.5 -Dwelling house code – Table 9.3.5.2.1

Editor's note—A decision in relation to building work that is assessable development under the Planning Scheme should only be issued as a preliminary approval under section 83(b) of the *Building Act 1975*.

Editor's note—In a development application, the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

(1) For the purpose of the Whitsunday Planning Scheme 2017, pursuant to 276(1)(c) of the Act, the whole of the Planning Scheme area is identified as a 'party house' restriction area.

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Part 2 State Planning Provisions

2.1 State Planning Policy

The Minister has identified that State Planning Policy July 2017 is reflected in the Planning Scheme in the following ways:

State interests in the State Planning Policy are appropriately reflected

Liveable communities and housing

- Liveable communities;
- Housing supply and diversity.

Economic growth

- Agriculture;
- Development and construction;
- Mining and extractive resources;
- Tourism.

Environment and heritage

- Biodiversity;
- Coastal environment;
- Cultural heritage;
- Water quality.

Safety and resilience to hazards

- Emissions and hazardous activities;
- Natural hazards, risk and resilience (Flood, Bushfire, Landslide, Coastal).

Infrastructure

- Energy and water supply;
- Infrastructure Integration;
- Transport infrastructure;
- Strategic airports and aviation facilities;
- Strategic Ports.

State interests in the State Planning Policy not integrated

None

State interests in the State Planning Policies not relevant to Whitsunday Regional Council

None

Editor's note–In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency.

2.2 Regional plan

The Minister has identified that the Planning Scheme, specifically the Strategic framework, appropriately advances the Mackay Isaac Whitsunday Regional Plan 2012, as it applies in the Planning Scheme area.

2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Whitsunday Regional Council:

Table 2.3.1 Delegated referral agency jurisdictions

Column 1 **Application involving**	**Column 2** **Referral agency and type**	**Column 3** **Referral jurisdiction**
There are no delegated referral agency jurisdictions for the Planning Scheme		

Editor's note - For the above listed referral agency delegations, the applicant is not required to refer the application to the referral agency listed under Schedule 10 of the Regulation because the local government will undertake this assessment role.

2.4 Regulated requirements

The Minister has identified that the regulated requirements prescribed in the Planning Regulation 2017 dated 1 September 2017 are appropriately reflected in full in the Planning Scheme.

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

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Strategic framework map

Part 3 Strategic framework

3.1 Preliminary

(1) The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

(2) Mapping for the Strategic framework is included in Schedule 2 (Mapping).

(3) For the purpose of describing the policy direction for the Planning Scheme, the Strategic framework is structured in the following way:

(a) the Strategic intent;

(b) the following five themes that collectively represent the policy intent of the Planning Scheme:

(i) Liveable communities and housing;

(ii) Economic growth;

(iii) Environment and heritage;

(iv) Safety and resilience to hazards; and

(v) Infrastructure;

(c) the Strategic outcome proposed for development in the Planning Scheme area for each theme; and

(d) the Land use strategies for achieving these outcomes.

(4) Although each theme has its own section, the Strategic framework in its entirety represents the policy intent of the Planning Scheme. Zones organise the Planning Scheme area in a way that facilitates the location of preferred or acceptable land uses.

3.2 Strategic intent

(1) In 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region where people live, work, play and invest. The region, extending over 23,862 square kilometres, will be built on the integration of the unique attributes and competitive advantages of Airlie Beach, Bowen, Collinsville, Proserpine and their surrounds as shown in Strategic framework map - SFM - 01:05 (Strategic framework maps).

(2) The Region's major townships and communities have a strong and proud social identity, being sustainable and well supported through the provision of a variety of social and affordable housing lifestyle options and appropriate community and utility infrastructure. Risks to the community (including life and property) from hazardous activities and natural hazards are appropriately mitigated or avoided, ensuring disaster management response capabilities and capacities are supported.

(3) The major townships of the Region operate as a network of centres, each maintaining relatively strong levels of growth supported by the ongoing strengthening and development of the key economic sectors of agriculture, mining and tourism and associated development and construction activities. The strength of these industry sectors will continue to be supported by maintaining and protecting the resources and values upon which these sectors rely, promoting business innovation and increasing accessibility to robust road, rail, port and aviation facilities.

(4) The promotion and protection of the Region's cultural heritage and unique aquatic, coastal and inland environmental values continues as developmental and environmental pressures increase cumulatively. All matters of ecological, environmental and scenic value (including key urban gateways, views and vistas) are valued and preserved, ensuring the health and resilience of the regions overall biodiversity.

3.2.1 Liveable communities and housing

3.2.1.1 Strategic outcome

(1) The life-enriching (educational, health, cultural and recreational) capacities and resilience of the community and community infrastructure are enhanced or restored for present and future generations in a way which supports the region's settlement pattern and hierarchy of centres.

3.2.1.2 Land use strategies

(1) The settlement pattern of the Region ensures that urban uses are primarily located within the established urban areas of Airlie Beach, Bowen, Collinsville and Proserpine with greater densities focused around higher order Centre zones of each township and major public transport corridors. New residential expansion will occur in Cannon Valley (to the west of Airlie Beach), Mount Bramston and Mount Gordon (to the south of Bowen) and Moongunya Springs (to the north of Collinsville).

(2) Limited Accommodation activities and low order Community and convenience Business activities are located within the settlements of Brisk Bay, Conway Beach, Dingo Beach, Gumlu, Guthalungra, Hideaway Bay, Shutehaven, Merinda, Mt Coolon and Wilson Beach.

(3) The community of each major urban area will be supported by a hierarchy of centres. The highest order, Major centres are provided at Paluma Road/Galbraith Avenue (Cannonvale), Herbert Street (Bowen) and Main Street (Proserpine). Communities of the Region are further serviced by a series of lower order, smaller scale centres. Business activities are only located outside of centres if they cannot be practically

located within nominated centres due to their nature, scale, effects or necessary relationship to other activities or particular features, resources or infrastructure.

(4) Primary and/or secondary schools are co-located with existing facilities in Bowen, Cannonvale, Collinsville, Gumlu, Hamilton Island, Hayman Island and Proserpine, with new facilities in Cannon Valley and Mount Gordon and higher order educational facilities, such as a secondary boarding school and a tertiary educational facility located within the established urban area of Proserpine.

(5) A regionally significant health facility is located in Proserpine with supporting health facilities in Airlie Beach, Bowen, Cannonvale, Collinsville and Hamilton Island.

(6) Urban uses are only located away from identified urban areas if they cannot be practically located within the existing settlement pattern due to their nature, scale, effects or necessary relationship to other activities or particular features, resources or infrastructure.

(7) Rural residential areas will continue to occur on the fringes of urban areas and will generally not expand into adjacent rural areas.

(8) Non-resident workers accommodation is only utilised for the workforce associated with the construction phase of a project. This form of accommodation activity is not to be utilised for workers associated with the operational phase of a project. Accommodation activities for an operational workforce are to be integrated into existing urban areas.

3.2.2 Economic growth

3.2.2.1 Strategic outcome

(1) The economic resilience, wealth creating and employment generating capacities of the Region's key sectors are protected and enhanced for present and future generations.

3.2.2.2 Land use strategies

(1) Agricultural land (including stock routes) and existing Rural activities are protected and diversified with Rural activities being intensified in areas to the west of Collinsville, along the Bowen River, west and south-west of Proserpine and between Gumlu and Bowen. Land based marine aquaculture is promoted within Aquaculture Development Areas and protected from incompatible development. The long-term viability of this agricultural land is enhanced through sustainable land management practices, the use of new technology and the improvement and expansion of supporting infrastructure, such as water storage and irrigation infrastructure.

(2) Rural activities are located outside the existing and proposed urban and environmental areas with only Business and Industry activities that support or supplement the primary Rural activity being located within rural areas. Development in rural areas does not create unacceptable biosecurity risks, such as the spread of pest and weed species, to current or future potential agriculture within our Region.

(3) The integrity and functionality of the mining and extractive resource industry, including within the Abbot Point and Galilee Basin State Development Areas, are maintained and protected to reduce potential conflict with incompatible uses.

(4) Major industrial expansion is appropriately accommodated where the scale, intensity and nature of the Industry activity can be adequately supported. New expansion will predominantly occur within the Abbot Point State Development Area, around the Delta intersection, between Collinsville and the mines to the south, east of Proserpine and within the vicinity of the Whitsunday Coast Airport.

(5) Bulk loading and supporting multi-commodity port facilities are established at the Port of Abbot Point. High impact industry is primarily located adjacent to Port of Abbot Point within the Abbot Point State Development Area, particularly where Industry activities value-add to commodities being exported or imported through the Port of Abbot Point.

(6) Marine industry servicing the fishing and recreational boating fleet of Central and North Queensland is primarily located within the Bowen Boat Harbour with limited facilities of a smaller nature and scale located at Coral Sea Marina and Port of Airlie. A public passenger ferry facility servicing the Whitsunday Islands is primarily located at the Port of Airlie with supplementary facilities at Coral Sea Marina and Shute Harbour. Commercial vessels supporting the tourism industry predominately operate from Coral Sea Marina and Port of Airlie, with opportunity for expansion within Shute Harbour. A freight (barge) facility servicing the Whitsunday Islands is primarily located at Shute Harbour.

(7) Tourism development is located within the established island resorts on Daydream, Hayman, Hook, Long, Dent and South Molle Islands. A new major regional function facility is located within Airlie Beach. New or expanded tourist accommodation and ancillary Business activities are located at Airlie Beach, Bowen Front Beach, Bowen Marina, Funnel Bay, Hamilton Island, Horseshoe Bay, Murray Bay, Rose Bay, Stone Island and Shute Harbour with Nature-based tourism at the northernmost point of Cape Gloucester, Lake Proserpine surrounds and in rural areas where appropriate. Tourism development is only located away from these areas if their nature, scale and effects are minor and they have a necessary relationship to other activities or areas of high natural amenity. Tourism development supports drive tourism routes and focuses tourism support and services in existing towns to provide economic diversity, choice and enhanced visitor experience.

3.2.3 Environment and heritage

3.2.3.1 Strategic outcome

(1) The cultural heritage of the Region, including the Ngaro, Gia, Juru, Jangga, Birriah peoples and early European settlements, is preserved and treasured. Ecological systems, including air, soil, water, flora and fauna habitats are conserved or enhanced through development to ensure sustainability for future generations.

3.2.3.2 Land use strategies

(1) The key ecological values of the Great Barrier Reef, Brigalow Belt, Central Queensland Coast and Einasleigh Uplands and the fauna and flora they support are protected. The protection of key endangered species such as the Black-throated Finch (White-rumped subspecies), Leatherback Turtle, Loggerhead Turtle, Olive Ridley Turtle and Proserpine Rock-wallaby and the habitat on which they rely continues to be enhanced as development and environmental pressures increase.

(2) The core landscape values within the Region are protected and, if practical, enhanced with connectivity between matters of environmental significance where possible. The core landscape values include the urban gateways to Airlie Beach, Bowen, Collinsville, Proserpine and the Whitsunday Coast Airport, as well as the significant visual backdrops as viewed from major scenic routes of the Bowen Development Road, Bruce Highway, Lascelles Avenue, Shute Harbour Road and the boating routes along the coastline and throughout the Whitsunday Islands.

(3) Development, within Ngaro Country around the Town of Whitsunday and Islands, Gia Country around Proserpine and Gloucester surrounds, Juru Country around Bowen and Gumlu surrounds, Jangga Country around Mount Coolon surrounds and Birriah Country around Collinsville surrounds is designed sympathetically in response to

cultural traditions and protected areas and, where possible, development incorporates local Aboriginal art and storytelling.

(4) Places and objects of Aboriginal cultural significance, such as sites for story telling or other cultural activities, scarred trees, stone extraction sites, ceremonial sites, fireplaces, ochre, axe grinding grooves, rock art, fish traps, graves, old growth vegetation, including culturally significant flora and fauna, shell middens, artefact scatters and traditional foods are appropriately preserved for current and future generations to maintain important connections to Country, lore and ancestry.

(5) All places of cultural significance that reflect historic traditions, culture and early settlement forms are appropriately preserved and promoted to enhance community identity and maintain important connections to the past for the benefit of current and future generations.

(6) Future urban development is planned and managed to avoid or mitigate adverse impacts on MSES and MNES.

3.2.4 Safety and resilience to hazards

3.2.4.1 Strategic outcome

(1) The safety of the community, property and infrastructure is protected and enhanced for present and future generations and the community's resilience to hazards is enhanced.

3.2.4.2 Land use strategies

(1) Risks to people, property, essential service uses and vulnerable uses are minimised in areas within or adjacent to natural hazard areas by avoiding the risk, where the risk cannot be avoided or where it is not possible to be avoided, then mitigating the risk or removing the hazard.

(2) Community health and safety, sensitive land uses and the natural environment are appropriately planned and managed to avoid or mitigate potential adverse impacts of emissions (air, noise and odour) and hazardous activities, whilst ensuring the long-term viability of such activities (Industry and Recreation activities).

(3) Low lying areas across the Whitsunday Council area contain ASS that, if exposed, can result in damage to buildings, assets, infrastructure and the local environment. Where disturbance is unavoidable, the disturbance should be minimised to prevent the mobilisation and release of acid, iron and other contaminants.

3.2.5 Infrastructure

3.2.5.1 Strategic outcome

(1) The service-supporting capacities of infrastructure are coordinated, efficient and orderly. Infrastructure provision and operation are financially sustainable.

3.2.5.2 Land use strategies

(1) An international airport (runway and terminal), remote mine operations centre, air freight and supporting education and Industry activities are located within the vicinity of the Whitsunday Coast Airport, with a secondary regional airport (runway and terminal) at Hamilton Island. Smaller scale and supplementary facilities are provided at Bowen, Collinsville, Flametree and Mount Coolon Airports.

(2) Existing road and rail corridors are protected and operate efficiently. New road connections are established from Cannonvale to Gregory-Cannon Valley Road as a parallel network to Shute Harbour Road, from Collinsville to Proserpine and between Abbot Point State Development Area and the North-West Minerals Province. New railway connections are established from Abbot Point State Development Area to the North Bowen Basin, the Galilee Basin State Development Area and the North-West Minerals Province.

(3) Significant power generation facilities are established and expanded near Collinsville (base-load power station) and the Burdekin Falls Dam (hydro-electric) connecting to the north-south transmission lines which traverse the Region. Large scale Renewable energy facilities are promoted in rural areas around existing and future major electrical infrastructure in the Region, where they do not affect quality agricultural land for present and future productivity. Small scale renewable energy facilities are only located in rural areas where functioning as ancillary power generation to support a primary use. Existing transmission corridors are protected and new corridors are provided from the Collinsville Power Station to the Galilee Basin and the North-West Minerals Province. Gas pipeline(s) are established from gas fields in the Bowen Basin to the Collinsville Power Station and, where practical, new development aligns with existing or future linear corridors.

(4) The water resource catchments of the Bowen River Weir, Burdekin Falls Dam, Peter Faust Dam (Lake Proserpine) and the potential water resource catchments of the Andromache River and Urannah Creek are protected for future use. Water pipelines are established from Lake Dalrymple and the Burdekin River to Bowen and Abbot Point State Development Area, and from the Bowen River catchment to the Galilee Basin State Development Area.

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Part 4 Local government infrastructure plan

4.1 Preliminary

(1) This local government infrastructure plan (LGIP) has been prepared in accordance with the requirements of the *Planning Act 2016*.

(2) The purpose of the local government infrastructure plan is to:

(a) integrate infrastructure planning with the land use planning identified in the Planning Scheme;

(b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;

(c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;

(d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and

(e) provide a basis for the imposition of conditions about infrastructure on development approvals.

(3) The local government infrastructure plan:

(a) states in Section 4.2 (Planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;

(b) identifies in Section 4.3 (Priority infrastructure area) the prioritised area to accommodate urban growth up to 2031;

(c) states in Section 4.4 (Desired standards of service) for each trunk infrastructure network the desired standard of performance;

(d) identifies in Section 4.5 (Plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:

(i) water supply;

(ii) sewerage;

(iii) stormwater;

(iv) transport; and

(v) parks and land for community facilities.

(e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4.

4.2 Planning assumptions

(1) The planning assumptions state the assumptions about:

(a) population and employment growth; and

(b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.

(2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.

(3) The planning assumptions have been prepared for:

(a) the base date 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:

(i) mid 2021;

(ii) mid 2026;

(iii) mid 2031; and

(iv) Ultimate development.

(b) the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1; and

(c) the projection areas identified on Local government infrastructure map – PAM – 01:06 (Projection area map) in Schedule 3—Local government infrastructure plan mapping and tables.

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

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Single dwellings	Caretaker's accommodation Community residence Dwelling house Dwelling unit Home-based business
	Multiple dwellings	Dual occupancy Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation Rural workers' accommodation Short-term accommodation
	Other dwellings	Nature-based tourism Non-resident workforce accommodation Resort complex Tourist park
Non-residential development	Retail	Adult store Agricultural supplies store Bulk landscape supplies Car wash

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Food and drink outlet Garden centre Hardware and trade supplies Hotel Outdoor sales Service station Shop Shopping centre
	Commercial	Bar Brothel Club Function facility Health care services Indoor sport and recreation Nightclub entertainment facility Office Sales office Showroom Theatre Tourist attraction Veterinary services
	Community purpose	Cemetery Child care centre Community care centre Community use Crematorium Detention facility Educational establishment Emergency services Funeral parlour Hospital Landing Major sport, recreation and entertainment facility Market Motor sport facility Outdoor sport and recreation Outstation Park Place of worship
	Industry	Air services Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Rural industry Service industry Special Industry Warehouse
	Other	Animal husbandry Animal keeping Aquaculture Cropping Environment facility Intensive animal industry

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Intensive horticulture Major electrical infrastructure Parking station Permanent plantation Port services Renewable energy facility Roadside stall Substation Telecommunications facility Transport depot Utility installation Wholesale nursery Winery

(4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

(1) A summary of the assumptions about population and employment growth for the Planning Scheme area is stated in Table 4.2.1.1 Population and employment assumptions summary.

Table 4.2.1.1 Population and employment growth assumptions summary

Column 1 Description	Column 2 Assumptions				
	Base date 2016	**2021**	**2026**	**2031**	**Ultimate development**
Population	36,380	38,380	41,680	44,970	66,460
Employment	16,959	18,246	19,534	20,821	22,109

(2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:

(a) for population, Table SC3.1.1—Existing and projected population; and

(b) for employment, Table SC3.1.2—Existing and projected employees.

4.2.2 Development

(1) The developable area is represented by zones relating to urban uses excluding the Environmental zones category identified on Zone maps ZM – 01:29 and not affected by the protected areas identified on Environmental significance overlay maps ES–01:29.

(2) The planned density for future development is stated in Table SC3.1.3 in Schedule 3—Local government infrastructure plan mapping and tables.

(3) A summary of the assumptions about future residential and non-residential development for the Planning Scheme area is stated in Table 4.2.2.1 Residential dwellings and non-residential floor space assumptions summary.

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

Column 1 Description	Column 2 Assumptions				
	Base date 2016	2021	2026	2031	Ultimate development
Residential dwellings	16,995	17,958	19,556	21,164	30,378
Non-residential floor space (m^2 GFA)	622,199	674,471	726,735	779,003	831,274

(4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:

(a) for residential development, Table SC3.1.4; and

(b) for non-residential development, Table SC3.1.5.

4.2.3 Infrastructure demand

(1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC3.1.3 in Schedule 3 Local government infrastructure plan mapping and tables.

(2) A summary of the projected infrastructure demand for each service catchment is stated in:

(a) for the water supply network, Table SC3.1.6;

(b) for the sewerage network, Table SC3.1.7;

(c) for the stormwater network, Table SC3.1.8;

(d) for the transport network Table SC3.1.9; and

(e) for the parks and land for community facilities network, Table SC3.1.10.

4.3 Priority infrastructure area

(1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.

(2) The priority infrastructure area is identified on Local government infrastructure plan map – PAM – 01:06 (Projection area map).

4.4 Desired standards of service

(1) This section states the key standards of performance for a trunk infrastructure network.

(2) Details of the standard of service for each trunk infrastructure network is identified in the extrinsic material.

4.4.1 Water supply network

(1) Ensure drinking water complies with the National Health and Medical Research Council (NHMRC) Australian Drinking Water Guidelines and Whitsunday Regional Council's Drinking Water Quality Management Plan.

(2) Collect, store, treat and convey potable water from source to consumers in accordance with the *Water Act 2000*.

(3) Minimise non-revenue water loss.

(4) Design the water supply network in accordance with Council's adopted standards identified in the Planning Scheme, including the Equivalent Demands detailed in SC6.8 Whitsunday Regional Council development manual Planning Scheme policy, to provide:

  (a) average day consumption (AD) – 500 l/EP/day;

  (b) Mean Day max Month (MDMM) 1.5 x AD;

  (c) Peak Day (PD) 2.25 x AD;

  (d) Peak Hour (PH) 1/12 x PD;

  (e) minimum and maximum supply pressure of 220 kPa and 800 kPA at each property boundary; and

  (f) fire flow for residential (15 l/s for 2 hours), industrial and commercial (30 l/s for 4 hours) development.

(5) Design water systems to meet the requirements of the *Water Supply (Safety and Reliability) Act 2008* and Water Services Association of Australia (WSAA) guidelines.

4.4.2 Sewerage network

(1) Provide a reliable network that collects, stores, transports, treats and releases sewerage from premises.

(2) Design the sewerage network in accordance with:

(a) Council's adopted standards identified in the Planning Scheme;

(b) WSAA guidelines;

(c) the *Water Act 2000*;

(d) all Environmental Protection Agency (EPA) licence conditions;

(e) key design parameters identified in Table 4.4.2.1; and

(f) Equivalent Demands detailed in SC6.8 Whitsunday Regional Council development manual Planning Scheme policy.

Table 4.4.2.1 Key design parameters for the sewerage network

Column 1 Infrastructure item	Column 2 Design parameters
All (network)	**Average dry weather flow (ADWF)** 270l/EP/day **Peak wet weather flow (PWWF)** 5 x ADWF OR C_1 x ADWF (whichever is greater) $C_1 = 15 \times (EP)^{-0.1587}$ **Peak dry weather flow (PDWF)** C_2 x ADWF $C_2 = 4.7 (EP)^{-0.105}$
Pump stations	Emergency storage of 4 hours @ ADWF Installed pump capacity ≥ PWWF
Gravity sewers	Air space of at least 75% of pipe diameter at design flow Slope to achieve self-cleansing velocity
Rising mains	Minimum velocity: 0.75 m/s (Preferred 1.5 m/s) Maximum velocity: 2.5 m/s
Sewerage treatment / release	Existing and future DEHP licence conditions

4.4.3 Stormwater network[1]

(1) Collect and convey stormwater flows for both major 100 year flood events and minor low flow year flood events as per the specific land use requirements from existing and future land use in a manner that protects life and does not cause nuisance or inundation of property.

(2) Design the stormwater network to comply with Council's adopted standards identified in the Planning Scheme, which generally accord with the Queensland Urban Drainage Manual or the Transport and Main Roads Road Drainage Design Manual.

(3) Design road crossing structures to provide an appropriate level of flood immunity for a 50 and 10 year flood events for major and minor roads respectively in accordance with Council's adopted standards identified in the Planning Scheme.

(4) Meet water quality objectives for receiving waters at all times.

(5) Design the water quality system to achieve the minimum reductions in mean annual loads from unmitigated development in accordance with State Planning Policy July 2017 and WRC Stormwater Design Guideline.

[1] Drainage elements that form an inherent part of road infrastructure such as culverts and bridge structures can be included with road infrastructure planning.

4.4.4 Transport network

4.4.4.1 Roads

(1) Provide a functional urban hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.

(2) Design the road network to comply with the following:

(a) adopted standards identified in the Planning Scheme;

(b) AUSTROADS guides;

(c) the Department of Transport and Main Roads Interim Guide to Road Planning and Design Practice;

(d) maximum road volume to capacity ratios identified in Table 4.4.4.1.1; and

(e) maximum degree of saturation for intersections identified in Table 4.4.4.1.2.

Table 4.4.4.1.1 Maximum volume to capacity ratios for the road network

Column 1 Infrastructure item	Column 2 Design parameters	
	Residential	Non-residential
Arterial	0.8	0.8
Sub-arterial	0.8	0.8
Major collector	0.8	0.8
Arterial (state-controlled)	0.8	0.8

Table 4.4.4.1.2 Maximum degree of saturation for road intersections

Column 1 Road network item	Column 2 Maximum degree of saturation
Traffic signals	0.9
Roundabout	0.9
Priority controlled	0.8

4.4.4.2 Footpaths and cycle ways

(1) Plan cycle ways and footpaths to provide a safe, attractive and convenient network that links residential areas to major activity nodes and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives.

(2) Design cycle ways (including on-road cycle ways) and footpaths to comply with council's adopted standards identified in the Planning Scheme.

4.4.4.3 Public transport

(1) Ensure development accommodates the integration of public transport services.

(2) Provide bus stops including bus bays, shelters, seating and bus information systems in accordance with adopted standards identified in the Planning Scheme

4.4.5 Public parks and land for community facilities network

(1) Provide an accessible network of parks, open space, and community facilities that meets the needs of residents and visitors in accordance with the rate of provision identified in Table 4.4.5.1 and accessibility standards outlined in Table 4.4.5.2.

(2) Ensure land for public parks and community facilities has:

(a) minimum land size as identified in Table 4.4.5.3;

(b) configuration, slope, and acceptable level of flood immunity in accordance with Table 4.4.5.3 and adopted standards identified in the Planning Scheme; and

(c) embellishments to complement the type and purpose of the public park as identified in Table 4.4.5.4.

Table 4.4.5.1 Rate of land provision for public parks and community facilities

Column 1 Infrastructure item	Column 2 Rate of provision (Ha/1000 people)	
	District	**Regional**
Recreation park	0.5	0.8
Sport park	1.2	1.0

Table 4.4.5.2 Accessibility standards for public parks and land for community facilities

Column 1 Infrastructure item	Column 2 Accessibility standard (km)[1]	
	District	**Regional**
Recreation park	2	25
Sport park	5	10
Notes: 1. 90% of population should be within this distance of a facility		

Table 4.4.5.3 Size of public parks for community facilities

Column 1 Characteristic	Column 2 Recreation park		Column 3 Sports park	
	District	**Regional**	**District**	**Regional**
Average (desired) size (Ha)	4	13	6	18
Shape of land	Preferred square to rectangular aspect ratio no greater than 2:1		Square or rectangle to maximise playing field area	
Minimum desired flood immunity (area)	20% > Q50 10% > Q100	50%> Q50 20% > Q100	Fields and courts > Q50 Built facilities > Q100	
Minimum desired grade	Max grade 1:10 for 80% of park, 1:14 where possible	Average grade 1:20, 1:50 for kick-about areas	Max grade of 1:80 for all playing surfaces	Laser levelling to a maximum gradient of 1:100 for all playing surfaces
Road frontage	30-50% of park perimeter to have direct road frontage, preferably on a collector road		25-50% of the park perimeter to have direct road frontage	

Table 4.4.5.4 Standard facilities/embellishments for public parks

Column 1 Embellishment	Column 2 Recreation park		Column 3 Sports park	
	District	Regional	District	Regional
Playground (activity node)	X	X	X	X
Other activity nodes (half court, rebound wall, skate facility, exercise equipment, etc.)	5 - 7	13	-	-
Fencing – bollards or log and rail to prohibit car access	X	X	X	X
Shade trees clustered near activity area	X	X	X	X
Turf	X	X	X	X
Landscaped garden beds	X	X	X	X
Irrigation	X	X	X	X
Internal pathways and paving	X	X	X	X
Bicycle racks	X	X	X	X
Signage	X	X	X	X
Shade structures	X	X	X[1]	X[1]
Tap / bubbler	X	X	X	X
Bench seating	X	X	X	X
Electric barbeque	X	X	-	-
Picnic shelters	X	X	-	-
Bins	X	X	X	X
Dog off leash area	X	X	-	-
Toilets	X[2]	X	X	X
Internal roads and car parking	-	X	X	X
Public recreation centre	-	-	X	X
Spectator facilities (grandstand)	-	-	X	X
Sports fields	-	-	X	X
Sports courts	-	-	X	X

1. Shade structures should be structures teams can stand under, not shade sails.

2. Only to be provided in certain district recreation parks based on popularity, location and type of use.

4.5 Plans for trunk infrastructure

(1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2031.

4.5.1 Plans for trunk infrastructure maps

(1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3—Local government infrastructure plan mapping and tables:

(a) Local government infrastructure plan map – PFTI WN – 01:06 (Water network plans for trunk infrastructure map);

(b) Local government infrastructure plan map – PFTI SN – 01:05 (Sewerage network plans for trunk infrastructure map);

(c) Local government infrastructure plan map – PFTI SWN – 01:05 (Stormwater network plans for trunk infrastructure map);

(d) Local government infrastructure plan map – PFTI TN – 01:05 (Transport network plans for trunk infrastructure map); and

(e) Local government infrastructure plan map – PFTI PCFN – 01:06 (Parks and land for community facilities network plans for trunk infrastructure map).

(2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

4.5.2 Schedules of works

(1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed here: http://www.whitsunday.qld.gov.au/390/Infrastructure-Planning-and-Charges

(2) The future trunk infrastructure is identified in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:

(a) for the water supply network, Table SC3.2.1;

(b) for the sewerage network, Table SC3.2.2;

(c) for the stormwater network, Table SC3.2.3;

(d) for the transport network, Table SC3.2.4; and

(e) for the parks and land for community facilities network, Table SC3.2.5.

Editor's note – Extrinsic material

The below table identifies the documents that assist in the interpretation of the Local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992.*

List of Extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Whitsunday Region Economic Analysis: Economic and Population Study	November 2013	Norling Consulting Pty Ltd
Whitsunday Regional Council Urban Growth Study	May 2014	Whitsunday Regional Council
Whitsunday Regional Council Development Manual	28 June 2016	Whitsunday Regional Council
Trunk Infrastructure Definitions	May 2017	Whitsunday Regional Council
Local Government Infrastructure Plan (LGIP) and Schedule of Works Model (SOW) explanatory notes	October 2017	Whitsunday Regional Council
LGIP Checklist	May 2017	Whitsunday Regional Council
Department of Transport and Main Roads Consultation Letter	May 2017	Department of Transport and Main Roads
Whitsunday Regional Council Priority Infrastructure Plan Water and Sewerage Network Model Updates	May 2014	Hyder Consulting
LGIP Interim Review Checklist	October 2020	Whitsunday Regional Council
Whitsunday Regional Council Sewer and Water Network Modelling	March 2020	ARCADIS
W8 Removal Justification Report	October 2020	Whitsunday Regional Council

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Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the Planning Scheme area.

5.2 Reading the tables

The tables identify the following:

(1) the category of development:

(a) prohibited;

(b) accepted, including accepted with requirements; and

(c) assessable development, that requires either code or impact assessment;

(2) the category of assessment - code or impact - for assessable development in:

(a) a zone and, where used, a precinct of a zone;

(b) a local plan and, where used, a precinct of a local plan; and

(c) an overlay where used;

(3) the assessment benchmarks for assessable development, including:

(a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);

(b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column);

(c) if there is an overlay;

(i) whether an overlay code applies (shown in the tables in Section 5.10) ;or

(ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies;

(d) any other applicable code(s) (shown in the 'assessment benchmarks' column);

(4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

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

Editors note—Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

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

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

(1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;

(2) for all development, identify the following:

(a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;

(b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2 (Mapping); and

(c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2 (Mapping);

(3) determine if the development is accepted development under Schedule 6 of the Regulation;

Editors note—Schedule 6 of the Regulation prescribes development that a Planning Scheme can not state is assessable development where the matters identified in the schedule are met.

(4) determine if the development is assessable development under Schedule 10 of the Regulation by reference to section 5.7 Regulated categories of development and assessment—building work and categories of assessment prescribed by the Regulation.

(5) if the development is not listed in the tables in section 5.4 Regulated categories of development and categories of assessment prescribed under Schedule 6 of the Regulation, determine the initial category of assessment by reference to the tables in:

- section 5.5 Categories of development and assessment—Material change of use
- section 5.6 Categories of development and assessment—Reconfiguring a lot
- section 5.7 Categories of development and assessment—Building work
- section 5.8 Categories of development and assessment—Operational work

(6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8;

(7) if a local plan applies refer to the table(s) in section 5.9 Categories of development and assessment—Local plans, to determine if the local plan changes the category of development or assessment for the zone;

(8) if a precinct of a local plan changes the category of development or assessment this is to be shown in the 'category of development and assessment' column of the table(s) in section 5.9;

(9) if an overlay applies, refer to section 5.10 Category of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

(1) A material change of use is assessable development requiring impact assessment:

(a) unless the Tables of assessment state otherwise;

(b) if a use is not listed or defined; and

(c) unless otherwise prescribed in the Act or the Regulation.

(2) Reconfiguring a lot is assessable development requiring code assessment unless the Tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.

(3) Building work and operational work are accepted development, unless the Tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.

(4) Where an aspect of development is proposed on a premises included in more than one zone, local plan or overlay, the category of development or assessment only relates to the part of the premises affected by that zone, local plan or overlays.

(5) Where development is proposed on a premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.

~~(6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.~~

~~(7)~~(6) If development is identified as having a different category of development or assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:

(a) accepted development subject to requirements prevails over accepted development;

(b) code assessment prevails over accepted development where subject to requirements and accepted development; and

(c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.

~~(8)~~(7) Despite subsections 5.3.2(4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in a zone or local plan.

~~(9)~~(8) Provisions of Part 10 (Other plans) may override any of the above.

~~(10)~~(9)The category of development prescribed under Schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the Planning Scheme to the extent of any inconsistency.

Editor's note—Schedule 7 of the Regulation also identifies development that the State categorises as accepted development. Some development in the schedule may still be made assessable under the Planning Scheme.

~~(11)~~(10) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

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

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

(1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the Tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.

(2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.

(3) The following rules apply in determining assessment benchmarks for each category of development and assessment.

(4) Code assessable development:

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

(b) that occurs as a result of development becoming code assessable pursuant to subsection 5.3.3(2), must:

(i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under subsection 5.3.3(2); and

(ii) comply with all required acceptable outcomes identified in subsection 5.3.3(1), other than those mentioned in subsection 5.3.3(2);

(c) that complies with:

(i) the purpose and overall outcomes of the code complies with the code; and

(ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;

(d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editors Note—Section 27 of the Regulation identifies the matters code assessment must have regard to.

(5) Impact assessable development:

(a) is to be assessed against all identified assessment benchmarks in the assessment benchmarks column (where relevant);

(b) assessment is to have regard to the whole of the Planning Scheme, to the extent relevant; and

(c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

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

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

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

For the development specified in the 'use', 'zone' or 'development' columns, the categories of development and assessment are prescribed.

Table 5.4.1 Development under Schedules 6 of the Regulation: Material change of use

Material change of use		
Use	**Categories of assessment**	**Assessment benchmarks**
Battery Storage Facility	Accepted subject to requirements Editors note—Refer to the material change of use tables for category of assessment for battery storage facility that do not comply with the requirements for accepted development.	Editors note—requirements for community residence development that may not be made assessable under a Planning Scheme are set out in Schedule 6, Part 5 section 26 of the Regulation.
Community residence	Accepted subject to requirements Editors note—Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development.	Editors note—requirements for community residence development that may not be made assessable under a Planning Scheme are set out in Schedule 6, Part 2 section 6 of the Regulation.
Rooming Accommodation	Accepted subject to requirements Editors note—Refer to the material change of use tables for category of assessment for rooming accommodation that do not comply with the requirements for accepted development.	Editors note—requirements for rooming accommodation development that may not be made assessable under a Planning Scheme are set out in Schedule 6, Part 2 section 2 of the Regulation.
Rural Workers Accommodation	Accepted subject to requirements Editors note—Refer to the material change of use tables for category of assessment for rural workers that do not comply with the requirements for accepted development.	Editors note—requirements for rural workers accommodation development that may not be made assessable under a Planning Scheme are set out in Schedule 6, Part 2 section 7C and section 33 of the Regulation.

Table 5.4.2 Regulated categories of development and categories of assessment: Reconfiguring a lot

Reconfiguring a lot		
Zone	**Category of assessment**	**Assessment benchmarks**
Residential zone category or Industry zone category (other than a Rural residential zone)	Code assessment for subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10, Part 12 of the Regulation	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Editors note—Assessment benchmarks for reconfiguring a lot are set out in Schedule 12 of the Regulation.

Table 5.4.3 Regulated categories of development and categories of assessment: Building work

Table not used.

Table 5.4.4 Regulated categories of development and categories of assessment: Operational work

Operational work		
Zone	**Category of assessment**	**Assessment benchmarks**
Residential zone category or Industry zone category	Code assessment for operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, Part 12 Division 2 of the Regulation	Editors note—Assessment benchmarks for reconfiguring a lot and associated operational works are set out in Schedule 12 of the Regulation.

Table 5.4.5 Regulated development: Overlays

Table not used.

5.5 Categories of development and assessment – Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5.5.1 Community facilities zone

Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Community facilities zone code Infrastructure code
Community residence	Code assessment if : (a) for the reuse of an existing building used for a residential purpose; and (b) involving no building work; or (c) only minor building work.	Dwelling house code Community facilities zone codeInfrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Residential care facility	Code assessment	Residential care facility and retirement facility code Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Healthy waters code Market code Community facilities zone code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		

Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Club	Code assessment	Business activities code Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Cemetery	Accepted development if undertaken by or on behalf of Council	Community facilities zone code Transport and parking code
	Otherwise code assessment	Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Child care centre	Code assessment	Child care centre zone Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Crematorium	Code assessment	Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Educational establishment	Code assessment	Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Funeral parlour	Code assessment	Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code

Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Health care services	Code assessment	Business activities code Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Hospital	Code assessment	Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Place of worship	Code assessment	Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code Community facilities zone code Healthy waters code Landscaping code Transport and parking code
Outdoor sport and recreation	Code assessment	Community facilities zone code Healthy waters code Infrastructure code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Air services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Detention facility	Code assessment	Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Parking station	Code assessment	Community facilities zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	Community facilities zone code Healthy waters code Landscaping code Transport and parking code

Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Telecommunications facility	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code
	Otherwise code assessment	Telecommunications facility code Community facilities zone code Healthy waters code Infrastructure code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1(Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.2 District centre zone

District centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code District centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code District centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code District centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code District centre zone code Infrastructure code
Multiple dwelling	Code assessment	Short-term accommodation and multi-unit uses code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Short-term accommodation and multi-unit uses code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Short-term accommodation and multi-unit uses code District centre zone code Healthy waters code Transport and parking code Landscaping code

District centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Agricultural supplies store	Code assessment if complying with the acceptable outcome AO4.1 of the Business activites code.	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Garden centre	Code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code District centre code Healthy waters code Transport and parking code
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code

District centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code District centre zone code Healthy waters code Infrastructure code
Service station	Code assessment	Service station code District centre code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Shopping centre	Code assessment if: (a) having a maximum GLFA of 5,000m2; and (b) not exceeding a maximum building height of 12m above ground level.	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Veterinary services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme

District centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Entertainment activities		
Bar	Code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Club	Code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Function facility	Code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Hotel	Code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Theatre	Code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Low impact industry	Code assessment for a micro-brewery or coffee roasting, only where associated with a Food and drink outlet.	Industry activities code District centre zone code Infrastructure code Landscaping code Transport and parking code Healthy waters code
	Otherwise impact assessment.	The Planning Scheme
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code District centre zone code Healthy waters code Infrastructure code

District centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre zone District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code District centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		

District centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.3 Emerging community zone

Emerging community		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Emerging community zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Emerging community zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Emerging community zone code Healthy waters code Infrastructure code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme

Emerging community		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.4 Environmental management and conservation zone

Environmental management and conservation		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
All Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
All Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
All Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development If: (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.5 High impact industry zone

High impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code High impact industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Code assessment if: (a) having a gross floor area not exceeding 150m2; and (b) not involving a drive-through facility.	Business activities code Healthy waters code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Office	Code assessment if ancillary to an Industry activity on the premises.	Business activities code High impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Service station	Code assessment	Service station code Healthy waters code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
High impact industry	Code assessment	Industry activities code Healthy waters code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
Medium impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s) and on a premises less than 2,500m²	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Healthy waters code High impact industry zone code Infrastructure code

High impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Crematorium	Code assessment	Healthy waters code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Air services	Code assessment if: (a) the premises is used for the housing, serving, refuelling, maintenance and repair of aircraft; or (b) associated training and education facilities; or (c) aviation facilities.	Healthy waters code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Major electricity infrastructure	Code assessment	Healthy waters code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	Healthy waters code High impact industry zone code Landscaping code Transport and parking code
Telecommunications facility	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code
	Otherwise code assessment	Healthy waters code Telecommunications facility code High impact industry zone code Infrastructure code
Utility installation	Accepted development if undertaken by or on behalf of the Council	

High impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.6 Industry investigation zone

Industry investigation		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
All Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Healthy waters code Industry investigation zone code Infrastructure code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.7 Local centre zone

Local centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Local centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Local centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Local centre zone code Infrastructure code
Multiple dwelling	Code assessment	Short-term accommodation and multi-unit uses code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Short-term accommodation and multi-unit uses code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Short-term accommodation and multi-unit uses code Local centre zone code Healthy waters code Infrastructure code Landscaping code

Local centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Agricultural supplies store	Code assessment	Business activities code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Garden centre	Code assessment	Business activities code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Code assessment	Business activities code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Healthy waters code Market code Local centre zone code Transport and parking code
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code

Local centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise code assessment	Business activities code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Local centre zone code Healthy waters code Infrastructure code
Service station	Code assessment	Service station code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Shopping centre	Code assessment if having a maximum GLFA of 1,500m2	Business activities code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Veterinary services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme

Local centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre zone Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if involving no building work or only minor building work	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code Local centre zone code Healthy waters code

Local centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.8 Low density residential zone

Low density residential		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Dwelling house	Accepted development ~~if complying with the acceptable outcomes of the applicable code(s)~~	~~Dwelling house code~~
	~~Otherwise code assessment~~	~~Dwelling house code~~ ~~Low density residential zone code~~
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Low density residential zone code Infrastructure code
Residential care facility	Code assessment	Residential care facility and retirement facility code Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Low density residential zone code Healthy waters code Infrastructure code
Shop	Code assessment if for a corner store	Business activities code Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme

Low density residential		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre code Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Low density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

Table 5.5.9 Low impact industry zone

Low impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Low impact industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Agricultural supply store	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Bulk landscape supplies	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Car wash	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Food and drink outlet	Code assessment if: (a) having a GFA not exceeding 150m2; and (b) not involving a drive-through facility.	Business activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code

Low impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise impact assessment	The Planning Scheme
Garden centre	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Office	Code assessment	Business activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Outdoor sales	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Low impact industry zone code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Service station	Code assessment	Service station code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Showroom	Code assessment	Business activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code

Low impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Veterinary services	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Code assessment	Business activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Low impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s) and on a premise less than 2,500m².	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Medium impact industry	Code assessment	Industry activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Research and technology	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code

Low impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Service industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Warehouse	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Funeral Parlour	Code assessment	Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		

Low impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Rural industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Transport and parking code
	Otherwise code assessment	Rural activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Aquaculture	Code assessment	Rural activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Rural activities	Impact assessment	The Planning Scheme
Other activities		
Substation	Code assessment	Low impact industry zone code Infrastructure code Landscaping code Healthy waters code Transport and parking code
Telecommunications facility	Code assessment if complying with AO1.1 of the Telecommunications facilities code	Telecommunications facility code Low impact industry zone code Healthy waters code Infrastructure code
	Otherwise impact assessment	The Planning Scheme
Transport depot	Code assessment	Industry activities code Low impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.10 Low-medium density residential zone

Low-medium density residential		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Dual occupancy	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dual occupancy code
	Otherwise code assessment	Dual occupancy code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development ~~if complying with the acceptable outcomes of the applicable code(s)~~	~~Dwelling house code~~
	~~Otherwise code assessment~~	~~Dwelling house code~~ ~~Low-medium density residential zone code~~
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Low-medium density residential zone code Infrastructure code
Multiple dwelling	Code assessment	Short-term accommodation and multi-unit uses code Low-medium density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Relocatable home park	Code assessment	Relocatable home park and tourist park code Low-medium density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code Low-medium density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Low-medium density residential

Low-medium density residential		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Short-term accommodation and multi-unit uses code Low-medium density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Short-term accommodation and multi-unit uses code Low-medium density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Tourist park	Code assessment	Relocatable home park and tourist park code Low-medium density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Low-medium density residential zone code Healthy waters code Infrastructure code
Shop	Code assessment if for a corner store	Business activities code Low-medium density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme

Low-medium density residential		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre zone Low-medium density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Low-medium density residential zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.11 Major centre zone

Major centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Major centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Major centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Major centre zone code Infrastructure code
Multiple dwelling	Code assessment	Short-term accommodation and multi-unit uses code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Short-term accommodation and multi-unit uses code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Short-term accommodation and multi-unit uses code Major centre zone code Healthy waters code Infrastructure code

Major centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Agricultural supplies store	Code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Garden centre	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code

Major centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise impact assessable	The Planning Scheme
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Major centre zone code Healthy waters code Infrastructure code
Service station	Code assessment	Service station code Major centre code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Shopping centre	Code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Veterinary services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or	Business activities code Transport and parking code

Major centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	(c) only minor building work.	
	Otherwise code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Bar	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Club	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Function facility	Code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Hotel	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code

Major centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Nightclub entertainment facility	Code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Theatre	Code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Tourist attraction	Impact assessment	The Planning Scheme
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Low impact industry	Code assessment for a micro-brewery or coffee roasting, only where associated with a Food and drink outlet.	Industry activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code Healthy waters code
	Otherwise impact assessment.	The Planning Scheme
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre zone Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code

Major centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Community care centre	Code assessment	Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Educational establishment	Code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Hospital	Code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		

Major centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Parking station	Accepted development if undertaken by or on behalf of the Council	
	Otherwise code assessment	Major centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.12 Medium impact industry zone

Medium impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Medium impact industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Agricultural supply store	Accepted development if: (a) if involving no building work or only minor building work; and (b) complying with the acceptable outcomes of the applicable code(s).	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Bulk landscape supplies	Code assessment	Industry activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Car wash	Code assessment	Business activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Food and drink outlet	Code assessment if: (a) having a gross floor area not exceeding 150m2; and (b) not involving a drive-through facility.	Business activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme

Medium impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Garden centre	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment.	Business activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Office	Code assessment if ancillary to an Industry activity on the premises	Business activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Outdoor sales	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business use code Transport and parking code
	Otherwise code assessment	Business use code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Service station	Code assessment	Service station code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code

Medium impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Showroom	Code assessment	Business activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Veterinary services	Code assessment	Business activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Low impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Medium impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s) and on a premises less than 2,500m².	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Research and technology	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Healthy waters code

Medium impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Infrastructure code Landscaping code Transport and parking code
Service industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Warehouse	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Crematorium	Code assessment	Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Funeral Parlour	Code assessment	Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		

Medium impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Rural industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Transport and parking code
	Otherwise code assessment	Rural activities code Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Rural activities	Impact assessment	The Planning Scheme
Other activities		
Air services	Code assessable if the premises is used for: (a) the housing, serving, refuelling, maintenance and repair of aircraft; or (b) associated training and education facilities; or (c) aviation facilities.	Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Major electricity infrastructure	Code assessment	Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Substation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Medium impact industry zone code Transport and parking code
	Otherwise code assessment	Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Telecommunications facility	Code assessment if complying with AO1.1 of the Telecommunications facilities code.	Telecommunications facility code Medium impact industry zone code Healthy waters code Infrastructure code
	Otherwise impact assessment	The Planning Scheme
Transport depot	Code assessment	Industry activities code Medium impact industry zone code Healthy waters code

Medium impact industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Medium impact industry zone code Transport and parking code
	Otherwise code assessment	Medium impact industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.13 Mixed use zone

Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Mixed use zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Mixed use zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Mixed use zone Infrastructure code
Multiple dwelling	Code assessment	Short-term accommodation and multi-unit uses code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Short-term accommodation and multi-unit uses code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Short-term accommodation and multi-unit uses code Mixed use zone code Healthy waters code Infrastructure code

Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code Mixed use zone code Healthy waters code Transport and parking code
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Mixed use zone code Healthy waters code Infrastructure code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or	Business activities code Transport and parking code

Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	(c) only minor building work.	
	Otherwise code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Bar	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Club	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Function facility	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Hotel	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and	Business activities code Transport and parking code

Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	(b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Nightclub entertainment facility	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Theatre	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Tourist attraction	Impact assessment	The Planning Scheme
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Low impact industry	Code assessment for a micro-brewery or coffee roasting, only where associated with a Food and drink outlet.	Industry activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code Healthy waters code
	Otherwise impact assessment.	The Planning Scheme
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme

Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Parking station	Code assessment	Mixed use zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.14 Neighbourhood centre zone

Neighbourhood centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Neighbourhood centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Neighbourhood centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Neighbourhood centre zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Neighbourhood centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Neighbourhood centre zone code Healthy waters code Infrastructure code

Neighbourhood centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Landscaping code Transport and parking code
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Neighbourhood centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Neighbourhood centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Neighbourhood centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All Industry activities	Impact assessment	The Planning Scheme
Community activities		

Neighbourhood centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Child care centre	Code assessment	Child care centre zone Neighbourhood centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Neighbourhood centre zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.15 Recreation and open space zone

Recreation and open space		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Recreation and open space zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code Recreation and open space zone code Healthy waters code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	Code assessment if associated with a Recreation activity conducted on the same site	Business activities code Recreation and open space zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Function facility	Code assessment if associated with a club conducted on the same site	Business activities code Recreation and open space zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	

Recreation and open space		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Accepted development if: (a) conducted by or on behalf of the council and does not include licensed premises; or (b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment.	Business activities code Recreation and open space zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Outdoor sport and recreation	Accepted development if: (a) conducted by or on behalf of the council and does not include licensed premises; or (b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment	Recreation and open space zone code Healthy waters code Infrastructure code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.16 Rural zone

Rural		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's Accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Rural zone code Infrastructure code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Rural zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Rural zone code Infrastructure code
Nature-based tourism	Code assessment	Rural tourism code Rural zone code Business activities code Healthy waters code Landscaping code Transport and parking code
Rural workers accommodation	Code assessment	Short-term accommodation and multi-unit uses code Rural zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment if for Short-term accommodation (Dwelling)	Dwelling house code Short-term accommodation and multi-unit uses code Rural zone code Healthy waters code Transport and parking code
	Otherwise Impact assessment	The Planning Scheme
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Bulk landscape supplies	Code assessment	Industry activities code Rural zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code

Rural		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Food and drink outlet	Accepted development if: (a) ancillary to a Rural activity, Environment facility or Nature-based tourism; and (b) complying with the acceptable outcomes of the applicable code(s).	Rural tourism code Transport and parking code
	Otherwise code assessment	Rural tourism code Rural zone code Business activities code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) ancillary to a Rural activity, Environment facility or Nature-based tourism; and (b) complying with the acceptable outcomes of the applicable code(s).	Rural tourism code Transport and parking code
	Otherwise code assessment	Rural tourism code Rural zone code Business activities code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Veterinary services	Code assessment	Business activities code Rural zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Low impact industry	Code assessment for a micro-brewery or coffee roasting, only where associated with a Food and drink outlet.	Industry activities code Rural zone code Rural tourism code Infrastructure code Landscaping code Transport and parking code Healthy waters code
	Otherwise impact assessment.	The Planning Scheme
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		

Rural		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
Environment Facility	Code assessment	Rural tourism code Rural zone code Business activities code Infrastructure code Landscaping code Transport and parking code
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
Animal husbandry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Rural activities code Rural zone code
Animal keeping	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural uses code
	Otherwise code assessment	Healthy waters code Rural activities code Rural zone code
Aquaculture	Code assessment	Healthy waters code Rural activities code Rural zone code
Cropping	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Forestry for wood production code (where applicable)
	Otherwise code assessment	Healthy waters code Rural activities code Forestry for wood production code (where applicable) Rural zone code
Intensive animal industry	Code assessment if involving: (a) 1,000 or less birds of poultry; or (b) 400 or less standard pig units; or (c) 150 or less standard cattle units; or (d) 1,000 or less standard sheep units.	Healthy waters code Rural activities code Rural zone code

Rural		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise impact assessment	The Planning Scheme
Intensive horticulture	Code assessment	Healthy waters code Rural activities code Rural zone code
Roadside stall	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural uses code
	Otherwise code assessment	Healthy waters code Rural activities code Rural zone code
Rural industry	Code assessment if no part of the use area is within: (a) 250m of premises in the Rural residential zone; or (b) 500m of premises in a residential zone.	Healthy waters code Rural activities code Rural zone code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Wholesale nursery	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Transport and parking code
	Otherwise code assessment	Healthy waters code Rural activities code Rural zone code Transport and parking code
All other Rural activities	Impact assessment	The Planning Scheme
Other activities		
Landing	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Renewable energy facility	Code assessment if for a Solar panel farm, and: (a) development footprint is less than 4ha; or (b) within 20km of a Collinsville substation, and development footprint is less than 40ha.	Renewable energy facilities code Rural zone code Infrastructure code Landscaping code Transport and parking code Healthy waters code
	Otherwise impact assessment	The Planning Scheme
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.17 Rural residential zone

Rural residential		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Rural residential zone code
Home based business	Accepted developmentif complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Rural residential zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Accepted developmentif complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Rural residential zone code Healthy waters code Infrastructure code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
Animal husbandry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code

Rural residential		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise code assessment	Rural activities code Rural residential zone code
Cropping	Accepted developmentif complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Healthy waters code Rural activities code Rural residential zone code
Roadside stall	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Rural activities code Rural residential zone code
All other Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.18 Special industry zone

Special industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Special industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
All Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
High impact industry	Code assessment	Industry activities code Special industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Special industry	Code assessment	Industry activities code Special industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Major electricity infrastructure	Code assessment	Special industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	Special industry zone code Healthy waters code

Special industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Infrastructure code Landscaping code Transport and parking code
Telecommunications facility	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code
	Otherwise code assessment	Telecommunications facility code Special industry zone code Healthy waters code Infrastructure code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.19 Tourist Accommodation zone

Tourist accommodation		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Dwelling house	Accepted development ~~if complying with the acceptable outcomes of the applicable code(s)~~	~~Dwelling house code~~
	~~Otherwise code assessment~~	~~Dwelling house code~~ ~~Tourist accommodation zone code~~
Relocatable home park	Code assessment	Relocatable home park and tourist park code Tourist accommodation zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Resort complex	Code assessment	Tourist accommodation zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Short-term accommodation and multi-unit uses code Tourist accommodation zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Short-term accommodation and multi-unit uses code Tourist accommodation zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Tourist Park	Code assessment	Relocatable home park and tourist park code Tourist accommodation zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Code assessment if complying with AO13.1 and AO13.3 of the Business activities code	Business activities code Tourist accommodation zone code Healthy waters code

Tourist accommodation		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Office	Code assessable if in a building consisting of both Accommodation and Business activities	Business activities code Tourist accommodation zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Shop	Code assessment if complying with AO13.2 and AO13.3 of the Business activities code	Business activities code Tourist accommodation zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		

Tourist accommodation		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.20 Waterfront and marine industry zone

Waterfront and marine industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Waterfront and marine industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Code assessment if: (a) having a gross floor area not exceeding 150m2; and (b) not involving a drive-through facility.	Business activities cod Waterfront and marine industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Outdoor sales	Code assessment if for the sale of marine vehicles and equipment	Business activities code Waterfront and marine industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Service station	Code assessment if primarily servicing marine industry and ancillary uses within the zone	Service station code Waterfront and marine industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Marine industry	Code assessment	Industry activities code Waterfront and marine industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Warehouse	Code assessment	Industry activities code Waterfront and marine industry zone code Healthy waters code

Waterfront and marine industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Infrastructure code Landscaping code Transport and parking code
Medium impact industry	Code assessment if for the processing, distribution and wholesale of seafood products	Industry activities code Waterfront and marine industry code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
Aquaculture	Code assessment	Rural activities code Waterfront and marine industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Rural activities	Impact assessment	The Planning Scheme
Other activities		
Landing	Code assessment	Waterfront and marine industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Major electricity infrastructure	Code assessment	Waterfront and marine industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Parking station	Code assessment	Waterfront and marine industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code

Waterfront and marine industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Port services	Code assessment	Waterfront and marine industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	Waterfront and marine industry zone code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Telecommunications facility	Code assessment if complying with AO1.1 of the Telecommunications facilities code	Telecommunications facility code Waterfront and marine industry zone code Healthy waters code Infrastructure code
	Otherwise impact assessment	The Planning Scheme
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

5.6 Categories of development and assessment – Reconfiguration of a lot

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

Table 5.6.1 Reconfiguring a lot

Reconfiguration of a lot		
Zone	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
All zones	Code assessment if for a boundary realignment or creation of an access easement.	Relevant zone code Reconfiguring a lot code Excavation and filling code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Residential Zones, Centre Zones, Industrial Zones, Emerging Communities Zone, Mixed Use Zone, Rural Zone and Rural Residential Zone.	Code assessment (where not for an access easement or boundary realignment) if complying with: (a) The minimum lot size ~~and dimensions~~ set out in Table 9.4.7.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code; and (b) AO2.1 of the Reconfiguring a lot code.	Relevant zone code Reconfiguring a lot code Excavation and filling code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Community facilities, or Environmental management and conservation, or Recreation and open space	Code assessment (where not for an access easement or boundary realignment)	Relevant zone code Reconfiguring a lot code Excavation and filling code Healthy waters code Infrastructure code Landscaping code Transport and parking code

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

5.7 Categories of development and assessment – Building work

N/A

5.8 Categories of development and assessment – Operational work

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

Table 5.8.1 Operational work

Operational work		
Development	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Extracting gravel, rock, sand or soil from the place where it occurs naturally	Accepted development if undertaken by or on behalf of the Council	
Conducting a forest practice	Accepted development	
Excavating or filling that materially affects premises or their use	Accepted development if: (a) there would be a change of no greater than 1m in the level of any part of the site; and (b) less than 100m^3 of material is imported to or removed from the site.	Excavation and filling code
	Otherwise code assessment	Construction management code Excavation and filling code Healthy waters code
All operational works involving landscaping work where associated with the Reconfiguring of a lot or Material change of use	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Construction management code Landscaping code
	Otherwise code assessment	
All operational works involving landscaping work where not associated with the Reconfiguring of a lot or Material change of use; and on land owned, or to be owned, by Council.	Accepted development if undertaken by or on behalf of the Council.	Construction management code Landscaping code
	Otherwise code assessment	
Operational works involving engineering work	Accepted development if: (a) undertaken by or on behalf of the Council; or (b) if involving parking or vehicular access that complies with the acceptable outcomes applicable codes.	Construction management code Excavation and filling code Healthy waters code Transport and parking code

Operational work		
Development	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise Code assessment	Construction management code Excavation and filling code Healthy waters code Infrastructure code Transport and parking code
Placing an advertising device on a premise	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Advertising devices code
	Otherwise code assessment	Advertising devices code Construction management code
Prescribed tidal works	Code assessment	Construction management code Excavation and filling code Healthy waters code
Construction of a non-tidal artificial waterway	Code assessment	Construction Management code
Undertaking roadworks on a local government road excluding driveways	Accepted development if undertaken by or on behalf of the Council	
	Otherwise code assessment	Construction management code Excavation and filling code Healthy waters code Transport and parking code
~~Undertaking roadwork's on a local government road for a driveway~~	~~Accepted development~~	

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

5.9 Categories of development and assessment – Local plans

5.9.1 Airlie Beach local plan categories of development and assessment

The following tables identifies the categories of development and assessment for development in the local plan.

Table 5.9.1.1 Airlie Beach local plan - Community facilities zone

Airlie Beach local plan - Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	No change	Airlie Beach local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	No change	
Educational establishment	No change	Airlie Beach local plan code
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	No change	Airlie Beach local plan code
Outdoor sport and recreation	No change	Airlie Beach local plan code
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Parking station	No change	Airlie Beach local plan code
Telecommunications facility	No change	Airlie Beach local plan code (where code assessable)
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		

Airlie Beach local plan - Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.9.1.2 Airlie Beach local plan - District centre zone

Airlie Beach local plan - District centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	
Home based business	No change	Airlie Beach local plan code (where code assessment)
Rooming accommodation	No change	Airlie Beach local plan code
Short-term accommodation	No change	Airlie Beach local plan code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	No change	Airlie Beach local plan code (where code assessment)
Market	No change	Airlie Beach local plan code (where code assessment)
Office	No change	Airlie Beach local plan code (where code assessment)
Sales office	No change	Airlie Beach local plan code (where code assessment)
Shop	No change	Airlie Beach local plan code (where code assessment)
Shopping centre	No change	Airlie Beach local plan code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Bar	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise no change	Airlie Beach local plan code
Club	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise no change	Airlie Beach local plan code
Function facility	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or	Business activities code Transport and parking code

Airlie Beach local plan - District centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	(c) only minor building work.	
	Otherwise no change	Airlie Beach local plan code
Hotel	No change	Airlie Beach local plan code
Nightclub entertainment facility	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	District centre zone code Airlie Beach local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Theatre	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise no change	Airlie Beach local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Low impact industry	No change	Airlie Beach local plan code
Service industry	No change	Airlie Beach local plan code (where code assessment)
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	No change	
Emergency services	No change	
Health care services	No change	Airlie Beach local plan code (where code assessment)
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	No change	Airlie Beach local plan code
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	No change	
Parking station	Code assessment	District centre zone code Airlie Beach local plan code

Airlie Beach local plan - District centre		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

Table 5.9.1.3 Airlie Beach local plan – Mixed use zone

Airlie Beach local plan - Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	
Home based business	No change	Airlie Beach local plan code (where code assessment)
Multiple dwelling	No change	Airlie Beach local plan code
Rooming accommodation	No change	Airlie Beach local plan code
Short-term accommodation	No change	Airlie Beach local plan code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	No change	Airlie Beach local plan code (where code assessment)
Market	No change	Airlie Beach local plan code (where code assessment)
Office	No change	Airlie Beach local plan code (where code assessment)
Sales office	No change	Airlie Beach local plan code (where code assessment)
Shop	No change	Airlie Beach local plan code (where code assessment)
Shopping centre	Code assessment	Business activities code Mixed use zone code Airlie Beach local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Bar	No change	Airlie Beach local plan code (where code assessment)
Club	No change	Airlie Beach local plan code (where code assessment)
Function facility	No change	Airlie Beach local plan code (where code assessment)
Hotel	No change	Airlie Beach local plan code (where code assessment)
Nightclub entertainment facility	No change	Airlie Beach local plan code (where code assessment)
Theatre	No change	Airlie Beach local plan code (where code assessment)
Tourist attraction	Code assessment	Mixed use zone code Airlie Beach local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code

Airlie Beach local plan - Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Low impact industry	No change	Airlie Beach local plan code
Service industry	Code assessment	Industry activities code Mixed use zone code Airlie Beach local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre code Mixed use zone code Airlie Beach local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Community use	No change	
Educational establishment	Code assessment	Mixed use zone code Airlie Beach local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Emergency services	No change	
Health care services	No change	Airlie Beach local plan code (where code assessment)
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	No change	Airlie Beach local plan code
Outdoor sport and recreation	Code assessment	Business activities code Mixed use zone code Airlie Beach local plan code Healthy Waters code Infrastructure code Landscaping code Transport and parking code
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Parking station	No change	Airlie Beach local plan code
Landing	Code assessment	Mixed use zone code Airlie Beach local plan code

Airlie Beach local plan - Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Healthy waters code Infrastructure code Landscaping code Transport and parking code
Port services	Code assessment	Mixed use zone code Airlie Beach local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.9.1.4 Airlie Beach local plan – Recreation and open space zone

Airlie Beach local plan – Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
All uses	No change	

Editor's note—The above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9.2 Bowen local plan categories of development and assessment

The following tables identifies the categories of development and assessment for development in the local plan.

Table 5.9.2.1 Bowen local plan - Precinct A – Community facilities zone

Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	Bowen local plan code (where code assessable)
Residential care facility	No change	Bowen local plan code
Retirement facility	No change	Bowen local plan code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Market	No change	Bowen local plan code (where code assessable)
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	No change	Bowen local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	No change	Bowen local plan code
Community care centre	No change	Bowen local plan code
Community use	No change	Bowen local plan code
Educational establishment	No change	Bowen local plan code
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Environment facility	Code assessment	Business activities code Mixed use zone code Bowen local plan code Infrastructure code Landscaping code Transport and parking code
Indoor sport and recreation	No change	Bowen local plan code
Outdoor sport and recreation	No change	Bowen local plan code
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		

Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Air services	No change	
Parking station	No change	Bowen local plan code
Telecommunications facility	No change	Bowen local plan code (where code assessable)
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1(Definitions)	Impact assessment	The Planning Scheme

Table 5.9.2.2 Bowen local plan - Precinct A – Mixed use zone

Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	Bowen local plan code (where code assessable)
Home based business	No change	Bowen local plan code (where code assessable)
Multiple dwelling	No change	Bowen local plan code
Residential care facility	No change	Bowen local plan code Residential care facility and retirement facility code
Retirement facility	Code assessment	Multi-unit uses code Mixed use zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	No change	Bowen local plan code
Short-term accommodation	No change	Bowen local plan code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	No change	Bowen local plan code (where code assessable)
Market	No change	Bowen local plan code (where code assessable)
Office	No change	Bowen local plan code (where code assessable)
Sales office	No change	Bowen local plan code (where code assessable)
Shop	No change	Bowen local plan code (where code assessable)
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Bar	No change	Bowen local plan code (where code assessable)
Club	No change	Bowen local plan code (where code assessable)
Function facility	No change	Bowen local plan code (where code assessable)
Hotel	No change	Bowen local plan code (where code assessable)
Nightclub entertainment facility	No change	Bowen local plan code (where code assessable)
Theatre	No change	Bowen local plan code (where code assessable)
Tourist attraction	Code Assessment	Business activities code Mixed use zone code Bowen local plan code

Mixed use zone		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Low impact industry	No change	Bowen local plan code
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	No change	
Emergency services	No change	
Health care services	Code assessment: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Mixed use zone code Bowen local plan code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Environment facility	Code assessment	Business activities code Mixed use zone code Bowen local plan code Infrastructure code Landscaping code Transport and parking code
Indoor sport and recreation	No change	Bowen local plan code
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Parking station	No change	Bowen local plan code
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Table 5.9.2.3 Bowen local plan - Precinct A - Recreation and open space zone

Recreation and open space		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	Bowen local plan code (where code assessable)
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Market	No change	Bowen local plan code (where code assessable)
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	No change	Bowen local plan code
Function facility	No change	Bowen local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	No change	
Educational establishment	Code assessment if related to a Landing, Marine industry or Port services use	Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Environment facility	Code assessment	Business activities code Bowen local plan code Infrastructure code Landscaping code Transport and parking code
Indoor sport and recreation	No change	Bowen local plan code (where code assessable)
Outdoor sport and recreation	No change	Bowen local plan code (where code assessable)
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		

Recreation and open space		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Precinct B

Table 5.9.2.4 Bowen local plan - Precinct B - Community facilities zone

Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	Bowen local plan code (where code assessable)
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Market	No change	Bowen local plan code (where code assessable)
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	No change	Bowen local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	No change	
Educational establishment	No change	Bowen local plan code
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Environment Facility	Code assessable	Community facilities zone code Bowen local plan code Infrastructure code Landscaping code Transport and parking code
Indoor sport and recreation	No change	Bowen local plan code
Outdoor sport and recreation	No change	Bowen local plan code
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Air services	No change	
Landing	Accepted development if undertaken by or on behalf of the Council	
	Otherwise code assessment	Community facilities zone code Bowen local plan code Infrastructure code Landscaping code Transport and parking code
Parking station	No change	Bowen local plan code

Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Telecommunications facility	No change	Bowen local plan code (where code assessable)
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1(Definitions)	Impact assessment	The Planning Scheme

Table 5.9.2.5 Bowen local plan - Precinct B – Waterfront and marine industry

Waterfront and marine industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	Bowen local plan code (where code assessable)
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Code assessment	Business activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Healthy waters code Bowen local plan code Market code Community facilities zone code Transport and parking code
Office	Code assessment if related to a Landing, Marine industry or Port services use	Business activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Outdoor sales	No change	Bowen local plan code
Service station	No change	Bowen local plan code
Shop	Code assessment	Business activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Bar	Code assessment	Business activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code

Waterfront and marine industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Transport and parking code
Club	Code assessment	Business activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Marine industry	No change	Bowen local plan code
Research and technology industry	Code assessment if related to a Landing, Marine industry or Port services use	Industry activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Service industry	Code assessment	Industry activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Educational establishment	Code assessment if related to a Landing, Marine industry or Port services use	Business activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Environment facility	Code assessment	Business activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code

Waterfront and marine industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
		Landscaping code Transport and parking code
Indoor sport and recreation	Code assessment	Business activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Outdoor sport and recreation	Code assessment	Business activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
Aquaculture	No change	Bowen local plan code
Rural industry	No change	Bowen local plan code
All other Rural activities	Impact assessment	The Planning Scheme
Other activities		
Landing	No change	Bowen local plan code
Major electricity infrastructure	No change	Bowen local plan code
Parking station	No change	Bowen local plan code
Port services	No change	Bowen local plan code
Substation	No change	Bowen local plan code
Telecommunications facility	No change	Bowen local plan code
Utility installation	No change	Bowen local plan code (where code assessable)
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Table 5.9.2.6 Bowen local plan - Precinct B - Recreation and open space zone

Recreation and open space		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	Bowen local plan code (where code assessable)
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Market	No change	Bowen local plan code (where code assessable)
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	No change	Bowen local plan code (where code assessable)
Function facility	No change	Bowen local plan code (where code assessable)
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	No change	
Educational establishment	Code assessment if related to a Landing, Marine industry or Port services use	Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Environment facility	Code assessment	Business activities code Bowen local plan code Infrastructure code Landscaping code Transport and parking code
Indoor sport and recreation	No change	Bowen local plan code (where code assessable)
Outdoor sport and recreation	No change	Bowen local plan code (where code assessable)
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Table 5.9.2.7 Bowen local plan - Precinct C – Waterfront and marine industry zone

Waterfront and marine industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	Bowen local plan code (where code assessable)
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	No change	Bowen local plan code
Office	Code assessment if associated with a Landing, Marine industry or Port services use	Business activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Outdoor sales	No change	Bowen local plan code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Marine industry	No change	Bowen local plan code
Warehouse	Code assessment if associated with a Landing, Marine industry or Port services use	Industry activities code Waterfront and marine industry zone code Bowen local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Educational establishment	Code assessable if associated with a Landing, Marine industry or Port services use	Waterfront and marine industry zone code Bowen local plan code Infrastructure code Landscaping code Transport and parking code
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
Aquaculture	No change	Bowen local plan code
Rural industry	No change	Bowen local plan code
All other Rural activities	Impact assessment	The Planning Scheme

Waterfront and marine industry		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Other activities		
Landing	No change	Bowen local plan code
Major electricity infrastructure	No change	Bowen local plan code
Parking station	No change	Bowen local plan code
Port services	No change	Bowen local plan code
Substation	No change	Bowen local plan code
Telecommunications facility	No change	Bowen local plan code
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Reconfiguring a Lot - All Precincts, All zones under the Bowen Local Plan

Table 5.9.2.8 Bowen local plan - Reconfiguring a lot

Reconfiguration of a lot		
Zone	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Community facilities, or Environmental management and conservation, or Recreation and open space	Impact assessment	The Planning Scheme
All other zones	No change	Bowen local plan code

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

5.9.3 Hamilton Island local plan categories of development and assessment

The following tables identifies the categories of development and assessment for development in the local plan.

Table 5.9.3.1 Hamilton Island local plan - Community facilities zone

Hamilton Island local plan - Community facilities		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	Hamilton Island local plan (where code assessment)
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	No change	Hamilton Island local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	No change	
Educational establishment	No change	Hamilton Island local plan code
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	No change	Hamilton Island local plan code
Outdoor sport and recreation	No change	Hamilton Island local plan code
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Air services	No change	
Telecommunications facility	No change	Hamilton Island local plan code (where code assessable)
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.9.3.2 Hamilton Island local plan - Recreation and open space zone

Hamilton Island local plan - Recreation and open space		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	No change	Hamilton Island local plan code (where code assessment)
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	No change	Hamilton Island local plan code
Function facility	No change	Hamilton Island local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	No change	
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	No change	Hamilton Island local plan code (where code assessment)
Outdoor sport and recreation	No change	Hamilton Island local plan code (where code assessment)
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.9.3.3 Hamilton Island local plan – Tourist accommodation

Hamilton Island local plan – Tourist accommodation		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Accommodation activities		
Caretaker's accommodation	Code assessment	Caretaker's accommodation code Hamilton Island local plan code Tourist accommodation zone code Landscaping Code Transport and parking code
Dual occupancy	Code assessment	Dual occupancy code Hamilton Island local plan code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	~~Code assessment~~Accepted Development	~~Dwelling House Code~~ ~~Hamilton Island local plan code~~ ~~Tourist accommodation zone code~~ ~~Infrastructure code~~ ~~Landscaping code~~ ~~Transport and parking code~~
Home based business	Code assessment	Home based business code Tourist accommodation zone code Hamilton Island local plan code
Resort complex	No change	Hamilton Island local plan code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
All other Business activities	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Business activities code Tourist accommodation zone code Hamilton Island local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Tourist accommodation zone code Hamilton Island local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Code assessment if associated with a Resort complex and complying with the acceptable	Industry activities code Tourist accommodation zone code

Hamilton Island local plan – Tourist accommodation		
Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
	outcomes of the applicable codes	Hamilton Island local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
Community activities		
Community use	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Tourist accommodation zone code Hamilton Island local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	No change	
Other activities		
Utility installation	No change	
All other activities	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Tourist accommodation zone code Hamilton Island local plan code Healthy waters code Infrastructure code Landscaping code Transport and parking code
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

5.10 Categories of development and assessment – Overlays

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

Note—Some overlays may only be included for information purposes. This should not change the category of assessment or assessment benchmarks in the Planning Scheme.

Table 5.10.1 Acid sulfate soils overlay

Acid sulphate soils overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Any development if on land subject to the Acid sulfate soils overlay as identified in the Acid sulfate soils map and within: (a) a high risk area, involving: (i) any excavation; or (ii) filling of over 500m³; (b) a medium risk area, involving: (i) excavation greater than 1m; or (ii) filling of over 500m³; (c) a low risk area, involving: (i) excavation greater than 2m; or (ii) filling of over 500m³; or (d) a Potential acid sulphate soils area and involving: (i) filling of over 500m^3 below 5m AHD; or (ii) excavation of greater than 100m^3 of soil below 5m AHD.	No change	Acid sulfate soils overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.2 Agricultural land overlay

Agricultural land overlay		
Development	**Category of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use if on land subject to the Agricultural land overlay as identified in the Agricultural land overlay map	No change	Agricultural land overlay code
Reconfiguring a lot if on land subject to the Agricultural land overlay as identified in the Agricultural land overlay map	No change	Agricultural land overlay code
Operational work if on land: (a) subject to the Agricultural overlay as identified in the Agricultural land overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Agricultural land overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.3 Airport environs overlay

Airport environs overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use, ~~-~~except for where identified in Schedule 6 Part 2 Section 2 (2) of the Planning Regulation 2017, if on land: (a) subject to the Airport environs overlay; and (b) resulting in work encroaching into the operational airspace and is at least 12m high; or (c) within a public safety area; or (d) within the existing lighting area buffer zone; or (e) within the wildlife hazard buffer zone; or (f) resulting in work encroaching into the building restricted area.	No change if complying with the acceptable outcomes of Table 8.2.~~3~~1.3.1 (Benchmarks for accepted and assessable development) for the Airport Environs overlay code	Airport environs overlay code
	Otherwise code assessment	Airport environs overlay code
Reconfiguring of a lot if on land: (a) subject to the Airport environs overlay; and (b) within the 20 ANEF contour for an airport; or (c) within a public safety area of an airports identified on the Airport environs overlay map.	No change	Airport environs overlay code
Operational works only where not associated with a Material change of use or a Reconfiguration of a lot.	No change	Airport environs overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.4 Biodiversity, waterways and wetlands overlay

Biodiversity, waterways and wetlands overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use if on land subject to the Biodiversity, waterways and wetlands overlay as identified in the Biodiversity, waterways and wetlands overlay map	No change if complying with acceptable outcomes of Table 8.2.4.3.1 (Benchmarks for accepted and assessable development) of the Biodiversity, waterways and wetlands overlay code	Biodiversity, waterways and wetlands overlay code
	Otherwise code assessment	Biodiversity, waterways and wetlands overlay code
Reconfiguring a lot if on land subject to the Biodiversity, waterways and wetlands overlay as identified in Biodiversity, waterways and wetlands overlay map	No change	Biodiversity, waterways and wetlands overlay code
Operational works if on land subject to the Biodiversity waterways and wetlands overlay as identified in the Biodiversity, waterways and wetlands overlay map and involves: (a) excavation or filling that materially affects premises or their use; (b) landscaping work where associated with a Reconfiguration of a lot or Material change of use; (c) engineering work; (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Biodiversity, waterways and wetlands overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.5 Building heights overlay

Building heights overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use, except for where identified in Schedule 6 Part 2 Section 2 (2) of the Planning Regulation 2017, if on land subject to Building heights overlay map.	No change if complying with acceptable outcomes of Table ~~**Error! No text of specified style in document.** .6~~8.2.5.3.1 (Benchmarks for accepted and assessable development) of the Building heights overlay code	Building heights overlay code
	Otherwise impact assessment	The Planning Scheme

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.~~6~~7 Bushfire hazard overlay

Bushfire hazard overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use, except for where identified in Schedule 6 Part 2 Section 2 (2) of the Planning Regulation 2017, if on land subject to the Bushfire hazard overlay as identified in the Bushfire hazard overlay map and: (a) is not wholly contained within an existing building; (b) involving building work of greater than 50m^2; (c) there would be a change in level of greater than 0.5m of any part of the site; or (d) greater than 50m^3 of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.6.3.1 (Benchmarks for accepted and assessable development) of the Bushfire hazard overlay code	Bushfire hazard overlay code
	Otherwise code assessment	Bushfire hazard overlay code
Reconfiguring a lot if on land subject to the Bushfire hazard overlay as identified in the Bushfire hazard overlay map	No change	Bushfire hazard overlay code
Operational works if on land subject to the Bushfire hazard overlay as identified in the Bushfire hazard overlay map; and involves: (a) excavation or filling that materially affects premises or their use; (b) landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (c) engineering work.	No change	Bushfire hazard overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.~~7~~8 Coastal hazard overlay

Coastal environment overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use if on land: (a) subject to the Coastal hazard overlay as identified in the Coastal hazard overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m^2 ;or (d) there would be a change in level of greater than 0.5m of any part of the site; or (e) greater than 50m^3 of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.7.3.1 (Benchmarks for accepted and assessable development) of the Coastal hazard overlay code	Coastal hazard overlay code
	Otherwise code assessment	Coastal hazard overlay code
Reconfiguring a lot if on land subject to the Coastal hazard overlay as identified in the Coastal hazard overlay map	No change	Coastal hazard overlay code
Operational works if on land: (a) subject to the Coastal hazard overlay as identified in the Coastal hazard overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Coastal hazard overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.~~8~~9 Extractive resources overlay

Extractive resources overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use if on land subject to the Extractive resources overlay as identified in the Extractive resources overlay map	No change if complying with acceptable outcomes of Table 8.2.8.3.1 (Benchmarks for accepted and assessable development) of the Extractive resources overlay code	Extractive resources overlay code
	Otherwise code asssment	Extractive resources overlay code
Reconfiguring a lot, if on land subject to the Extractive resources overlay as identified in the Extractive resources overlay map	No change	Extractive resources overlay code
Operational works, if on land: (a) subject to the Extractive resources overlay as identified in the Extractive resources overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Extractive resources overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.~~9~~10 Flood hazard overlay

Flood hazard overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use if on land: (a) subject to the Flood hazard overlay as identified in the Flood hazard overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than $50m^2$.	No change if complying with acceptable outcomes of Table 8.2.9.3.1 (Benchmarks for accepted and assessable development) of the Flood hazard overlay code	Flood hazard overlay code
	Otherwise code assessment	Flood hazard overlay code
Reconfiguring a lot if on land subject to the Flood hazard overlay as identified in the Flood hazard overlay map	No change	Flood hazard overlay code
Operational works if on land: (a) subject to the Flood hazard overlay as identified in the Flood hazard overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving excavation or filling exceeding a total of $100m^3$; or (d) there would be a change of greater than 1m in the level of any part of the site; or (e) involving engineering work; or (f) prescribed tidal works; or (g) undertaking roadwork's on a local government road.	No change: (a) if complying with acceptable outcomes of Table 8.2.9.3.1 (Benchmarks for accepted and assessable development) of the Flood hazard overlay code; or (b) if undertaken by or on behalf of the Council	Flood hazard overlay code
	Otherwise code assessment	

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.~~10~~11 Heritage overlay

Heritage overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use if on land subject to the Heritage overlay as identified in the Heritage overlay map	Code assessment if development will not result in building work involving demolition, relocation or removal of a heritage place	Heritage overlay code
	Otherwise impact assessment	The Planning Scheme
Reconfiguration of a lot if on land subject to the Heritage overlay as identified in the Heritage overlay map.	No change	Heritage overlay code
Operational works if on land: (a) subject to the Heritage overlay as identified in the Heritage overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e) placing an advertising device on a premise; or (f) prescribed tidal works; or (g) undertaking roadwork's on a local government road.	No change if development will not result in building work involving demolition, relocation or removal of a Heritage place	Heritage overlay code
	Otherwise code assessment	Heritage overlay code
Building Works, if on land subject to the Heritage overlay as identified in the Heritage overlay map.	Code assessment if the building work will not result in building work involving demolition, relocation or removal of a Heritage place.	Heritage overlay code
	Otherwise impact assessment	The Planning Scheme

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.11~~12~~ Infrastructure overlay

Infrastructure overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use, except for where identified in Schedule 6 Part 2 Section 2 (2) of the Planning Regulation 2017, if on land: (a) ~~-~~subject to the Infrastructure overlay as identified in the Infrastructure overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work greater than 50m²; or (d)	No change if ~~-~~complying with acceptable outcomes of Table 8.2.11.3.1 (Benchmarks for accepted and assessable development) of the Infrastructure overlay code	Infrastructure overlay code
	Otherwise code assessment	Infrastructure overlay code
Reconfiguration of a lot, if on land subject to the Infrastructure overlay as identified in the Infrastructure overlay map	No change	Infrastructure overlay code
Operational works if on land: (a) subject to the Infrastructure overlay as identified in the Infrastructure overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e) placing an advertising device on a premise; or (f) prescribed tidal works; or (g) undertaking roadwork's on a local government road.	No change	Infrastructure overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.~~12~~13 Landslide hazard overlay

Landslide hazard overlay		
Development	**Categories of assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Material change of use if on land: (a) subject to the Landslide hazard overlay as identified in the Landslide hazard overlay map or on land with a slope of 15% or greater; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m^2 ;or (d) there would be a change in level of greater than 0.5m of any part of the site; or (e) greater than 50m^3 of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.12.3.1 (Benchmarks for accepted and assessable development) of the Landslide hazard overlay code	Landslide hazard overlay code
	Otherwise code assessment	Landslide hazard overlay code
Reconfiguring a lot if on land subject to the Landslide hazard overlay as identified in the Landslide hazard overlay map or on land with a slope of 15% or greater.	No change	Landslide hazard overlay code
Operational works if on land: (a) subject to the Landslide hazard overlay as identified in the Landslide hazard overlay map or on land with a slope of 15% or greater; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a Lot or Material change of use; or (d) involving engineering work; or (e) prescribed tidal works; or (f) undertaking roadwork's on a local government road.	No change	Landslide hazard overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

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~~Table 6.1.1 Precincts and corresponding zones~~

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Zoning map

Part 6 Zones

6.1 Preliminary

(1) Zones organise the Planning Scheme area in a way that facilitates the location of preferred or acceptable land uses.

(2) Zones are mapped and included in Schedule 2 (Mapping).

(3) The categories of development and assessment for development in a zone are in Part 5 (Tables of assessment).

(4) Assessment benchmarks for zones are contained in a zone code.

~~(5) A precinct may be identified for part of a zone – Table 6.1.1 lists the precincts and their corresponding zones.~~

~~**Table 6.1.1 Precincts and corresponding zones**~~

~~Precinct~~	~~Zone~~
~~Airlie Beach Precinct A~~	~~Mixed use~~
~~Airlie Beach Precinct B~~	~~Low-medium density residential~~
~~Airlie Beach Precinct C~~	~~Mixed use~~
~~Airlie Beach Precinct D~~	~~District centre~~
~~Airlie Beach Precinct E~~	~~District centre~~
~~Airlie Beach Precinct F~~	~~Mixed use~~
~~Airlie Beach Precinct G~~	~~Mixed use~~

~~(6) Precinct provisions are contained in the corresponding zone codes.~~

~~(7)~~(5) Each zone code identifies the following:

(a) the purpose of the code; and

(b) the overall outcomes that achieve the purpose of the code.

~~(8)~~(6) The following are the zone codes for the Planning Scheme:

Residential zones category

(a) Low density residential zone code;

(b) Low-medium density residential zone code; and

(c) Tourist accommodation zone code.

Centre zones category

(a) Major centre zone code;

(b) District centre zone code;

(c) Local centre zone code; and

(d) Neighbourhood centre zone code.

Industry zones category

(a) Low impact industry zone code;

(b) Medium impact industry zone code;

(c) High impact industry zone code;

(d) Special industry zone code;

(e) Waterfront and marine industry zone code; and

(f) Industry investigation zone code.

Recreation zones category

(a) Recreation and open space zone code.

Environmental zones category

(a) Environmental management and conservation zone code.

Other zones category

(a) Community facility zone code;

(b) Emerging community zone code;

(c) Mixed use code;

(d) Rural zone code; and

(e) Rural residential zone code.

6.2 Zone codes

6.2.1 Community facilities zone code

6.2.1.1 Application

This code applies to assessable development:

(a) within the Community facilities zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Community facilities zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.1.2 Purpose and overall outcomes

(1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership. These may include the provision of municipal services, public utilities, government installations, hospitals, schools, transport and telecommunications networks and community infrastructure of an artistic, social or cultural nature.

(2) The purpose of the Community facilities zone code in the local government area is to provide for a range of accessible Community, Recreation and Other activities at varying degrees of scale and intensity, which operate effectively and meet the social, educational, spiritual, cultural or health needs of the Whitsunday Region's existing and future communities.

(3) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:

(a) development in the zone caters primarily for specified uses, facilities and works, which include:

(i) land used, owned or operated by Federal, State or Local government for Community and Other activities, such as cemeteries, community uses, emergency services, hospitals, air services, substations, major electricity infrastructure and utility installations; or

(ii) uses, facilities and works, which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation; or

(iii) private Community activities and facilities, including community uses, educational establishments, hospitals and places of worship;

(b) a range of allied and compatible activities may also be established in this zone. These include Recreational activities, such as indoor/outdoor sport and recreation uses;

(c) Community activities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public;

(d) development accommodates the specific operational, functional and locational needs of the particular use, whilst maintaining a low rise built form compatible with the intended development in the surrounding area;

(e) development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development;

(f) uses, buildings and works are located, designed and operated to minimise adverse impacts on the amenity of any adjacent properties, nearby residential or public spaces, having regard to:

(i) traffic conditions;

(ii) noise or vibration;

(iii) dust, odour or similar emissions:

(iv) privacy;

(v) safety and security;

(vi) illumination;

(vii) access to natural light and ventilation; and

(viii) drainage.

(g) existing and planned Community activities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing Community activities or prejudice appropriate new activities;

(h) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(i) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the site;

(j) development is provided with a level of infrastructure and essential services that is commensurate with the location, nature, scale and intensity of the use;

(k) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(l) the safety and efficiency of existing and future infrastructure (i.e. road, rail, pipelines, telecommunications and transmission infrastructure) is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

6.2.2 District centre zone code

6.2.2.1 Application

This code applies to assessable development:

(a) within the District centre zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the District centre zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.2.2 Purpose and overall outcomes

(1) The purpose of the District centre zone code is to provide for a mix of uses and activities. It includes a concentration of land uses, including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.

(2) The purpose of the District centre zone code in the local government area is to provide for a range of activities that complement but do not compete with the role and function of the major activity centres. The District centre zone serves the needs of district level catchments and distinct communities in centres that are highly accessible and well connected to the catchment areas. District centres are developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low-rise building format, where significant off-site impacts are avoided.

(3) The purpose of the District centre zone code will be achieved through the following overall outcomes:

(a) development provides for a range of Business and Entertainment activities that service the district level needs of surrounding smaller centres and residential areas. These uses include, but are not limited to, food and drink outlets, offices, shops, shopping centres, theatres, clubs and function facilities;

(b) development provides for a range of complementary Community activities in appropriate locations to encourage community interaction and support the health, safety and wellbeing of residents. Such uses include community uses, child care centres, emergency services, health care services and places of worship;

(c) Recreation, Industry and Other activities, such as indoor sport and recreation, service industries and utility installations, may be established where they are compatible with the character and amenity of surrounding development;

(d) beyond existing uses, development provides for a limited range of Accommodation activities, including caretaker's accommodation, dual occupancies, multiple dwellings, rooming accommodation and short-term accommodation, where such uses are ancillary to and support the predominant business functions of the zone;

(e) development of Business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre and the Whitsunday hierarchy of centres[1]. For development in the District centre zone, this includes consideration of the following:

[1] Development within the District centre zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

(i) the function and role of existing Business activities in district centres is maintained;

(ii) shopping centres have a maximum retail and commercial GLA in the order of 5,000m^2;

(iii) not more than one full-line supermarket is established in each allocated district centre, unless there is a demonstrated need and there are no adverse impacts on the major activity centre; and

(iv) higher order shopping facilities, including department stores and discount department stores, are not established in the District centre zone

(f) development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;

(g) development may provide for Accommodation activities as part of mixed use premises to encourage and facilitate urban consolidation;

(h) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;

(i) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with demonstrated connectivity to surrounding land uses;

(j) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;

(k) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(l) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement in a manner that encourages public transport accessibility and use;

(m) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(n) development demonstrates that an appropriate level of transport infrastructure is available and will not unreasonably interfere with the safe and efficient operation of the surrounding road network[2];

(o) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;

(p) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

[2] Development within the District centre zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

(q) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

6.2.3 Emerging community zone code

6.2.3.1 Application

This code applies to assessable development:

(a) within the Emerging community zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Emerging community zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.3.2 Purpose and overall outcomes

(1) The purpose of the Emerging community zone code is to:

(a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;

(b) manage the timely conversion of non-urban land to urban purposes; and

(c) prevent or discourage development that is likely to compromise appropriate longer-term land uses.

(2) The purpose of the Emerging community zone code in the local government area is to ensure that development is designed and coordinated to achieve safe, healthy and sustainable new urban communities, which are well integrated with existing communities and provided with services and infrastructure.

(3) The purpose of the Emerging community zone code will be achieved through the following overall outcomes:

(a) prior to the granting of development approvals in accordance with any strategic planning undertaken by the Council:

(i) interim land uses and other development is predominantly limited to existing uses to ensure that the future potential of land to be used for urban purposes is not compromised; and

(ii) development avoids the sporadic or premature creation of additional lots[3];

(b) development is undertaken in accordance with any strategic plans, prepared or approved master plan or a preliminary approval pursuant to the Act, demonstrating that:

(i) development occurs in accordance with any strategic planning undertaken by the Council;

(ii) unless otherwise specified in a local plan code, development within the zone co-ordinates with existing or future planned development through logical planning of the full extent of the Emerging community zone and neighbouring communities[4];

[3] Development within the Emerging community zone may be requested to provide a Development needs assessment report in accordance with PSP SC6.7 (Growth management).
[4] Development within the Emerging community zone may be requested to provide a Structure plan in accordance with PSP SC6.7 (Growth management).

(iii) development provides for a low-rise building form that is compatible with the character of the surrounding area,;

(iv) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;

(v) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(vi) the scale, density and layout of development facilitates an efficient land use pattern that:

(A) is well connected to other parts of the urban fabric and planned future development;

(B) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; and

(C) encourages public transport accessibility and use;

(vii) a mix of land uses and housing types is provided;

(viii) a high level of residential amenity, personal health and safety and protection for property is provided;

(ix) a sense of character and community inclusion is promoted;

(x) communities are supported by interconnected open space networks and local centres incorporating attractive, comfortable, safe and convenient public spaces;

(xi) development provides for pedestrian and bicycle movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas;

(xii) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(xiii) development demonstrates that an appropriate level of transport infrastructure is available and will not unreasonably interfere with the safe and efficient operation of the surrounding road network[5];

(xiv) conflicts with the existing or potential productive use of adjoining or nearby rural lands are avoided or appropriately managed;

(xv) development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development;

(xvi) development is provided with the full range of urban services, including parks, reticulated water, sewerage, stormwater drainage,

[5] Development within the Emerging community zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

sealed roads, pathways, electricity and telecommunications infrastructure;

(xvii) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(xviii) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

6.2.4 Environmental management and conservation zone code

6.2.4.1 Application

This code applies to assessable development:

(a) within the Environmental management and conservation zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Environmental management and conservation zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.4.2 Purpose and overall outcomes

(1) The purpose of the Environmental management and conservation zone code is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity.

(2) The purpose of the Environmental management and conservation zone code in the local government area is to provide for the protection and rehabilitation of land to maintain biological diversity, ecological processes, coastal processes, water quality, landscape character, scenic amenity, cultural heritage significance and community wellbeing.

(3) The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes:

(a) areas identified as having significant environmental values for environmental diversity and functioning, water catchment, beach protection or coastal management and historical or cultural significance are:

(i) protected for their importance in contributing to environmental sustainability; and

(ii) appropriately managed to the general exclusion of most forms of development;

(b) Recreation activities, limited to parks, may be established in the zone where such development:

(i) supports environmental values and provides opportunities for appreciation or study of those values;

(ii) is compatible with and has a direct connection with the environmental values; and

(iii) provides opportunities for recreational pursuits that have a direct connection with the environmental values of the land;

(c) to maintain the intended character and amenity of the zone, development integrates with and compliments the natural landscape and has a low-rise built form;

(d) Other activities, limited to utility installations, may be provided where such activities are located, designed and operated to avoid significant impacts on environmental systems and processes;

(e) green and open space corridor networks are established across the region providing movement opportunities for people and wildlife between the coast

and hinterland and access to the Region's cultural heritage and environmental significant features;

(f) development maintains and protects the scenic values and landscape character of the zone, particularly coastal views and vistas, prominent ridgelines, escarpments, foreshores, coastal landforms and significant landmarks that are in both public and private ownership;

(g) natural features, such as creeks, gullies, waterways, wetlands, flora and fauna communities, habitats, vegetation and bushland, are protected and buffered from activities in the zone and adjoining land uses;

(h) development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone. Such infrastructure and services are designed and operated to maintain public safety and environmental health; and

(i) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

6.2.5 High impact industry zone code

6.2.5.1 Application

This code applies to assessable development:

(a) within the High impact industry zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the High impact industry zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.5.2 Purpose and overall outcomes

(1) The purpose of the High impact industry zone code is to provide for high impact industry uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.

(2) The purpose of the High impact industry zone code in the local government area is to provide for a range of Industry activities at a larger scale and higher intensity relative to the Medium impact industry zone.

(3) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:

(a) uses in the zone are predominantly for higher intensity, higher impact Industry activities that have the potential to generate significant offsite impacts, including medium impact industry and high impact industry uses;

(b) development of ancillary Accommodation and Business activities may be established only where directly supporting the ongoing Industry activities of the zone. These uses are limited to caretaker's accommodation, food and drink outlets, offices and service stations. Such uses must be appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of Industry activities[6];

(c) development of limited Community and Other activities, compatible with this zone, may also be established. Such uses are limited to crematoriums, emergency services, air services, substations, telecommunications facilities and utility installations;

(d) existing and planned Industry activities are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;

(e) development provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format and land consumptive Industry activities;

(f) development has a built form that is compatible with the intended scale and character of the streetscape and surrounding area whilst accommodating industry operating requirements;

[6] Development within the High impact industry zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

(g) Industry activities integrate with the locality by providing a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;

(h) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land and sensitive uses;

(i) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(j) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use[7];

(k) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(l) development is provided with the full range of urban services to support industry and employment needs, including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;

(m) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(n) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

[7] Development within the High impact industry zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

6.2.6 Industry investigation zone code

6.2.6.1 Application

This code applies to assessable development:

(a) within the Industry investigation zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Industry investigation zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.6.2 Purpose and overall outcomes

(1) The purpose of the Industry investigation zone code is to identify and protect land that may be suitable for Industry activities where further detailed planning, investigations and studies are required to determine the suitability of the Industry investigation zone for use as an industry zone.

(2) The purpose of the Industry investigation zone code in the local government area is to ensure that development is designed and coordinated to support Industry activities of a nature and scale that is compatible with the surrounding area and provided with services and infrastructure.

(3) The purpose of the Industry investigation zone code will be achieved through the following overall outcomes:

(a) prior to the granting of development approvals in accordance with strategic planning undertaken by Council or approved State Development Area Development Schemes:

(i) interim land uses and other development is predominantly limited to existing uses to ensure that the future potential of land to be used for urban purposes is not compromised; and

(ii) development avoids the sporadic or premature creation of additional lots[8];

(b) development is undertaken in accordance with any strategic plan, prepared and approved master plan or a preliminary approval pursuant to the Act, demonstrating that:

(i) development occurs in accordance with any strategic planning undertaken by the Council;

(ii) unless otherwise specified in a local plan code, development within the zone co-ordinates with existing or future planned development through logical planning of the full extent of the Industry investigation zone and neighbouring communities[9];

(iii) development provides for a low-rise building form that is compatible with the character of the surrounding area;

(iv) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores,

[8] Development within the Industry investigation zone may be requested to provide a Development needs assessment report in accordance with PSP SC6.7 (Growth management).
[9] Development within the Industry investigation zone may be requested to provide a Structure plan in accordance with PSP SC6.7 (Growth management).

coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;

(v) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(vi) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;

(vii) the scale, density and layout of development facilitates an efficient land use pattern that:

(A) is well connected to other parts of the urban fabric and planned future development; and

(B) encourages public transport accessibility and use;

(viii) Industry activities are adequately separated from sensitive uses to minimise the likelihood of environmental harm or environmental nuisance occurring;

(ix) development is sited or co-located having regard to its servicing capabilities in terms of infrastructure, road, rail, proximity to sea, airports, other associated industries and work forces;

(x) development provides for pedestrian and bicycle movement networks that maximise connectivity, permeability and ease of movement within industry investigation areas and to existing urban areas;

(xi) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(xii) conflicts with the existing or potential productive use of adjoining or adjacent non-industrial land are avoided or appropriately managed;

(xiii) interim land uses and other development is predominantly limited to existing uses to ensure that the future potential of land to be used for urban purposes is not compromised;

(xiv) development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development;

(xv) the viability of both existing and future Industry activities are protected from the intrusion of incompatible uses;

(xvi) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;

(xvii) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(xviii) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission

infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

6.2.7 Local centre zone code

6.2.7.1 Application

This code applies to assessable development:

(a) within the Local centre zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Local centre zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.7.2 Purpose and overall outcomes

(1) The purpose of the Local centre zone code is to provide for a limited range of land uses and activities to service local needs. It includes local shopping, local employment nodes, commercial uses, cafes and dining, entertainment, community services and residential development, where it can integrate and enhance the fabric of the activity centre but is not the predominant use.

(2) The purpose of the Local centre zone code in the local government area is to provide for a range of Business and Community activities that complement, but do not compete with, the role and function of higher order activity centres. The zone meets the convenience service needs of smaller rural, coastal townships or discrete residential areas and provides local employment opportunities. Local centres are developed as well-designed, safe and visually attractive centres, predominantly in a low-rise building format, where significant off-site impacts are avoided.

(3) The purpose of the Local centre zone code will be achieved through the following overall outcomes:

(a) development provides for a range of Business activities that service the local level convenience needs of residents and surrounding tourism or primary production industries and offers locally-based employment opportunities. These uses include, but are not limited to, food and drink outlets, offices, shops, shopping centres and veterinary services;

(b) development provides for a range of complementary Community activities in appropriate locations to encourage community interaction and support the health, safety and wellbeing of local residents. These uses include child care centres, community uses, emergency services and health care services;

(c) Recreation, Industry and Other activities may be established where they are compatible with the character and amenity of surrounding development. Such uses include indoor sport and recreation, service industries and utility installations;

(d) beyond existing uses, development provides for a limited range of Accommodation activities, including caretaker's accommodation, dual occupancies and multiple dwellings, where such uses are ancillary and support the predominant business functions of the zone;

(e) development of Business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre and the Whitsunday hierarchy of centres[10]. For development in the Local centre zone, this includes consideration of the following:

[10] Development within the Local centre zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

(i) the function and role of existing Business activities in the zone is maintained and not significantly expanded;

(ii) shopping centres have a maximum retail and commercial GLA in the order of 1,500m^2; and

(iii) higher order shopping facilities, including full-line supermarkets, department stores and discount department stores are not established in the zone;

(f) development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;

(g) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;

(h) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with demonstrated connectivity to surrounding land uses;

(i) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters, such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;

(j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(k) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement in a manner that encourages public transport accessibility and use;

(l) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(m) development demonstrates that an appropriate level of transport infrastructure is available and will not unreasonably interfere with the safe and efficient operation of the surrounding road network[11];

(n) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;

(o) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(p) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

[11] Development within the Local centre zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

6.2.8 Low density residential zone code

6.2.8.1 Application

This code applies to assessable development:

(a) within the Low density residential zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.8.2 Purpose and overall outcomes

(1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.

(2) The purpose of the Low density residential zone code in the local government area is to provide for predominantly low density, low-rise Accommodation activities on a range of lot sizes. Whilst primarily intended to accommodate dwelling houses, limited other Accommodation activities may also be established in the zone where compatible with the prevailing residential character and amenity.

(3) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:

(a) development provides for low density housing types, primarily in the form of dwelling houses that promote variety in housing size and choice;

(b) limited other Accommodation activities, such as community residences, residential care facilities and retirement facilities, may be established in the zone, where such uses are compatible with the prevailing scale and residential character of surrounding development;

(c) home based businesses that are compatible with local residential amenity may be established in the zone;

(d) development may provide for limited Business, Community and Other activities, including sales offices, shops (limited to corner stores), community uses, emergency services and utility installations, which:

(i) directly support the day to day needs of the immediate residential community;

(ii) are a small-scale and low intensity;

(iii) are compatible with the local residential character and amenity of the area;

(iv) wherever possible, are co-located with similar activities within the zone;

(v) are accessible to the population they serve and are located on the major road network rather than local residential streets; and

(vi) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;

(e) development occurring in residential neighbourhoods takes place in a planned, orderly manner that promotes certainty and maintains a high level of residential amenity for existing residents, in terms of the type, design and density of development that may occur over time;

(f) development in the zone provides for an attractive, open and low density form of urban residential living that promotes a sense of character and community inclusion;

(g) development provides for a range of lot sizes;

(h) to maintain the low density character and residential amenity of the zone, development has a low-rise built form;

(i) the scale, density and layout of development facilitates an efficient land use pattern that:

  (i) is well connected to other parts of the urban fabric and planned future development;

  (ii) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; and

  (iii) encourages public transport accessibility and use;

(j) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development;

(k) development incorporates a high level of residential amenity, personal health and safety and protection for property;

(l) communities are supported by interconnected open space networks and local centres incorporating attractive, comfortable, safe and convenient public spaces;

(m) development provides for pedestrian and bicycle movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas;

(n) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(o) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network[12];

(p) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;

(q) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

[12] Development within the Low density residential zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

(r) development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;

(s) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(t) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

6.2.9 Low impact industry zone code

6.2.9.1 Application

This code applies to assessable development:

(a) within the Low impact industry zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Low impact industry zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.9.2 Purpose and overall outcomes

(1) The purpose of the Low impact industry zone code is to provide for service and low impact industry uses. It may include non-industrial and business uses that support Industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.

(2) The purpose of the Low impact industry zone code in the local government area is to provide for low intensity Industry activities of a nature and scale that are compatible with intended development in the surrounding area.

(3) The purpose of the Low impact industry zone code will be achieved through the following overall outcomes:

(a) uses in the zone are predominantly for low intensity, low impact Industry activities, including bulk landscape supplies, low impact industry, research and technology industry, service industry and warehouse uses;

(b) development of ancillary Accommodation activities may be established only where directly supporting the ongoing Industry activities of the zone. These uses are limited to caretaker's accommodation;

(c) development of Business, Rural and Other activities, which are not ancillary but are compatible with Industry activities, may be established in the zone. These uses include, but are not limited to, agricultural supplies stores, hardware and trade supplies, offices, outdoor sales, showrooms, rural industries, transport depots and utility installations. Such uses must be appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of Industry activities[13];

(d) development of limited Community and Recreation activities compatible with this zone may also be established. Such uses are limited to community uses, emergency services, funeral parlours and indoor sport and recreation;

(e) existing and planned Industry activities are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;

(f) development provides for a range of lot sizes to cater for varying industry needs and user requirements;

(g) development has a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area;

[13] Development within the Low impact industry zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

(h) Industry activities integrate with the locality by providing a high quality of built form and landscaping in keeping with the expectations of a modern, safe and attractive industrial environment;

(i) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land and sensitive uses;

(j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(k) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use[14];

(l) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(m) development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;

(n) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(o) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

[14] Development within the Low impact industry zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

6.2.10 Low-medium density residential zone code

6.2.10.1 Application

This code applies to assessable development:

(a) within the Low-medium density residential zone code as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Low-medium density residential zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.10.2 Purpose and overall outcomes

(1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types, including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.

(2) The purpose of the Low-medium density residential zone code in the local government area is to provide for low-medium density Accommodation activities in a low to medium-rise format, comprising of a range of single and multiple residential uses for permanent residents.

(3) The purpose of the Low-medium density residential zone code will be achieved through the following overall outcomes:

(a) development provides for a compatible mix of low and medium density residential dwelling choices and forms, predominantly for permanent living, including dwelling houses, dual occupancies and multiple dwellings (such as townhouses, villas, terraces and row houses);

(b) other low-medium density Accommodation activities, such as community residence, relocatable home parks, residential care facilities, retirement facilities, short-term accommodation and tourist parks, may also be provided. The operation and scale of these uses are compatible with, but do not detract from, the intended residential character and amenity of the zone;

(c) home based businesses that are compatible with local residential amenity may be established in the zone;

(d) development may provide for limited Business, Community and Other activities including sales offices, shops (limited to corner stores), community uses, emergency services and utility installations which:

(i) directly support the day to day needs of the immediate residential community;

(ii) are small-scale and low intensity;

(iii) are compatible with the local residential character and amenity of the area;

(iv) wherever possible, are co-located with similar activities within the zone;

(v) are accessible to the population they serve and are located on the major road network rather than local residential streets; and

(vi) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;

(e) residential development encourages and facilitates urban consolidation;

(f) development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;

(g) the scale, density and layout of development facilitates an efficient land use pattern that:

(i) is well connected to other parts of the urban fabric and planned future development;

(ii) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; and

(iii) encourages public transport accessibility and use;

(h) multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development, having regard to:

(i) microclimate impacts, including the extent and duration of any overshadowing;

(ii) privacy and overlooking impacts;

(iii) impacts upon views and vistas; and

(iv) building massing and scale relative to its surroundings;

(i) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development;

(j) development incorporates a high level of residential amenity, personal health and safety and protection for property;

(k) communities are supported by interconnected open space networks and local centres incorporating attractive, comfortable, safe and convenient public spaces;

(l) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;

(m) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(n) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network[15];

[15] Development within the Low-medium density zone may be requested to provide a Traffic assessment report in accordance with PSP SC6.7 (Growth management).

(o) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;

(p) development avoids or mitigates adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location design, operation and management;

(q) development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;

(r) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(s) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

6.2.11 Major centre zone code

6.2.11.1 Application

This code applies to assessable development:

(a) within the Major centre zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Major centre zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.11.2 Purpose and overall outcomes

(1) The purpose of the Major centre zone code is to provide for a mix of uses and activities. It includes concentrations of higher order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a sub-region in the Planning Scheme area.

(2) The purpose of the Major centre zone code in the local government area is to accommodate a wide range of Business, Entertainment, Accommodation and Community activities in an active and vibrant mixed use environment. The scale and intensity of such development is consistent with the intended role and function of the Whitsunday hierarchy of centres.

(3) The purpose of the Major centre zone code will be achieved through the following overall outcomes:

(a) development supports the role of the zone as the regional focus and location of the highest order and intensity of Business and Entertainment activities. Such uses include, but are not limited to, food and drink outlets, offices, shops, shopping centres, clubs, function facilities, hotels, theatres and tourist attractions;

(b) development provides the highest order of Community activities to service the regional needs of the centre and to encourage community interaction, health and wellbeing. These Community activities include child care centres, community uses, educational establishments, emergency services, health care services and hospitals and places of worship;

(c) Recreation, Industry and Other activities, such as indoor sport and recreation, service industries and utility installations may be established where they are compatible with the character and amenity of surrounding development;

(d) a mix of low-medium density Accommodation activities, such as dual occupancies, multiple dwellings, rooming accommodation and short-term accommodation uses are provided that are complementary to the predominant business functions of the zone, with residential buildings incorporating non-accommodation activities at street level to activate the public realm;

(e) development of Business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre and the Whitsunday hierarchy of centres[16];

[16] Development within the Major centre zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

(f) Development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;

(g) development provides for an efficient pattern of land use where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities. All development has a clear connection to the pedestrian, bicycle, public transport and road transport networks and infrastructure;

(h) wherever possible, Business and Community activities are co-located and designed to contribute to safety, security and vitality of the centre;

(i) the built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places, in keeping with the primary role and focus of the zone as a major hub;

(j) development contributes to the creation of an active, safe and legible public realm and, where appropriate, incorporates significant public open spaces including plazas, parks and gardens;

(k) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with connectivity to surrounding land uses;

(l) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding development, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;

(m) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(n) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;

(o) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(p) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network[17];

(q) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;

(r) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(s) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

[17] Development within the Major centre zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

6.2.12 Medium impact industry zone code

6.2.12.1 Application

This code applies to assessable development:

(a) within the Medium impact industry zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Medium impact industry zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.12.2 Purpose and overall outcomes

(1) The purpose of the Medium impact industry zone code is to provide for medium impact industry uses. It may include non-industrial and business uses that support the Industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.

(2) The purpose of the Medium impact industry zone code in the local government area is to provide for a wide range of Industry activities at a larger scale and higher intensity relative to the Low impact industry zone.

(3) The purpose of the Medium impact industry zone code will be achieved through the following overall outcomes:

(a) uses in the zone are predominantly for low to medium intensity and low to medium impact Industry activities, including bulk landscape supplies, low impact industry, medium impact industry, research and technology industry, service industry and warehouse uses;

(b) development of ancillary Accommodation may be established only where directly supporting the ongoing Industry activities of the zone. These uses are limited to caretaker's accommodation;

(c) development of Business, Rural and Other activities, which are not ancillary but are compatible with Industry activities, may be established in the zone. These uses include, but are not limited to, agricultural supplies stores, hardware and trade supplies, offices, outdoor sales, showrooms, rural industries, transport depots, transport depots and utility installations. Such uses must be appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of Industry activities[18];

(d) development of limited Community activities, compatible with this zone may also be established. Such uses are limited to crematoriums, emergency services and funeral parlours;

(e) existing and planned Industry activities are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;

(f) development provides for a range of lot sizes to cater for varying industry needs and user requirements;

(g) development has a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area;

[18] Development within the Medium impact industry zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

(h) Industry activities integrate with the locality by providing a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;

(i) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land and sensitive uses;

(j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(k) Industry activities provide for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use[19];

(l) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(m) development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;

(n) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(o) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

[19] Development within the Medium impact industry zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

6.2.13 Mixed use zone code

6.2.13.1 Application

This code applies to assessable development:

(a) within the Mixed use zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Mixed use zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.13.2 Purpose and overall outcomes

(1) The purpose of the Mixed use zone code is to provide for a mixture of development that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact uses.

(2) The purpose of the Mixed use zone code in the local government area is to provide for an appropriate mix of uses that take advantage of and support the development of key mixed use activity areas.

(3) The purpose of the Mixed use zone code will be achieved through the following overall outcomes:

(a) development provides for a range of activities that are compatible with the intent of the zone;

(b) Community and Other activities established in the zone are appropriately designed and located to assist in maintaining public health, contribute to the comfort and safety of residents and visitors and integrate with the built form and character of the zone. Such uses include community uses, emergency services, health care services and utility installations;

(c) the range, scale and intensity of Business, Recreation and Entertainment activities provided within this zone service the needs of surrounding residents and visitors, not compromising the role and function of existing centres within the region. These activities include but are not limited to food and drink outlets, offices, shops, indoor sport and recreation, bars, clubs, hotels, nightclub entertainment facilities, micro-breweries, coffee roasteries and tourist attractions;

(d) development provides for a range of Accommodation activities consistent with the mixed use environment intended in this zone. Such Accommodation activities include multiple dwellings, resort complexes, rooming accommodation and short-term accommodation;

(e) the scale, character and built form of development contributes to a high standard of amenity in keeping with the intended role and function of the particular precinct[20];

(f) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;

[20] Development within the Mixed use zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

(g) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with connectivity to surrounding land uses;

(h) development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;

(i) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding development, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;

(j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(k) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network[21];

(l) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;

(m) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;

(n) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(o) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

[21] Development within the Mixed use zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

6.2.14 Neighbourhood centre zone code

6.2.14.1 Application

This code applies to assessable development:

(a) within the Neighbourhood centre zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Neighbourhood centre zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.14.2 Purpose and overall outcomes

(1) The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods. It includes small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.

(2) The purpose of the Neighbourhood centre zone code in the local government area is to provide for a limited range of small-scale Business and Community activities that support the basic convenience needs of local neighbourhoods.

(3) The purpose of the Neighbourhood centre zone code will be achieved through the following overall outcomes:

(a) development provides for the convenience and day to day Business needs of localised residential catchments, with uses including small-scale food and drink outlets, offices and shops;

(b) Community, Industry and Other activities, such as child care centres, community uses, emergency services, service industries and utility installations, may be established in the zone where they are compatible with the amenity of surrounding residential development;

(c) development provides for a limited range of Accommodation activities, including caretaker's accommodation, dual occupancies and multiple dwellings where such uses are ancillary to and support the predominant business functions of the zone;

(d) Business and Community activities are of a small-scale and limited intensity to maintain and reinforce the role and function of higher order activity centres as the preferred location for Business activities in the region, as demonstrated in the Whitsunday hierarchy of centres;

(e) development of Business activities in the Neighbourhood centre zone includes consideration of the following:

(i) the function and role of existing Business activities in the zone is maintained[22];

(ii) any commercial or retail component of development does not exceed 150m^2 GLA; and

(iii) site cover of the entire development does not exceed 50%;

[22] Development within the Neighbourhood centre zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

(f) development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;

(g) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;

(h) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with connectivity to surrounding land uses;

(i) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding development, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;

(j) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;

(k) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(l) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network[23];

(m) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(n) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;

(o) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(p) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

[23] Development within the Neighbourhood centre zone may be requested to provide a Traffic assessment report in accordance with PSP SC6.7 (Growth management).

6.2.15 Recreation and open space zone code

6.2.15.1 Application

This code applies to assessable development:

(a) within the Recreation and open space zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Recreation and open space zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.15.2 Purpose and overall outcomes

(1) The purpose of the recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities. It may provide for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation. Areas, such as parks, playing fields and playgrounds, are generally accessible to the public, however, access may be limited in certain areas at certain times. When required to meet community needs, development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts and other infrastructure to support the activities, provide safe access and support the management of these essential built structures.

(2) The purpose of the Recreation and open space zone code in the local government area is to provide for Recreation activities, open space and park functions and ancillary uses and infrastructure which are associated with the public use of those areas.

(3) The purpose of the Recreation and open space zone code will be achieved through the following overall outcomes:

(a) development provides for a range of passive and active Recreation activities that provide for the recreational needs of residents and visitors, including indoor/outdoor sport and recreation and park uses. The zone accommodates both formal and informal Recreation activities, including playing fields, equestrian facilities, outdoor cultural activities, educational activities, public swimming pools and outdoor courts;

(b) development may provide for limited other Community and Entertainment activities where they provide support for the predominant Recreation activity. Such uses include community uses, emergency services, clubs and function facilities as well as further supporting infrastructure, such as amenities blocks, shelters, spectator stands and picnic tables. Lighting infrastructure may be established in the zone where it supports the ongoing safe, comfortable and efficient operation of Recreation activities;

(c) recreation and open space areas may be used for temporary or periodical Business activities, such as markets or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing recreation and open space facilities and do not unduly impact on the amenity and character of the surrounding area;

(d) to maintain the intended character and amenity of the zone, development integrates with and compliments the streetscape and has a low-rise built form;

(e) development in the zone encourages personal safety and property security through the design of buildings and spaces, allowing for casual surveillance and the clear definition of public and private spaces;

(f) the co-location and multiple use of sport and recreation fields and facilities by complementary Recreation activities is encouraged;

(g) areas used for Recreation activities and open space complement and, where possible, are connected to other parts of the broader regional open space network, including land in the Environmental management and conservation zone;

(h) development in the zone provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality;

(i) existing and planned Recreation activities and open space areas are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of the land for recreation and open space purposes;

(j) foreshores provide high quality recreation areas and are protected from further encroachment by incompatible development;

(k) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through location, design, operation and management;

(l) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;

(m) development is provided with an appropriate level of services and infrastructure that maintains public health, avoids negative impacts on the natural environment and ensures the safety of buildings and works;

(n) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(o) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

6.2.16 Rural zone code

6.2.16.1 Application

This code applies to assessable development:

(a) within the Rural zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Rural zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.16.2 Purpose and overall outcomes

(1) The purpose of the Rural zone code is to:

(a) provide for a wide range of rural uses, including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;

(b) provide opportunities for non-rural uses that are compatible with agriculture, the environment and the landscape character of the rural area, where they do not compromise the long-term use of the land for rural purposes; and

(c) protect and manage significant natural features, resources, and processes, including the capacity for primary production.

(2) The purpose of the Rural zone code in the local government area is to provide for a wide range of Rural activities and a limited range of non-rural activities, which complement or provide a service to rural areas. Activities in rural areas are sustainably managed to protect, maintain and enhance the productivity, character, visual amenity and ecological sustainability of the area.

(3) The purpose of the Rural zone code will be achieved through the following overall outcomes:

(a) development provides for a broad range of Rural activities, including animal husbandry, cropping, roadside stalls and wholesale nurseries, animal keeping, aquaculture, intensive animal industry, intensive horticulture, renewable energy facilities and rural industry, provided that adverse environmental and amenity impacts are avoided or appropriately managed;

(b) permanent Accommodation activities are limited to dwelling houses and caretaker's accommodation on existing lots. Home based businesses, nature-based tourism, Short-term accommodation (Dwelling), rural workers accommodation and tourist parks may also be established where the scale, intensity and nature of the use integrates with the rural landscape, rural activities and promotes the sustainable use of rural land;

(c) Business, Industry, Recreation and Community activities that are compatible with a rural setting and support rural enterprise and community wellbeing are facilitated where they do not compromise the use of the land for Rural activities. Such uses include agricultural supply stores, veterinary services, bulk landscaping supplies, community uses, emergency services and, where supporting the tourism industry, indoor sport and recreation, outdoor sport and recreation, environment facility, shop or food and drink outlet;

(d) non-rural activities are located, designed and operated to minimise conflicts with existing and future Rural activities on the surrounding rural lands;

(e) intensive Rural activities are not located adjacent to sensitive uses and are designed and operated to maintain the rural character and amenity of the zone;

(f) development encourages the continued operation of existing agri-business and continued development of new agri-business opportunities;

(g) development for extractive industry or a renewable energy facility is appropriately designed, operated and managed to minimise significant nuisance and environmental impacts on surrounding premises;

(h) development does not alienate or fragment agricultural land for current or future productivity unless:

  (i) there is an overriding need for the development in terms of public benefit; and

  (ii) no other site is suitable for the particular purpose;

(i) the built form of development in the zone integrates with and complements the predominant rural character and scale of the zone and sensitively responds to the environmental and topographical features of the landscape;

(j) to maintain the rural character and amenity of the locality, development of Business or Accommodation activities have a low-rise built form with a ~~maximum~~ building height of 8.5m above ground level, or 10.0m above ground level, where located on slopes exceeding 15%;

(k) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(l) development is provided with an appropriate level of services and infrastructure that maintains public health, avoids negative impacts on the natural environment and ensures the safety of buildings and works;

(m) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(n) the safety and efficiency of existing and future infrastructure (including road, rail, telecommunications and electrical infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

6.2.17 Rural residential zone code

6.2.17.1 Application

This code applies to assessable development:

(a) within the Rural residential zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Rural residential zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.17.2 Purpose and overall outcomes

(1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided and where the intensity of residential development is generally dispersed.

(2) The purpose of the Rural residential zone code in the local government area is to ensure that development is low density and semi-rural in nature, developed as a logical extension, infill or consolidation of existing rural residential zoned land. These areas occur on land considered unsuitable for agricultural production with Rural activities limited to small-scale activities that do not impact on the rural residential amenity of the zone.

(3) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:

(a) development provides for low density Accommodation activities, in the form of dwelling houses on a range of relatively large lots within a semi-rural setting. Home based businesses may be established in the zone, where the scale, intensity and nature of the activity does not disturb the rural residential character and amenity of the surrounding locality;

(b) Rural, Business and Community activities are limited to small-scale and low intensity uses that are compatible with the prevailing rural residential character and amenity of the zone. Such uses are limited to animal husbandry, cropping, roadside stalls, sales offices, community uses and emergency services;

(c) to maintain the low density character and rural residential amenity of the zone, development has a low-rise built form;

(d) the built form of development integrates with and complements the predominant rural residential character and scale of the zone and is sympathetic to the environmental and topographical features of the landscape;

(e) development for Accommodation activities adjacent to rural land does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes;

(f) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(g) development is provided with an appropriate level of services and infrastructure that maintains public health, avoids negative impacts on the natural environment and ensures the safety of buildings and works; and

(h) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

6.2.18 Special industry zone code

6.2.18.1 Application

This code applies to assessable development:

(a) within the Special industry zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Special industry zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.18.2 Purpose and overall outcomes

(1) The purpose of the Special industry zone code is to provide for specialised industry uses, including those that are noxious and hazardous. It may include non-industrial and business uses that support the Industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as special industry in the schedule of definitions;

(2) The purpose of the Special industry zone in the local government area is to provide for existing and future large scale, high intensity industry, which has the potential to significantly impact sensitive uses;

(3) The purpose of the Special industry zone code will be achieved through the following overall outcomes:

(a) uses in the zone are predominantly for higher intensity, higher impact Industry activities that have the potential to generate significant off-site impacts, including high impact industry and special industry uses;

(b) development of limited Accommodation, Community and Other activities compatible with this zone may also be established. These uses are limited to caretaker's accommodation, emergency services, substations, telecommunications facilities and utility installations. Such uses must be appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of Industry activities[24];

(c) development provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format and land consumptive Industry activities;

(d) development has a built form that is compatible with the intended scale and character of the streetscape and surrounding area whilst accommodating industry operating requirements;

(e) Industry activities integrate with the locality by providing a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;

(f) the viability of both existing and future noxious and hazardous Industry activities are protected from the intrusion of incompatible uses;

(g) uses and works for noxious and hazardous industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent

[24] Development within the Special impact industry zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

non-industrial land, having regard to the inherent risks associated with these types of industries;

(h) Accommodation activities are not located within close proximity to the Industry activities in the zone;

(i) any sensitive uses located in the Special industry zone do not compromise the viability of both existing and future Industry activities;

(j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(k) Industry activities provide for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use[25];

(l) development is provided with the full range of urban services to support industry and employment needs including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;

(m) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(n) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

[25] Development within the Special industry zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

6.2.19 Tourist accommodation zone code

6.2.19.1 Application

This code applies to assessable development:

(a) within the Tourist accommodation zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Tourist accommodation zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.19.2 Purpose and overall outcomes

(1) The purpose of the Tourist accommodation zone code is to provide for short-term accommodation in locations where there is a strong focus on tourist attractions supported by community uses and small-scale services and facilities.

(2) The purpose of the Tourist accommodation zone code in the local government area is to provide development that meets the needs and expectations of visitors to the Region through the co-location of a range of Accommodation and Business activities.

(3) The purpose of the Tourist accommodation zone code will be achieved through the following overall outcomes:

(a) development provides for Accommodation activities, primarily in the form of relocatable home parks, resort complexes, rooming accommodation, short-term accommodation and tourist parks, that promote variety in visitor accommodation;

(b) development facilitates opportunities for establishing tourist facilities and services in urban, rural, environmental or coastal areas to complement tourist accommodation and enhance the attractiveness of tourist areas;

(c) development may provide for limited Business, Community and Other activities, including food and drink outlets, shops, community uses, emergency services and utility installations, which:

(i) directly support the day to day needs of the immediate visitors and residential community;

(ii) are small-scale and low intensity;

(iii) are compatible with the local residential character and amenity of the area;

(iv) wherever possible, are co-located with similar activities within the zone;

(v) are accessible to the population they serve and are located on the major road network, rather than local residential streets;

(vi) do not undermine the viability of nearby centres[26];

(vii) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation,

[26] Development within the Tourist accommodation zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;

(d) to maintain the low intensity character and residential amenity of the zone, development has a low-rise built form;

(e) development enhances and protects the unique local, scenic, environmental, cultural or historic character of the locality;

(f) development is facilitated where it has a direct relationship with local scenic, environmental, recreational, cultural or historic character;

(g) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development;

(h) development incorporates a high level of residential amenity, personal health and safety and protection for property;

(i) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;

(j) development located close to centres, community facilities and open space provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;

(k) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(l) development demonstrates an appropriate level of transport infrastructure is available and will not unreasonably interfere with the safe and efficient operation of the surrounding road network[27];

(m) development is reflective of, and responsive to, the environmental constraints of the land;

(n) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) that form the basis of the tourist attraction. Any unavoidable impacts are minimised through sensitive location, design, operation and management;

(o) development is provided with an appropriate level of services and infrastructure that maintains public health, avoids negative impacts on the natural environment and ensures the safety of buildings and works;

(o) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(p) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

[27] Development within the Tourist accommodation zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

6.2.20 Waterfront and marine industry zone code

6.2.20.1 Application

This code applies to assessable development:

(a) within the Waterfront and marine industry zone as identified on the zoning maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Waterfront and marine industry zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.20.2 Purpose and overall outcomes

(1) The purpose of the Waterfront and marine industry zone code is to provide for waterfront, marine and business industry uses that require land near, or adjoining the waterfront. It may include non-industrial and business uses that support the Industrial activities, where they do not compromise the long-term use of the land for industrial purposes.

(2) The purpose of the Waterfront and marine industry zone code in the local government area is to provide a dedicated area for the establishment of waterfront and marine Industry activities as well as a limited range of non-industry activities that are compatible.

(3) The purpose of the Waterfront and marine industry zone code will be achieved through the following overall outcomes:

(a) the Waterfront and marine industry zone is predominantly used for marine industry uses, including ship and boat building, marine equipment manufacturing, marine and maritime service providers, storage, marine vessel refitting and marine vessel maintenance operations;

(b) other Industry activities may be established in the zone where they require access to a navigable waterway or provide support or complementary services to marine industry uses;

(c) development of ancillary Accommodation and Business activities may be established only where directly supporting the ongoing Industry activities of the zone. These uses are limited to caretaker's accommodation, food and drink outlets, outdoor sales and service station;

(d) Rural and Other activities may also be established in the zone where they are ancillary to and directly support the ongoing viability and operation of marine industry uses. These uses include rural industries (including wholesale and distribution of seafood products), aquaculture, landings and port services;

(e) compatible non-maritime uses should be co-located within the site allowing for good pedestrian access and permeability;

(f) the zone is protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of premises for Industry activities;

(g) the first stage of development incorporates a single integrated area for marine services and repair infrastructure for use by all existing and future operators located in the zone, comprising of:

(i) a canal basin;

(ii) a boat ramp into the canal basin;

(iii) a straddle lift for vessels up to 30m in length;

(iv) hardstand area (with a minimum area of approximately 2 hectares);

(v) equipment for the removal, treatment and disposal of sewage and other solid and liquid waste from vessels, including bilge water;

(vi) equipment for the removal and storage of fuel from vessels;

(vii) a vessel wash down facility designed and constructed to industry best practice standards;

(viii) a location for an enclosed pressure sand blasting and painting facility; and

(ix) a waste treatment system for the containment, treatment and removal of waste materials from blasting, painting and surface coating activities. The waste treatment system must be located so that influx of tidal waters is prevented;

(h) development has a built form that meets the functional needs of marine industry uses and is also sympathetic to the non-urban character and amenity of the surrounding area;

(i) development incorporates high quality urban design and landscaping to create an attractive, functional and legible waterfront industry precinct;

(j) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land and sensitive uses;

(k) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

(l) Industry activities provide for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use[28];

(m) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;

(n) development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;

(o) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

(p) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is

[28] Development within the Waterfront and marine industry zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

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Part 7 Local Plans

7.1 Preliminary

(1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.

(2) Local plans are mapped and included in Schedule 2 (Mapping).

(3) A precinct may be identified for part of a local plan.

(4) The categories of development and assessment for development in a local plan are in Part 5 (Tables of assessment).

(5) Assessment benchmarks for local plans are contained in a local plan code.

(6) Each local plan code identifies the following:

(a) the application of the local plan code;

(b) the purpose of the local plan code;

(c) the overall outcomes that achieve the purpose of the local plan code;

(d) the purpose and overall outcomes for each precinct;

(e) the performance outcomes that achieve the overall outcomes of the local plan code;

(f) the acceptable outcomes that achieve the performance outcomes of the local plan code; and

(g) the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct.

(7) The following are the local plan codes for the Planning Scheme:

(a) Airlie Beach local plan;
(b) Bowen local plan; and
(c) Hamilton Island local plan.

7.2 Local plan codes

7.2.1 Airlie Beach local plan code

7.2.1.1 Application

This code applies to assessable development within the Airlie Beach local plan area as identified on the Local plan maps contained within Schedule 2 (Mapping).

Editor's note – To the extent of any inconsistency between the Airlie Beach local plan code and any other part of the Planning Scheme, the Airlie Beach local plan code prevails.

7.2.1.2 Purpose and overall outcomes

(1) The purpose of the Airlie Beach local plan code is to provide a development framework that:

(a) promotes the unique attributes of the locality;

(b) facilitates diverse Accommodation, Business and Entertainment activities;

(c) cultivates a hub of activity, social interaction, quality public space and placemaking; and

(d) contributes to the vitality and experience of Airlie Beach, as a tropical coastal tourist destination;

(2) The purpose of the Airlie Beach local plan code will be achieved through the following overall outcomes:

~~(a) The character of Airlie Beach, which includes its vital, small town scale, tropical climate, pedestrian neighbourhoods, compact Main Street form, blue views to the sea and green views to Airlie Hill, visually penetrable buildings and heights and lush landscape elements, is maintained;~~

~~(b)~~(a) development reduces visual bulk of buildings by utilising podiums, awnings, articulation, materials, colours and landscaping to create visual interest;

~~(c)~~(b) development is climate responsive and promotes a 'tropical sense of place', incorporating high quality, adaptable design, that is sensitive to the surrounding natural landscape, open spaces and pedestrian routes;

~~(d)~~(c) semi-public spaces, streets, laneways or other public spaces are designed to:

(i) ensure public access is available 24 hours a day; and

(ii) create a safe environment that maximises casual surveillance and discourages anti-social behaviour;

~~(e)~~(d) placemaking, wayfinding and landscaping are utilised to promote a strong sense of place, encourage social interaction and activity, guide navigation throughout Airlie Beach and delineate boundaries between public, semi-public and private spaces;

~~(f)~~(e) development incorporates permeable pedestrian and cycle movement from the Bicentennial Walkway through to the Whitsunday Transit Terminal and from the Foreshore through Precinct A, Precinct B and Precinct C to Waterson Way via existing and future laneways and pedestrian routes;

~~(g)~~(f) pedestrian focused environments are established along Canal Street, Coconut Grove, Main Street and internal road networks of Precinct C with:

(i) buildings built to the street alignment at ground level;

(ii) predominantly active uses at ground level;

(iii) façades articulated to ensure large, blank walls are not created;

(iv) awnings covering adjoining pedestrian footpaths along the full length of buildings;

(v) driveways avoided where alternate access points are available; and

(vi) undercroft car parking or car parking located to the rear or side of buildings; and

~~(h)~~(g) development fronting Waterson Way ensures a safe and comfortable pedestrian experience, considering future expansion of Waterson Way as a double lane major collector route bypassing Airlie Beach;

~~(i)~~(h) car parking is located away from the primary road frontage or screened, at rates that recognise pedestrian and cycle accessibility and cross utilisation within Airlie Beach;

~~(j)~~(i) car parking demand is met efficiently, considering linkages and alternating peak demand between uses, with payments for parking in lieu considered in Precinct A and B where required parking cannot be provided on site;

Editor's note – Council is developing a precinct parking plan to inform payments per car park in lieu of development unable to provide on-site and timing of car park delivery. If applicable, contact Council for pre-lodgement advice to determine suitability.

~~(k)~~(j) redevelopment in the Main Street and or adjoining the Foreshore is encouraged at higher density to account for existing constraints and encourage further revitalisation, enhancement of existing laneways and development of future laneways;

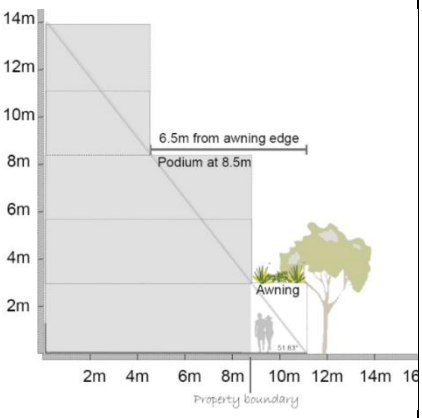
~~(l)~~(k) development in Precinct C incorporates an internal road layout, which provides rear of lot access to properties in Precinct B and a vehicular connection across Airlie Creek;

~~(m)~~(l) development in Precinct C and Precinct D is sited, orientated and designed to create an integrated, permeable and landscaped area with an active public plaza provided in each precinct to create a social hub and focal point of activity; and

~~(n)~~(m) development in Precinct D incorporates a luxury hotel, including function facilities, designed to cater for a premium tourism market.

7.2.1.3 Assessment benchmarks

Table 7.2.1.3.1: Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
All areas - Built form			
PO1	Development utilises podiums, awnings, articulation, an attractive roofline and landscaping to improve visual interest, visual amenity, reduce wind tunnel effects and reduce building bulk when viewed from a street, laneway or adjoining pedestrian routes.	**AO1.1**	Development exceeding 8.5m in building height, provides a podium and incorporates built form elements that differentiate between the podium and other building levels, including: (a) landscaping; (b) articulation; and (c) variations in building colour, materials and trimmings.
		AO1.2	The building incorporates vertical and horizontal articulation, such that no unbroken façade is longer than 10m.
		AO1.3	On the primary frontage podiums setback the tower 6.5m from the outside edge of the awning or 3m from the building façade, whichever is greater, and may be included at the awning level or any level above, up to 8.5m from ground level. 
		AO1.4	Podiums setback the tower a minimum of 3m from any side or rear boundary and may be included at the awning level or any level above, up to 8.5m from ground level.
PO2	Except where adjoining a laneway, buildings in Precinct A, Precinct B, on Waterson Way internal road network of Precinct C or on Canal Street or Coconut Grove in Precinct D create a continuous street environment at ground level.	**AO2.1**	To promote a continuous active street environment, unless adjoining a laneway, development within Precinct A and Precinct B have front and side setbacks of 0m, at ground level.
		AO2.2	Development on Waterson Way within Precinct C or on Canal Street or Coconut Grove within

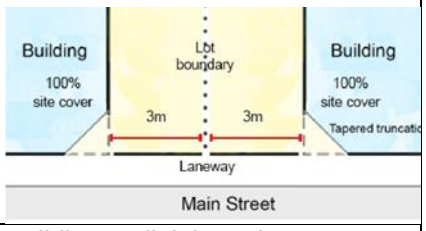
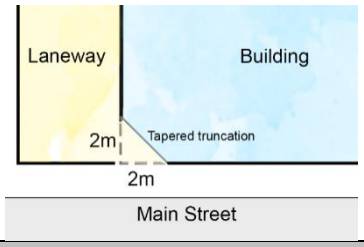
Performance Outcomes			Acceptable Outcomes
			Precinct D, have a minimum front and side setback of 0m and maximum front setback of 3m, at ground level.
PO3	Where development involves Accommodation activities, communal open space is provided such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors.	**AO3.1**	Development involving Accommodation activities provides foyers and communal spaces to facilitate social interaction between residents and visitors, which comply with the following minimum areas and dimensions: (a) area equal to at least 20% of the total building footprint; and (b) minimum width of 3m. Editor's note – this acceptable outcome varies AO13.5 in the Short-term accommodation and multi-unit use code. All other parts of that code continue to apply, including private open space, such as balconies, are provided in accordance with Part 9.3.17 Short-term accommodation and multi-unit uses code.
All areas - Site layout and relationship of buildings to site features			
PO4	Development is oriented to the primary street frontage and promotes casual surveillance of public areas.	**AO4.1**	Development is designed to create a safe and attractive pedestrian environment by: (a) orienting the building façade to the primary street frontage; (b) ground level articulation clearly delineating building entry points; and (c) providing balconies, windows and other openings that overlook adjoining streets and public areas to maximise casual surveillance.
PO5	Development promotes a 'tropical sense of place' through the use of: (a) architectural elements that create shade; (b) lightweight and natural building materials and colours; and (c) generous shady landscaping.	**AO5.1**	Development utilises architectural features that create shade at ground level and façade patterns, both composed of building materials and finishes that are muted earth/environmental tones.
		AO5.2	Development incorporates landscaping, including at least three of the following options: (a) ground level planting boxes; (b) deep planting street trees, in keeping with adjoining street tree species; (c) vegetated podiums; (d) green walls; (e) balcony plantings; or (f) green roofs.
PO6	Development is sited and orientated to promote views of natural landscapes from balconies and common outdoor areas.	**AO6.1**	Development overlooks natural landscapes and open spaces to increase the connection between built form and the environment.

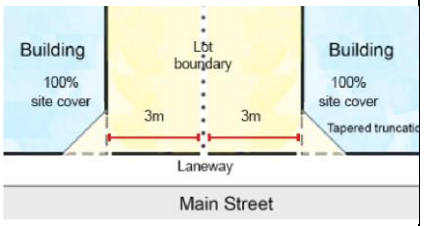
Performance Outcomes		Acceptable Outcomes	
PO7	Active uses are predominant at ground level, where fronting: (a) Canal Street; (b) Coconut Grove; and (c) Internal roads of Precinct C.	**AO7.1**	Development is sited and designed such that Canal Street, Coconut Grove and internal roads of Precinct C comprise active uses or spaces at ground level, which promote casual surveillance and visual interest to adjoining pedestrian pathways.
PO8	Development with a Main Street, Foreshore or plaza frontage stimulates the interaction between private, semi-public and public spaces by establishing active uses at ground level. Editor's note - Where development in Precinct A has a primary frontage to Main Street, the development must also address any secondary frontage to the Foreshore.	**AO8.1**	Development is sited and designed such that Main Street frontages comprise Business and Entertainment activities at ground level that are at least 80% open or transparent to allow internal activities to be visible from the outside and include open recesses to allow ground level activities to interact with the Street without affecting pedestrian movement.
		AO8.2	Development is sited and designed such that Foreshore and plaza frontages with: (a) ground level Accommodation activities, include building access and communal areas; or (b) Business or Entertainment activities, include active frontages that are at least 80% open or transparent to allow internal activities to be visible from the outside.
PO9	Development fronting Waterson Way provides a safe and comfortable pedestrian experience, offering casual surveillance, shade trees, accessways and pathways adequately setback from the road edge. Editor's note – Waterson Way is anticipated to be a double lane major collector route functioning as a bypass for traffic around Airlie Beach.		Development fronting Waterson Way is designed to address the street and create a safe and attractive pedestrian environment, by: (a) utilising landscaping or space to adequately buffer pedestrian pathways from the road edge; (b) locating clearly delineated accesses to buildings and internal pathways along the street frontage; (c) providing balconies, windows and other openings along the street frontage to maximise casual surveillance; and (d) establishing high quality landscaping, including shade trees.
PO10	Development provides awnings, where fronting: (a) Canal Street; (b) Coconut Grove; (c) Main Street;	**AO9.1**	Buildings provide adequate and appropriate shelter along adjoining streets and pedestrian routes in the form of an awning with a width:

Performance Outcomes			Acceptable Outcomes
	(d) Internal roads of Precinct C; (e) Waterson Way; and (f) the Foreshore.		(a) that is 3m wide or to within 1m of any kerb, whichever is less; or (b) if awnings on adjoining premises are greater than 3m in width, awnings provided are consistent with the width and height of the adjoining awning, to within 1m of any kerb
PO11	Development reduces the visual impact of car parking areas where fronting: (a) Canal Street; (b) Coconut Grove; (c) Main Street; and (d) Waterson Way.	**AO10.1**	Development: (a) provides undercroft car parking that protrudes above the adjacent ground level by less than 1m; or (b) is sited and designed to locate car parking to the rear or side of the building.
All areas – placemaking, wayfinding, landscaping and CPTED			
PO12	Development ensures that lighting and building design facilitate wayfinding and the security of people and property, having regard to: (a) building entrances, loading and storage areas that are well lit and lockable after hours; (b) exterior building design that promotes safety; (c) minimisation of entrapment locations; and (d) opportunities for casual surveillance and sight lines.	**AO11.1**	Siting and design of lighting: (a) identifies and adequately illuminates building access points, loading or storage areas; (b) improves legibility and safety of entrances, exits and pathways between built form; (c) facilitates safety and casual surveillance by applying CPTED principles; and (d) promotes the visibility of placemaking and wayfinding measures. Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.
		AO11.2	Development adjoining a laneway, identified on the ABLP Transport map, designs internal laneway frontages to be well lit and: (a) adjoined by active uses; or (b) where laneway frontages are not adjoined by active uses, public art, placemaking measures or landscaping are utilised to create a desirable pedestrian connection.
		AO11.3	The siting and design of built form does not create enclaves, entrapment points or accesses with low visibility from casual surveillance points.
PO13	Development in a Mixed use zone involving the creation of public space includes placemaking elements that	**AO12.1**	Development creating public space includes: (a) educational signage at points of local significance to

Performance Outcomes			Acceptable Outcomes
	contribute to the character and amenity of the area in the form of: (a) educational material about Airlie Beach's natural environment, wildlife, culture or history; (b) artwork, such as sculptures, mosaic tiling or murals; or (c) viewpoints allowing visitors to enjoy significant vistas, where available.		enhance the resident and visitor experience; (b) artworks with local context, provided at a size and scale appropriate to the public open space area; or (c) where available, vistas from public spaces, including pedestrian routes, that consider natural features and seek to promote connection to the surrounding natural environment. Editor's note – A placemaking concept plan may be required dependent on the scale of the development.
PO14	Development in a Mixed use zone involving the creation of public space provides signage to enhance legibility and ease of navigation.	**AO13.1**	Development creating public space, including pedestrian routes and laneways, provides signage, consistent with existing Airlie Beach signage themes, at junction points providing direction to: (a) surrounding attractions, such as the Bicentennial Walkway, Boathaven Beach, Airlie Lagoon, Airlie Creek Track, Airlie Crescent Lookout and Honeyeater Lookout Trail; (b) nearby services, facilities and amenities; and (c) future plazas identified on the ABLP boundary and precinct map. Editor's note – A signage concept plan may be required dependent on the scale of the development. Editor's note – Contact Council for guidance on commonly themed signage measures.
PO15	Development in a Mixed use zone involving the creation of public space, including pedestrian routes and laneways, provides high quality landscaped areas.	**AO14.1**	Continuous landscaping of pedestrian routes and laneways provides shaded corridors connecting open space areas, natural features, plazas and buildings to each other, Main Street and the Foreshore. Note – A Landscaping plan may be prepared in accordance with the PSP SC6.4 Landscaping. Editor's note – this acceptable outcome is in addition to the Part 9.4.6 Landscaping code. All other parts of that code continue to apply.

Performance Outcomes		Acceptable Outcomes	
		AO14.2	Open space areas are landscaped to create safe, comfortable and attractive pedestrian environments, providing: (a) shading to formal and informal seating areas; and (b) high quality landscaping, including large shade trees. Note – A Landscaping plan may be prepared in accordance with the PSP SC6.4 Landscaping. Editor's note – this acceptable outcome is in addition to the Part 9.4.6 Landscaping code. All other parts of that code continue to apply.
All areas – Laneways and connectivity			
PO16	Future laneways and pedestrian routes, identified on the ABLP Transport map, are available for public use 24 hours a day.	**AO15.1**	Future laneways and pedestrian routes, identified on the ABLP Transport map, must be dedicated to Council as public space.
PO17	Development supports permeable and attractive pedestrian and cycle movement from the Bicentennial Walkway through to the Whitsunday Transit Terminal and from the Foreshore to the plazas, Airlie Creek and Waterson Way.	**AO16.1**	Development establishes the future pedestrian routes and laneways identified on the ABLP Transport map.
		AO16.2	Development maintains and enhances existing pedestrian routes and laneways identified on the ABLP Transport map.
PO18	Pedestrian routes and laneways are created that facilitate permeable movement between Precincts, public plazas and surrounding residential streets, including, but not limited to: (a) Airlie Creek pedestrian spine; (b) connections across Airlie Creek; and (c) future laneways identified on the ABLP Transport map.	**AO17.1**	Development creates a desirable, safe and contiguous pedestrian environment enhanced by shade trees, signage, lighting, landscaping and seating along pedestrian corridors: (a) the length of Airlie Creek riparian corridor, providing visual connection to the creek where possible; (b) across Airlie Creek to connect the pedestrian route on both sides of the Creek; (c) from the plaza in Precinct C to adjoining residential streets, Orana Street, Raintree Place and Seaview Drive; and (d) from the plaza in Precinct C to the Foreshore.

Performance Outcomes		Acceptable Outcomes	
PO18	Laneways accommodate easy movement for a large number of users by providing sufficient width and truncated corners.	**AO18.1**	Where identified on the ABLP transport map as a future laneway and located on a shared lot boundary, development on each adjoining lot provides a laneway width of 3m with no built form above ground level. 
		AO18.2	Buildings adjoining a laneway identified on the ABLP transport map, provide a minimum 2m tapered truncation on corners within the building envelope adjoining the laneway at the entrance/exit. 
Transport and access			
PO19	Development provides sufficient car parking and does not result in any net loss of on-street car parking.	**AO19.1**	Where development is within Precinct A or Precinct B and the existing number of on-site car parks are retained, additional car parking is calculated at the rates provided in Table 9.4.8.3.3 (Minimum on-site parking requirements) applied only to any additional GFA created by the development. Editor's note – Where development does not provide the required number of on-site car parking spaces, an infrastructure agreement may be entered into between the developer and Council, which provides for contributions to a Precinct Parking Plan in lieu of on-site car parking spaces. Editor's note – Contributions toward a precinct parking plan are a preferred option for development within the Main Street to reduce vehicle crossovers impeding pedestrian movement.

Performance Outcomes		Acceptable Outcomes	
		AO19.2	Where development is not within Precinct A or Precinct B, car parking is calculated at the rates provided in Table 9.4.8.3.3 (Minimum on-site parking requirements). Editor's note – Where development does not provide the required number of on-site car parking spaces, an infrastructure agreement may be entered into between the developer and Council, which provides for contributions to a Precinct Parking Plan in lieu of on-site car parking spaces.
		AO19.3	Development does not result in the loss of any on-street car parking spaces or loading bays.
		AO19.4	Mixed use development that demonstrates cross utilisation and a variation in temporal demand between uses on site can apply for a dispensation to reduce Business or Entertainment activity car parking rates by up to 30%, excluding office uses. Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the acceptable outcome.
PO20	Development avoids or reduces vehicle crossovers, where fronting: (a) Canal Street; (b) Coconut Grove; and (c) Waterson Way.	**AO20.1**	Development fronting Canal Street, Coconut Grove and Waterson Way utilises side and rear access to buildings or driveways access multiple sites to minimise the total number of vehicle crossovers.
Precinct A and Precinct B – Built form			
PO21	Development maximises the development potential of the site to further revitalise Main Street and the Foreshore and encourage use of laneways.	**AO21.1**	The maximum site cover is: (a) 100% excluding any existing laneway, corner truncation or future laneway, as identified on the ABLP Transport map; or  (b) 90%, if not adjoining a laneway.
		AO21.2	Podium levels have a maximum tower footprint of 60% of the lot area, if on a premise that is

Performance Outcomes		Acceptable Outcomes	
			1,400m² or more, with no horizontal dimension greater than 50m.
Precinct B & C – Transport and access			
PO22	Development facilitates an internal road layout and vehicular movement across Airlie Creek, generally in accordance with the road layout plan identified on the ABLP transport map, including rear of lot vehicular access to the properties in Precinct B.	**AO22.1**	Development in Precinct C must provide an Airlie Creek vehicular crossing, generally in accordance with the road layout plan identified on the ABLP transport map.
		AO22.2	Development in Precinct C must provide vehicular connectivity, generally in accordance with the road layout plan identified on the ABLP transport map subject to relevant constraints: a) existing access points; b) hazards; c) topography; d) plaza location; e) pedestrian routes; and f) natural features. Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 Growth management may assist in demonstrating compliance with the performance outcome.
		AO22.3	Where possible, development in Precinct C must provide rear of lot vehicular access to properties in Precinct B, generally in accordance with the road layout plan identified on the ABLP transport map.
PO23	Development removes Main Street vehicle crossovers by utilising rear of lot access.	**AO23.1**	Development in Precinct B, adjoining the indicative internal road layout identified on the ABLP transport map, gains rear of lot access from the internal road or, where the indicative road has not yet been formalised, complies with PO24.
PO24	Development does not increase Main Street vehicle crossovers and, where possible, reduces Main Street vehicle crossovers.	**AO24.1**	Development in Precinct B, not adjoining the proposed internal road layout identified on the ABLP transport map, avoids vehicular access to the Main Street, or where this is not possible access is via a maximum of one vehicle crossover that may be shared with adjoining premises.
PO25	Development involving Business, Entertainment or Accommodation activities within Precinct C relocates all bus stops from Main Street to Precinct C.	**AO25.1**	Development that triggers the construction of the internal road network on the ABLP transport map relocates bus stops from Main Street to appropriate locations within Precinct C.

Performance Outcomes			Acceptable Outcomes
			Editor's note – Changes in location of the bus stop must occur in accordance with the *Public Transport Infrastructure Manual 2015.* Bus stop locations must be within 400m walking distance from the majority of destinations in Airlie beach. Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 Growth management may assist in demonstrating compliance with the performance outcome.
Precincts C & D - Public plazas			
PO26	Development in Precincts C and D create hubs of economic, social and cultural activity in the form of plaza(s), identified on the ABLP boundary and precinct map, through the orientation of buildings and direct pedestrian connections from adjoining precincts.	**AO26.1**	Development orientates pathways and built form in a manner that facilitates legible, safe and convenient pedestrian movement from surrounding precincts to the nearest plaza(s), identified on the ABLP boundary and precinct map, utilising the existing and future laneways and pedestrian routes identified on the ABLP transport map.
PO27	Development facilitates the establishment of central plaza(s), available 24 hours a day for public use and generally at locations identified as plaza(s) on the ABLP boundary and precinct map.	**AO27.1**	Plaza(s) identified on the ABLP boundary and precinct map must be dedicated to Council as public space.
PO28	Plaza(s) are designed to create safe, comfortable and attractive pedestrian environments, composed of: (a) Wayfinding maps and signage; (b) active uses; (c) high quality landscaping; (d) shading; (e) seating; and (f) areas of informal public open space.	**AO28.1**	Plaza(s) are designed to create safe, comfortable and attractive pedestrian environments, including: (a) shaded formal and informal seating areas; (b) high quality landscaping, including large shade trees; (c) placemaking elements that promote social interaction and sense of place; and (d) Airlie Beach themed legibility measures including: i. a central map of the broader area; and ii. signage delineating distances to attractions and amenities at key pathway divergences. Editor's note – Contact Council for guidance on commonly themed signage measures.

Performance Outcomes			Acceptable Outcomes
PO29	Development is designed to maximise the efficient use of the precinct, considering the relevant constraints, opportunities and infrastructure.	**AO29.1**	Development must not detrimentally affect future development or compromise internal pedestrian and vehicle movement within each precinct. Note – Where only a portion of Precinct C or Precinct D is proposed for development, development may be requested to provide a Structure plan in accordance with PSP SC6.7 (Growth management).
Precinct D – Land Use			
PO30	Where development is for a hotel in Precinct D, the hotel must include a function facility.	**AO30.1**	A function facility associated with a hotel must be a minimum of 300m² GFA or 3% of the total GFA, whichever is greater.
All precincts – Reconfiguring a Lot			
PO31	Reconfiguring of a lot is designed to maximise the efficient use of the site, considering the relevant constraints, opportunities and infrastructure.	**AO31.1**	Reconfiguring of a lot within the Mixed use zone must not detrimentally affect future development within the Local Plan area. Note – Development within the Airlie Beach Local Plan area may be requested to provide a Structure plan in accordance with PSP SC6.7 (Growth management).

7.2.2 Bowen local plan code

7.2.2.1 Application

This code applies to assessable development within the Bowen local plan area as identified on the Local plan maps contained within Schedule 2 (Mapping).

Editor's note – To the extent any inconsistency between the Bowen local plan code and any other part of the Planning Scheme, the Bowen local plan code prevails.

7.2.2.2 Purpose and overall outcomes

(1) The purpose of the Bowen local plan code is to provide a development framework that facilitates:

(a) a mixed use marine hub, including marine education, marine industry, diverse business activities and high quality accommodation product, designed in a manner that avoids conflicts between uses in the marina;

(b) development that contributes to, rather than competes with, the Bowen CBD;

(c) marina and foreshore development, which contributes to the vitality and experience of the local plan area incorporating revitalized spaces, high quality landscaping and transport options connected to Bowen Beaches and Bowen CBD; and

(d) a mix of uses and high quality public space areas, which are designed and operated to maximise ocean views and marina access.

Note - Development within the Bowen local plan area may be requested to provide a Structure plan in accordance with PSP SC6.7.5 (Structure plan).

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

Precinct A: Bowen Foreshore and Starboard Drive

(a) development provides a mix of Business, Entertainment and Accommodation activities that complement existing uses within the Bowen CBD;

(b) Accommodation activities provide for higher density living opportunities above the street level to facilitate active frontages at the street level, contribute to the vibrancy of the local plan area and enhance the development potential of the land;

(c) development provides active and open frontages adjoining Santa Barbara Parade, Herbert Street, Starboard Drive and recreation areas;

(d) development design encourages pedestrian and cycle movement around the precinct and facilitates connectivity between precincts and into wider Bowen;

(e) multi-storey development reduces the bulk of built form through setbacks, podiums, façade articulation, variation in the building footprint, variation in tower footprint and use of natural materials, colours, ground level plantings and vertical landscaping;

(f) placemaking elements, consistent Bowen themed signage, maps, universal symbols and landscaping are utilised at key locations to guide wayfinding that highlights public plazas, attractions and amenities;

Precinct B: Henry Darwen Drive

(g) development activates Henry Darwen Drive with a mix of low intensity, marine oriented:
  i. Industry activities;
  ii. Educational establishment;
  iii. Port services;
  iv. Recreation Activities; and
  v. Bar, Club, Shop, Food and Drink or Offices that support uses within the other Precincts;

(h) signage, pathways and landscaped connections facilitate efficient pedestrian and cycle movement throughout the local plan area and into Bowen CBD;

(i) development incorporates semi-public or, where appropriate, public spaces adjoining water frontages;

(j) development on the Recreation and open space zone land and Community facilities zone land is appropriately designed to be self-contained, responding to the disconnect from the Bowen CBD, and capitalising on the proximity to the water; and

(k) development facilitates the public activation of Henry Darwen Drive;

Precinct C: Bowen marine industry

(l) development includes the provision of a regionally significant Marine industry hub, incorporating relevant supporting and ancillary functions;

(m) Industrial activities are designed and sited to mitigate impacts on sensitive land uses outside of the precinct, incorporating landscaping, lighting, fencing and operational controls, which also improve the character of the Marina;

(n) sensitive land uses are not located in the precinct to avoid conflict with the marine industry uses and supporting activities;

(o) access and manoeuvring for heavy vehicles is safe and avoids conflicts with vehicle and pedestrian movement, and is appropriately linked with the surrounding heavy vehicle network;

(p) development on the Open space zone land and Community facilities zone land is appropriately designed to be self-contained, responding to the disconnect from the Bowen CBD, and capitalising on the proximity to the water; and

(q) water access for boats is safe and avoids conflicts with boats in the Marina.

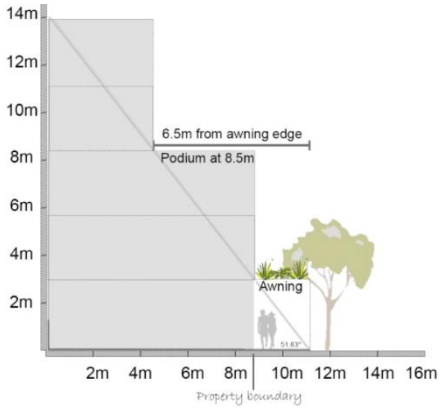
7.2.2.3 Assessment Benchmarks

Table 7.2.2.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Pedestrian and cycle movement			
PO1	Development within the Marina creates pedestrian and cycle pathways to service the development and provide	**AO1.1**	Development creates a desirable, contiguous pedestrian environment enhanced by shade trees, lighting,

Performance Outcomes		Acceptable Outcomes	
	linkages throughout the locality, enhance water frontage activation and maximize vistas of the water where possible.		landscaping and seating along pedestrian pathways: (a) along all water frontages of Starboard Drive Marina arm; (b) along south-west water frontages of Henry Darwen Drive; and (c) connecting Henry Darwen Drive to the Bowen CBD via Santa Barbara Parade and Herbert Street.
PO2	Marina development creates landscaped entrance statements at key junctions and appropriate signage that provides legibility for users for the destinations within each entrance.	**AO2.1**	Suitably landscaped entrance statements are located: (a) at the entrance to each Marina arm, being the intersection of Santa Barbara Parade with Starboard Drive and Henry Darwen Drive; and (b) adjoining Peter Wyche Drive, to screen marine industry uses and pay tribute to Flagstaff Hill multi-purpose facility through placemaking design.
		AO2.2	Each entrance statement must include signage, which clearly identifies the relevant businesses and attractions.
PO3	Development does not create unsafe or restricted conditions for heavy vehicle movement on the heavy vehicle network.	**AO3.1**	Landscaping, vehicular accesses or pedestrian connections avoid conflicts with, and maintains safety along, the heavy vehicle network. Note – Bowen's heavy vehicle network may be viewed within Council's Integrated Transport Strategy.
All precincts – Landscaping			
PO4	Development provides high quality consistent landscaping, which: (a) integrates with existing Herbert Street landscaping; (b) integrates with the Foreshore along Santa Barbara Parade; and (c) provides a visual buffer of Industry activities adjoining Peter Wyche Drive and attractive boulevard for Flagstaff Hill visitors.	**AO4.1**	Development provides high quality streetscape landscaping, including shade street trees, adjoining: (a) Herbert Street to provide a continuation of existing high-quality landscaping; (b) Santa Barbara Parade to integrate with the Foreshore and delineate road crossing locations; and (c) Peter Wyche Drive, at least 3m wide and of adequate density to provide visual buffer to Industry activities within Precinct C.
All precincts – Building heights			
PO5	Development does not dominate the intended streetscape character and, where development exceeds Bowen local plan building heights, the height is necessary	**AO5.1**	Development is compatible with the intended scale and character of the streetscape and surrounding area and does not exceed the ~~maximum~~ building height defined within the Building Heights Overlay Code.

Performance Outcomes		Acceptable Outcomes	
	for a functional marine industry use or: (a) provides high quality public space on the premises; (b) ensures sensitive building design that responds to view corridors and landscape elements; (c) provides high quality architectural design and building articulation, which reduces the bulk of the building; and (d) avoids overlooking and overshadowing of adjoining uses or land.		
All precincts - Other			
PO6	Development is designed to maximise the efficient use of the site, considering the relevant constraints, opportunities and infrastructure.	**AO6.1**	Development within the Mixed use zone on Starboard Drive (Precinct A) or any premises within Precinct B or C must not detrimentally affect future development within the Local Plan area. Note – Development within the Bowen Local Plan area may be requested to provide a Structure plan in accordance with PSP SC6.7 (Growth management).
PO8	Development within Bowen Marina facilitates the creation of: (a) Landing and Port services uses capable of servicing Stone Island and commercial marine tourism ventures off of the coast of Bowen; and (b) a maritime orientated Educational establishment use.	**AO8.1**	Development facilitates Landing and Port services uses and ancillary car parking within the Bowen Marina. Note – where only a portion of Bowen Marina is proposed for development, development may be requested to provide a Structure plan in accordance with PSP SC6.7 (Growth management) to identify suitable locations for future Port services.
		AO8.2	Development facilitates the provision of a maritime orientated Educational establishment use.
PO9	Development adjoining public spaces and key pedestrian pathways facilitates casual surveillance of the area.	**AO9.1**	Development adjoining Herbert Street, Santa Barbara Parade, Starboard Drive, Henry Darwen Drive and water fronting walkways are sited and designed to: (a) address and provide an active or semi-active frontage at ground level; and (b) promote casual surveillance of public and semi-public spaces through the location of balconies, al-fresco dining, beer gardens or communal areas.
Precinct A and B – Built form			
PO10	Development utilises podiums, awnings, articulation, an	**AO10.1**	Development exceeding 8.5m in building height, provides a podium

Performance Outcomes		Acceptable Outcomes	
	attractive roofline and landscaping to improve visual interest, visual amenity, reduce wind tunnel effects and reduce building bulk when viewed from the street or adjoining pedestrian pathway.		fronting pedestrian pathways and incorporates built form elements that differentiate between the podium and other building levels, including: (d) landscaping; (e) articulation; or (f) variations in building colour, materials or trimmings.
		AO10.2	Podiums setback the tower 6.5m from the outside edge of the awning on the primary frontage and may be included at the awning level or any level above, up to 8.5m from ground level. 
		AO10.3	Podiums setback the tower a minimum of 3m from any side or rear boundary and may be included at the awning level or any level above, up to 8.5m from ground level.
		AO10.4	The building incorporates vertical and horizontal articulation, such that no unbroken façade is longer than 10m.
PO11	Buildings along Santa Barbara Parade, Herbert Street and Dalrymple Street create an active street environment.	**AO11.1**	To promote a continuous active street environment the maximum front and side setbacks of development which fronts Santa Barbara Parade, Herbert Street or Dalrymple Street is 0m, between ground level and any podium.
PO12	Development adjoining Herbert Street and Santa Barbara Parade: (a) promotes 'sub-tropical sense of place' through the use of natural building materials, colours and vertical landscaping that create a cooler microclimate in the street; and	**AO12.1**	Development adjoining Herbert Street or Santa Barbara Parade design façade treatments and awnings below podium level to be sympathetic of the predominant characteristics of built form within Herbert Street, including at least three of the following: (a) façade patterning, utilizing timber or natural treatments; (b) timber or muted earth/environmental tones;

Performance Outcomes		Acceptable Outcomes	
	(b) includes architectural features reflective of the built form character of Herbert Street.		(c) cornices; (d) decorative battens; (e) balconies fronting streets; and (f) high ceilings at ground level.
		AO12.2	Development adjoining Herbert Street or Santa Barbara Parade utilises vertical landscaping, including at least three of the following options: (a) ground level planting boxes; (b) deep planting street trees, in keeping with adjoining street tree species; (c) vegetated podiums; (d) green walls; (e) balcony plantings; or (f) green roofs.
PO13	Development is sensitively designed in response to view corridors and prevailing breezes by: (a) avoiding large building footprints and building façades; (b) sensitively orientating built form to minimise visual impact on sensitive land uses; and (c) variations in building height, design and mass.	**AO13.1**	Building layout provides variations in building height, design and mass to: (a) step back tower levels where adjoining parks and pedestrian pathways; (b) preserve air flow from prevailing south easterly breezes; (c) facilitate view corridors; and (d) promote natural light to communal and public spaces.
		AO13.2	A single building footprint may not exceed 3,000m².
		AO13.3	Buildings do not exceed 70% total site coverage.
		AO13.4	Any part of the building above the podium level does not exceed a tower footprint of 1,500m², with no horizontal dimension greater than 50m.
PO14	Development without ground level Business or Entertainment activities fronting pedestrian walkways on Santa Barbara Parade or Henry Darwen Drive provide a desirable pedestrian frontage.	**AO14.1**	Development which fronts pedestrian walkways or public spaces locates Business or Entertainment activities along these frontages to facilitate active and desirable pedestrian environments and incorporate: (a) variations in building footprint and ground level articulation; (b) permeable or semi-permeable facades and frontages; (c) high quality landscaping, including shade trees; (d) appropriate lighting; and (e) clearly delineated building accesses at ground level.
Precinct A – Accommodation activities			

Performance Outcomes		Acceptable Outcomes	
PO15	Accommodation activities in Precinct A maximise the development potential of the site and promote a dynamic mixed use environment.	**AO15.1**	Accommodation activities are consistent with the intent of the Local Plan Precinct A including: (a) Multiple dwelling; (b) Residential care facility; (c) Retirement facility; (d) Rooming accommodation; and (e) Short-term accommodation.
Precinct C - Site layout and relationship of buildings to site features			
PO16	Industrial activities avoid negative impacts on visual amenity as viewed from Peter Wyche Drive.	**AO16.1**	Industrial activities avoid negative impacts on visual amenity as viewed from Peter Wyche Drive through landscaping, setbacks and variations in built form.
All precincts – Reconfiguring a Lot			
PO17	Reconfiguring of a lot is designed to maximise the efficient use of the site, considering the relevant constraints, opportunities and infrastructure.	**AO17.1**	Reconfiguring of a lot within the Mixed use zone on Starboard Drive (Precinct A) or any premises within Precinct B or C must not detrimentally affect future development within the Local Plan area. Note – Development within the Bowen Local Plan area may be requested to provide a Structure plan in accordance with PSP SC6.7 (Growth management).

7.2.3 Hamilton Island local plan code

7.2.3.1 Application

This code applies to acceptable and assessable development within the Hamilton Island local plan as identified on the Local plan maps contained within Schedule 2 (Mapping).

Note – Applicants should seek guidance from Hamilton Island Enterprises prior to lodging a development application.

Editor's note – To the extent of any inconsistency between the Hamilton Island local plan code and any other part of the Planning Scheme, the Hamilton Island local plan code prevails.

7.2.3.2 Purpose and overall outcomes

(1) The purpose of the Hamilton Island local plan code is to provide a development framework that facilitates growth to sustain and strengthen the tourist centre of Hamilton Island, while retaining its valuable natural assets.

(2) The purpose of the Hamilton Island local plan code will be achieved through the following overall outcomes:

(a) Hamilton Island provides for an integrated tourist resort community, comprising Hamilton and Dent Islands;

(b) Dent Island functions as an integrated part of Hamilton Island;

(c) Dent Island provides low impact, small scale resort Accommodation and Recreational activities, which is less intensively developed then Hamilton Island;

(d) Hamilton Island's role and use as an offshore gateway to the Whitsunday Islands is maintained and enhanced;

(e) development does not compromise the ongoing operation of existing tourist facilities and attractions with uses contributing to the vitality and experience of Hamilton Island as a tourist destination, residential community and a cultural focal point;

(f) development provides for a cluster of appropriately located low and low-medium density Accommodation activities in both traditional neighbourhood and mixed use formats, providing for and supporting the residential and tourist function of the Island, optimising premium hillside views to the ocean and maintaining the privacy of existing residential sites;

(g) development is located on ridgelines and vegetated gullies to remain generally recessive through existing vegetation and foreshore features as viewed from surrounding marine waters by way of suitable aesthetic building design, treatments and colours;

(h) development for Business, Entertainment, Recreation activities provide for both resident and visitor needs to support day and night time economies. Activities are established where they are compatible with the character and amenity of surrounding development, optimise public accessibility to, and visibility of, waterfront areas and natural features or support marina functions and provide services to boats and boat users;

(i) development of Community, Industry and Other activities may be established where they support tourist, marina or aviation functions and services and are compatible with the scale, nature, character and amenity of surrounding development;

(j) the character and individual identity of each development, evident in the style of buildings, landscaping and views to, and from, the surrounding waterbodies and natural features/landscapes is maintained;

(k) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;

(l) development provides for a built form that is predominately low-rise and compatible in theme, scale and character with the existing or desired form of development within the Island;

(m) development provides for an architectural character, which reflects an open and relaxed lifestyle centred on the outdoors that is designed to be responsive to the tropical maritime climate and environment;

(n) development provides and maintains a high level of residential and visitor amenity;

(o) development is linked by a series of circulation and open space networks that are designed to provide pedestrian, cyclists and other resort transport modes with direct, integrated, safe and pleasant access to centres, waterfront, marina and recreation activities;

(p) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters, such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;

(q) the tourism and recreation significance and the environmental and landscape values of Hamilton Island are recognised and protected with the accessibility of the surrounding marine and national parks (or other areas of conservation or scenic value) maintained for visitors and residents;

(r) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation, through sensitive location, design, operation and management;

(s) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;

(t) development is located and designed to maximise the efficient extension and safe operation of infrastructure;

(u) the safety and efficiency of existing and future infrastructure is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure; and

(v) risks to people and property as a result of bushfire, coastal and landslide hazards are considered. Development should only be carried out in hazard areas where it is demonstrated that impacts are suitably avoided and managed.

7.2.3.3 Assessment benchmarks

Table 7.2.3.3.1 Benchmarks for acceptable and assessable development

Performance Outcomes		Acceptable Outcomes	
All zones			
Minimum lot size			
PO1	Reconfiguring a lot provides for the size, dimensions and orientation of lots to: (a) be appropriate for their intended use; (b) be compatible with the existing or preferred character and identity of the zone and local area; (c) provide for appropriate landscaping, convenient vehicle access, manoeuvrability and on-site parking; (d) provide for the efficient use of land, whilst including sufficient area for suitable and useable private open space; and (e) take account of, and respond sensitively to, site constraints.	**AO1.1**	Land is retained in lots with a minimum lot size of: (a) 500m^2 within the Mixed use zone; (b) 1,000m^2 within the Low density residential zone; (c) 500m^2 within the Low-medium density residential zone; and (d) 1,000m^2 within the Low impact industry zone.
Built form			
PO2	The height of a building does not unduly: (a) overshadow adjoining dwellings; or (b) obstruct the outlook from adjoining lots; or (c) dominate the intended streetscape character.		~~Development has a maximum building height:~~ ~~consistent with that provided in Local plan - Hamilton Island local plan boundary and precinct map); or~~ ~~where not specified in the Local plan - Hamilton Island local plan boundary and precinct map:~~ ~~8.5m above ground level; or~~ ~~10.0m above ground level where located on slopes exceeding 15%.~~
		AO2.1	The ~~maximum~~ building height of a garage, carport or shed is: (a) 4.5m above ground level to the highest point; and (b) 3.6m to the eaves.
PO3	Development is sited and designed to: (a) provide amenity for users of the premises, whilst preserving the privacy and amenity of nearby properties;	**AO3.1**	For dwelling houses and dual occupancy buildings the: (a) front boundary is setback a minimum of 3m; and (b) rear boundary is setback a minimum of: (i) 6m; or

<table>
<tr><th colspan="2">Performance Outcomes</th><th colspan="2">Acceptable Outcomes</th></tr>
<tr><td></td><td>(b) preserve any existing vegetation that will buffer the proposed building;
(c) allow for landscaping to be provided between buildings, street frontages and between neighbouring buildings; and
(d) maintain the visual continuity, pattern of buildings and landscape elements within the street.</td><td></td><td>(ii) 3m where the lot backs onto Recreation and open space or non-residential areas;
(c) side boundaries are setback:
(i) a minimum of 3m for lots 550m² or less; or
(ii) a minimum of 4m for lots greater than 550m².</td></tr>
<tr><td></td><td></td><td>AO3.2</td><td>For all other Accommodation activities the front boundary is setback a minimum of:
(a) 6m from the primary road frontage; or
(b) 3m where fronting an internal private road; and
(c) side and rear boundaries are setback a minimum of 4m.</td></tr>
<tr><td></td><td></td><td>AO3.3</td><td>For Accommodation activities fronting a waterbody (including ocean), buildings are setback a minimum of 20m from the waterbody.</td></tr>
<tr><td></td><td></td><td>AO3.4</td><td>The integrity of natural vegetation and ground is retained and left predominantly undisturbed within boundary setback areas.</td></tr>
<tr><td>PO4</td><td>Buildings are sited and designed to:
(a) provide adequate building separation distance from adjoining uses; and
(b) optimise visual permeability of the built form.</td><td>AO4.1</td><td>New buildings or any new building levels are separated from any existing building in the following manner:
(a) habitable rooms in any new building are separated from any existing building in accordance with the table below:
<table><tr><td>Building height</td></tr><tr><td>7m</td></tr><tr><td>12</td></tr></table>
(b) non-habitable rooms in an existing building are separated from the existing building in accordance with the table below:
<table><tr><td>Building height</td></tr><tr><td>7m</td></tr><tr><td>9m</td></tr></table></td></tr>
<tr><td>PO5</td><td>The building is sited and designed to:
(a) provide a visibly clear pedestrian entrance to and from the building; and
(b) minimise the potential for pedestrian and vehicular conflict.</td><td>AO5.1</td><td>The building is sited and designed, such that:
(a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; and
(b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned.</td></tr>
</table>

Performance Outcomes		Acceptable Outcomes	
PO6	Buildings are sited and designed in a manner which: (a) minimises visual bulk and scale of the building mass; (b) provides visual interest through building articulation and architectural design features; and (c) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape where required.	**AO6.1**	The building incorporates most or all of the following design features: (a) vertical and horizontal articulation, such that no unbroken elevation is longer than 15m; or (b) variations in plan shape, such as curves, steps, recesses, projections or splays; or (c) variations in the treatment and patterning of windows, sun protection and shading devices or other elements of façade treatmentt at a finer scale than the overall building structure; or (d) balconies, verandahs or terraces; or (e) planting, particularly on podiums, terraces and low-level roof decks.
		AO6.2	Any projection above the podium level outside the boundaries of the building envelope is limited to balconies that do not project more than 1.5m into the setback.
		AO6.3	Roof forms include pitches or skillions with a substantial portion of the roof plane parallel to the ground slope.
Privacy and amenity			
PO7	Development does not unreasonably impact upon the amenity or environmental quality of its environs, especially any nearby sensitive uses.	**AO7.1**	Undesirable visual, noise and odour impacts on public spaces and sensitive uses, are avoided or reduced by: (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (b) providing an enclosed, roofed, vermin and fauna proof refuse area, incorporating cross ventilation and enclosing doors located at driveway entries.
PO8	Fencing ensures the protection of new landscaping and existing vegetation from fauna and is designed having regard to: (a) privacy and overlooking; (b) views and vistas; (c) building character and appearance; (d) safety and surveillance of street and entry areas; and	**AO8.1**	Street front fencing: (a) does not exceed 1.5 metres in height and: (i) is screened by landscaping for the entire length; or (ii) where street front fencing is not screened with landscaping, the length of the fence does

Performance Outcomes		Acceptable Outcomes	
	(e) the natural landscape.		not exceed 75% of the frontage or 15 metres.
		AO8.2	Side and rear boundary fencing: (a) does not exceed 1.8 metres in height; (b) is constructed of masonry, timber or chain wire coated in black or grey PVC; and (c) is screened by extensive landscaping.
PO9	Buildings and structures maintain the visual prominence of any significant landmarks and conserve important views and vistas.	**AO9.1**	Development ensures: (a) views from the mainland to Dent Island are of the natural landscape; (b) views from the surrounding waters and Islands of the Whitsundays to both Hamilton and Dent Islands are primarily of the natural landscape; (c) views of development on Hamilton Island are available from Dent Island; and (d) views of development on Dent Island from Hamilton Island are minimised.
PO10	Building and structures do not dominate the natural landscape.	**AO10.1**	Buildings on sloping lots are: (a) orientated so that the longer axis is parallel to the contours; or (b) have a stepped profile following the slope of the site.
		AO10.2	Buildings and structures consist of lightweight and framed construction, including the use of functional elements, such as: (a) shaded verandahs; or (b) balconies; or (c) pergolas.
		AO10.3	Where the underfloor surface, services and foundation structures are visible, these are screened with physical, such as timber battens or landscape elements.
		AO10.4	The design of garages, covered parking areas and storage areas are integrated with the building's architecture, including materials and landscaping.
PO11	The design, size, frequency and location of wayfinding signage does not detract from the character and amenity of the area.	**AO11.1**	Building names and other property identification are prominently displayed and illuminated at night.
		AO11.2	Signage complements the architecture of the development and streetscape.

Performance Outcomes		Acceptable Outcomes	
Open space and landscaping			
PO12	The development provides communal open space, private open space and landscaping, such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors.	**AO12.1**	Multiple dwellings ensure that: (a) at least 30% of the site area at ground level is provided as communal open space for clothes drying and communal recreation facilities; and (b) at least 50% of this communal open space area is landscaped to achieve total ground cover at maturity.
		AO12.2	Each ground floor dwelling or rooming unit has a courtyard or similar private open space area with: (a) a minimum of 25m^2; (b) a minimum dimension of 4m; and (c) direct access from a main living area.
		AO12.3	Each dwelling or rooming unit above ground floor level has a balcony or similar private open space area with: (a) a minimum area of 10m^2; (b) a minimum dimension of 2m; and (c) direct access from a main living area.
PO13	Landscaping complements the existing or desired character of the Island, contributing to the amenity, accessibility and safety of public areas and is well integrated with the natural landscape.	**AO13.1**	A minimum of 30% of the site is to be landscaped with soft landscaping, exclusive of service areas, pools, paving, retaining structures and driveways.
		AO13.2	Accommodation activities provide for a landscaped area with a minimum width of 3m along all boundaries, exclusive of service areas, pools, paving, retaining structures and driveways.
		AO13.3	Where buildings with elevated or pole construction are proposed, the open ground beneath and immediately surrounding the building is extensively revegetated where light penetrates.
		AO13.4	Landscaped areas are designed to integrate open space networks and the built form through the use of the following: (a) provision of landscaped physical and visual connections through the site; and

Performance Outcomes		Acceptable Outcomes	
			(b) use of a variety of plants and planting structure to provide comfortable use of public and semi-public spaces.
		AO13.5	Existing trees are retained where removal is not required to site new buildings.
		AO13.6	Where significant vegetation is removed, replacement vegetation is advanced in size and maturity to contribute to the character of the surrounding area.
Access and parking			
PO14	Roads, driveways and pathways within residential areas are finished to a high visual standard with sufficient parking facilities provided.	**AO14.1**	Driveways are sealed and constructed of concrete, clay pavers, coloured or exposed aggregate finished concrete.
		AO14.2	On-site parking spaces are provided for a maximum of 2 buggy carts per dwelling unit.

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Table 8.2.1.1.3 Flood immunity for community infrastructure and services
Table 8.2.9.3.1 Benchmarks for accepted and assessable development
Table 8.2.10.3.1 Benchmarks for accepted and assessable development
Table 8.2.11.3.1 Benchmarks for accepted and assessable development
Table 8.2.1.1.4 Benchmarks for accepted and assessable development

Maps in Part 8

Acid sulfate soils overlay

Agricultural land overlay

Airport environs overlay

Biodiversity, waterways and wetlands overlay

Building heights overlay

Bushfire hazard overlay

Coastal hazard overlay: storm tide inundation and maritime development

Coastal hazard overlay: erosion prone areas and permanent inundation, and coastal management district

Extractive resources overlay

Flood hazard overlay

Heritage overlay

Infrastructure overlay: transport infrastructure

Infrastructure overlay: utility infrastructure

Landslide hazard overlay

Figures in Part 8

Figure 1 – Subdivision layout and evacuation routes
Figure 2 – Siting of fire trail and working area
Figure 3 – Siting of protective landscape treatments

Part 8 Overlays

8.1 Preliminary

(1) Overlays identify areas in the Planning Scheme that reflect state and local level interests and that have one or more of the following characteristics:

(a) there is a particular sensitivity to the effects of development; or

(b) there is a constraint on land use or development outcomes; or

(c) there is the presence of valuable resources; or

(d) there are particular opportunities for development.

(2) Overlays are mapped and included in Schedule 2 (Mapping).

(3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5 (Tables of assessment).

(4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.

(5) Assessment benchmarks for an overlay may be contained in one or more of the following:

(a) a map for an overlay; or

(b) a code for an overlay; or

(c) a zone code; or

(d) a local plan code; or

(e) a development code.

(6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.

(7) The overlays for the Planning Scheme are:

(a) Acid sulfate soils;

(b) Agricultural land;

(c) Airport environs;

(d) Biodiversity, waterways and wetlands;

(e) Building heights;

(f) Bushfire hazard;

(g) Coastal hazard;

(h) Extractive resources;

(i) Flood hazard;

(j) Heritage;

(k) Infrastructure; and

(l) Landslide hazard.

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

This code applies to accepted and assessable development:

(a) subject to the Acid sulfate soils overlay map contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Acid sulfate soils overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.1.2 Purpose and overall outcomes

(1) The purpose of the Acid sulfate soils overlay code is to ensure that the generation, or release, of acid and associated metal contaminants from acid sulfate soils does not have significant adverse effects on the natural environment, built environment, infrastructure or human health.

(2) The purpose of the Acid sulfate soils overlay code will be achieved through the following overall outcomes:

(a) development ensures that the release of acid and associated metal contaminants into the environment is avoided by either:

(i) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or

(ii) treating and, if required, undertaking ongoing management of any disturbed acid sulfate soils and drainage waters.

8.2.1.3 Assessment benchmarks

Table 8.2.1.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Avoidance or mitigation of acid sulfate soils			
PO1	Where acid sulfate soils are identified, development: (a) does not disturb acid sulfate soils; or (b) is managed to avoid or minimise the release of acid and metal contaminants, where disturbance of acid sulfate soils is unavoidable.	**AO1.1**	Acid sulfate soils are: (a) not identified on site; or (b) avoided or managed in accordance with the Queensland Acid Sulfate Soils Technical manual (Queensland Government, 2014). Note – This may be demonstrated by undertaking an Acid sulfate soils assessment report in accordance with PSP SC6.2 (Environmental features).

8.2.2 Agricultural land overlay code

8.2.2.1 Application

This code applies to accepted and assessable development:

(a) subject to the Agricultural land overlay map contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Agricultural land overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.2.2 Purpose and overall outcomes

(1) The purpose of the Agricultural land overlay code is to ensure that agricultural land is protected from development that may lead to its alienation, fragmentation or diminished productivity.

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

(a) agricultural land is used for Rural activities;

(b) conflict between Rural activities and sensitive uses is avoided;

(c) development avoids adverse impacts on agricultural land from land degradation and stormwater runoff; and

(d) the stock route network is protected.

8.2.2.3 Assessment benchmarks

Table 8.2.2.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Conservation of agricultural land			
PO1	Development ensures that agricultural land is conserved to ensure its long-term availability and productive use for agriculture.	**AO1.1**	Development: (a) is for Rural activities; or (b) will not permanently alienate the ability for land to be used for Rural activities.
		AO1.2	Development that will result in the permanent alienation of land for future Rural activities is not located on agricultural land unless a site investigation confirms that the land is not suitable for that purpose. Note – This may be demonstrated by undertaking an evaluation in accordance with the Guidelines for Agricultural Land Evaluation in Queensland, 2nd edition, prepared by Queensland Government, 2015.
Avoidance or mitigation of land use conflict			

Performance Outcomes		Acceptable Outcomes	
PO2	Development for Accommodation activities and other sensitive uses does not adversely impact on the ongoing operational efficiency and productive use of agricultural land.	**AO2.1**	Any new Accommodation activities or sensitive uses are to be separated and/or buffered appropriately. Note – This may be demonstrated by undertaking a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 (Landscaping).
Realignment of lot boundaries			
PO3	The boundaries of existing lots containing agricultural lands are not realigned, unless it can be demonstrated that a realignment of lot boundaries would: (a) result in a more productive use and management of Agricultural land classification class A or class B land and water for Rural activities; or (b) does not lead to increased fragmentation of Agricultural land classification class A or class B land; or (c) does not increase the potential conflict between Rural and Non-rural activities.	**AO3.1**	The number of new lots, including the balance of the area is equal to or less than the total number of original lots.
		AO3.2	Provision of adequate separation areas between small lots and nearby Rural activities is provided to ensure nearby agricultural land is protected. Note – This may be demonstrated by undertaking a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 (Landscaping).
Sediment and stormwater run-off			
PO4	Development is located, designed and constructed to minimise the impact of sediment and stormwater run-off on agricultural lands.	**AO4.1**	Development is undertaken in accordance with PSP SC6.8 (WRC development manual).
Protection of stock route networks			
PO5	Development does not impact the integrity or connectivity of the stock route network.	**AO5.1**	Development provides for an adequate separation area where adjacent to the stock route network.
		AO5.2	Development ensures the connectivity and capacity of the stock route network.

8.2.3 Airport environs overlay code

8.2.3.1 Application

This code applies to accepted and assessable development:

(a) subject to the Airport environs overlay map contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Airport environs overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.3.2 Purpose and overall outcomes

(1) The purpose of the Airport environs overlay code is to protect the safety, efficiency and operational integrity of the Region's airports and associated aviation facilities.

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

(a) development does not create incompatible intrusions, or compromise aircraft safety in operational airspace;

(b) development does not adversely affect the functioning of aviation facilities;

(c) development avoids increasing risk to public safety in public safety areas;

(d) development is compatible with forecast levels of aircraft noise within the 20 ANEF contour and greater (as defined by Australian Standard 2021-2000 Acoustics – aircraft Noise intrusion – Building siting and construction (AS 2021) as adopted 7 July 2000); and

(e) sensitive land uses and other incompatible activities are appropriately located and designed, to not impact on airport operations.

8.2.3.3 Assessment benchmarks

Table 8.2.3.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Operational airspace			
PO1	Development does not create a permanent or temporary physical or transient obstruction in an airport's operational airspace.	**AO1.1**	Buildings, structures or temporary equipment, such as cranes, do not encroach into an airport's operational airspace.
		AO1.2	Landscaping does not include vegetation that at maturity will encroach into the airport's operational airspace.
		AO1.3	Transient activities associated with development, such as parachuting, hot air ballooning and hang-gliding, will not occur within an airport's operational airspace. Note – where development intrudes into the airport's operational airspace, the application will be referred to the airport manager for assessment.
Lighting and reflective surfaces			

Performance Outcomes		Acceptable Outcomes	
PO2	Development within the lighting buffer zone does not include external lighting or reflective surfaces that could distract or confuse pilots.	**AO2.1**	Development identified within the lighting buffer zone does not: (a) emit light that will exceed the maximum light intensity specified for the area; or (b) include any of the following types of outdoor lighting: (i) straight parallel lines of lighting 500m to 1000m long; (ii) flare plumes; (iii) upward shining lights; (iv) flashing lights; (v) laser lights; (vi) sodium lights; or (vii) reflective surfaces. Note – *Development which does include type(s) of lighting as listed above will be referred to the airport manager.* Note – *Civil Aviation Safety Authority (CASA) can provide advice to both Council and applicants at pre-lodgement or development assessment stage of development. They also have legislative powers to make directives to modify lighting after it has been installed – this should be avoided.*
Emissions			
PO3	Emissions within an airport's operational airspace do not significantly: (a) increase air turbulence; (b) reduce visibility; or (c) compromise the operation of aircraft engines.	**AO3.1**	Within an airport's operational airspace, development: (a) does not emit: (i) smoke, dust, ash or steam; or (ii) a gaseous plume at a velocity exceeding 4.3m/sec; or (b) where emitting smoke, dust ash, steam or a gaseous plume exceeding 4.3m/sec, is designed and constructed to mitigate adverse impacts of emissions upon operation airspace.
Wildlife hazard			
PO4	Development does not cause wildlife to create a safety hazard within an airport's operational airspace	**AO4.1**	Development located within 3km of an airport's runway: (a) does not involve uses listed in column 1 of Table 8.2.3.3.2 (Land uses associated with increases in wildlife strikes and hazards); and (b) where involving a use listed in column 2 of Table 8.2.3.3.2 (Land uses associated with increases in wildlife strikes and hazards), includes measures to reduce

Performance Outcomes		Acceptable Outcomes	
			the potential to attract birds and bats.
		AO4.2	Development located between 3km and 8km of an airport's runway, involving a use listed in column 1 or column 2 of Table 8.2.3.3.2 (Land uses associated with increases in wildlife strikes and hazards), includes measures to reduce the potential to attract birds and bats
		AO4.3	Development located between 8 km and 13 km of a strategic airport's runway, involving a use listed in column 1 or column 2 of Table 8.2.3.3.2 (Land uses associated with increases in wildlife strikes and hazards), does not increase the potential to attract birds and bats.
Protection of aviation facilities			
PO5	Development within the building restricted area does not interfere with the function of aviation facilities Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.	**AO5.1**	Development located within the building restricted area for an aviation facility: (a) does not create: (i) permanent or temporary physical obstructions in the line of sight between antennas; (ii) an electrical or electromagnetic field that will interfere with signals transmitted by the facility; or (iii) reflective surfaces that could deflect or interfere with signals transmitted by the facility; and (b) is designed and constructed to mitigate adverse impacts on the function of the facility. Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. Appendix 2 contained in the SPP Guideline, State interest—infrastructure, Guidance on strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.
Public safety areas			
PO6	Development within an airport's public safety area does not increase the risk to public safety.	**AO6.1**	Development within an airport's public safety area does not: (a) propose greater dwelling density than a dwelling house;

Performance Outcomes		Acceptable Outcomes	
			(b) introduce or intensify Business, Entertainment, Community or Recreational activities; or (c) involve the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.
Aircraft noise			
PO7	Development is appropriately located and designed to prevent adverse impacts from aircraft noise.	**AO7.1**	Development within the 20–40 ANEF contour is: (a) consistent with Table 8.2.3.3.3 (Compatible and incompatible land uses within ANEF contours of the SPP guideline: Strategic airports and aviation facilities); and (b) is designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels specified in Table 8.2.3.3.4 (Desirable indoor sound levels for sensitive land uses of the SPP guideline: Strategic airports and aviation facilities).

Table 8.2.3.3.2 Land uses associated with increases in wildlife strikes and hazards

Column 1: High risk	Column 2: Moderate risk
<u>Areas of environmental significance</u> Conservation estate (wetland) <u>Rural activities</u> Cropping (turf farm) Cropping (fruit tree farm) Intensive animal industry (piggery) Aquaculture (fish processing/packing plant) <u>Recreation activities</u> Major sport, recreation and entertainment facility (showground) <u>Industry activities</u> Low-impact industry (food processing plant) Medium-impact industry (food processing plant) High-impact industry (food processing plant) <u>Other activities</u> Food/organic waste facility Putrescible waste facility (e.g. landfill, transfer station)	<u>Areas of environmental significance</u> Conservation estate (all other) <u>Rural activities</u> Animal husbandry (cattle/dairy farm) Intensive animal industry (poultry farm) <u>Recreation activities</u> Major sport, recreation and entertainment facility (all other) Outdoor sport and recreation Park <u>Other activities</u> Non-putrescible waste facility (e.g. landfill, transfer station) Sewage/wastewater treatment facility

Table 8.2.3.3.3 Compatible and incompatible land uses within ANEF contours

Sensitive land uses	Compatibility of use within ANEF contour of site		
	Compatible	Compatible subject to conditions	Incompatible
Accommodation activity (except Short-term accommodation and Hostel)	Less than 20 ANEF	20–25 ANEF	25–40 ANEF
Short-term accommodation Hotel Hostel	Less than 25 ANEF	25–30 ANEF	30–40 ANEF
Educational establishment Child care centre	Less than 20 ANEF	20–25 ANEF	25–40 ANEF
Hospital Health care service	Less than 20 ANEF	20–25 ANEF	25–40 ANEF
Community use Places of worship	Less than 20 ANEF	20–30 ANEF	30–40 ANEF
Office	Less than 25 ANEF	25–35 ANEF	35–40 ANEF
Low impact industry	Less than 30 ANEF	30–40 ANEF	Greater than 40 ANEF

Note - only considers aircraft noise impacts on indoor spaces specifically, for additional background information refer to AS 2021.

Table 8.2.3.3.4 Desirable indoor design sound levels for sensitive land uses

Land use	Location within development	Indoor design sound level dB(A)
Accommodation activities (except Short-term accommodation)	Sleeping areas	50
	Other habitable	55
Short-term accommodation Hotels	Sleeping areas	55
Educational establishments Child care centres	Libraries Classrooms, study areas Sleeping areas	50
	Teaching area, assembly areas	55
Hospitals Health care services	Wards, theatres, treatment and consulting rooms	50
	Laboratories	65
Community uses Places of worship		50
Offices	Private offices, conference rooms	55
	Open offices	65
Low impact industry	Inspection, analysis, precision work	75
	Light machinery, assembly, bench work	80

Note - only considers aircraft noise impacts on indoor spaces specifically, for additional background information refer to AS 2021.

8.2.4 Biodiversity, waterways and wetlands overlay code

8.2.4.1 Application

This code applies to accepted and assessable development:

(a) subject to the Biodiversity, waterways and wetlands maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Biodiversity, waterways and wetlands overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.4.2 Purpose and overall outcomes

(1) The purpose of the Biodiversity, waterways and wetlands overlay code is to ensure that:

(a) matters of National and State environmental significance including vegetation, wetlands and waterways are protected, maintained, enhanced or rehabilitated;

(b) development in, or adjacent to, wetlands is planned, designed, constructed and operated to prevent the loss, or degradation of, the wetlands and their environmental values; and

(c) ecological connectivity and habitat extent are maintained or enhanced.

(2) The purpose of the Biodiversity, waterways and wetlands overlay code will be achieved through the following overall outcomes:

(a) matters of environmental significance are maintained, protected or rehabilitated;

(b) development protects known populations and supporting habitat of:

(i) matters of National environmental significance, as listed in the *Environment Protection and Biodiversity Conservation Act 1999*;

(ii) endangered, vulnerable and near threatened flora and fauna species, as listed in the *Nature Conservation Act 1992*; and

(iii) regulated vegetation protected under the *Vegetation Management Act 1999*;

(c) development is avoided within areas of environmental significance;

(d) where development cannot be avoided, development:

(i) protects and establishes appropriate buffers to areas of environmental significance;

(ii) ensures that adverse impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;

(iii) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including declared fish habitat areas and the Great Barrier Reef World Heritage Area;

(iv) protects and maintains ecological and hydrological functions of waterways, wetlands, waterway corridors and declared fish habitat areas;

(v) the health and resilience of biodiversity is maintained or enhanced to support ecological integrity and biodiversity values of the Whitsunday Region;

(vi) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent; and

(vii) protects areas of environmental significance from weeds, pests and invasive species;

(e) development is located, designed and managed to avoid or mitigate adverse impacts on ecological systems and processes;

(f) ecological restoration enhances degraded sites where appropriate; and

(g) development ensures that connectivity is maintained or enhanced between flora and fauna identified as matters of environmental significance.

Editor's note—PSP SC6.2 Environmental Features Planning Scheme Policy provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of an Ecological assessment report and a Vegetation management plan.

8.2.4.3 Assessment benchmarks

Table 8.2.4.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
All development			
PO1	Development protects, maintains or does not cause adverse impacts on the biodiversity values of ecosystems or, where adverse impacts cannot be reasonably avoided, they are minimised.	**AO1.1**	Development: (a) occurs outside the part of the lot affected by the Biodiversity, waterways and wetlands overlay; (b) occurring on part of the lot affected by the Biodiversity, waterways and wetlands overlay provides a report certified by an appropriately qualified person demonstrating that the development site does not contain any matters of environmental significance; (c) on existing lots, where new dwelling houses cannot be sited outside the overlay, adverse impacts on matters of environmental significance are limited to the building footprints, access and necessary bushfire buffers; or (d) avoids locating infrastructure where it may sever or isolate ecological connections and allows for safe movement of fauna through the site.

Performance Outcomes		Acceptable Outcomes	
			Note – This may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features). Note - Matters of National Environmental Significance are to consider the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* and matters of State significance are to consider the requirements of the *Nature Conservation Act 1992, Marine Parks Act 2004, Fisheries Act 1994, Vegetation Management Act 1999* and the *Environmental Protection Act 1994*. Note – Matters of State Environmental Significance, where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters may require an offset in accordance with the *Environmental Offsets Act 2014.* Note - Matters of National Environmental Significance, where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters may require an offset in accordance with the *Environmental and Biodiversity Protection Act 1999*. Note: AO1.1(c) may be demonstrated through site plans and photographic evidence to the satisfaction of Council.
PO2	Development avoids significant impacts on areas designated as Protected Areas or Legally secured offset areas.	**AO2.1**	Development is wholly situated outside of an area designated as Protected Area or Legally secured offset areas. Editor's Note – For guidance on offset areas refer to the *Environmental Offsets Act 2014*.
PO3	A buffer to waterways, wetlands is provided and maintained for dwelling houses and associated structures.	**AO3.1**	Development provides for buffer(s) from waterways and wetlands in accordance with Table 8.2.4.3.3.

Table 8.2.4.3.2 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
All development			
PO1	Development protects and enhances ecological connectivity and/or habitat extent.	**AO1.1**	Development retains regulated vegetation and riparian corridors through appropriate land tenure, such as easements, covenants or reserves for environmental purposes, in areas large enough to maintain ecological values, functions and processes of ecosystems. Note – This may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features).
PO2	An adequate buffer to areas of environmental significance,	**AO2.1**	Development provides for buffer(s):

Performance Outcomes		Acceptable Outcomes	
	including waterways, wetlands, Regulated vegetated areas and wildlife habitat, is provided and maintained.		(a) from waterways, wetlands and wildlife habitat in accordance with Table 8.2.4.3.3; or (b) that are of appropriate dimensions and characteristics to protect the long-term viability of matters of environmental significance located on and/or adjacent to the site. Note – This may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features).
		AO2.2	The buffer area is protected through appropriate land tenure, such as easements, covenants or reserves for environmental purposes with the following requirements: (a) cleared, degraded or disturbed waterway or wetland buffer areas within the site are rehabilitated; (b) any regulated vegetation is to be maintained and regenerated with indigenous species; and (c) development does not result in the degradation of environmental values of wetlands and riparian corridors due to edge effects. Note – The appropriate land tenure and extent of the rehabilitation may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features).
Water quality and environmental value			
PO3	Development does not cause adverse impacts on the quality and integrity of water in upstream or down-stream properties and catchments, including the Great Barrier Reef Marine Park.	**AO3.1**	Development ensures adverse impacts on declared fish habitat area values are avoided by designing, siting, operating and managing development to: (a) contribute to the protection of fish habitat values; and (b) maintain the quality and integrity of declared fish habitat areas and water entering them.
PO4	The development is planned and designed considering the land use constraints of the site, including regulated vegetation, for achieving stormwater design objectives.	**AO4.1**	Except for a Dwelling house, a SQMP is prepared ensuring it: (a) is consistent with any local area stormwater management planning; (b) provides for achievable stormwater quality treatment

Performance Outcomes		Acceptable Outcomes	
			measures, meeting design objectives listed in the PSP 6.2.7 (Stormwater management) and WRC Stormwater Quality Guidelines; and (c) meets current best practice environmental management, reflecting land use constraints, such as: (i) erosive, dispersive and/or saline soil types; (ii) landscape features (including landform); (iii) acid sulfate soil and management of nutrients of concern; and (iv) rainfall erosivity. Editor's Note – Local area stormwater management planning may include Urban stormwater quality management plans, Catchment or waterway management plans, Healthy waters management plans, Water quality improvement plans or Natural resource management plans.
		AO4.2	Stormwater treatment devices are located entirely outside of waterways, waterway buffers, wetland areas and avoid vegetation removal.
PO5	Coastal catchments maintain their ecological and hydrological integrity.	**AO5.1**	Development in coastal catchments avoids or minimises soil disturbance that alters natural hydrology. Note – Compliance with this outcome may be demonstrated by following the management advice in the guideline: Implementing policies and plans for managing nutrients of concern for coastal algal blooms in Queensland by the Department of Environment and Heritage Protection.
PO6	The existing surface water hydrological regime is enhanced or maintained.	**AO6.1**	Development must: (a) provide a net ecological benefit and improvement to the environmental values and functioning of a wetland area; (b) rehabilitate the existing hydrological regime; or (c) restore the natural hydrological regime of the wetland area to enhance the ecological functions and biodiversity values of the wetland.
		AO6.2	Development ensures the: (a) existing surface water hydrological regime of a wetland area does not change, including through

Performance Outcomes		Acceptable Outcomes	
			channelisation, redirection or interruption of flows; (b) extent of any change to the existing surface water hydrological regime is minimised to ensure wetland values and functioning are protected, the change is minimised if: (i) there is no change to the reference duration high-flow and low-flow duration frequency curves, low-flow spells frequency curve and mean annual flow to and from the wetland; or (ii) any relevant stream flows into the wetland comply with the relevant flow objectives of the applicable water resource plan for the area; or (c) for development resulting in an increase to the velocity or volume of stormwater flows into the wetland, the collection and re-use of stormwater occurs in accordance with (a) or (b). Note – This may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features).
Non-tidal waterways environmental values			
PO7	The establishment of non-tidal artificial waterways must provide a deed of agreement for the management and operation of the waterway.	**AO7.1**	Any non-tidal artificial waterway is managed and operated by a responsible entity for the life of the waterway by deed of agreement that: (a) identifies the waterway; (b) states a period of responsibility for all entities; (c) states a process for any transfer of responsibility for the waterway; (d) states required actions under the agreement for monitoring the water quality of the waterway and all receiving waters; (e) states required actions under the agreement for maintaining the waterway, including any relevant conditions of a development approval; and

Performance Outcomes		Acceptable Outcomes	
			(f) identifies funding sources for the above, such as bonds or levies.
PO8	Non-tidal artificial waterways are managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.	**AO8.1**	Any non-tidal artificial waterway is designed, constructed and managed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) with experience in establishing and managing artificial waterways to achieve relevant water-quality objectives, including: (a) aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%); and (b) pests and vectors, such as mosquitoes, are managed through avoiding stagnant water areas, establishing native fish predators or any other best practices for monitoring and treatment.
		AO8.2	Wastewater and stormwater discharge in waterways is managed to avoid, or minimise, the release of nutrients of concern to minimise the occurrence, frequency and intensity of coastal algal blooms. Note – nutrients of concern are included in the PSP 6.2.7 (Stormwater Management) and WRC Stormwater Quality Guidelines.
PO9	Non-tidal artificial waterways are designed to protect biodiversity and environmental values.	**AO9.1**	Any non-tidal artificial waterway must be designed and managed for all of the following functions: (a) aesthetic landscaping and recreation; (b) flood management; (c) stormwater harvesting as part of an integrated water cycle management plan; or (d) aquatic habitat.
		AO9.2	The quality and integrity of declared fish habitat areas and water entering them is maintained.
PO10	Non-tidal artificial waterways are located in a way that is compatible with the land use constraints of the site and do not cause adverse impacts on the quality and integrity of water upstream or	**AO10.1**	If the proposed development involves a non-tidal artificial waterway: (a) environmental values in existing downstream

Performance Outcomes		Acceptable Outcomes	
	downstream properties and catchments, including the Great Barrier Reef Marine Park.		waterways and associated habitats are protected; (b) there are no adverse impacts on the long-term stability of the new bed and banks of the waterway; (c) groundwater recharge areas are not affected; (d) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway; (e) existing areas of ponded water are included; and (f) non-tidal artificial waterways are located: (i) outside natural wetlands and any associated buffer areas; (ii) to minimise disturbing soils or sediments; and (iii) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazard areas.
PO11	Non-tidal artificial waterways are located in a way that is compatible with existing tidal waterways.	**AO11.1**	Where a non-tidal artificial waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar: (a) there is sufficient flushing or a tidal range of >0.3m; (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.
Management of impacts on matters of environmental significance			
PO12	Development of premises adjoining or containing MSES - Regulated vegetation intersecting a watercourse must not adversely affect the integrity of the riparian buffer.	**AO12.1**	Proposed roads and vehicle crossings must not be located within areas designated as Regulated vegetation intersecting a watercourse.
		AO12.2	Development: (a) maintains hydrological processes and the physical integrity of water bodies at a standard commensurate with pre-development environmental conditions; (b) ensures that impacts from works on the long-term sustainable use of the waterbody are avoided; and

Performance Outcomes		Acceptable Outcomes	
			(c) the stability and function of waterbodies beds and banks is maintained.
PO13	Development on land adjacent to a waterway provides safe public access to waterways and minimises edge effects.	**AO13.1**	Where development is adjacent to a waterway with a stream order of 2 or higher and within the PIA or Emerging community zone, a pedestrian pathway is provided: (a) outside the riparian buffer; (b) between the riparian buffer and the development; (c) in accordance with CPTED principles; and (d) to offer a safe and legible access every 100m from the nearest public space or road.
		AO13.2	Where development is adjacent to a waterway with a stream order of 3 or higher and within the PIA or Emerging community zone, a road and pedestrian pathway is located outside the riparian buffer, between the riparian buffer and the proposed development.

Table 8.2.4.3.3 - Minimum riparian buffers and setbacks for biodiversity, waterways and wetlands

Classification	Riparian buffers and setbacks
Waterways	
Stream order 1 and 2	10m, measured perpendicular from the top of the high bank
Stream order between 3 and 4	25m, measured perpendicular from the top of the high bank
Stream order 5 or above	50m, measured perpendicular from the top of the high bank
Wetlands	
Urban wetland	20m from the edge of the wetland
Non-urban wetland	50m from the edge of the wetland
Biodiversity	
Regulated vegetated areas or wildlife habitat (mapped in MSES – Wildlife Habitat – Special Least Concern MSES – Wildlife Habitat – Endangered or vulnerable MSES – Regulated Vegetation – Essential Habitat)	25m

Note - Stream Orders are available on Council's online mapping under Biodiversity, Waterways and Wetlands Overlay - MSES-Regulated Vegetation - intersecting a watercourse – Stream Order

8.2.5 Building heights overlay code

8.2.5.1 Application

This code applies to accepted and assessable development:

(a) subject to the Building heights overlay map contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Building heights overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.5.2 Purpose and overall outcomes

(1) The purpose of the Building heights overlay code is to ensure that development within the Region meets the expectations of amenity and building height limits for each zone and use type; and

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

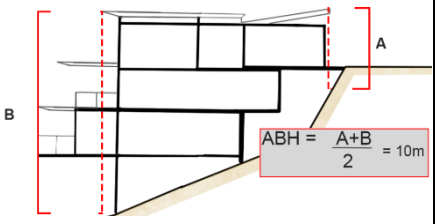
(a) development is generally in accordance with the ~~maximum~~ building heights identified for specific local plan codes, zone codes and building classes; and

(b) development on steep slopes is sited and designed to closely follow the natural contours of the land and utilises landscaping and screening to minimise the visibility of the underside of the building, mechanical equipment, support poles and air conditioning components.

8.2.5.3 Assessment benchmarks

Table 8.2.5.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Building heights			
PO1	The height of a building does not unduly: (a) overshadow adjoining dwellings; or (b) dominate the intended streetscape character.	**AO1.1**	Development on a premises with slope less than 25% and within a Bowen, Hamilton Island or Airlie Beach Precinct does not exceed the applicable precinct building height specified in Table 8.2.5.3.2. Note – Where a conflict occurs between QDC MP1.1; MP1.2; or MP1.3 and the Building heights overlay code, this code prevails. Note – See Schedule 1.2.2 Administrative definitions for definition of building height. Note - where a development exceeds the building height identified in Table 8.2.5.3.2, public consultation must be undertaken in accordance with the Planning Act 2016.
		AO1.2	Development on a premises with slope less than 25% that is not within a Bowen, Hamilton Island or Airlie Beach Precinct does not exceed the applicable zone building height specified in Table 8.2.5.3.3.

Performance Outcomes		Acceptable Outcomes	
			Note – Where a conflict occurs between QDC MP1.1; MP1.2; or MP1.3 and the Building heights overlay code, this code prevails. Note – See Schedule 1.2.2 Administrative definitions for definition of building height. Note - where a development exceeds the building height identified in Table 8.2.5.3.3, public consultation must be undertaken in accordance with the Planning Act 2016.
Building heights on excessive slope			
PO2	Development on sites with excessive slope does not: (a) overshadow adjoining dwellings; (b) dominate the intended streetscape character; or (c) visually dominate the hillside on which they are located.	**AO2.1**	The average building height (ABH) of development on a premises with slope greater than 25% does not exceed 10m, as per the figure below:  Note – Slope is measured using ground level at points A and B expressed as a percentage. Note – Where a conflict occurs between QDC MP1.1; MP1.2; or MP1.3 and the Building heights overlay code, this code prevails. Note – Council will favourably consider setback relaxations on sites with excessive slope.
		AO2.2	Development on a premises with slope greater than 25% is designed to integrate with the hillside and reduce the visibility of the underside of the building, mechanical equipment, support poles and air conditioning components through: (a) decorative features that cast shadows, such as timber battens or lattice screens; (b) retention of mature vegetation where possible; (c) establishing additional landscaping; and (d) building materials and finishes composed of muted earth/environmental tones that blend with the hillside environment. Note – Appropriate colours will depend on the existing native vegetation and backdrop.

Performance Outcomes		Acceptable Outcomes	
			A colour palette may be requested by Council to ensure built form integration.

Non-habitable building heights			
PO3	The height of a non-habitable building does not unduly: (a) dominate the streetscape; (b) impact on adjoining dwellings; or (c) diminish the scale of any associated dwelling.	**AO3.1**	Where located within the PIA, a Class 10a building does not exceed 5.5m building height. Note – Where a conflict occurs between QDC MP1.1; MP1.2; or MP1.3 and the Building heights overlay code, this code prevails.

Table 8.2.5.3.2 Local Plan building heights

Local Plan area	Local Plan building heights
Airlie Beach local plan area and surrounds	~~Maximum b~~Building height of: (a) Airlie Beach Precinct A - 14m above ground level; (b) Airlie Beach Precinct B - 18m above ground level; (c) Airlie Beach Precinct C - 21m above ground level; (d) Airlie Beach Precinct D - 18m above ground level; (e) Airlie Beach Precinct E - 14m above ground level; (f) Airlie Beach Precinct F - 14m above ground level; or (g) Airlie Beach Precinct G - 14m above ground level.
Bowen local plan area	~~Maximum b~~Building height of: (a) Bowen Precinct A -18m above ground level; (b) Bowen Precinct B - 12m above ground level; or (c) Bowen Precinct C - 20m above ground level, if associated with manufacturing or repair of vessels, otherwise 12.5m.
Hamilton Island local plan area	~~Maximum b~~Building height of: (a) Hamilton Island Precinct A –14m above ground level; (b) Hamilton Island Precinct B - 12m above ground level; or (c) Hamilton Island Precinct C - 8.5m, or 10m above ground level, where premises slopes between 15% and 25%.

Table 8.2.5.3.3 Building heights for zones outside of a Local Plan area

Zone	Zone building heights
Residential zones category	
Low density residential zone	B~~Maximum b~~uilding height of: (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%.
Low-medium residential density zone	~~Maximum b~~Building height of 12m above ground level.
Tourist accommodation zone	~~Maximum b~~Building height of: (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%.
Centre zones category	
Major centre zone	~~Maximum b~~Building height of 12m above ground level.
District centre zone	~~Maximum b~~Building height of 12m above ground level.
Local centre zone	~~Maximum b~~Building height of: (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%.
Neighbourhood centre zone	~~Maximum b~~Building height of: (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%.
Industry zones category	
Low impact industry zone	~~Maximum b~~Building height of 10m above ground level.

Medium impact industry zone	~~Maximum b~~Building height of 15m above ground level.
High impact industry zone	~~Maximum b~~Building height of 20m above ground level.
Special industry zone	~~Maximum b~~Building height of 20m above ground level.
Waterfront industry zone	~~Maximum b~~Building height of 20m above ground level for buildings and structures used for the manufacturing, servicing or repair of vessels, otherwise 12.5m.
Industry investigation zone	~~Maximum b~~Building height of: (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%.
Recreation zones category	
Recreation and open space zone	~~Maximum b~~Building height of: (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%.
Environmental zones category	
Environmental management and conservation zone	~~Maximum b~~Building height of: (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%.
Other zones category	
Community facilities zone	~~Maximum b~~Building height of: (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%.
Emerging community zone	~~Maximum b~~Building height of: (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%.
Mixed use zone	~~Maximum b~~Building height of 12m above ground level.
Rural residential zone	~~Maximum b~~Building height of: (a) 8.5m above ground level; or (b) 10m above ground level, where premises slopes between 15% and 25%.

8.2.6 Bushfire hazard overlay code

8.2.6.1 Application

This code applies to accepted and assessable development:

(a) subject to the Bushfire hazard overlay map contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.6.2 Purpose and overall outcomes

(1) The purpose of the Bushfire hazard overlay code is to:

(a) ensure that risk to life, property, community, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level.

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

(a) development is laid out and located to minimise the exposure and vulnerability of people and property at risk from bushfires;
(b) development contributes to the effective and efficient emergency response and recovery capabilities;
(c) rehabilitation, revegetation, and landscaping does not increase the risk to people or property;
(d) development only establishes or intensifies vulnerable uses within the bushfire prone area where no other option exists to provide the necessary level of service;
(e) development only establishes or intensifies community infrastructure providing essential services within the bushfire prone area where necessary to provide an adequate level of service to the existing and projected population; and
(f) development avoids or mitigates the risk from the manufacture or storage of materials that are hazardous in the context of bushfire.

8.2.6.3 Assessment benchmarks

Table 8.2.6.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Reconfiguring a Lot – where creating lots of more than 2,000 square metres			
PO1	The subdivision layout: (a) enables future buildings to be located away from slopes and landforms that expose people or property to an intolerable risk to life or property; and (b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to	**AO1.1**	A development footprint plan is identified for each lot that avoids ridgelines, saddles, and crests where slopes exceed 28 per cent.
		AO1.2	A development footprint plan is identified for each lot that is separated from the closest edge to the adjacentmapped medium, high or very high potential bushfire intensity area by: (a) a distance that is no closer than the distances specified in

Performance Outcomes		Acceptable Outcomes	
	an acceptable or tolerable level. Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES *Bushfire resilient communities* document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.		Table 8.2.6.3.2 at all development footprintplan boundaries; or (b) a distance that achieves a radiant heat flux level of 29kW/m^2 or less at all development footprint plan boundaries. Note – This separation area is often termed an asset protection zone. Note – The radiant heat flux levels can be established by undertakinga bushfire hazard assessment in accordance with the methodology inthe QFES *Bushfire resilient communities* document.
PO2	The subdivision layout enables: (a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.	**AO2.1**	A development footprint plan is identified for each lot that: (a) is located within 60 metres of the street frontage; and (b) sited to enable a route between the development footprint plan and the street frontage with a gradient that does not exceed of 12.5 per cent.
Reconfiguring a Lot – where creating lots of 2,000 square metres or less.			
PO3	The subdivision layout: (a) avoids creating lots on slopes and landforms that expose people or property to an intolerable risk to life or property; and (b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level. Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES *Bushfire resilient communities* document. The outcomes of this	**AO3.1**	The subdivision layout results in lots that are sited so that they are separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by: (a) a distance that is no closer than the distances specified in Table 8.2.6.3.2 at all lot boundaries; or (b) a distance that achieves a radiant heat flux level of 29 kW/m² or less: (i) at the building envelope, if identified at reconfiguration of a lot stage; or (ii) where a building envelope is not identified, at all lot boundaries. Note – This separation area is often termed an asset protection zone. Note – The radiant heat flux levels can be established by undertakinga bushfire hazard assessment in accordance with the methodology inthe QFES *Bushfire resilient*

Performance Outcomes		Acceptable Outcomes	
	assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.		*communities* document. Note – For staged developments, temporary separation areas maybe absorbed as part of subsequent stages. Note – Existing cleared areas external to the site may only be used in calculating necessary separation where tenure ensures that the land will remain cleared of hazardous vegetation (for example the land is a road, watercourse, or highly managed park in public ownership).
		AO3.2	The subdivision layout does not create lots that are within bushfire prone areas and on ridgelines, saddles and crests where slopes exceed 28 per cent (roads and parks may be located in these areas). Note – Roads and parks located in these areas must still comply with the PSP SC6.8 (WRC Development Manual)
Reconfiguring a Lot – where creating more than 20 lots			
PO4	The subdivision layout is designed to minimise the length of the development perimeter and number of lots exposed to hazardous vegetation. Note – For example, avoid finger-like subdivision patterns or substantive vegetated corridors between lots.	**AO4.1**	No acceptable outcome.
PO5	The subdivision layout provides for adequate access and egress and safe evacuation routes, to achieve an acceptable or tolerable risk to people.	**AO5.1**	The subdivision layout: (a) avoids the creation of bottle-neck points in the movement network within the development (for example, avoids hourglass patterns); and (b) ensures the road network has sufficient capacity for the evacuating population.
		AO5.2	The subdivision layout ensures evacuation routes: (a) direct occupants away from rather than towards or through areas with a greater potential bushfire intensity; and (b) minimise the length of route through bushfire prone areas. Note - Refer Figure 1 for subdivision layout and evacuation routes

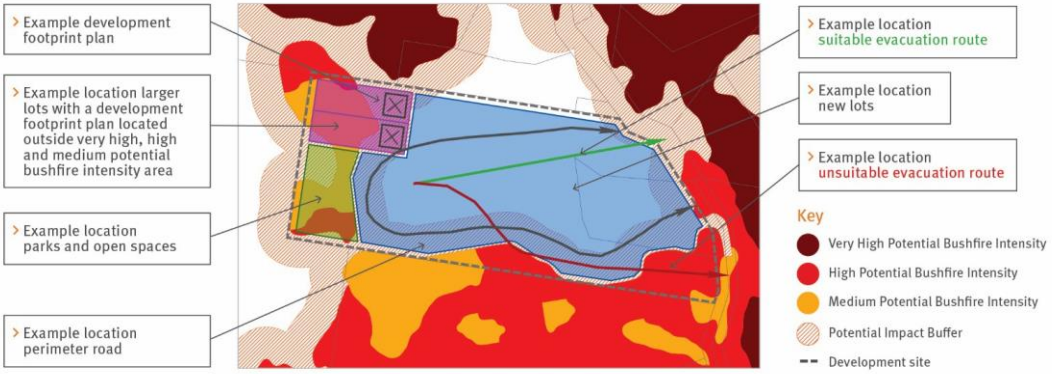
<table>
<tr><th colspan="2">Performance Outcomes</th><th colspan="2">Acceptable Outcomes</th></tr>
<tr><td colspan="4"> 

Figure 1 – subdivision layout and evacuation routes</td></tr>
<tr><td>PO6</td><td>The subdivision layout provides adequate buffers between hazardous vegetation and development.

Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</td><td>AO6.1</td><td>The subdivision layout results in an asset protection zone being located to create a separation area from adjacent mapped medium, high or very high potential bushfire intensity areas.</td></tr>
<tr><td></td><td></td><td>AO6.2</td><td>The asset protection zone is comprised of:
(a) parks and open spaces; and/or
(b) lots greater than 2000 square metres; and/or
(c) public roads (termed perimeter roads).

Note – Parks and open space may be located within the mapped medium, high and very high potential bushfire intensity areas to create a separation between the development and the balance of the bushfire prone area.

Note – Portions of lots greater than 2000 square metres may be located within the mapped medium, high and very high potential bushfire intensity areas.

Note – Roads and parks located in these areas must still comply with the PSP SC6.8 (WRC Development Manual)</td></tr>
<tr><td></td><td></td><td>AO6.3</td><td>Where the asset protection zone includes lots greater than 2000 square metres a development footprint plan is identified for each lot that is located in accordance with AO1.2.</td></tr>
<tr><td>PO7</td><td>Parks or open space provided as part of the asset protection zone do not create additional bushfire prone areas.

Note –The undertaking of a bushfire hazard assessment, in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this performance outcome.</td><td>AO7.1</td><td>Where the asset protection zone includes parks or open spaces, they:
(a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, cultivated gardens and nature strips; or
(b) are designed to ensure a potential available fuel load is</td></tr>
</table>

Performance Outcomes		Acceptable Outcomes	
			maintained at less than eight tonnes/hectare in aggregate and with a fuel structure that remains discontinuous. Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.
PO8	Perimeter roads are accessible for fire-fighting vehicles, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.	**AO8.1**	Where the asset protection zone includes a perimeter road it: (a) has a two-lane sealed carriageway clear of hazardous vegetation; (b) is connected to the wider public road network at both ends and at intervals of no more than 200 metres; and (c) does not include design elements that may impede access for fire-fighting and maintenance for fire- fighting purposes (for example traffic calming involving chicanes).
		AO8.2	Where the subdivision contains a reticulated water supply, the road network and fire hydrants are designed and installed in accordance with: (a) *Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots*, Queensland Fire and Emergency Services, 2015,unless otherwise specified by the relevant water entity; and (b) the *Road Planning and Design Manual 2nd edition*, Department of Transport and Main Roads, 2013.
Reconfiguring a lot – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided			
PO9	The subdivision layout provides for perimeter roads or firetrail and working areas that are accessible by the type of fire-fighting vehicles servicing the area, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.	**AO9.1**	The subdivision layout includes: (a) a fire trail and working area designed and constructed in accordance with the design parameters in Table 8.2.6.3.3 **Fire trail and working area design parameters**~~Table 8.2.6.3.3 Fire trail and working area design parameters~~ that separates the residential lot or development footprint plan from adjacent

Performance Outcomes		Acceptable Outcomes	
			mapped medium, high or very high potential bushfire intensity areas; or (b) a perimeter road designed and constructed inaccordance with AO8.1. Note - Refer Figure 2 for suggested layout.

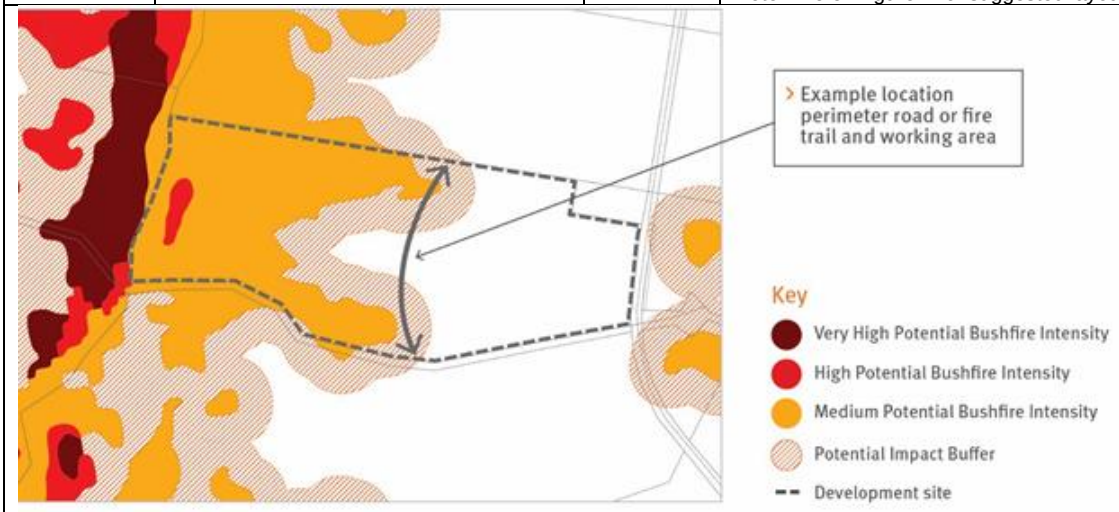
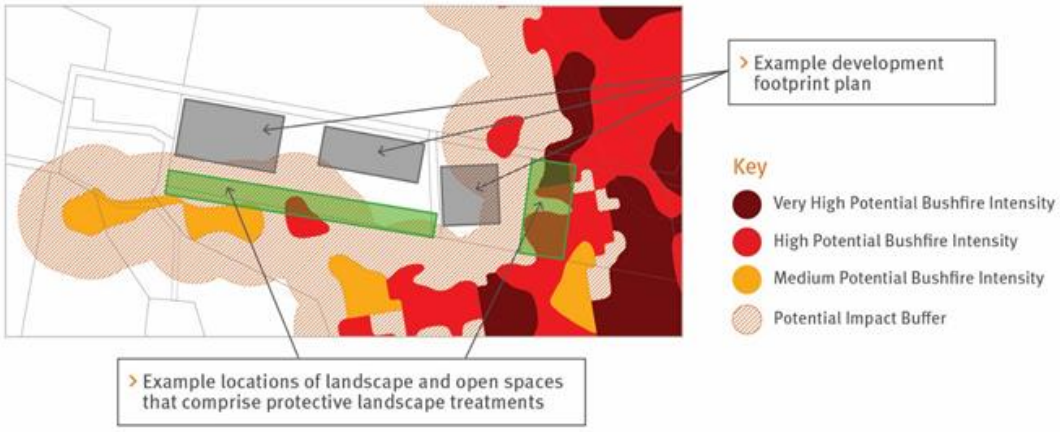



Figure 2 – Siting of fire trail and working area			
Material Change of Use			
PO10	Site layout achieves an acceptable or tolerable risk to people. Landscape or open space provided as part of the development: (a) acts as a buffer between hazardous vegetation and development; and (b) does not create additional bushfire prone areas. Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where anapplicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordancewith the methodology in the QFES *Bushfire resilient communities* document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.	**AO10.1**	Site layout places the landscape and open spaces within the site between premises and adjacent mapped medium, high or very high potential bushfire intensity areas. Note - refer to Figure 3 for protective landscape treatments.
		AO10.2	This landscaping and open space comprises protective landscape treatments that: (a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens; or (b) are designed to ensure a potential available fuel load is maintained at less than 8 tonnes/hectare inaggregate and that fuel structure remains discontinuous. Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.

Performance Outcomes		Acceptable Outcomes	
 **Figure 3 – Siting of protective landscape treatments**			
PO11	The development establishes evacuation areas, to achieve an acceptable or tolerable risk to people.	**AO11.1**	If in an isolated location, development establishes direct access to a safe assembly/evacuation area. Note – Guidance on identifying safe evacuation areas is contained in the QFES *Bushfire resilient communities* document.
PO12	If on a lot of over 2000m², where involving a new premisesor an existing premises with an increase in development footprint, development: (a) locates occupied areas as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) ensures vehicular access is located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.	**AO12.1**	No acceptable outcome.
PO13	Development is located within a reticulated water supply area or includes a dedicated static water supply that is available solely for fire-fighting purposes, can be clearly identified and can be accessed by fire-fighting vehicles. Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.	**AO13.1**	Development ensures that: (a) all lots are within 70m of a hydrant with reticulated water supply, installed in accordance with AS2419.1-2005 (Fire hydrant installations); or (b) where a reticulated water supply is not available, one tank that is below ground or of non-~~flammable~~combustible construction is located within 10m of each building, excluding a Class 10 building or structure, and includes the following: (i) for residential buildings (Class 1, 2, 3, 4, 9a & 9c),

Performance Outcomes		Acceptable Outcomes	
			a take- off connection at a level that allows static water supply of 10,000L; or (ii) for all other buildings, a volume specified in AS 2304-2011 (Water storage tanks for fire protection). Note – Guidance on static water supply is contained in the QFES *Bushfire resilient communities* document.
		AO13.2	The location of water supplies for firefighting is readily identified from the street frontage with clear identification directing fire fighters to its access point.
PO14	Vulnerable uses listed in Table **8.2.6.3.4** ~~Table **8.2.6.3.4**~~ are not established orintensified within a bushfire prone area unless: (a) there is an overriding need in the public interest for the new or expanded service the development provides; and (b) there are no other suitable alternative locations within the required catchment; and (c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures). Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES *Bushfire resilient communities* document may assist in demonstrating compliance with this performance outcome Note – See definitions for Vulnerable Uses	**AO14.1**	No acceptable outcome.
PO15	Community infrastructure providing essential services listed in Table **8.2.6.3.4** ~~Table **8.2.6.3.4**~~ are not established within a bushfire prone area unless: (a) there is an overriding need in the public interest for the new or expanded service the development provides (for example,	**AO15.1**	No acceptable outcome.

Performance Outcomes		Acceptable Outcomes	
	there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a bushfire event); and (b) the infrastructure can function effectively during and immediately after a bushfire event. Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this performance outcome Note – Community Infrastructure for essential services includes the uses of Educational Establishment, Emergency Service and Hospital.		

Performance Outcomes		Acceptable Outcomes	
PO16	Development avoids or mitigates the risks to public safety and the environment from the manufacture or storage of materials listed in Table **8.2.6.3.4** ~~Table **8.2.6.3.4**~~ that are hazardous in the context of bushfire to an acceptable or tolerable level. Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES *Bushfire resilient communities* document may assist in demonstrating compliance with this acceptable outcome. Editor's note – In addition to the requirements of this code the *Work Healthand Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* contain requirements for the manufacture and storage of hazardous substances. Information is providedby Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting**.**	**AO16.1**	No acceptable outcome.
Where involving an asset protection zone			

Performance Outcomes		Acceptable Outcomes	
PO17	Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard. Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES *Bushfire resilient communities* document may assist in demonstrating compliance with this performance outcome.	**AO17.1**	Landscaping management within any asset protectionzone maintains a (a) only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivatedgardens, commercial nurseries, nature strips and windbreaks; or (b) potential available fuel load/structure which is (i) less than eight tonnes/hectare in aggregate; and (ii) fuel structure which is discontinuous. Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres. Note – The preparation of a landscape management plan undertakenin accordance with the methodology in the QFES *Bushfire resilient communities* document may assist in demonstrating compliance with this acceptable outcome.

Table 8.2.6.3.2 Default Separation Distances

Mapped hazard category (predominant potential fireline intensity of hazardous vegetation adjacent to development)	Position on slope of the hazardous vegetation relative to lot boundary or development footprint plan	FDI 58 Acceptable asset protection zone width between hazardous vegetation and the lot boundary or development footprint plan	FDI 76 Acceptable asset protection zone width between hazardous vegetation and the lot boundary or development footprint plan
Medium potential bushfire intensity: 4,000 – 20,000 kW/m²	Upslope	15 metres	18 metres
	Downslope – Flat	19 metres	23 metres
	Downslope – Moderate	24 metres	29 metres
	Downslope – Steep	38 metres	45 metres
High potential bushfire intensity: 20,000–40,000 kW/m²	Upslope	22 metres	27 metres
	Downslope – Flat	28 metres	33 metres
	Downslope – Moderate	34 metres	41 metres
	Downslope – Steep	52 metres	62 metres
Very high potential bushfire intensity:	Upslope	23 metres	28 metres
	Downslope – Flat	29 metres	35 metres

+ 40,000 kW/m²	Downslope – Moderate	36 metres	43 metres
	Downslope – Steep	54 metres	65 metres

Upslope: Hazardous vegetation is upslope from building envelope.
Downslope: Hazardous vegetation is downslope from building envelope.
Flat: 0.0–4.9 deg. Moderate slope: 5.0–9.9 deg. Steep 10+ deg.

Table 8.2.6.3.3 Fire trail and working area design parameters

Parameter	Provisions
Width	Contains a width of at least 20 metres including: 1. A **trafficable area** (cleared and formed): (a) with a minimum width of 4 metres that can accommodate a rural firefighting vehicle (b) with no less than 4.8 metres vertical clearance from canopy vegetation (c) with no adjacent inhibiting embankments or retaining walls 2. A **working area** each side of the trafficable area: (a) with a minimum width of 3 metres each side (b) cleared of all flammable vegetation greater than 10 centimetres in height 3. The **balance** (i.e. 10 metre width) managed vegetation area: (a) sited to separate the trafficable area from adjacent mapped medium, high or very highpotential bushfire intensity areas managed vegetation (b) comprising managed vegetation clear of major surface hazards.
Access	Access is granted in favour of the local government and Queensland Fire and EmergencyServices Note – This access is commonly granted in the form of an easement that is to be maintained by the grantor.
Egress	Contains trafficable vehicle routes into low hazard areas, every 200 metres

Table 8.2.6.3.4 Vulnerable uses, community infrastructure for essential services and materials that are hazardous in the context of bushfire hazard

Group	Uses
Vulnerable uses	childcare centre, community care centre, detention facility, educational establishment, hospital, nature-based tourism, relocatable home park, rooming accommodation, residential care facility, resort complex, retirement facility, tourist park
Community infrastructure for essential services	educational establishment, emergency services, hospital
Hazardous materials in the context of bushfire hazard	Hazardous chemicals that are present at the levels or in the quantities that would constitute the use being a hazardous chemical facility. Hazardous materials that are present in the quantities identified in the Work Health and Safety Regulation, Schedule 15.

8.2.7 Coastal hazard overlay code

8.2.7.1 Application

This code applies to accepted and assessable development:

(a) subject to the Coastal hazard overlay map contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Coastal hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

Note – The State Code for assessment of Prescribed Tidal works is under Schedule 3 of *Coastal Protection and Management Regulation Act 1997.*

Note - Please see Schedule 10 of the *Planning Regulation 2017* regarding works within a Coastal Management District.

8.2.7.2 Purpose and overall outcomes

(1) The purpose of the Coastal hazard overlay code is to ensure that development is designed, constructed and operated to:

(a) protect, conserve, rehabilitate and manage the coast, including its resources and biological diversity;

(b) avoid the social, financial and environmental costs arising from the adverse impacts of coastal hazards, taking into account the predicted effects of climate change;

(c) preferentially use land on the coast for coastal-dependent development; and

(d) ensure development maintains the safety of people and property.

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

(a) wherever possible, development within a Coastal hazard area avoids:

(i) intensification of existing uses;

(ii) new permanent built structures; and

(iii) seaward extensions to existing built structures;

(b) development maintains and enhances natural processes, including those below tidal waters;

(c) development location, siting and design responds to the risk of storm tide and tidal inundation and minimises risk to personal safety and property;

(d) development supports, and does not compromise, the ability of the disaster management response or recovery capacity and capabilities;

(e) development provides for

(i) efficient evacuation and emergency services access during coastal hazard events; or

(ii) plans for the prospect and impact of isolation or hindered evacuation due to flooding from storm-tide and tidal inundation;

(f) development ensures that urban services are designed, located and operated to minimise damage to property, disruption to building function and the recovery time after a storm-tide or tidal inundation event;

(g) development does not cause or increase adverse impacts on other premises within the coastal environment from flooding and does not impede the ability of neighbouring sites to implement future coastal hazard mitigation measures;

(h) development in areas subject to coastal hazards protects biodiversity, the loss of environmental networks and the scenic amenity of important coastal areas, landscapes and views;

(i) development minimises the private use of land prone to permanent inundation;

(j) development maintains public access to the coast;

(k) development preserves opportunities for locating coastal-dependent land uses in areas adjoining tidal waters; and

(l) development and infrastructure avoids or mitigates the impacts of predictable future coastal hazard due to increase in sea-level rise and cyclonic activity.

8.2.7.3 Assessment Criteria

Table 8.2.7.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
PO1	Development involving a building is: (a) located and designed to ensure the safety of all persons and buildings from coastal hazards; and (b) located to minimise amenity impacts, disruptions to residents, recovery time, rebuilding and restoration costs after a coastal hazard event.	**AO1.1**	Development of a habitable building: (a) is not located on land identified in a Coastal hazard area; (b) ensures the finished floor level of a new building is located at a minimum 500mm above the defined storm tide event (DSTE), if within the storm tide inundation – inundation area, or 1m above DSTE, if within the storm tide inundation - wave run-up area; or (c) where involving an extension no greater than 75m² to an existing building, habitable room(s) are not less than the floor level of existing habitable rooms and non-habitable rooms at ground level below the DSTE allow for the flow through of water. Note – Where a premise is mapped by both flood and coastal hazards, the assessment benchmark that provides the highest level of protection from any source of inundation applies. Editor's Note – Refer to Council's detailed Coastal hazard overlay map for

Performance Outcomes		Acceptable Outcomes	
			further detail. Contact Council for information regarding DSTE and freeboard heights.
		AO1.2	Structures are only located within a Coastal hazard – storm tide inundation area, if ~~:~~ a Registered Professional Engineer Queensland (RPEQ) certifies that the development is structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the DSTE.~~; or~~ ~~a non-habitable structure within an inundation area that is designed to allow the flow through of water up to the DSTE and suits class H soil classification with 100kpa bearing capacity.~~ Editor's Note – if part of the site is outside the Coastal hazard overlay, this is the preferred location for all buildings. Contact Council for information regarding DSTE and freeboard heights.
		AO1.3	Development on land identified within a Coastal hazard area ensures storage of hazardous materials is located above the DSTE. Editor's Note - Contact Council for information regarding DSTE and freeboard heights.
PO2	Marina development provides facilities for the handling and disposal of ship-sourced pollutants.	**AO2.1**	Marina development involving six or more berths provides common user facilities for the handling and disposal of ship-sourced pollutants, including oil, garbage and sewage and: (a) is provided at a suitable location at the marina; (b) is designed and operated to ensure the risk of spillage from operations is minimised; (c) provides appropriate equipment to contain and remove spillages, stored in a convenient location near the facility and available for immediate use; and (d) is able to be used by boats visiting the marina. Editor's note: Refer to Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste

Performance Outcomes		Acceptable Outcomes	
			Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.
		AO2.2	Where practical, the ship-sourced pollutant reception facility is connected to sewerage or other waste reception infrastructure. Editor's note: Reception facilities require compliance assessment under the *Plumbing and Drainage Act 2018*. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.
Coastal Hazard - Erosion prone areas and Coastal Hazard - permanent inundation			
PO3	Except in limited circumstances, development is located outside of a Coastal hazard - Erosion prone or Coastal hazard - Permanent inundation area.	**AO3.1**	Unless for Recreation activities or building extensions, development is situated wholly outside of Coastal hazard - Erosion prone and Coastal Hazard - Permanent inundation areas, except where it is demonstrated that buildings or structures are: (a) located within a Maritime development area; and/or (b) able to be decommissioned, disassembled and relocated either on the site or to another site. Note – Coastal building lines identified by State DA mapping may also apply to some development in Queens Beach and Brisk Bay triggering referral for State Assessment. Note: See *National Emergency Risk Assessment Guidelines (NERAG), and ISO 31000:2009 Risk Management – Principles and Guidelines* for acceptable or tolerable levels of Risk Management.
		AO3.2	Unless for Recreation activities or building extensions, development is situated wholly outside of Coastal hazard - Erosion prone and Coastal Hazard - Permanent inundation areas, except where it is demonstrated that buildings or structures are: (a) part of redevelopment that intensifies the use of a site in an urban area, if the development mitigates any increase in risk to people and property from coastal erosion impacts to an acceptable or tolerable level; (b) Dwelling houses in an urban area where:

Performance Outcomes		Acceptable Outcomes	
			(i) landward of or equal to the seaward alignment of any buildings on neighbouring properties; or (ii) if there are no neighbouring properties, the dwelling house is at least 12m from the seaward property boundary of the site. Note – Coastal building lines identified by State DA mapping may also apply to some development in Queens Beach and Brisk Bay triggering referral for State Assessment. Note: See *National Emergency Risk Assessment Guidelines (NERAG), and ISO 31000:2009 Risk Management – Principles and Guidelines* for acceptable or tolerable levels of Risk Management.

Table 8.2.7.3.2 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
All development in Coastal hazard areas and the Coastal Management District			
PO1	Development within a coastal management district: (a) avoids adverse impacts on coastal processes; (b) maintains coastal dune height; or (c) where a reduction in coastal dune height cannot be avoided, mitigates risk to development from wave overtopping and storm-tide inundation.	**AO1.1**	Development avoids, or where this is not feasible, minimises reductions in coastal dune height. Note: Please see Schedule 10 of the *Planning Regulation 2017* regarding works within a Coastal Management District.
PO2	Development does not involve reclamation of land below tidal water, other than for the purpose of: (a) coastal-dependent development, public marine development or community infrastructure, where there is no reasonable alternative; or (b) strategic ports, priority ports, boat harbors or strategic airports and aviation facilities in accordance with a statutory land use plan, or statutory master plan; or (c) coastal protection works or work necessary to protect coastal resources or coastal processes.	**AO2.1**	No acceptable outcome.
PO3	Development maintains or enhances coastal ecosystems and natural features, such as mangroves and coastal wetlands, between development and tidal boulders, where they protect or buffer communities and infrastructure from sea level rise and coastal inundation impacts.	**AO3.1**	Development ensures that: (a) existing natural environmental features, such as mangroves and wetlands; or (b) where changes to these natural features cannot be avoided, alternate methods are used to mitigate risks to development from coastal hazards. Note – Removal of vegetation within a Coastal hazard area may trigger referral to the State Assessment and Referral Agency (SARA).
PO4	Development maintains or enhances the scenic amenity and natural character of the coastal landscape, views and vistas from the foreshore or significant viewpoints.	**AO4.1**	Development is located, scaled and designed to be sympathetic to the coastal scenic amenity: (a) maintaining or restoring vegetation buffers between development and coastal waters; or (b) where impacts on the coastal scenic amenity cannot be avoided, alternative methods are used to maintain the

Performance Outcomes		Acceptable Outcomes	
			natural character of the coastal landscape.
PO5	Development avoids the release of hazardous materials into floodwaters.	**AO5.1**	Buildings used for the manufacture or storage of hazardous materials in bulk, as defined by the *Health and Safety Regulation 2011* ensures: (a) design prevents the intrusion of waters from a DSTE; and (b) emergency planning and contingency measures are appropriately developed and managed.
PO6	Development maintains the safety of people living and working on the premises from a DSTE.	**AO6.1**	Development ensures: (a) a safe refuge is available for people within the development site during a DSTE; or (b) that at least one evacuation route remains passable for emergency evacuations during a DSTE. Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).
PO7	Development does not negatively impact the flood characteristics of the DSTE outside of the subject site.	**AO7.1**	Unless within a Maritime development area, development is only located within the Coastal hazard area, if a Registered Professional Engineer Queensland (RPEQ) certifies that the development does not change the flood characteristics of the DSTE outside the subject site. Editor's note - Contact Council for information regarding DSTE and freeboard heights.
PO8	Development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	**AO8.1**	Development does not: (a) increase the number of people calculated to be at risk from the coastal hazard event; (b) increase the number of people likely to need evacuation; (c) impact on the ability of traffic to use evacuation routes; or (d) unreasonably increase traffic volumes on evacuation routes. Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).

Performance Outcomes		Acceptable Outcomes	
PO9	Except in limited circumstances, development is located outside a storm tide inundation - wave run-up area.	**AO9.1**	Development is situated wholly outside of a storm tide inundation - wave run-up area except where the development is: (a) located within a Maritime development area or future Maritime development area; (b) coastal dependent development in an Urban area; (c) temporary or relocatable development; (d) does not result in an increase of development intensity on the site; or (e) for tourist attractions or tourist accommodation, and a Coastal hazard assessment report demonstrates that the development avoids any increase in risk to people, infrastructure or property from coastal hazard impacts. Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).
PO10	Development that is within a coastal hazard – storm tide inundation area is located, designed, constructed and operated to avoid adverse coastal hazard impacts, including impacts on the development's ongoing operation.	**AO10.1**	Development is located outside a coastal hazard -storm tide inundation area unless: (a) it does not result in an increase in the intensity of development on the site; (b) involving redevelopment that intensifies the use of a site, if the development mitigates any increase in risk to people and property from inundation impacts; or (c) a Coastal hazard assessment report demonstrates that the development avoids any increase in risk to people or property from coastal hazard impacts. Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).
Community infrastructure			
PO11	Development involving community infrastructure remains functional to serve community needs during and	**AO11.1**	Community infrastructure: (a) is designed, sited and operated to avoid adverse impacts on the community

Performance Outcomes		Acceptable Outcomes	
	immediately after a coastal hazard event.		facilities, access and egress routes and the environment; (b) retains essential site access during a coastal hazard event; and (c) is able to remain functional, even when other infrastructure or services may be compromised in a coastal hazard event. Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).
Public access to the coast			
PO12	Development ensures that there is no net loss of public access to the foreshore and, where practicable, provides enhanced opportunities for safe public access to the foreshore in a manner consistent with conserving coastal resources.	**AO12.1**	Development is located, designed and operated: (a) in a manner that retains or enhances existing public access to and along the foreshore; or (b) where loss of public access to the foreshore cannot practicably be avoided, development provides the same or a greater amount of new public access opportunities in an alternative location.
Coastal dependent development and Maritime development areas			
PO13	Except in limited circumstances, coastal dependent development is located within a Maritime development area. Note – 'limited circumstances' are listed in AO13(c).	**AO13.1**	Coastal dependent development: (a) is located within an identified Maritime development area; (b) demonstrates that the site is suitable for identification as a Maritime development area; or (c) is located outside a Maritime development area, if it is: (i) a minor marine development; (ii) dredging for navigation channels; or (iii) development in a port.
PO14	Development in a Maritime development area: (a) supports some area for coastal dependent development; and (b) ensures ancillary and subsidiary development is sited and designed to avoid reverse amenity impacts from Industrial or Commercial coastal dependent development.	**AO14.1**	Within the Maritime development area: (a) adequate space is provided within the non-tidal component of the development site for coastal dependent development; (b) Port services and Industrial activities are suitably buffered from sensitive uses; and (c) sensitive uses are sited and designed to minimise amenity conflicts with

Performance Outcomes		Acceptable Outcomes	
			existing or future areas identified for coastal dependent development.
PO15	Coastal dependent development or development within a Maritime development area mitigates any increase in risk to people and property from the impacts of Storm tide inundation, Erosion prone and Permanent inundation areas.	**AO15.1**	Development within Maritime development area and coastal dependent development: (a) is located outside a Coastal hazard - Erosion prone or Coastal hazard - Permanent inundation area; or (a) installs and maintains coastal environment works to mitigate adverse impacts to people and property from coastal erosion or permanent inundation.

8.2.8 Extractive resources overlay code

8.2.8.1 Application

This code applies to accepted and assessable development:

(a) subject to the Extractive resources overlay map contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Extractive resources overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.8.2 Purpose and overall outcomes

(1) The purpose of the Extractive resources overlay code is to protect and maintain the sustainable and viable use of extractive resources within the Region by preventing incompatible development and land uses from encroaching on the extractive resource/processing areas, the associated separation areas and transport routes.

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

(a) development occurring within, or adjacent to, extractive resource areas does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource;

(b) development occurring within, or adjacent to, transport routes for extractive resources does not constrain, or otherwise conflict with, the ongoing safe and efficient transportation of the extractive resource; and

(c) the potential negative impacts of extractive industries on sensitive uses within, or adjacent to, extractive resource areas and associated transport routes is mitigated to maintain high levels of safety and amenity.

8.2.8.3 Assessment benchmarks

Table 8.2.8.3.1 Benchmarks for accepted and assessable development

Performance Outcome		Acceptable Outcome	
Development within a Local resource or Key resource area (KRA) resource/processing area			
PO1	Development does not constrain, prevent or otherwise interfere with the current or future viability of the winning, or processing of, extractive resources.	**AO1.1**	Development is limited to: (a) extractive industry uses; (b) uses that are directly associated with an extractive industry; or (c) temporary or non-intensive development that is compatible with future extractive industry operations, for example forestry for wood production.
Development within a KRA separation area			
PO2	Development does not materially increase the number of people living within a KRA separation area.	**AO2.1**	Development does not result in an increase in residential density.
		AO2.2	Reconfiguring a lot: (a) does not result in the creation of additional lots used, or capable of being

Performance Outcome		Acceptable Outcome	
			used, for Accommodation activities; and (b) where realigning boundaries, does not worsen the existing situation with respect to the distance between available house sites and the resource processing area.
PO3	Development minimises the potential adverse impacts, including noise, dust, vibration and blasting, from existing or future extractive industry operations upon people working or congregating within a KRA separation area, given the proposed development's location.	**AO3.1**	Development ensures that: (a) the number of people working or congregating is not increased; (b) it is compatible with the potential adverse impacts arising from existing or future extractive industry operations; or (c) incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extractive industry operations to acceptable levels. Note — In order to demonstrate compliance with AO3 applicant should demonstrate the regulations of Environmental Protection Act and relevant policies (i.e. EPP Noise) can be achieved.
PO4	Extractive industry development maintains the function and integrity of a KRA separation area as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.	**AO4.1**	Development for an extractive industry use is not located within a KRA separation area.
Development within a Transport route or Transport route separation area			
PO5	Development does not materially increase the number of people living within a Transport route separation area.	**AO5.1**	Development does not result in an increase in residential density.
PO6	Development involving a sensitive use, other than for an Accommodation activity, maintains an acceptable level of amenity.	**AO6.1**	Development involving a sensitive use, other than an Accommodation activity, ensures an acceptable level of amenity by incorporating mitigation measures, such as landscape buffer strips and maintaining adequate separation distances.
PO7	Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive materials along a Transport route.	**AO7.1**	Development ensures that: (a) the number of premises with access points to an identified Transport route is not increased; or (b) access points are designed to avoid adversely affecting

Performance Outcome		Acceptable Outcome	
			the safe and efficient operation of vehicles transporting extractive materials along a Transport route.

8.2.9 Flood hazard overlay code

8.2.9.1 Application

This code applies to accepted and assessable development that is:

(a) subject to the Flood hazard overlay maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Flood hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

Editor's Note - Council will make available (where flood modelling has been received by Council) the height of the defined flood level for any particular location upon request. Applicants should be aware that coastal hazards, such as storm tide inundation, may also affect the land. Where affected by multiple overlays, the overlay that provides the highest level (in AHD) from any source of inundation applies.

Council may not have detailed flood modelling for areas within the Planning Scheme that are be affected by local flooding. In this instance, applicants are required to undertake their own investigations prior to undertaking development through the preparation of a Flood Hazard Assessment Report in accordance with PSP SC6.5 (Natural hazards).

Editor's note – The flood hazard area defined by this planning scheme is taken to be the flood hazard area pursuant to section 13 of the Building Regulation 2006. Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act 1975.

8.2.9.2 Purpose and overall outcomes

(1) The purpose of the Flood hazard overlay code is to:

(a) provide for the assessment of the suitability of development in the Flood hazard overlay area, to ensure that risk to life, property, community, economic activity and the environment during flood events is minimised; and

(b) ensure that development does not increase the potential for flood damage on-site or to other property, both upstream and downstream.

(2) The purpose of the Flood hazard overlay code will be achieved by the following outcomes:

(a) storage capacity of floodplains and the flood conveyance of waterways are protected;

(b) development does not require complex engineering solutions, such as floodgates or extensive earthworks to mitigate adverse impacts;

(c) incompatible uses are not located in areas susceptible to flood hazard;

(d) development location, siting, layout, and access is designed to minimise the risk of the flooding and risk to personal safety and property;

(e) development does not compromise the ability of the disaster management response or recovery capacity and capabilities;

(f) development provides for:

i. efficient evacuation and emergency services access during flooding events; or

ii. otherwise plans for the prospect and impact of isolation or hindered evacuation during flooding;

(g) development directly, indirectly and cumulatively avoids an increase in severity of the flood event and does not materially increase the extent or impact of the flood event on the site or to other properties;

(h) development ensures that urban services are designed, located and operated to minimise damage to the environment, infrastructure, property, disruption to building function and recovery time after a flood event;

(i) natural processes and the protective function of landforms and/or vegetation are maintained where possible in Flood hazard areas;

(j) where practical, community infrastructure is located and designed to function effectively during, and immediately after, flood events; and

(k) development mitigates the impacts of predictable future increases in flood hazards.

8.2.9.3 Assessment benchmarks

Table 8.2.9.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
All Flood hazard areas			
PO1	Development is located and designed to: (a) to ensure the safety of persons and property from flood depths up to the defined flood level (DFL); (b) permit the conveyance of flood water without increasing flood velocities off-site; and (c) located to minimise, disruptions to residents, recovery time, rebuilding and restoration costs after a flood event.	**AO1.1**	Where development is located in a Low risk flood hazard area or Identified flood hazard area: (a) For residential buildings (Class 1, 2, 3, 4, 9a & 9c) the finished floor level is a minimum of 300mm above the DFL; (b) Where Class 10a or Class 7 are not enclosed and do not build to the DFL, the structure allows for the unimpeded flow-through of water; (c) Where a Class 10a is enclosed, the finished floor level is a minimum of 300mm above the DFL; and (d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the DFL. Editor's note - Flood gates with pumps are not desired in underground parking due to noise issues. Editor's note – Information on potential flood levels is available from Council for certain properties where within Local Study areas as shown by the Flood hazard overlay mapping. Where no further information is provided by Council the applicant must source the information independently from a qualified professional. Note - The above requirements can be demonstrated through the development of a Flood Hazard Assessment Report in accordance with PSP SC6.5 (Natural hazards).
PO2	Development is limited to particular uses in Medium or High risk flood hazard areas to ensure no increased risk to life or property.	**AO2.1**	Development does not occur in High or Medium risk flood hazard areas except for the uses of animal husbandry, cropping, environment facility, extractive industry, landing, outdoor sports and recreation, park, parking station, substation, utility installation and major electricity infrastructure.

Performance Outcomes		Acceptable Outcomes	
		AO2.2	Development: (a) prevents potential debris from blocking natural drainage flow; and (b) does not affect the natural functions of the catchment.
Infrastructure			
PO3	Essential network infrastructure (on-site electricity, water supply, reticulated and on-site sewerage systems and telecommunications) functions effectively during and after flood events.	**AO3.1**	Essential network infrastructure is: (a) located above the DFL; or (b) designed, constructed and certified by an RPEQ to avoid floodwater intrusion and resist hydrostatic and hydrodynamic forces as a result of inundation below the DFL; and (c) does not impact on the hydrology of the surrounding area.
Hazardous materials			
PO4	Development avoids the release of hazardous materials into floodwaters.	**AO4.1**	The manufacturing or storage of hazardous materials: (a) are not located in the flood hazard area; or (b) the structure is: (i) located 300mm above the DFL level; or (ii) designed to prevent the intrusion of floodwaters. Note - Refer to the *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances. Note - The above requirements can be demonstrated through the development of a Flood hazard assessment report in accordance with PSP SC6.5 (Natural hazards).
Design Outcomes			
PO5	Appropriate solutions are provided to: (a) mitigate cumulative worsening of flood impacts offsite; (b) development maintains drainage paths and avoids any direct, indirect or cumulative increase in water flow velocity or flood level; and (c) does not increase the potential for flood damage	**AO5.1**	Development for a residential use in Low and Identified flood hazard areas ensure: (a) fences within drainage paths up to the DFL are at least 50% ~~transparent~~penetrable to not impede overland flow; (b) where requiring raised finished habitable floor levels, pier and pole construction is used to allow the flow through of flood water; or (c) meets AO5.2.

Performance Outcomes		Acceptable Outcomes	
	either on-site or on other properties.		Editor's Note – Berms/mounds are considered to be an undesirable built form outcome and are not supported.
		AO5.2	Development within any Flood hazard area involving more than 100m³ of material that is imported to or removed from the site, only occurs where a Registered Professional Engineer Queensland (RPEQ) certifies that the works will not result in: (a) a direct, indirect or cumulative increase in water flow velocity or level; (b) existing overland flow paths not being maintained; (c) increased flood inundation of surrounding properties. Note— This may be demonstrated by preparing a Flood hazard assessment report in accordance with PSP SC6.5 (Natural hazards).
Waterways			
PO6	Development maintains the ecological functions of waterways.	**AO6.1**	Buildings and infrastructure in all areas are set back as per Table 8.2.4.3.3 Minimum riparian buffers and setbacks for biodiversity, waterways and wetlands.
Community infrastructure			
PO7	The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, including disruptions to residents, recovery time, rebuilding and restoration costs after a flood event.	**AO7.1**	Essential community uses outlined within Table 8.2.9.3.3 meet the desired level of flood immunity within the Table, ensuring: (a) it is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (b) it retains essential site access during a flood event; and (c) it is able to remain functional even when other infrastructure or services may be compromised in a flood event. Note – This may be demonstrated by preparing a Flood hazard assessment report in accordance with PSP SC6.5 (Natural hazards). Editor's note – Information on potential flood levels is available from Council for certain properties. Where no further information is provided by Council the applicant must source the information

Performance Outcomes		Acceptable Outcomes	
			independently from a Registered Professional Engineer Queensland (RPEQ).
Vulnerable Uses			
PO8	Development siting and layout responds to flood hazards and maintains personal safety at all times.	**AO8.1**	Vulnerable uses or community infrastructure that must operate during and immediately after a flood event have direct access to evacuation routes.
		AO8.2	Developments that involves vulnerable uses, are not located in an isolated area or flood island area on the Flood hazard overlay map.

Table 8.2.9.3.2 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
ROL Requirements			
PO1	Development does not materially increase the number of people at risk of flood hazard through the subdivision of unsuitable flood affected land.	**AO1.1**	For Reconfiguring a lot, additional lots, if within a Low risk flood hazard area or Identified flood hazard area: (a) provide building envelopes outside the Flood hazard area for residential buildings (Class 1, 2, 3, 4, 9 and 9c); (b) provide finished ground levels a minimum of 300mm above the DFL for residential buildings (Class 1, 2, 3, 4, 9 and 9c); or (c) within Rural and Rural Residential zones, lots have a minimum building envelope, above the DFL, with a usable area of 2000m². Note – This may be demonstrated by preparing a Flood hazard assessment report in accordance with PSP SC6.5 (Natural hazards). Editor's note – Information on potential flood levels is available from Council for certain properties. Where no further information is provided by Council the applicant must source the information independently from a Registered Professional Engineer Queensland (RPEQ).
PO2	The development of additional lot(s) with new roads appropriately mitigates flood risks by: (a) appropriately locating roads, infrastructure and house pads; and (b) providing a safe evacuation route.	**AO2.1**	Development of additional lots with new roads affected by any Flood hazard area have: (a) adequate evacuation routes provided to safe ground, being land outside the Flood hazard area or an evacuation centre is able to be reached in a timely manner; (b) entry points to the reconfiguration are above the

Performance Outcomes		Acceptable Outcomes	
			DFL and avoid cul-de-sacs or non-permeable layouts; (c) safety of people and property is prioritised; and (d) natural hydrological processes are maintained. Note – This may be demonstrated by preparing a Flood hazard assessment report in accordance with PSP SC6.5 (Natural hazards)
PO3	Appropriate road signage for flood depths is installed.	**AO3.1**	The creation of new roads provides signage and depth indicators at each key hazard point, e.g. waterway crossing.
Additional requirements for Medium or High risk flood hazard areas			
PO4	Reconfiguration of a lot does not create additional lots within a flood affected area, except for the uses of animal husbandry, cropping, environment facility, extractive industry, landing, outdoor sports and recreation, park, parking station, substation, utility installation and major electricity infrastructure.	**AO4.1**	Land partially affected by Medium or High risk flood hazard area must demonstrate that each additional lot has an appropriately sized building footprint and flood free access for residential buildings (Class 1, 2, 3, 4, 9 and 9c) outside of the Medium and High risk flood hazard area. Note – A covenant or reserve may be required to ensure that no development occurs in the flood affected area.
		AO4.2	Land entirely affected by Medium or High risk flood hazard area does not create additional lots within the flood affected area, except for the uses of animal husbandry, cropping, environment facility, extractive industry, landing, outdoor sports and recreation, park, parking station, substation, utility installation and major electricity infrastructure.

Table 8.2.9.3.3 Flood immunity for community infrastructure and services

Development	Level of immunity Annual exceedance probability (AEP)
Development involving: (a) emergency services; (b) hospitals and associated facilities; (c) retirement facilities and residential care facilities; (d) educational establishment; (e) facilities utilised as an evacuation or recovery facility in addition to their normal function (e.g. sporting facility, community centre, meeting hall); and (f) major electricity infrastructure.	0.2% AEP flood event

Development	Level of immunity Annual exceedance probability (AEP)
Development involving: (a) emergency/evacuation shelters; (b) the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries); (c) telecommunication facilities; (d) substations; (e) water treatment plants; (f) regional fuel storage; and (g) food storage warehouses.	0.5% AEP flood event
Development involving: (a) Sewerage treatment plants (requiring licensing as an environmentally relevant activity). (b) cemetery and crematorium (c) waste management facilities (d) sporting facility, community centre, meeting hall (where not used as an evacuation or recovery facility) (e) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part	1% AEP flood event

8.2.10 Heritage overlay code

Editor's note – This code does not apply to indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003*. In accordance with this legislation, a person who carries out an activity must take all reasonable and practical measures to ensure the activity does not harm Aboriginal cultural heritage ("the cultural heritage duty of care").

Editor's note - Sites included in the Heritage overlay include Queensland and Commonwealth Heritage places. These are governed by their own relevant heritage legislation.

8.2.10.1 Application

This code applies to accepted and assessable development:

(a) subject to the Heritage overlay map contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Heritage overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.10.2 Purpose and overall outcomes

(1) The purpose of the Heritage overlay code is to ensure development on a Heritage place is compatible with the cultural heritage significance of the place outlined in the place card.

Editor's Note – Heritage place cards are identified and explained on the Whitsunday Regional Council website under the Local Heritage Register.

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

(a) the cultural heritage significance of the Heritage place is conserved;

(b) development of the Heritage place is compatible with the cultural heritage significance of the place by:

(i) preventing the demolition or removal of Heritage places, unless there is no prudent and feasible alternative to its demolition or removal; and

(ii) maintaining or encouraging, as far as practical, the appropriate use, or adaptive re-use of Heritage places;

(iii) protecting, as far as practical, the materials and setting of the Heritage place;

(iv) ensuring, as far as practical, development on a Heritage place is compatible with the cultural heritage significance of the place; and

(c) development is compatible with the conservation and management of the cultural heritage significance of the Heritage place.

8.2.10.3 Assessment benchmarks

Table 8.2.10.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
PO1	Development of the Heritage place: (a) is compatible with the conservation and management of the cultural heritage significance of the Heritage place; and (b) protects the fabric and setting of the heritage place.	**AO1.1**	Development: (a) conserves and does not alter, damage, remove or conceal significant features, fabric or contents as described in the physical or historical significance description of the local heritage place or area, as written in the statements on each Heritage Placecard; or (b) protects, the fabric and setting of a local heritage place or area; or (c) only results in minor impacts on the cultural heritage significance of a place if it is necessary to maintain an economic use of the heritage place. Editor's note - Fabric means all the physical material of the place including elements, fixtures, contents and objects (the *Burra Charter 2013*).
PO2	The identified archaeological significance or potential archaeological significance of the Heritage place is conserved.	**AO2.1**	Where a ground breaking activity is required within the boundary of the Heritage place that has been identified as an archaeological place: (a) an archaeological investigation is undertaken by a suitably qualified and experienced archaeologist; and (b) if there is potential for archaeological artefacts and if required by Council, an archaeological management plan is prepared and implemented by the archaeologist, overseen by Council, so that impacts on the archaeological significance and potential of the place are appropriately managed. Note – the archaeological investigation and any necessary archaeological management plan must be carried out in accordance with PSP SC6.3 (Heritage).
Alteration of a Heritage Place or Area			
PO3	The Heritage place or part of the Heritage place may not be demolished unless it can be demonstrated:	**AO3.1**	No acceptable outcome. Note - This may be demonstrated by undertaking a Heritage impact

Performance Outcomes		Acceptable Outcomes	
	(a) it is not capable of structural repair as certified by a suitability qualified professional; or (b) repair is not feasible having regard to economic or health and safety considerations.		assessment report in accordance with PSP SC6.3 (Heritage).

8.2.11 Infrastructure overlay code

8.2.11.1 Application

This code applies to accepted and assessable development:

(a) subject to the Infrastructure overlay shown on the overlay maps contained within Schedule 2 (Mapping); and

(b) identified as requiring assessment against the Infrastructure overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.11.2 Purpose and overall outcomes

(1) The purpose of the Infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of the following existing and planned infrastructure and facilities with the Whitsunday region:

(a) major roads (State controlled roads);

(b) railways;

(c) major electricity infrastructure;

(d) substations;

(e) bulk water supply infrastructure;

(f) gas pipelines;

(g) strategic ports;

(h) public passenger transport facilities;

(i) wastewater treatment facilities; and

(j) waste management facilities.

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

(a) existing and planned infrastructure facilities, networks and corridors are protected from incompatible development;

(b) development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:

(i) avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities; and

(ii) protect the amenity, health and safety of people and property.

8.2.11.3 Assessment benchmarks

Table 8.2.11.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Infrastructure Map – Transport infrastructure			
Road noise corridor and Railway buffers			
PO1	Sensitive uses are located, designed and constructed to ensure that noise emissions from major road corridors and railway corridors do not adversely affect: (a) the development's primary function; or (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic or railway noise.	**AO1.1**	Development of sensitive uses: (a) does not occur within a Railway buffer; or (b) where within a Railway buffer complies with the acoustic noise quality objectives specified in Environmental Protection (Noise) Policy 2008.
		AO1.2	Development of sensitive uses located within a Road noise corridor, are sited and designed to comply with the QDC MP4.4 (Buildings in a transport noise corridor).
PO2	Development within a Road noise corridor or Railway buffer does not adversely impact on the associated infrastructure.	**AO2.1**	Development within a Road noise corridor or Railway buffer maintains and, where practicable, enhances the safety, efficiency and effectiveness of the infrastructure.
Strategic port areas and buffers			
PO3	Development within a Strategic port area or buffer does not interfere with an aid to navigation or associated signals.	**AO3.1**	Development does not result in significant electrical or electro-magnetic emissions which may impede the operation of aids to navigation.
		AO3.2	All lights on or above the development site: (a) are shielded to prevent glare or reflection; (b) do not include flood lights; (c) do not involve flashing or flickering lights which may be confused with aids to navigation; and (d) are not coloured lights such as green, blue or red lights which may be confused with aids to navigation.
		AO3.3	Lighting complies with AS 4282-1997(Control of the obtrusive effects of outdoor lighting).
Public passenger transport facilities and buffers			
PO4	Development supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future Public passenger transport facilities.	**AO4.1**	Roads catering for buses are major collector, arterial or sub-arterial roads or their equivalent.
		AO4.2	Roads catering for buses provide convenient connections to existing and future Public passenger transport facilities.

Performance Outcomes		Acceptable Outcomes	
		AO4.3	Development on bus routes does not impact bus stop infrastructure or the efficient running of bus services.
		AO4.4	Roads catering for buses are designed and constructed in accordance with PSP SC6.8 (WRC development manual).
PO5	Development enhances connectivity between existing and future Public passenger transport facilities and other transport modes.	**AO5.1**	The road network supports modal interchange by integrating with existing and future Public passenger transport facilities.
		AO5.2	Development provides direct linkages for passengers between existing and future Public passenger transport facilities and other transport modes.
		AO5.3	Development provides way-finding information for existing Public passenger transport facilities and interconnecting transport modes.
PO6	Development optimises the walkable catchment to existing and future Public passenger transport facilities.	**AO6.1**	Development connects to an existing or planned pedestrian/cycle network that links to existing and future Public passenger transport facilities.
		AO6.2	Development provides convenient through-site connections for pedestrians and cyclists to existing and future Public passenger transport facilities.
PO7	Development provides direct and safe access to and use of Public passenger transport facilities.	**AO7.1**	Through-site pathway connections to Public passenger transport facilities are provided in accordance with Part 6A of Austroads guide to road design (Pedestrian and cyclist paths).
		AO7.2	Pathway connections are available at all times.
		AO7.3	Direct and legible pedestrian and cycle paths and crossings provide connections to existing and future Public passenger transport facilities.
		AO7.4	Development incorporates landscaping, boundary treatments and lighting that enhances the safety of pedestrians and cyclists accessing Public passenger transport facilities by providing for casual surveillance.

Performance Outcomes		Acceptable Outcomes	
		AO7.5	Development of Business activities provides active frontages oriented towards Public passenger transport facilities.
		AO7.6	Accommodation activities address street frontages and provide casual surveillance of Public passenger transport facilities.
Infrastructure Map – Utility infrastructure			
Major electricity infrastructure and substation buffers			
PO8	Development involving a sensitive use is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	**AO8.1**	Sensitive uses maintain the following separation distances from the substation or easement for major electricity infrastructure: (a) 20m for transmission lines up to 132kV; (b) 30m for transmission lines between133kV and 275kV; and (c) 40m for transmission lines exceeding 275kV.
PO9	Major electricity infrastructure on private land is included in an easement.	**AO9.1**	Existing infrastructure easements are maintained and where none currently exist, new easements are created which are sufficient for electricity provider's requirements.
Bulk water supply pipelines and buffers			
PO10	Development within a water supply infrastructure buffer: (a) is located, designed and constructed to protect the integrity of the water supply pipeline; and (b) maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**AO10.1**	Buildings and structures are setback from water supply pipelines a minimum of: (a) 20m; or (b) 10m if for a dwelling house; i. where habitable rooms are out of the drainage path of immediately adjoining water supply pipeline if it burst; or ii. building footprint cannot be sited elsewhere on the premises. Editor's note – Habitable rooms in a dwelling house should be located outside or above the drainage path of an immediately adjoining water supply pipeline, such that if it burst, the lay of the land, stormwater drainage or roads direct water elsewhere.
PO11	Development is located and designed to maintain required access to water supply infrastructure.	**AO11.1**	Development does not restrict access to bulk water supply infrastructure of any type or size, having regard to: (a) buildings or structures; (b) gates and fences; (c) storage of equipment or materials; and

Performance Outcomes		Acceptable Outcomes	
			(d) landscaping, earthworks, stormwater or other infrastructure.
Petroleum pipeline buffers			
PO12	Development within a Petroleum pipeline buffer reduces the risk of harm to sensitive uses, people and property.	**AO12.1**	Development within a Petroleum pipeline buffer provides and maintains adequate separation between the use or works and a Petroleum pipeline corridor so as to minimise risk of harm to sensitive uses, people and property.
PO13	Development and works within a Petroleum pipeline buffer does not adversely impact on associated infrastructure.	**AO13.1**	Uses and works within a Petroleum pipeline buffer are constructed and operated to avoid: (a) compromising the viability of the Petroleum pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of major petroleum pipelines and the supply of petroleum.
Waste water treatment facilities and buffers			
PO14	Accommodation activities and other sensitive uses are not adversely affected by odour emissions from existing or planned Waste water treatment facilities.	**AO14.1**	A sensitive use involving an Accommodation activity is not located or intensified within a Waste water treatment facility buffer.
		AO14.2	Any sensitive use (other than an accommodation activity) located within a Waste water treatment facility buffer: (a) incorporates appropriate measures to minimise odour impacts; or (b) demonstrates that occupants and users will not be adversely affected by odour emissions from activities associated with the Waste water treatment facility.
		AO14.3	Reconfiguring a lot within a Waste water treatment facility buffer: (a) does not result in the creation of additional lots used or capable of being used for Accommodation activities; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available

Performance Outcomes		Acceptable Outcomes	
			residential sites and the Waste water treatment facility.
Waste management facility buffer			
PO15	Accommodation activities and other sensitive uses are not adversely affected by noise emissions from existing or planned Waste management facilities.	**AO15.1**	A sensitive use involving an Accommodation activity is: (a) not located or intensified within a Waste management facility buffer; or (b) where located within a Waste management facility buffer complies with the following the acoustic quality design objectives specified in *Environmental Protection (Noise) Policy 2008.*
		AO15.2	Any sensitive use (other than an Accommodation activity) located within a Waste management facility buffer complies with the acoustic quality design objectives specified in *Environmental Protection (Noise) Policy 2008*.

8.2.12 Landslide hazard overlay code

8.2.12.1 Application

This code applies to accepted and assessable development:

(a) subject to the Landslide overlay maps contained within Schedule 2 (Mapping); or

(b) identified as requiring assessment against the Landslide overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.12.2 Purpose and overall outcomes

(1) The purpose of the Landslide overlay code is to:

(a) provide for the assessment of the suitability of development, in an area subject to landslide hazard, to ensure that risk to life, property, community, economic activity and the environment is minimised; and

(b) ensure that development does not increase the potential damage from landslide events on site or to other property.

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

(a) development is compatible with the level of risk associated with the landslide hazard;

(b) development siting, design, layout and access responds to the risk of the landslide hazard and minimises risk to personal safety and property;

(c) development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities;

(d) development avoids an unacceptable increase in severity of the landslide hazard and does not significantly increase the potential for damage on the site or to other properties;

(e) where practical, community infrastructure is located and designed to function effectively during and immediately after a landslide event;

(f) development avoids the release of hazardous materials, as a result of the landslide hazard; and

(g) natural processes and the protective function of landforms and/or vegetation are maintained in Landslide hazard areas.

8.2.12.3 Assessment benchmarks

Table 8.2.12.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
PO1	Development maintains the safety of people, property and hazardous materials, manufactured or stored in bulk,	**AO1.1**	Development: (a) is not located on land identified in a Landslide hazard area or on land with a slope of 15% or greater; or

Performance Outcomes		Acceptable Outcomes	
	from the risk of a landslide hazard.		(b) if identified within a Landslide hazard area ensures: (i) the long-term stability of the site is a Low or Very low risk in accordance *AGS 2007* as determined by a geotechnical investigation prepared by a suitability qualified person; (ii) that the site will not be adversely affected by landslide activity originating from other land, including land above the site; and (iii) that landscaping, drainage, filling and excavation does not redirect the flow of, or concentrate surface water or groundwater on, the site or neighbouring sites. Note – This may be demonstrated by undertaking a site-specific Landslide hazard (geotechnical) assessment report in accordance with PSP SC6.5 (Natural hazards). The building assessment provisions must address the stability of buildings and structures in relation to landslide hazard. Editor's note – *AGS 2007* means *Australian Geomechanics Society 2007 Practice note guidelines for landslide risk management 2007.*
		AO1.2	The manufacture or storage of hazardous materials in bulk does not occur within a landslide hazard area.
		AO1.3	Reconfiguration of a lot or operational works do not have a detrimental impact on slope stability or erosion potential on-site, adjoining premises or road reserves. Note – This may be demonstrated by undertaking a site-specific Landslide hazard (geotechnical) assessment report in accordance with PSP SC6.5 (Natural hazards).
PO2	Safe passage to evacuation centres or medical facilities is not at risk from being permanently impeded by a landslide event.	**AO2.1**	Reconfiguring of a lot ensures that new roads utilise appropriate retaining, slope setbacks and drainage measures to ensure the safety and long-term stability of the

Performance Outcomes		Acceptable Outcomes	
			road for emergency evacuation, including a detailed Management plan completed by a Registered Professional Engineer of Queensland (RPEQ) for engineering solutions likely to become Council assets. Note – This may be demonstrated by undertaking a site-specific Landslide hazard (geotechnical) assessment report in accordance with PSP SC6.5 (Natural hazards).
PO3	Community infrastructure maintains the safety of people and property and is not adversely affected by a landslide hazard.	**AO3.1**	Community facilities with a role in emergency management are not located on land within the landslide hazard area and are not at risk of impacts from potential landslide run-out areas.
		AO3.2	Development of community infrastructure within an identified Landslide hazard area or on land with a slope of 15% or greater ensures: (a) the long-term stability of the site, including associated building and infrastructure; (b) that access to the site will not be impeded by a landslide event; (c) that the site will not be adversely affected by landslides originating from other land, including land above the site; and (d) the primary function of the community infrastructure is maintained during a landslide event. Note – A site-specific landslide hazard (geotechnical) report is required to demonstrate compliance with PO3. The Landslide hazard (geotechnical) assessment report is to be prepared in accordance with PSP SC6.5 (Natural hazards). The building assessment provisions must address the stability of buildings and structures in relation to landslide hazard.

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Part 9 Development codes

9.1 Preliminary

(1) Development codes are codes for assessment where identified as an applicable code in Part 5 (Tables of assessment).

(2) The following codes and requirements apply to development under Schedule 6 of the Regulation, which are relevant for the Planning Scheme.

(3) Use codes and other development codes are specific to each Planning Scheme area.

~~(4) The following are the codes and requirements under the Regulation for development in the Planning Scheme area:~~

~~(a) Community residence code requirements applying to development that may not be made assessable development under the Planning Scheme~~

~~(b) Cropping involving forestry for wood production code applying to development that may not be made assessable development under the Planning Scheme~~

~~(c) Reconfiguring a lot (subdividing one lot into two lots) and associated Operational works code applying to development for which code assessment is required under Schedule 10, part 12 and Schedule 10, Part 14 Division 2 of the Regulation.~~

~~(5)~~(4) The following are the use codes for the Planning Scheme:

(a) Business activities code

(b) Caretaker's accommodation code

(c) Child care centre code

(d) Dual occupancy code

(e) Dwelling house code

(f) Extractive industry code

(g) Home based business code

(h) Industry activities code

(i) Market code

(j) Relocatable home park and tourist park code

(k) Renewable energy facilities code

(l) Residential care and retirement facility code

(m) Rural activities code

(n) Rural tourism code

(o) Sales office code

(p) Service station code

(q) Short-term accommodation and multi-unit uses code

(r) Telecommunication facility code

~~(6)~~(5) The following are the other development codes for the Planning Scheme:

(a) Advertising devices code

(b) Construction management code

(c) Excavation and filling code

(d) Healthy waters code

(e) Infrastructure code

(f) Landscaping code

(g) Reconfiguring a lot code

(h) Transport and parking code

9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017

See Schedule 6 of the Planning Regulation 2017.

~~9.2.1 Community residence requirements~~

~~Development for a community residence that complies with the acceptable outcomes in Table 9.2.3.1 is accepted development.~~

~~Table 9.2.3.1 Community residence for accepted development only~~

~~Requirements~~	
~~1.~~	~~The premises are in a residential zone or rural residential zone.~~
~~2.~~	~~No more than 7 support workers attend the residence in a 24-hour period.~~
~~3.~~	~~At least 2 car parks are provided on the premises for use by residents and visitors.~~
~~4.~~	~~At least 1 of the car parks stated in (3) is suitable for persons with disabilities.~~
~~5.~~	~~At least 1 car park is provided on the premises for use by support workers.~~

~~Editor's note – Schedule 6, Part 2, (6) of the Regulation states the development the Planning Scheme is prohibited from making assessable development for a material change of use for community residence.~~

9.2.2 Requirements for Cropping involving forestry for wood production code for accepted development

Table 9.2.2.1 Code for accepted development that is a material change of use for cropping (involving forestry for wood production) or operational work for harvesting trees for wood production.

Requirements	
Setbacks	
1	The use or work is at a distance of at least the separation distance stated in Table 9.2.2.2 - **Separation distances** below taken from the Regulation Schedule 13 Part 2 Table 1, column 2 Separation distances.
2	Seedlings within the separation distance stated in requirement (1) are removed if the seedlings: (i) are the same species as the trees to be harvested; and (ii) are not native to the local area.
Impacts on soil structure, fertility and stability	
3	For land with a slope of more than 10% but less than 25% - the development uses only— (a) mechanical strip cultivation on the contour; (b) spot cultivation; or (c) manual cultivation.
4	For land with a slope of 25% or more – the development uses only— (a) spot cultivation; or (b) manual cultivation.
5	The construction, operation or maintenance of a track or road for the development does not adversely affect – (a) a natural drainage feature on the land; or (b) land that is subject to erosion or landslide.
6	A track or road for the development – a) is appropriately drained; and b) has a stable surface.
7	Drainage structures for a track or road for the development are regularly maintained.
8	Drainage water from a track or road for the development is directed away from exposed soils, and onto undisturbed ground or other areas with a stable surface.
Fire risk	
9	For development involving a forest for wood production that is less than 40ha – a fire break that is at least 7m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
10	For development involving a forest for wood production that is at least 40ha, but less than 100ha — a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
11	For development involving a forest for wood production that is 100ha or more — (a) a fire break that is at least 20m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained; or (b) both of the following things are established and maintained —

	~~(i) a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested; and~~ ~~(ii) a fuel reduction area immediately behind the fire break that is at least 10m wide.~~
~~12~~	~~Trees to be harvested in the fuel reduction area are pruned to a minimum height of 5m when the trees reach a height of 10m.~~
~~13~~	~~Fire breaks are kept clear of flammable material with a height of more than 1m.~~
~~14~~	~~Fire access tracks and roads with a minimum width of 4m wide are established and maintained on the premises.~~
~~15~~	~~Each part of the forest for wood production is within 250m of a fire access track or road.~~
~~16~~	~~Despite requirement (1), the following works may be carried out within the separation distance mentioned in Table 9.2.2.2 – **Separation distances** – Separation distances—~~ ~~a) the construction of roads and tracks for the development; or~~ ~~b) maintenance works for the development.~~

~~Table 9.2.2.2 - Separation distances~~

~~Column 1~~ **~~Structure or thing~~**	**~~Column 2~~** **~~Separation distance~~**
~~1 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 1 to 2 under the Strahler stream order classification system~~	~~5m from the defining bank of the watercourse.~~
~~2 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as a stream order 3 to 5 under the Strahler stream order classification system~~	~~10m from the defining bank of the watercourse.~~
~~3 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as a stream order 6 under the Strahler stream order classification system~~	~~20m from the defining bank of the watercourse.~~
~~4 A State-owned protected area or forest reserve under the *Nature Conservation Act 1992*~~	~~10m from the boundary of the protected area or forest reserve.~~
~~5 category A area, category B area, category C area or category R area~~	~~10m from the boundary of the area.~~
~~6 A dwelling~~	~~100m from the dwelling, or another distance that complies with the Building Code and AS 3959-2009 *'Construction of buildings in bushfire prone areas".*~~
~~7 A machinery shed~~	~~A distance that is the greater of the following:~~ ~~(a) 25m from the machinery shed; or~~ ~~(b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested~~
~~8 A transmission grid, supply network or above-ground pipeline, that services more than 1 premises and is not the subject of an easement.~~	~~A distance that is the longer of the following:~~ ~~(a) 25m from the structure; or~~ ~~(b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested~~

9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code

9.2.3.1 Purpose

The purpose of the Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code is for assessing applications for development for reconfiguring a lot that requires assessment as regulated in Part 5, Section 5.4 under Table 5.4.2 (Regulated categories of assessment: reconfiguring a lot).

Editor's note – Schedule 12 (3) of the Regulation sets out the assessment benchmarks for the reconfiguring a lot.

This code applies to a reconfiguring of a lot if:

(a) The lot is in an industrial zone or residential zone (other than a park residential zone or rural residential zone);
(b) The reconfiguration is the subdivision of 1 lot, other than a rear lot, into 2 lots (each a created lot);
(c) Each created lot is at least the minimum lot size for the relevant zone stated in a local instrument; and
(d) the reconfiguration is consistent with the purpose statement for the relevant zone stated in a local instrument.

However, this code does not apply if:

(a) all or part of the premises, is in an erosion prone area or any of the following areas under a local instrument:
    (i) a flood hazard area;
    (ii) a bushfire hazard area;
    (iii) a landslide hazard area;
    (iv) a storm tide inundation area; or
(b) an overlay in a local instrument applies to all or part of the premises or any part of the premises.

For this section –

Industrial zone means area, (however described), designated in a local categorising instrument as industrial.
Relevant zone means the zone applying to premises under a local instrument.

A reference to a local instrument is a reference to a local instrument applying to the premises.

Table 9.2.3.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring code assessment

Requirements	
1.	The frontage of each created lot complies with the minimum frontage requirements for the relevant zone stated in a local instrument.
2.	The building envelope of each created lot complies with the building envelope requirements for the relevant zone stated in a local instrument.
3.	The reconfiguration involves the creation of a rear lot, only if the local instrument states that a rear lot is consistent with the relevant zone.
4.	The number of lots, including rear lots adjoining each created lot, complies with the maximum number of adjoining lots of the relevant zone stated in a local instrument.
5.	If the reconfiguration creates a rear lot: (i) an access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot; and (ii) no more than 2 rear lots are accessed from the head of a single cul-de-sac

~~6.~~	~~If a local instrument states minimum setback distances for the relevant zone, the distance of a building or structure from a boundary of a created lot complies with the minimum distances stated in the local instrument.~~
~~7.~~	~~If the reconfiguration is in a residential zone and a local instrument does not state minimum setback distances for the zone, the distance of an existing building or structure from a boundary of a created lot complies with the minimum setback distances stated in the Queensland Development Code, Parts 1.1 to 1.3~~
~~8.~~	~~A new building or structure on the premises:~~ ~~(i) will comply with the Queensland Development Code, Part 1.4; and~~ ~~(ii) will be outside of an existing or planning infrastructure easement.~~
~~9.~~	~~Each created lot has access to the road network through:~~ ~~(i) direct road frontage;~~ ~~(ii) an access strip; or~~ ~~(iii) an access easement, if a local instrument states that an access easement is consistent with the relevant zone.~~
~~10.~~	~~Access from each created lot to the road network is:~~ ~~(i) lawful, safe and practical; and~~ ~~(ii) designed and built in accordance with requirements for the relevant zone stated in a local instrument, including requirements about width, length or gradient.~~
~~11.~~	~~If a local instrument does not state a minimum width requirement for an access strip or access easement in the relevant zone, an access strip or access easement for a created lot has a minimum width of:~~ ~~(i) for reconfiguring a lot in a residential zone—5m; or~~ ~~(ii) for reconfiguring a lot in an industry zone—8m.~~
~~12.~~	~~If a local instrument does not state a maximum length requirement for an access strip or access easement in the relevant zone, an access strip or access easement for a created lot has a maximum length of 50m.~~
~~13.~~	~~If the premises are in a reticulated water area, each created lot is connected to the reticulated water supply system.~~
~~14.~~	~~If the premises are not in a reticulated water area, each created lot has an alternative potable water supply source that complies with the minimum storage capacity requirements for the relevant zone stated in a local instrument.~~
~~15.~~	~~If the premises is in an area with a sewerage service, each created lot is connected to the sewerage service.~~
~~16.~~	~~If the premises is not in an area with a sewerage service, each created lot has an effluent treatment and disposal system designed and built in accordance with the requirements stated in a local instrument.~~
~~17.~~	~~Each lot is connected to a supply network and telecommunication network, if required under a local instrument.~~
~~18.~~	~~Any other infrastructure necessary to service the lots will be provided, designed and built in accordance with the requirements stated in a local instrument.~~
~~19.~~	~~The release of sediment from the premises, including from erosion and sediment-laden stormwater runoff:~~ ~~(i) is minimised during and after construction; and~~ ~~(ii) complies with the requirements stated in a local instrument.~~
~~20.~~	~~Filling and excavation on the premises:~~ ~~(i) does not cause a vertical change to the natural ground level of more than 1m; and~~ ~~(ii) does not result in ponding on the premises or adjoining land; and~~ ~~(iii) complies with the requirements stated in a local instrument.~~

9.3 Use codes

9.3.1 Business activities code

9.3.1.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Business activities code by the tables of assessment in Part 5 (Tables of assessment).

9.3.1.2 Purpose and overall outcomes

(1) The purpose of the Business activities code is to ensure that Business activities:

(a) are developed in a manner consistent with the Whitsunday regions hierarchy of centres; and

(b) are of a high quality design which reflects good centre design principles and appropriately responds to local character, environment and amenity considerations.

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

(a) a Business activity is of a type, scale and intensity that is consistent with and reinforces the Whitsunday regions hierarchy of centres;

(b) a Business activity incorporates building and landscape design that responds to the Region's tropical climate as well as the character of the particular local area;

(c) a Business activity is integrated into its surrounds and reflects high quality town centre design, streetscape and landscaping principles; and

(d) a Business activity avoids or mitigates adverse impacts upon the amenity, privacy or environmental quality of nearby Accommodation activities.

9.3.1.3 Assessment benchmarks

Table 9.3.1.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Relationship of buildings to streets and public spaces			
PO1	The Business activity is in a building that clearly defines frames or encloses the street and other useable public and semi-public open space.	**AO1.1**	The building is located close to the street frontage and other urban spaces for all or most of its length to create a continuous or mostly continuous edge.
		AO1.2	The building is sited and designed, such that: (a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; (b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned by

Performance Outcomes		Acceptable Outcomes	
			landscaping, lighting, signage or architectural elements from the primary street frontage; and (c) the building addresses the street and has its pedestrian entrances fronting the street.
		AO1.3	Car parking areas, service areas and driveways: (a) are located and configured so that they do not dominate the streetscape; and (b) are separate from the pedestrian access.
PO2	The Business activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	**AO2.1**	Any building provides adequate and appropriate shelter along or around the street in the form of an awning, colonnade, verandah or the like with a width: (a) that is 3m wide or to within 1m of any kerb, whichever is less; or (b) if awnings on adjoining premises are greater than 3m in width, awnings provided are consistent with the width and height of the adjoining awning, to within 1m of any kerb.
PO3	The Business activity is in a building which is designed to create vibrant and active streets and public spaces.	**AO3.1**	Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear or relatively clear windows and glazed doors.
		AO3.2	The building incorporates activities that are likely to foster casual, social and business interaction for extended periods, such as shops, food and drink outlets and the like.
		AO3.3	Development minimises vehicular access across active street frontages.
Building mass and composition			
PO4	The Business activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that: (a) is closely related to streets, public spaces and pedestrian routes;	**AO4.1**	Except where otherwise provided for in a zone or local plan code: (a) site cover of a building does not exceed: (i) 70% for that part of a building not exceeding 8.5m in height; and

Performance Outcomes		Acceptable Outcomes	
	(b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building; (c) ensures access to attractive views and prevailing cooling breezes; and (d) avoids excessively large building floor plates and building facades.		(ii) 50% for that part of a building exceeding 8.5m in height; (b) buildings are set back from street frontages: (i) not more than 3m for that part of a building not exceeding 8.5m in height; and (ii) at least 6m for that part of a building exceeding 8.5m in height; and (c) buildings are set back from other site boundaries: (i) 0m, if not exceeding 8.5m in height and adjoining an existing blank wall or vacant land on an adjoining site; (ii) at least 3m, if not exceeding 8.5m in height and adjoining an existing wall with openings on an adjoining site; and (iii) at least 6m for that part of a building exceeding 8.5m in height.
		AO4.2	Any projection above the podium level outside the boundaries of the building envelope is limited to balconies that do not project more than 1.5m into the setback.
		AO4.3	All storeys of a building above the third storey have a plan area that does not exceed 1,000m² in plan area with no horizontal dimension exceeding 45m.
Building features and articulation			
PO5	The Business activity is in a building, which: (a) provides visual interest through form and facade design; (b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces; and (c) responds to the character and amenity of neighbouring premises and the streetscape.	**AO5.1**	The building has articulated and textured façades that incorporate some or all of the following design features to create a high level of openness and visual interest and provide shading to walls and windows: (a) wide colonnades, verandahs, awnings, balconies and eaves; (b) recesses, screens and shutters; and/or (c) windows that are protected from excessive direct sunlight during warmer months.

Performance Outcomes		Acceptable Outcomes	
		AO5.2	Outdoor or semi-enclosed public spaces are sited to promote an attractive central core or entrance space, with plantings and seating arrangements that foster its function as a desirable meeting or resting point.
		AO5.3	The building is articulated and finished in ways that respond to significant built form elements of adjacent buildings and the streetscape, such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.
		AO5.4	The building incorporates vertical and horizontal articulation, such that no unbroken elevation is longer than 15m.
		AO5.5	The building has a top level and roof form that is shaped to: (a) provide a visually attractive skyline silhouette; and (b) screen mechanical plant and equipment from view.
PO6	Development utilises podiums, awnings, articulation, an attractive roofline and landscaping to improve visual interest, visual amenity and reduce building bulk when viewed from the street or adjoining pedestrian pathway.	**AO6.1**	A building, having a height of more than 8.5m, incorporates built form elements that help to differentiate between the podium and other building levels, including: (a) landscaping; (b) articulation; or (c) variations in building colour, material or trimmings.
		AO6.2	Podium areas may be utilised as a private balcony, semi-public space or communal space and must be free of built form with the exception of: (a) awnings or shade structures over the useable podium level space; and (b) balcony fencing that is at least 50% transparent. Editor's note - 'Communal' and 'semi-public space' is defined within Schedule 1.2 Administrative definitions.
Environmental management and amenity of residential premises			
PO7	The Business activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby sensitive uses.	**AO7.1**	Undesirable visual, noise and odour impacts on public spaces and sensitive uses are avoided or reduced by: (a) where appropriate, limiting the hours of operation of the Business activity to maintain

Performance Outcomes		Acceptable Outcomes	
			acceptable levels of residential amenity relative to the site context and setting; (b) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards that are not visible from the street; and (c) not locating site service facilities and areas along any frontage to a public street, sensitive uses or other urban space.
		AO7.2	Where the Business activity requires the use of acoustic attenuation measures to mitigate adverse impacts on nearby sensitive uses, such measures are designed and constructed to be compatible with surrounding development and the local streetscape.
		AO7.3	Glare conditions or excessive light spill onto adjacent sites and public spaces are avoided or minimised through measures, such as: (a) selection and location of light fixtures; (b) use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential premises.
PO8	Untreated trade waste contaminated water must not enter stormwater drains. Note - Developments must comply with Council's Trade Waste Policy.	**AO8.1**	Backwash from commercial swimming pools, ornamental ponds and spas must be able to be connected to the reticulated sewer system and not to the environmental/stormwater network.
		AO8.2	Refuse disposal and recycling areas: (a) are provided on-site; (b) are imperviously sealed, bunded and roofed;

Performance Outcomes		Acceptable Outcomes	
			(c) contain a hose down area draining to the sewer network with appropriate pre-treatment; and (d) does not drain into the stormwater network.
		AO8.3	Wash down bays for vehicles and boats: (a) are on a hardstand area with a minimum 1:80 grade for wash water drainage; (b) are connected to the reticulated sewerage system; (c) prevent the intrusion of rainwater; and (d) pre-treatment equipment areas are within a roofed wash bay bund, or in a separate approved roofed and bunded area that drains to the pump chamber.
PO9	The Business activity maintains the reasonable privacy and amenity of Accommodation activities, such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.	**AO9.1**	Where the development is adjacent to an existing or approved building containing Accommodation activities, the reasonable privacy and amenity of such uses is maintained by: (a) siting and orienting buildings to minimise the likelihood of overlooking occurring; (b) having windows and outdoor areas, including balconies and terraces, located and designed to not look into dwellings or rooming units; and (c) incorporating screening over building openings.
PO10	Where the Business activity is part of a mixed use development involving Accommodation activities in the same building, the development provides residents with reasonable levels of privacy and security.	**AO10.1**	Entry areas for the residents of, and visitors to, dwellings or rooming units are provided: (a) separately from entrances for other building users; and (b) for safe entry from streets, car parking areas and servicing areas.
		AO10.2	Clearly marked, safe and secure parking areas are provided for residents and visitors, which are separate from parking areas provided for other building users.
		AO10.3	Security measures are installed, such that other building users do not have access to areas that are intended for the exclusive use of residents of,

Performance Outcomes		Acceptable Outcomes	
			and visitors to, Accommodation activities.
		AO10.4	Buildings provide opportunities for casual surveillance of any adjoining street or other public space.
		AO10.5	All access points, footpaths, car parks, building entrances and foyers are illuminated.
		AO10.6	The Business activity achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environmental Protection (Noise) Policy 2008*.
Requirements for a shop (corner store) in a residential zone			
PO11	Where the Business activity involves the establishment of a corner store in a residential zone, the corner store is: (a) appropriately located in the residential zone taking into account the size and configuration of the neighbourhood and the location of other existing or approved retail facilities; and (b) compatible with the scale and intensity of development in the neighbourhood.	**AO11.1**	The corner store is located on a site that is more than 400m radial distance from any: (a) existing shop; (b) site with a current approval for a shop; or (c) land included in a centre zone.
		AO11.2	The building in which the corner store is located does not exceed a gross floor area of 150m^2.
Requirements for a Business activity in an industry zone			
PO12	Buildings and structures associated with the Business activity are: (a) of a scale and design which is appropriate to an industrial setting, whilst contributing positively to the visual character and streetscape of the area; and (b) designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby sensitive uses.	**AO12.1**	Buildings and structures are setback a minimum of: (a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 10m from any side or rear boundary where adjoining a sensitive land use or land in a residential zone or the Community facilities zone; or (d) 0.75m from any side or rear boundary, where not adjoining a sensitive land use, land in a residential zone or the Community facilities zone; or (e) where less than 0.75m to the boundary, maintenance free.
Requirements for a Business activity in the Tourist accommodation zone (excluding Hamilton Island Local Plan Area)			

Performance Outcomes		Acceptable Outcomes	
PO13	A Business activity in the Tourist accommodation zone is: (a) appropriately located, taking into account the size and configuration of the area and the location of other existing or approved Business activities; and (b) compatible with the scale and intensity of development in the neighbourhood.	**AO13.1**	The Food and drink outlet is located more than 400m radial distance from any: (a) existing Food and drink outlet; (b) site with a current approval for a Food and drink outlet; or (c) land included in a Centre zone.
		AO13.2	The Shop is located more than 400m radial distance from any: (a) existing shop; (b) site with a current approval for a shop; or (c) land included in a Centre zone.
		AO13.3	The Business activity does not exceed a gross floor area of 150m².

9.3.2 Caretaker's accommodation code

9.3.2.1 Application

This code applies to accepted and assessable development:

(a) being a material change of use for caretaker's accommodation; and

(b) identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in Part 5 (Tables of assessment).

9.3.2.2 Purpose and overall outcomes

(1) The purpose of the Caretaker's accommodation code is to provide for the development of caretaker's accommodation use, which provides acceptable levels of amenity for occupants.

(2) The purpose of the Caretaker's accommodation code will be achieved through the following overall outcomes:

(a) caretaker's accommodation is used for genuine caretaking or property management purposes;

(b) caretaker's accommodation remains ancillary to non-residential premises on the same site;

(c) an acceptable level of residential amenity is provided for occupants of caretaker's accommodation; and

(d) caretaker's accommodation does not adversely impact upon the amenity of the local area.

9.3.2.3 Assessment benchmarks

Table 9.3.2.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Use requirements			
PO1	The caretaker's accommodation is used for genuine caretaking or property management purposes.	**AO1.1**	The caretaker's accommodation is occupied by a person or persons having responsibility for the security, maintenance or management of non-residential activities conducted on the same site and, if applicable, that person's immediate family.
PO2	The caretaker's accommodation is ancillary to the non-residential premises on the same site.	**AO2.1**	The caretaker's accommodation has a gross floor area not exceeding 70m².
		AO2.2	No more than one caretaker's accommodation is established on the site.
		AO2.3	The caretaker's accommodation does not have a separate land title from the balance of the site.
Protection of residential amenity			
PO3	The design of the caretaker's accommodation achieves an acceptable level of residential	**AO3.1**	Bedrooms and living rooms of the caretaker's accommodation face away from, and do not adjoin, noise generating

Performance Outcomes		Acceptable Outcomes	
	amenity for residents of the caretaker's accommodation.		activities conducted on the site or adjoining sites.
		AO3.2	Waste service areas are located at least: (a) 1m away from any adjacent side or rear property boundary; and (b) 3m from bedrooms, living rooms and private open space of the caretaker's accommodation.
PO4	The caretaker's accommodation is provided with adequate private open space that is useable and directly accessible from the caretaker's accommodation.	**AO4.1**	The caretaker's accommodation contains an area of private open space, which is directly accessible from a habitable room and: (a) if at ground level, has an area of not less than 16m², with no horizontal dimension of less than 4m; or (b) if a balcony, verandah or deck has an area of not less than 10m², with no horizontal dimension of less than 2.5m.
PO5	The design of the caretaker's accommodation is compatible with the preferred character of the zone in which it is located.	**AO5.1**	The caretaker's accommodation does not exceed the ~~maximum~~ building height for the zone in which it is located, as specified in the applicable zone code.
On-site car parking			
PO6	Sufficient on-site car parking is provided to satisfy the projected needs of the caretaker's accommodation and is appropriately designed to facilitate ease of use.	**AO6.1**	A minimum of 1 on-site parking space is provided for exclusive use by the occupants of the caretaker's accommodation.
		AO6.2	Development provides access driveways, internal circulation, manoeuvring areas and on site car parking areas in accordance with AS2890 (Parking facilities: Off-street car parking).

9.3.3 Child care centre code

9.3.3.1 Application

This code applies to assessable development:

(a) being a material change of use for a child care centre; and

(b) identified as requiring assessment against the Child care centre code by the tables of assessment in Part 5 (Tables of assessment).

9.3.3.2 Purpose and overall outcomes

(1) The purpose of the Child care centre code is to ensure child care centres are appropriately located and are designed in a manner which provides a safe environment for users and protects the amenity of surrounding premises.

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

(a) a viable child care centre network is established and maintained for the Whitsunday region;

(b) child care centres are conveniently located close to residential communities or major employment nodes;

(c) the health and safety of children is not compromised by incompatible land use activities or poor design; and

(d) a child care centre does not have a detrimental impact on the amenity of surrounding residential premises.

9.3.3.3 Assessment benchmarks

Table 9.3.3.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	The child care centre is co-located with other compatible Community activities or Business activities to maximise accessibility.	**AO1.1**	The child care centre is located: (a) within 400m of, or is integrated with, another compatible Community activity; (b) on a conveniently accessible site at the entrance to a residential neighbourhood; or (c) in an activity centre or other employment area.
PO2	The child care centre is located on a road, which is accessible and safe but not predominately used by local residential traffic.	**AO2.1**	The child care centre is located on a site with access and frontage to a collector street.
PO3	The child care centre is located and designed to ensure that children and staff are not exposed to unacceptable levels of noise, unhealthy air emissions contaminants or other unacceptable risks, such	**AO3.1**	The child care centre is located on a site where: (a) soils are not contaminated by pollutants, which represent a health or safety risk to children and staff;

Performance Outcomes		Acceptable Outcomes	
	as gas, sewerage tanks, medium and high industry, and other nuisances.		(b) maximum concentrations of air pollutants are less than those recommended by the National Health and Medical Research Council; and (c) noise levels from external sources, measured at the maximum L10 [1 hour], are less than: (i) 35dB(A) within buildings; and (ii) 55dB(A) when measured at the centre of any outdoor play area.
PO4	The child care centre is located on a site that is capable of accommodating a well-designed, safe and integrated facility.	**AO4.1**	The child care centre is located on a site having: (a) a slope of not more than 10%; and (b) a regular shape.
Protection of residential amenity			
PO5	The child care centre is sited and designed to complement the local streetscape and reflect the character of the locality, while maintaining residential amenity and mitigating adverse impacts, such as noise and light nuisance.	**AO5.1**	All buildings, structures and outdoor play areas are setback at least 3m from all site boundaries adjoining an Accommodation activity or land, included in a residential zone.
		AO5.2	A 2m high acoustic screen fence is erected along the full length of all site boundaries adjoining an Accommodation activity or land included in a residential zone.
Services and utilities			
PO6	An appropriate level of water and sewerage infrastructure is provided to the child care centre to: (a) allow for the efficient functioning of the facility; and (b) maintain acceptable public health and environmental standards.	**AO6.1**	(a) The childcare centre is connected to the reticulated water supply and sewerage network; or (b) Where a reticulated water supply and sewerage network is not available: (i) satisfactory alternative means of potable water supply is provided; and (ii) an adequate standard of on site effluent treatment and disposal is provided.
Parking and access			
PO7	A safe set-down and pick-up area is provided, with all on site parking and vehicle manoeuvring areas located and designed to minimise conflicts	**AO7.1**	Set down and pick up areas: (a) provide an appropriate number of bays, with a drive through lane located at the front of the site; (b) provide good visibility; and

Performance Outcomes		Acceptable Outcomes	
	between private motor vehicles and pedestrians.		(c) are adequately covered to provide protection from weather elements.
		AO7.2	Convenient, safe and clearly visible pedestrian access is available within and to the site, which does not cross access driveways.

9.3.4 Dual occupancy code

9.3.4.1 Application

This code applies to accepted and assessable development:

(a) being for building work for a dual occupancy; and

(b) identified as requiring assessment against the Dual occupancy code by the tables of assessment in Part 5 (Tables of Assessment).

9.3.4.2 Purpose and overall outcomes

(1) The purpose of the Dual occupancy code is to ensure that development involving a dual occupancy achieves a high level of comfort and amenity for occupants, maintains the amenity and enjoyment of neighbouring premises and is compatible with the character of the streetscape and surrounding area.

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

(a) a dual occupancy makes a positive contribution to the streetscape character of the area in which it is located;

(b) a dual occupancy is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;

(c) a dual occupancy provides a high level of amenity and safety for residents of the dual occupancy; and

(d) a dual occupancy is provided with an acceptable level of infrastructure and services.

9.3.4.3 Assessment benchmarks

Table 9.3.4.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Site suitability			
PO1	The dual occupancy is located close to local services and public transport and has sufficient area to accommodate the dual occupancy and associated access, parking, landscaping and setback requirements.	**AO1.1**	A dual occupancy is located on a lot in the Low-medium density residential zone, Mixed use zone or a Centre zone.
		AO1.2	A dual occupancy is located on a lot having a minimum area of 800m².
Siting, design and layout			
PO2	A Dual occupancy facilitates residential amenity in line with the surrounding neighbourhood and residential character, through the siting, layout, landscaping and design of a development that is responsive to the size of the premises, including:	**AO2.1**	Car parking spaces may be in tandem, provided one space is behind the road setback.
		AO2.2	Garage openings facing the street do not exceed 6m or 50% of the street frontage, whichever is the lesser.
		AO2.3	Where fencing is not provided, street frontages are adequately landscaped, including shade trees, to visually define the

Performance Outcomes		Acceptable Outcomes	
	(a) adequate building setbacks from the front, side and rear boundary; (b) natural light and ventilation through the building; (c) site cover; (d) building height; (e) privacy and overlooking; (f) building maintenance setbacks; (g) sight lines on corner blocks; (h) private open space; and (i) on-site car parking.		boundary between private and public land.
		AO2.4	Development involving pier and pole construction includes Queenslander architectural design elements to reduce visibility of the underside of the building and minimise building bulk from the Street, including decorative features that cast shadows, such as timber battens or lattice screens and: (a) landscaping; or (b) verandahs or stairs fronting the street.
Domestic outbuildings			
PO3	Domestic outbuildings associated with a Dual occupancy are of a scale, location and built form that: (a) contributes positively to the streetscape; (b) have a design and built form that complements the residential character of the area; (c) ensures adequate provision of area for all residential buildings and associated ancillary uses onsite; and (d) avoids negative impacts on the streetscape or adjoining properties.	**AO3.1**	Domestic outbuildings within a Residential zone or Mixed-use zone are of a scale and size that adheres to the surrounding residential character, including: (a) maximum combined floor area equivalent to 9% of the site area, or 72m², whichever is the least; (b) a maximum length of 12m in one plane; and (c) a maximum length-to-width ratio of 2:1. Editor's note – Domestic outbuildings are defined as non-habitable sheds or car ports. 'Liveable sheds' are defined as a Dwelling house. Residential zones are defined by Table 1.2.1 of the Planning Scheme.
		AO3.2	The size and location of domestic outbuildings within a Residential zone or Mixed use zone does not compromise the on-going residential use of the site, ensuring: (a) where no dwelling house is on-site, adequate unencumbered area is provided for a dwelling house; (b) where reticulated water is not available, adequate unencumbered area is provided for water storage; and (c) where reticulated sewerage is not available, adequate

Performance Outcomes		Acceptable Outcomes	
			unencumbered area is provided for effluent areas. Note - This may be demonstrated by providing a site plan showing that the size and location of the domestic outbuilding allows sufficient area for a future dwelling, water storage and effluent areas, while meeting all relevant setback requirements.
Services and utilities			
PO4	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible.	**AO4.1**	Development provides access driveways, internal circulation, manoeuvring areas and parking areas in accordance AS2890 (Parking facilities: Off street car parking).
PO5	The dual occupancy is provided with, and connected to, essential infrastructure and services.	**AO5.1**	A dual occupancy is: (a) connected to reticulated water supply, sewerage and stormwater drainage infrastructure networks in accordance with PSP SC6.8 (WRC Development manual); and (b) is connected to the electricity network.
PO6	The dual occupancy is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.	**AO6.1**	Waste storage areas are provided as: (a) separate areas for each dwelling to accommodate the permanent storage of waste and recyclable items in standard waste containers; or (b) shared areas over which each dwelling has control via access rights or ownership is provided to accommodate the permanent storage of waste and recyclable items in standard waste containers.
		AO6.2	Waste storage areas are screened from public view.

9.3.5 Dwelling house code

9.3.5.1 Application

This code applies to accepted and assessable development:

(a) being for building work for a dwelling house; and

(b) identified as requiring assessment against the Dwelling house code by the tables of assessment in Part 5 (Tables of Assessment).

Editor's note – in accordance with Schedule 1 (Definitions), a reference to a dwelling house includes outbuildings and works normally associated with a dwelling, including a secondary dwelling.

9.3.5.2 Purpose and overall outcomes

(1) The purpose of the Dwelling house code is to ensure the design and siting of detached houses protects residential amenity and maintains streetscape character and that associated dwellings and outbuildings are of an appropriate scale and intensity.

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

(a) the building form, siting design and use of the dwelling house is consistent with the desired amenity and character of the area;

(b) a dwelling house is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;

(c) a dwelling house provides a high level of amenity and safety for residents of the dwelling house;

(d) a dwelling house is provided with an acceptable level of infrastructure and services;

(e) outbuildings are of an appropriate scale and intensity and are compatible with surrounding development;

(f) secondary dwellings are small in scale and ancillary to the principal use for a dwelling house; and

(g) a dwelling house is not at an unacceptable risk from natural hazards.

9.3.5.3 Assessment benchmarks

Editor's note – an approved plan of development for a variation approval overriding the Planning Scheme or reconfiguring a lot may vary or specify alternative assessment benchmarks for a dwelling house. In such cases, compliance with these alternative assessment benchmarks will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Table 9.3.5.3.1 Benchmarks for acceptable and assessable development

Performance Outcomes		Acceptable Outcomes	
Building design			
PO1	A Dwelling house is of a scale, location and built form that: (a) contributes positively to the streetscape;	**AO1.1**	Dwelling houses, excluding domestic outbuildings, promote the local residential character, through variations in building façade and roof form, including:

Performance Outcomes		Acceptable Outcomes	
	(b) has a design and built form that complements the residential character of the area; (c) ensure adequate provision of area for all residential buildings and associated ancillary uses onsite; and (d) avoids negative impacts on the streetscape or adjoining properties.		~~(a) eaves at least 0.5m from the wall edge, along Street fronting walls;~~ ~~(b)~~(a) roof pitch of at least 5 degrees; and ~~(c) large windows, openings and variations in building footprint or articulation, such that no unbroken wall fronting a street is greater than 5m, vertically or horizontally; and~~ ~~(d)~~(b) front façade treatments that differentiate between upper and lower levels. Editor's note – Domestic outbuildings are defined as non-habitable sheds or car ports. 'Liveable sheds' are defined as a Dwelling house.
		AO1.2	Domestic outbuildings within a ~~Residential zone or~~ Mixed-use zone are of a scale and size that adheres to the surrounding residential character, including: (a) maximum combined floor area equivalent to 9% of the site area or 72m², whichever is the least; (b) a maximum length of 12m in one plane; and (c) a maximum length-to-width ratio of 2:1. Editor's note – Domestic outbuildings are defined as non-habitable sheds or car ports. 'Liveable sheds' are defined as a Dwelling house. Residential zones are defined by Table 1.2.1 of the Planning Scheme.
		AO1.3	The size and location of domestic outbuildings within a ~~Residential zone or~~ Mixed use zone does not compromise the on-going residential use of the site, ensuring: (a) where no dwelling house is on-site, adequate unencumbered area is provided for a dwelling house; (b) where reticulated water is not available, adequate unencumbered area is provided for water storage; and (c) where reticulated sewerage is not available, adequate unencumbered area is provided for effluent areas.

Performance Outcomes		Acceptable Outcomes	
			Note - This may be demonstrated by providing a site plan showing that the size and location of the domestic outbuilding allows sufficient area for a future dwelling, water storage and effluent areas, while meeting all relevant setback requirements.
			~~Where fencing is not provided, street frontages are adequately landscaped to visually define the boundary between private and public land.~~
		AO1.4	Development involving pier and pole construction includes ~~Queenslander architectural~~ design elements to reduce visibility of the underside of the building and minimise building bulk from the Street, ~~including decorative features that cast shadows,~~ such as: (a) timber battens; ~~or~~ lLattice screens; ~~and:~~ (b) ~~(a)~~ (c) landscaping;; ~~or~~ (d) verandahs; and ~~or~~ (e) stairs ~~fronting the street~~.
Services and utilities			
PO2	The dwelling house is provided with and connected to essential infrastructure and services.	**AO2.1**	A dwelling house in the PIA is: (a) connected to reticulated water supply, sewerage and stormwater drainage infrastructure networks in accordance with PSP SC6.8 (WRC Development manual); and (b) is connected to the electricity network.
		AO2.2	The dwelling house, where in a Rural or Rural residential zone, is connected to the electricity network and is connected to a: (a) reticulated water supply; or potable water supply and water storage collection system having: (i) a minimum storage capacity of 70,000 litres; and (ii) a first flush system; (b) reticulated sewerage system or an alternative on site effluent and wastewater treatment system consistent with the *Queensland Plumbing and Wastewater Code*.

Performance Outcomes		Acceptable Outcomes	
PO3	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible.	**AO3.1**	Development provides access driveways, internal circulation and manoeuvring areas and parking areas in accordance AS2890 (Parking facilities: Off street car parking).
Secondary dwellings			
PO4	A secondary dwelling is subordinate in bulk and scale to maintain the appearance of a dwelling house with ancillary buildings when viewed from the street.	**AO4.1**	Only one secondary dwelling is established in association with a dwelling house.
		AO4.2	A secondary dwelling has a maximum GFA of 70m² and a TUA of 100m², excluding car parking areas.
		AO4.3	A minimum of one on site car parking space is provided to service the secondary dwelling.

9.3.6 Extractive industry code

9.3.6.1 Application

This code applies to assessable development:

~~(b)~~(c) being a material change of use for extractive industry; and

~~(c)~~(d) identified as requiring assessment against the Extractive industry code by the tables of assessment in Part 5 (Tables of assessment).

Editor's note – The Extractive resource area overlay map also show mining lease areas located within the Planning Scheme area. Mining lease areas are shown for information purposes only with mining operations in these areas regulated under the *Mineral Resources Act 1989.*

9.3.6.2 Purpose and overall outcomes

(1) The purpose of the Extractive industry code is to ensure that the exploitation of extractive resources is undertaken in a sustainable manner which protects environmental and landscape values, public safety and the amenity of surrounding premises.

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

(a) extraction of resources occurs in a sustainable manner;

(b) natural values and water quality are protected from any environmental degradation potentially arising from extractive industry operations;

(c) extractive industry operations are located, designed and constructed to avoid or effectively mitigate adverse impacts on any sensitive use, in particular, residential or rural residential premises;

(d) transport routes allow extractive materials to be transported with the least amount of impact on development along those roads and on the function of those roads; and

(e) land used for extractive industry operations is effectively rehabilitated.

9.3.6.3 Assessment benchmarks

Table 9.3.6.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Site planning			
PO1	The extractive industry is designed and established having regard to the availability of other appropriate infrastructure, characteristics of the natural environment and the proximity of sensitive land uses, to provide: (a) adequate separation distance to protect the surrounding area from significant noise, dust, vibration and visual impacts of operations;	**AO1.1**	The extractive industry is undertaken in accordance with an approved environmental management plan, which addresses environmental and social impacts of operations.

Performance Outcomes		Acceptable Outcomes	
	(b) suitable vehicle access and haulage routes; (c) protection against erosion; (d) acceptable quality of water leaving the site; (e) public safety; (f) acceptable restoration measures; (g) protection of groundwater quality and quantity; (h) avoidance of land contamination; (i) effective stormwater management; and (j) waste management practices, which maximise recycling and reuse of wastes.		
PO2	The extractive industry maintains suitable and sustainable landscaping on the extractions site.	**AO2.1**	The volumes of anticipated extraction are planned and staged, allowing for appropriate landscape form.
Vehicle access and manoeuvring			
PO3	Vehicle access to, from and within the extractive industry site is provided to: (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) not have adverse effects on the amenity of the locality; and (d) ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised.	**AO3.1**	The proposed transport route to and from the site is along sealed roads and does not require heavy vehicles to traverse residential or rural residential streets.
		AO3.2	All driveways are sealed, with internal manoeuvring and car parking areas suitably surfaced.
		AO3.3	Site ingresses and egresses are located to provide: (a) a minimum sight distance in all directions of 200m; (b) a maximum gradient of 1:10 (10%) on all roads, including haul roads, within 100m of such ingress or egress; (c) a minimum ingress/egress width of 12m; and (d) a minimum separation to any road intersection or property access of 50m.
		AO3.4	Acceleration and deceleration lanes, in accordance with Austroads guidelines, are provided to site ingress and egress points.
		AO3.5	Rubble pad, wheel wash or other suitable method installed at heavy vehicle egresses to prevent material being carried onto roadway during bulk haulage.

Performance Outcomes		Acceptable Outcomes	
		AO3.6	Vehicle access is provided in accordance with the standards specified PSP SC6.8 (WRC development manual).
Separation distances			
PO4	The extractive industry is located on a site which has sufficient area to provide for adequate setback of operations from road frontages, site boundaries, surrounding sensitive uses, such that the extractive industry achieves an acceptable standard of visual amenity and control of noise, light, dust and vibration impacts.	**AO4.1**	Extractive industry involving blasting or crushing is not carried out within 1km of any sensitive use.
		AO4.2	Extractive industry not involving blasting or crushing is not carried out within 100m of any sensitive use.
		AO4.3	A mounded vegetated buffer strip having a minimum width of 10m is provided to all boundaries of the site.
Site drainage			
PO5	The extractive industry provides on site drainage that is designed, constructed and maintained to: (a) prevent ponding in excavated areas; (b) avoid erosion; (c) prevent pollution of groundwater and surface water; (d) protect downstream water quality; and (e) provide opportunities to recycle water for reuse in processing, washing and/or screening materials, dust suppression and on product stockpiles, overburden stockpiles, revegetation or rehabilitation areas and wheel wash facilities.	**AO5.1**	Banks and channels are constructed to divert stormwater run-off away from excavated areas.
		AO5.2	Sediment basins are provided to detain stormwater run-off from disturbed areas, such that there is no off-site discharge likely to cause environmental harm.
		AO5.3	Bunding, treatment and disposal of industrial wastes are carried out, such that no environmental harm is caused.
		AO5.4	Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.
Management of blasting and other operations			
PO6	The extractive industry provides for blasting, crushing, screening and loading to be carried out safely and in accordance with best practice management standards, so that disturbance to surrounding land uses is minor and impacts from emissions are minimised.	**AO6.1**	Blasting and other operations are confined to the periods identified in Table 9.3.6.3.2 (Extractive industry operations periods).
		AO6.2	Public signage to warn of operations and safety hazards is provided to all boundaries of the site.
		AO6.3	Blasting and other operations are undertaken in a manner which complies with best practice approaches to vibration avoidance and management, such as those identified in AS2670.2 (Evaluation of human exposure to whole of body vibration - Continuous and

Performance Outcomes		Acceptable Outcomes	
			shock induced vibration in buildings (1-80Hz)).
		AO6.4	Blasting operations are designed and planned to minimise risk of dust and fume emissions.
Safety fencing			
PO7	Entry to extractive industry operational areas is restricted to authorised personnel and authorised vehicles.	**AO7.1**	A 2m high fence is erected and maintained around all extractive industry operations and associated infrastructure.
Site rehabilitation			
PO8	Rehabilitation of the extractive industry site restores the environmental and economic values of the land and provides: (a) progressive/staged rehabilitation works; (b) appropriate clean-up works, particularly areas of possible soil contamination; (c) agreed landform and soil profiles; (d) suitable revegetation; and (e) establishment phase requirements.	**AO8.1**	The extractive industry provides for all rehabilitation works to be undertaken in accordance with an approved expected final landform design and site rehabilitation plan. Editor's note—the Council may require rehabilitation works to be bonded to ensure the affective return of disturbed areas to acceptable land use suitability.

Table 9.3.6.3.2 Extractive industry operation periods

Extractive industry activity	Hours of operation
Blasting operation	9am to 5pm Monday to Friday
	No operations Saturday, Sunday or public holidays
Other operations	6am to 6pm, Monday to Friday
	7am to 1pm Saturday
	No operations Sunday or public holidays

9.3.7 Home based business code

9.3.7.1 Application

This code applies to accepted and assessable development:

(a) being a material change of use for home based business; and

(b) identified as requiring assessment against the Home based business code by the tables of assessment in Part 5 (Tables of assessment).

9.3.7.2 Purpose and overall outcomes

(1) The purpose of the Home based business code is to facilitate legitimate home based business, conducted in a manner which is appropriate to the preferred character of the area and protects the amenity of surrounding premises.

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

(a) a home based business is domestic in scale and operates in a manner that is subservient and ancillary to the Accommodation activity of the premises;

(b) a home based business is conducted in a manner that maintains the residential character and amenity of the locality; and

(c) a home based business is operated in a safe manner and does not impose an unreasonable load on infrastructure services.

9.3.7.3 Assessment benchmarks

Table 9.3.7.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Operation of working from home activity			
PO1	The home based business is conducted as a genuine working from home activity.	**AO1.1**	The home based business, including a bed and breakfast, is conducted within a dwelling house, dual occupancy or multiple dwelling.
Scale of use and protection of amenity			
PO2	The home based business is limited in size and scale so that: (a) the amenity of the existing neighbourhood is protected; and (b) the home based business remains ancillary to the Accommodation activity of the premises.	**AO2.1**	For a home based business, other than a bed and breakfast, conducted in association with a dwelling house or dual occupancy: (a) the total area, both in and outside of the dwelling, used for the home based business does not exceed: (i) 40m² where the dwelling is located on a lot not more than 2,000m² in area; or (ii) 80m² where the dwelling is located on a lot more than 2,000m² in area;

Performance Outcomes		Acceptable Outcomes	
			(b) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and (c) the home based business does not involve more than: (i) 2 persons, including residents of the dwelling; or (ii) where the site is in the Rural zone, 4 persons, including residents of the dwelling.
		AO2.2	For a home based business conducted within a multiple dwelling: (a) the total GFA used for the home based business does not exceed: (i) 20m²; or (ii) 10% of the area of any floor level on which the home based business is located; (b) the home based business does not involve outdoor use areas; (c) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and (d) the home based business involves only the persons who are residents of the dwelling.
		AO2.3	For a home based business operating as a bed and breakfast: (a) the use is conducted from a dwelling house; (b) at least one bedroom within the dwelling house is excluded from use by guests; and (c) the maximum number of bedrooms used to accommodate guests is 3 and the maximum number of guests accommodated at any one time is 6.
		AO2.4	Not more than one home based business is conducted on the premises.
PO3	The home based business does not involve any materials, equipment or processes that	**AO3.1**	The home based business does not produce any dust emissions.

Performance Outcomes		Acceptable Outcomes	
	cause nuisance or detrimentally impact on residential amenity.	**AO3.2**	The home based business does not produce any offensive odour emissions beyond the site boundaries.
		AO3.3	The home based business does not produce noise, which exceeds the background noise level plus 5 dB(A) from8.00am to 6.00pm, measured as an adjusted sound level.
		AO3.4	Glare conditions or excessive light spill into dwellings, adjacent sites and public spaces is avoided or minimised through measures, such as: (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
		AO3.5	Loading or unloading of goods is not undertaken by a vehicle larger than a SRV.
		AO3.6	A maximum of 1 commercial vehicle, not including a HRV or AV, associated with the home based business is parked/garaged on the premises.
		AO3.7	Not more than 2 customer vehicles are associated with the home based business at any one time.
		AO3.8	In addition to the parking required for a dwelling house or dual occupancy, the following onsite parking is provided, where applicable: (a) 1 space for customer parking; plus (b) 1 space per non-resident employee; plus (c) 1 space per guest room, where a Bed and breakfast. Note – Any required on site parking spaces may be provided in tandem to the residential parking spaces.
		AO3.9	No vehicle is fuelled, serviced or repaired on the premises.

Performance Outcomes		Acceptable Outcomes	
		AO3.10	Materials or equipment used, or goods manufactured, serviced or repaired, are stored within a building on the premises.
		AO3.11	Trade person's storage and activities are located at the rear of the dwelling and any vehicle, or stored equipment or materials, is screened from view from all public places and adjoining residential premise.
		AO3.12	Refuse and waste storage and service areas associated with the home based business are suitably screened from the street.
		AO3.13	Quantities of chemicals, gases or other hazardous materials do not exceed the limits normally associated with a residential activity.
		AO3.14	The home based business does not involve any activity defined as an environmentally relevant activity in the *Environmental Protection Regulation 2008*.
PO4	The hours of operation of the home based business do not cause a nuisance or detrimentally impact on residential amenity.	**AO4.1**	Where goods are offered for sale from the premises, there is no public display of such goods.
Signage			
PO5	Signage associated with the home based business is small, unobtrusive and appropriate to its location and setting.	**AO5.1**	Not more than 1 advertising device is erected on the premises and the sign: (a) includes only the name of the occupier, the business conducted on the premises and associated contact/address details; (b) has a maximum sign face area of 0.3m²; (c) is attached to a fence or wall; and (d) is not illuminated or in motion.
Services and utilities			
PO6	The home based business does not detrimentally impact on the capacity of infrastructure services.	**AO6.1**	No greater load is imposed on any public utility than would reasonably be expected from that normally associated with a residential activity.
Storage of chemicals			
PO7	The risk to occupiers, employees and neighbouring residents from the storage of chemicals and hazardous substances is minimised.	**AO7.1**	Storage of flammable and combustible liquids complies with the minor storage provisions of AS1940 (The storage and handling of

Performance Outcomes		Acceptable Outcomes	
			flammable and combustible liquids).
Additional requirements for bed and breakfast accommodation			
Temporary accommodation			
PO8	Bed and breakfast accommodation is provided for short-term stay only.	**AO8.1**	Guests stay no more than 14 consecutive nights.
Guest facilities			
PO9	An acceptable standard of facilities is provided for guests of the bed and breakfast.	**AO9.1**	Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family or other guests.
		AO9.2	A separate bathroom and toilet facility is provided within the dwelling house for the exclusive use of guests.

9.3.8 Industry activities code

9.3.8.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Industry activities code by the tables of assessment in Part 5 (Tables of assessment).

9.3.8.2 Purpose and overall outcomes

(1) The purpose of the Industry activities code is to ensure Industry activities are designed and operated in a manner which meets the needs of the Industry activity, protects public safety and environmental values and appropriately responds to amenity considerations.

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

(a) the scale and intensity of an Industry activity is compatible with its location and setting;

(b) an Industry activity incorporates a site layout and building design that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;

(c) an Industry activity does not cause environmental harm or nuisance, including the contamination of land or water;

(d) an Industry activity avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industrial activity where these activities are located in a zone other than an industry zone; and

(e) an Industry activity incorporates service areas and waste management processes that are efficient and maximise opportunities for reuse or recycling.

9.3.8.3 Assessment benchmarks

Table 9.3.8.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Built form, streetscape character and protection of amenity			
PO1	Buildings and structures associated with the industrial activity are: (a) of a scale and design, which is appropriate to an industrial setting, whilst contributing positively to the visual character and streetscape of the area; and (b) designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby sensitive land uses.	**AO1.1**	The site cover of all buildings and structures on the site does not exceed 75%.
		AO1.2	Buildings and structures are setback a minimum of: (a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 10m from any side or rear boundary, where adjoining a sensitive land use, land in a residential zone or the Community facilities zone; or (d) 0.75m from any the side or rear boundary, where not

Performance Outcomes		Acceptable Outcomes	
			adjoining a sensitive use, land in a residential zone or the Community facilities zone; or (e) where less than 0.75m to the boundary, maintenance free.
		AO1.3	Where the site has a common boundary with a sensitive land use, land in a residential zone or the Community facilities zone: (a) no openings occur in walls facing a common boundary; (b) acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause a nuisance; and (c) noise emitting services, such as air conditioning equipment, pumps and ventilation fans, are located as far away as possible from residential areas.
		AO1.4	The main entry to any building is easily identifiable and directly accessible from the street or the primary street frontage, if the site has more than one street frontage.
		AO1.5	Where adjoining a sensitive land use, land included in a residential zone or the Community facilities zone, a minimum 2m high solid screen fence is provided for the full length of the common boundary.
PO2	The industrial activity is attractive when viewed from a major road.	**AO2.1**	Where the industrial activity has frontage to, or overlooks, a major road: (a) building design incorporates variations in parapet design, roofing heights and treatments; and (b) any security fencing is set within or located behind the landscaping strip rather than adjacent to the major road.
Services and utilities			
PO3	The industrial activity is provided with:	**AO3.1**	The industrial activity is connected to the reticulated

Performance Outcomes		Acceptable Outcomes	
	(a) a safe and reliable water supply; (b) a waste disposal system and stormwater drainage, which maintains acceptable public health and environmental standards; (c) electricity infrastructure; (d) appropriate frontage works; and (e) refuse storage areas that are suitably screened from the street.		water supply, sewerage, stormwater drainage and electricity infrastructure networks.
		AO3.2	Kerb and channel is constructed for the full length of the road frontage.
		AO3.3	The layout and design of the industrial activity provides for the on-site loading and unloading of goods and the storage of refuse to the rear of the site.
Environmental performance			
PO4	The industrial activity ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable adverse impact on, adjoining or nearby premises. Editor's note—development involving Industry activities will need to comply with relevant environmental legislation including the *Environmental Protection Act 1994* and subordinate legislation.	**AO4.1**	The industrial activity achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environmental Protection (noise) Policy 2008*.
		AO4.2	The industrial activity achieves the environmental values and air quality objectives set out in the *Environmental Protection (air) Policy 2008*.
		AO4.3	The industrial activity does not produce any offensive odour emissions beyond the site boundaries.
		AO4.4	The industrial activity ensures that any external lighting is provided in accordance with AS4282 (Control of the obtrusive effects of outdoor lighting).
		AO4.5	Vibrations resulting from the industrial activity do not exceed the maximum acceptable levels identified in AS2670.2 (Evaluation of human exposure to whole of body vibration - Continuous and shock induced vibration in buildings (1-80Hz)).
PO5	The industrial activity provides for the collection, treatment and disposal of all liquid waste, such that: (a) there is no off-site release of contaminants; (b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and	**AO5.1**	Sealed impervious surfaces, draining to receptors and/or storage containers are provided in areas where potential spills of contaminants can occur.
		AO5.2	Waste water associated with the industrial activity is disposed to Council's sewerage system or an on-site industrial waste treatment system.
		AO5.3	Liquid wastes that cannot be disposed to Council's sewerage system or the on-site industrial

Performance Outcomes		Acceptable Outcomes	
	(c) there are no adverse impacts on the quality of surface water or groundwater resources.		waste treatment system are disposed of off-site to an approved waste disposal facility.
		AO5.4	No discharge of waste occurs to local waterways (including dry waterways) or natural wetlands.
		AO5.5	Oil arrestor or other pre-treatment infrastructure is provided to remove contaminants from industrial waste water where discharged to the sewer or environment.
PO6	The industrial activity does not contaminate or pollute stormwater runoff from the site.	**AO6.1**	Areas where hazardous materials or potentially contaminating substances are stored or used are roofed.
		AO6.2	Provision is made for spills to be bunded and retained on-site for removal and disposal by an approved means.
		AO6.3	Stormwater is diverted away from contaminated areas.
On-site retail sales			
PO7	Any retail sales conducted from the premises are ancillary and subordinate to the industrial activity.	**AO7.1**	On-site retail sales are limited to goods manufactured, assembled on the premises or goods associated with those manufactured on the site.
		AO7.2	Parking for on-site retail sales is provided at the same rate as required for a shop (refer Table 9.4.8.3.3 Minimum on-site parking requirements).
Trade waste			
PO8	Untreated trade waste contaminated water must not enter stormwater drains. Note: Development must comply with Council's Trade Waste Policy.	**AO8.1**	Wash down bays for vehicles and boats: (a) are on a hardstand area with a minimum 1:80 grade for wash water drainage; (b) are connected to the reticulated sewerage system; (c) prevent the intrusion of rainwater; and (d) pre-treatment equipment areas are within a roofed wash bay bund or in a separate approved roofed and bunded area that drains to the pump chamber.

Table 9.3.8.3.2 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	The Industry activity is established on land included in an industry zone or another	**AO1.1**	The Industry activity is established on a site with sufficient area and dimensions

Performance Outcomes		Acceptable Outcomes	
	zone that is suitable having regard to: (a) the suitability of the land for an Industry activity; (b) the nature, scale and intensity of the Industry activity; (c) the infrastructure and service needs of the Industry activity; and (d) the preferred character of the local area.		to accommodate required buildings, machinery, parking and service areas, storage areas, vehicle access, on-site movement and landscaping.
Site layout			
PO2	The layout and design of the industrial activity is functional and compatible with surrounding development.	**AO2.1**	The industrial activity ensures that: (a) the premises are safe, secure and legible; (b) movement systems, including roads and pathways, and accessible on-site parking and manoeuvring areas, meet the needs of users and employees; (c) the premises addresses the street, with buildings integrated with landscaping and security fencing to provide a quality contemporary appearance; and (d) surplus areas that may become unsightly or difficult to manage, due to their size, configuration or access limitations, are not created.
Requirements for an Industry activity within a centre zone			
Built form			
PO3	The Industry activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that: (a) is closely related to streets, public spaces and pedestrian routes; and (b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building.	**AO3.1**	Where within a centre zone: (a) Buildings are set back from street frontages: (i) not more than 3m for that part of a building not exceeding 8.5m in height; and (ii) at least 6m for that part of a building exceeding 8.5m in height; (b) buildings are set back from other site boundaries: (i) 0m, if not exceeding 8.5m in height and adjoining an existing blank wall or vacant land on an adjoining site; (ii) at least 3m, if not exceeding 8.5m in

Performance Outcomes		Acceptable Outcomes	
			height and adjoining an existing wall with openings on an adjoining site; and (iii) at least 6m for that part of a building exceeding 8.5m in height.
Relationship of buildings to streets and public areas			
PO4	The Industry activity is in a building that clearly defines frames or encloses the street and other useable public and semi-public open space.	**AO4.1**	The building is located close to the street frontage and other urban spaces for all, or most, of its length to create a continuous or mostly continuous edge.
		AO4.2	The building is sited and designed, such that: (a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; and (b) pedestrian access to the entrance of the building(s) or individual dwellings are easily discerned from the primary street frontage.
		AO4.3	Car parking areas, service areas and driveways are located and configured, so that they do not dominate the streetscape.
		AO4.4	Vehicular access to the site is separate from the pedestrian access.
PO5	The Industry activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	**AO5.1**	Any building provides adequate and appropriate shelter along, or around, the street in the form of an awning, colonnade, verandah or the like, with a width of 3.2m to 4m or is otherwise consistent with the width of shelter provided to adjoining premises.
PO6	The Industry activity is in a building which is designed to create passive surveillance in streets.	**AO6.1**	Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear, or relatively clear, windows and glazed doors.
Requirements for an Industry activity in a Rural zone			
PO7	The Industry activity is located on a site which has sufficient area to accommodate the use.	**AO7.1**	Where within a Rural zone: (a) buildings are set back 50m from street frontages; and (b) buildings are setback 10m from other site boundaries.

9.3.9 Market code

9.3.9.1 Application

This code applies to accepted and assessable development:

(a) being a material change of use for a market; and

(b) identified as requiring assessment against the Market code by the tables of assessment in Part 5 (Tables of assessment).

9.3.9.2 Purpose and overall outcomes

(1) The purpose of the Market code is to ensure markets are appropriately located and are operated in a manner, which is economically, environmentally and socially sustainable and appropriately responds to local amenity issues.

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

(a) markets are established in locations of community attraction;

(b) markets are established where infrastructure and services are available or can easily be provided to meet the needs of users;

(c) markets operate in a manner, which takes account of:

(i) the amenity of the local area; and

(ii) the viability of local businesses.

9.3.9.3 Assessment benchmarks

Table 9.3.9.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	The market is operated at a location where attracting a large number of people is consistent with the preferred character of the local area.	**AO1.1**	The market use is not located in a residential zone.
PO2	The market minimises economic impacts on established businesses near the market.	**AO2.1**	Where market stalls are proposed to be located adjacent to existing shops, the market is not held on more than 2 days per week.
Site layout			
PO3	The market is designed to provide for: (a) convenient pedestrian access and movement; (b) legibility and accessibility between stalls and existing surrounding uses; and (c) pedestrian comfort and safety, including the	**AO3.1**	Pedestrian access or pathways are a minimum of 2m wide and provided between: (a) stall fronts; and (b) stalls and existing shop fronts.
		AO3.2	Public toilets: (a) are provided within the area of the market or are located within 250m of the market;

Performance Outcomes		Acceptable Outcomes	
	provision of public convenience facilities.		(b) remain open and accessible for use during market hours; and (c) are maintained in a clean, safe and tidy state.
		AO3.3	Directional signage is provided to identify the location of, and the entry to, public toilet facilities.
Operation and protection of amenity			
PO4	The market is operated in a manner that does not cause environmental nuisance or adverse amenity impacts to nearby residents and other sensitive uses having regard to the: (a) generation of noise, dust, odour and light; and (b) hours and frequency of operation.	**AO4.1**	The market is conducted, including setup and pack-up, between the hours of 5.00am and 10.00pm.
		AO4.2	The use of amplified music, megaphones, public address systems and noise generating plant equipment is avoided.
		AO4.3	Noise generated from the market complies with the level of noise emissions prescribed under the *Environmental Protection (Noise) Policy 2008* .
		AO4.4	Any outdoor lighting associated with the market is designed, installed, operated and maintained in accordance with AS4282 (Control of the obtrusive effects of outdoor lighting).
		AO4.5	Any temporary lighting is dismantled immediately on closure of the markets.
Waste management			
PO5	The market is established and operated to provide a safe and healthy environment and provides waste disposal facilities, which are appropriate to the type and scale of the market.	**AO5.1**	The area used for market purposes is maintained in a clean, safe and tidy state: (a) during market hours; and (b) at the conclusion of each day's trading.
		AO5.2	An appropriate number of waste containers are provided.
Access and parking			
PO6	The design and management of access, parking and vehicle movement protects the functioning of the road network and provides safe vehicular, pedestrian and cyclist access to and from the site.	**AO6.1**	Where the market is conducted on a footpath, and the adjoining road remains open to vehicle use, a minimum 1.2m clearance from the kerb to any market structure, or use area, is provided.
		AO6.2	Access is provided for emergency services vehicles.

9.3.10 Relocatable home park and tourist park code

9.3.10.1 Application

This code applies to assessable development:

(a) being a material change of use for a relocatable home park or tourist park ; and

(b) identified as requiring assessment against the Relocatable home park and tourist park code by the tables of assessment in Part 5 (Tables of assessment).

9.3.10.2 Purpose and overall outcomes

(1) The purpose of the Relocatable home park and tourist park code is to ensure relocatable home parks and tourist parks are appropriately located and designed in a manner, which meets the needs of residents and visitors and protects the amenity of surrounding premises.

(2) The purpose of the Relocatable home park and tourist park code will be achieved through the following overall outcomes:

(a) a relocatable home park and tourist park is well designed, located and offers convenient access to the services and facilities required to support residents' and travellers' needs;

(b) a relocatable home park and tourist park provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;

(c) a relocatable home park and tourist park is of a scale and intensity that is compatible with the preferred character of the local area;

(d) a relocatable home park and tourist park does not adversely impact on the amenity of rural and residential areas or the viable operation of Rural activities; and

(e) a relocatable home park and tourist park is provided with appropriate infrastructure services.

9.3.10.3 Assessment benchmarks

Table 9.3.10.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Provisions for combined Relocatable home parks and tourist parks			
Location and site suitability			
PO1	The relocatable home park or tourist park is located so that residents and guests have convenient access to: (a) tourist attractions; (b) everyday commercial, community and recreation facilities; and (c) public transport services.	**AO1.1**	The relocatable home park or tourist park is located: (a) on a site within 1km of a centre zone; or (b) on a site within 400m walking distance of a public transport stop.
PO2	The relocatable home park or tourist park is located on a site	**AO2.1**	The site can sufficiently accommodate all the facilities prescribed in this code.

Performance Outcomes		Acceptable Outcomes	
	of an appropriate size and has suitable levels of accessibility.	**AO2.2**	Roads to which the site has access: (a) have a minimum reserve width of 20m; (b) in an urban area, are fully constructed with bitumen paving for the full frontage of the site; (c) in a non-urban area, are constructed to an acceptable all weather standard; and (d) can accommodate any projected increase in traffic generated by the development.
PO3	The relocatable home park or tourist park is located and designed so that residents and users are not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance.	**AO3.1**	The site is not within: (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry or Special industry zone.
		AO3.2	The relocatable home park or tourist park is not located on land where: (a) soils are contaminated by pollutants, which may represent a health or safety risk to residents; or (b) where maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council.
Residential amenity and landscaping			
PO4	The relocatable home park or tourist park does not impact on the amenity of adjoining or nearby residential zones.	**AO4.1**	A 2m high solid screen fence is provided for the full length of any property boundary adjoining an existing Accommodation activity or land included in a residential zone.
		AO4.2	Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing Accommodation activity.
Rural amenity and landscaping			
PO5	The relocatable home park or tourist park is designed to integrate into the surrounding rural landscapes and does not conflict with the operations of adjoining Rural activities.	**AO5.1**	Fencing and landscaping is complementary to the surrounding rural landscape, promoting integration.
		AO5.2	Living and activity areas within relocatable home park or tourist parks are adequately buffered by vegetation and space from adjacent intensive agricultural

Performance Outcomes		Acceptable Outcomes	
			uses in accordance with Table 9.3.10.3.2 Siting and setback requirements for intensive Rural activities.
Recreational open space			
PO6	The relocatable home park or tourist park provides communal open space that is: (a) provided to meet the needs of all residents; and (b) designed to promote resident safety through casual surveillance.	**AO6.1**	A minimum of 20% of the total site area, exclusive of landscape buffer strips, is provided as communal open space.
		AO6.2	50% of the required open space is provided in one area.
		AO6.3	Communal open space: (a) has a minimum dimension, length or width, of 80m; (b) contains one area of at least 150m^2 in size; (c) is located not more than 80m from any caravan or cabin site or 150m from any relocatable home park site; (d) includes a fenced children's playground; and (e) has adequate lighting for the safety of staff, visitors and/or residents.
		AO6.4	A communal recreation building is provided for the use of residents.
Site access and parking			
PO7	The design and management of access and entry parking arrangements facilitates the safe and convenient use of the relocatable home park or tourist park by residents and visitors.	**AO7.1**	Vehicle access is limited to 1 major entry/exit point on 1 road frontage.
		AO7.2	On-site visitor parking is located with direct access from the entry driveway and is located and sign-posted to encourage visitor use.
		AO7.3	No caravan or relocatable home site has direct access to any public road.
Internal access and circulation			
PO8	The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the site facilitates the safe and convenient use of the relocatable home park or tourist park.	**AO8.1**	The design of internal access ways, footpaths and the location of visitor parking areas complies with the following: (a) vehicular access to each site is via shared internal access ways, which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians; (b) access ways are designed to discourage vehicle speeds in excess of 15km/hr;

Performance Outcomes		Acceptable Outcomes	
			(c) the access way and footpath system provide adequate access for service and emergency vehicles to each site and connect sites with amenities, recreational open space and external roads; and (d) internal access ways comply with the following: (i) carriageway width is not less than 6m for two way traffic and not less than 4m for one way traffic; (ii) the verge width on both sides is not less than 1.5m; (iii) cul-de-sac have turning bays at the end capable of allowing conventional service trucks to reverse direction with a maximum of two movements; (iv) all internal access ways are sealed to the carriageway widths stated above; (v) internal footpaths are a minimum width of 1.2m, internal footpaths may be accommodated within the carriageway of internal access ways serving 10 sites or less; and (vi) are adequately lit and provide direct routes to recreation and amenity facilities.
Services and utilities			
PO9	The relocatable home park or tourist park is provided with: (a) a safe and reliable water supply; and (b) a sewerage disposal system, which maintains acceptable public health and environmental standards.	**AO9.1**	(a) each relocatable home, caravan or cabin site is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks; or (b) the site has access to: (i) a potable water supply of adequate quantity and quality, capable of generating at least 800 litres per person per day at 100% occupancy, of which at least 250 litres per

Performance Outcomes		Acceptable Outcomes	
			person per day is potable; and (ii) an effective on-site effluent disposal system capable of accommodating anticipated maximum demand at 100% occupancy.
		AO9.2	Each relocatable home, caravan or cabin site is connected to underground electricity.
PO10	Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	**AO10.1**	Except where private facilities are provided to each site, toilet, shower and laundry amenities are located: (a) within 100m of every caravan, tent or cabin site; and (b) not closer than 6m to any caravan, tent or cabin site.
		AO10.2	Laundry and clothes drying facilities are provided for guests.
PO11	The relocatable home park or tourist park provides on-site facilities for the storage and collection of refuse, with such facilities: (a) located in convenient and unobtrusive positions; and (b) capable of being serviced by the Council's refuse collection contractor.	**AO11.1**	Development: (a) where a tourist park, provides a central waste collection area for every 50 caravan sites; or (b) where a relocatable home park, provides refuse collection to every relocatable home park site.
Relocatable homes in tourist parks			
PO12	A proportion of a tourist park may be used as a relocatable home park, where: (a) the relocatable home park portion is subservient to that used as a tourist park. .	**AO12.1**	Not more than 40% of the total area of a tourist park is used to accommodate relocatable homes.
Provisions specific to relocatable home parks			
Density			
PO13	The relocatable home park has a density that is compatible with the preferred character of the local area in which it is located.	**AO13.1**	The maximum site density for the relocatable home park does not exceed 30 relocatable homes per hectare.
Privacy and separation			
PO14	A reasonable level of privacy and separation is available to all residents within the relocatable home park.	**AO14.1**	Individual relocatable home sites: (a) are at least 200m² in area; (b) are setback at least 6m from any external road frontage and 5m from any other property boundary;

Performance Outcomes		Acceptable Outcomes	
			(c) are setback 3 metres from any existing or proposed building on the subject land; (d) have a minimum frontage to any internal access way of 10m; (e) have a private open space area of 16m²; and (f) are clearly delineated and separated from adjoining sites by trees or shrubs.
		AO14.2	Relocatable homes are not sited within 1.5m of the side and rear boundaries or within 3m of the front boundary of the individual relocatable home site.
Services and utilities			
PO15	Relocatable home sites are provided with adequate private amenities.	**AO15.1**	Relocatable homes are provided with private kitchen and ablution facilities.
Provisions specific to tourist parks			
Density			
PO16	The tourist park has a density that is compatible with the preferred character of the local area in which it is located.	**AO16.1**	The maximum site density for the tourist park does not exceed 60 sites per hectare.
Privacy and separation			
PO17	A reasonable level of privacy and separation is available to all residents within the tourist park.	**AO17.1**	Individual sites: (a) are set back at least 12m from any external road frontage and 5m from any other property boundary; (b) are sited such that no part of any caravan is within 3m of any other caravan, tent, cabin or building; (c) have a frontage of at least 10m to any internal access way; (d) are clearly delineated and separated from adjoining sites by trees or shrubs; (e) contain a clear area of at least 2.5m by 2.5m for outdoor space; and (f) ensure that no part of any caravan or cabin is within 2m of any internal access way.
Site access and parking			
PO18	The design and management of entry parking arrangements facilitates the safe and convenient use of the tourist park by residents and visitors.	**AO18.1**	A short-term standing area, with a minimum of 2 bays, with the dimension of 4m by 20m, are provided either as separate bays or as part of a one-way entrance road.

9.3.11 Renewable energy facilities code

9.3.11.1 Application

This code applies to assessable development identified as requiring assessment against the Renewable energy facilities code by the tables of assessment in Part 5 (Tables of assessment).

9.3.11.2 Purpose and overall outcomes

(1) The purpose of the Renewable energy facilities code is to ensure renewable energy facilities are developed in a sustainable manner which conserves the productive characteristics of rural land, protects environmental and landscape values and preserves the amenity of surrounding premises.

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

(a) Renewable energy facilities do not affect good quality agricultural land for present and future productivity;

(b) Renewable energy facilities are appropriately designed and sited to mitigate risks from natural hazards and minimise impacts on places of environmental or cultural significance;

(c) Renewable energy facilities mitigate environmental harm and impacts on roads, accesses, traffic and sensitive uses during construction and decommissioning; and

(d) Renewable energy facilities are appropriately designed, sited, operated and landscaped to mitigate amenity impacts, such as dust, noise, light, glare or glint on surrounding sensitive uses, major roads, airports and urban areas.

9.3.11.3 Assessment benchmarks

Table 9.3.11.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	A Renewable energy facility is appropriately designed and sited to minimise impacts on surrounding sensitive uses, Rural activities or rural amenity.	**AO1.1**	Solar farm facilities are located within a Rural or Industrial zone.
		AO1.2	Renewable energy facility visible from scenic corridors along Gregory Cannon Valley Road, Conway Road, Crystal Brook Road, or Bowen-Developmental Road between Bogie River and Strathmore Road, are designed and sited to be visually unobtrusive and: (a) if adjoining a scenic corridor, are setback 60m from the road frontage; and (b) are adequately visually buffered by a 5m wide landscaping strip.
PO2	Renewable energy facilities do not adversely impact on the	**AO2.1**	Renewable energy facility is not located on agricultural land

Performance Outcomes		Acceptable Outcomes	
	present or future operational efficiency and productive use of good quality agricultural land.		identified within the Agricultural land overlay. Note - See Agricultural Overlay maps for reference.
PO3	Renewable energy facilities avoid impacts on areas of environmental or cultural significance.	**AO3.1**	Places and objects of Aboriginal cultural significance, such as sites for story telling or other cultural activities, scarred trees, stone extraction sites, ceremonial sites, fireplaces, ochre, axe grinding grooves, rock art, fish traps, graves, old growth vegetation, shell middens and artefact scatters are appropriately preserved. Note – Under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. Information is available on www.datsip.qld.gov.au or by working with the relevant local Aboriginal group.
Design			
PO4	Renewable energy facilities mitigate potential visual impacts on sensitive uses and major roads through siting, design, and operation of the facility.	**AO4.1**	Where a Renewable energy facility is visible to sensitive uses or arterial roads, a visual impact assessment is conducted to ensure visual impact does not exceed 'moderate', as defined by Table SC 9.3.116.1 within PSP SC6.2.6 Renewable energy facility visual impact assessment. Note – This may be demonstrated by undertaking a Renewable energy facility visual impact assessment report in accordance with PSP 6.2.6 Renewable energy visual impact assessment.
PO5	Appropriate security and safety measures are installed.	**AO5.1**	Security lighting, CCTV and signage is installed at entrances and buildings to deter crime.
		AO5.2	Any fencing does not exceed 2.4m in height made of chain wire or materials of similar visual permeability is constructed around the development footprint.
Construction, operation and decommissioning			
PO6	Development maintains road safety by offsetting damage to roads utilised by heavy vehicles during construction and decommissioning phases.	**AO6.1**	Development completes: (a) an appraisal of roads to be utilised by heavy vehicles prior to construction and decommissioning phases; and (b) repairs to all damage to Council and public utility

Performance Outcomes		Acceptable Outcomes	
			assets as a result of construction or decommissioning processes, immediately after completion of the respective development phase.
PO7	Development provides appropriate design and controls in construction, operation and decommissioning to mitigate amenity impacts on surrounding uses and roads from noise, dust and lighting.	**AO7.1**	Construction and decommissioning shall occur between the hours of 6:30am and 6:30pm Monday to Saturday, with work on Sundays limited to a maximum of 10 workers on-site for safety inspections, checks and environmental work.
		AO7.2	A Construction Environmental Management Plan is completed and adhered to, outlining actions to be taken to mitigate potential amenity or environmental impacts, performance targets and monitoring processes in construction. Note – Environmental and amenity performance targets and monitoring shall be in accordance with *Environmental Protection Act 1994* and associated policies.
		AO7.3	An Operational Environmental Management Plan managing ongoing impacts during operation is completed and adhered to, outlining: (a) system and operational monitoring; (b) site management and maintenance responsibilities; (c) bio security, pest control and weed management; (d) landscaping and fencing maintenance; (e) complaint handling procedure; (f) emergency response plan; and (g) waste management plan. Note – Environmental and amenity performance targets and monitoring shall be in accordance with *Environmental Protection Act 1994* and associated policies.

Performance Outcomes		Acceptable Outcomes	
		AO7.4	All outdoor lighting is: (a) designed, sited, installed and tested to comply with tables 2.1 and 2.2 of Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor lighting using a control level of 1; and (b) all lighting is of a type that give no upward component of light when mounted horizontally.
PO8	Where for the development of a solar farm, land is appropriately rehabilitated, guided by a rehabilitation and exit plan that is provided to Council 1 year prior to decommissioning for endorsement, prepared by a suitably qualified person.	**AO8.1**	Where for the development of a solar farm, a land rehabilitation and exit plan is provided to Council 1 year prior to decommissioning for endorsement: (a) prepared by a suitably qualified person; (b) demonstrating that the site will be restored to a standard capable of the level of productivity that was available prior to development; (c) identifying possible land uses following cessation of the approved use; (d) clearly establishing the objectives of the plan; (e) setting out performance criteria for rehabilitation efforts; (f) including an Action plan, with timing for remedial works, such as structure removal, removal of imported materials, soil erosion, pre-development drainage, vegetation cover works and weed and pest management to meet rehabilitation performance criteria; and (g) outlining a program for monitoring rehabilitation success using appropriate indicators.
Servicing			
PO9	Development is provided with and connected to essential infrastructure and services.	**AO9.1**	Development provides adequate potable water supply to service on-site personnel, having: (a) minimum storage capacity of 50,000L; and (b) a first flush system.

Performance Outcomes		Acceptable Outcomes	
		AO9.2	Reticulated sewerage system or an alternative effluent and wastewater treatment system is provided on-site and consistent with the *Queensland Plumbing and Wastewater Code*.
PO10	Adequate water supply and fire-fighting equipment is provided in accessible locations on-site suitable to deal with electric and electronic fires.	**AO10.1**	On-site bushfire equipment must include a minimum of 5,000L water supply, with a 50mm male camlock fitting for rural fire fighting connections.
		AO10.2	Appropriate firefighting equipment to deal with electrical fires is provided at locations at risk.

9.3.12 Residential care facility and retirement facility code

9.3.12.1 Application

This code applies to assessable development:

(a) being a material change of use for a residential care facility or retirement facility; and

(b) identified as requiring assessment against the Residential care facility and retirement facility code by the tables of assessment in Part 5 (Tables of assessment).

9.3.12.2 Purpose and overall outcomes

(1) The purpose of the Residential care facility and retirement facility code is to ensure residential care facilities and retirement facilities:

(a) are appropriately located to meet the particular needs of residents;

(b) are designed in a manner which provides a comfortable and safe environment for residents; and

(c) protect the amenity of, and integrate with, surrounding premises.

(2) The purpose of the Residential care facility and retirement facility code will be achieved through the following overall outcomes:

(a) a residential care facility or retirement facility is located where residents can have easy and direct access to public transport, community services and facilities;

(b) a residential care facility or retirement facility provides a home-like, non-institutional environment that promotes individuality, sense of belonging and independence;

(c) a residential care facility or retirement facility achieves a balance between providing specialised housing for residents, whilst providing the opportunity for residents to participate in the wider community;

(d) a residential care facility or retirement facility is designed to be integrated with surrounding development;

(e) a residential care facility or retirement facility is sited, such that there is ease of movement, safety and legibility for residents and visitors; and

(f) a residential care facility or retirement facility is designed, such that the comfort, safety, security, individuality, privacy and wellbeing of residents are promoted.

9.3.12.3 Assessment benchmarks

Table 9.3.12.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	The residential care facility or retirement facility is located so that residents have convenient access to:	**AO1.1**	The residential care facility or retirement facility is located: (a) on a site within 1km of a centre zone; or

Performance Outcomes		Acceptable Outcomes	
	(a) everyday commercial facilities; (b) community facilities and social services; and (c) regular public transport or facility specific transport that provides a comparable or better level of service.		(b) on a site within 400m walking distance of a public transport stop; or (c) where the residential care facility or retirement facility is not located close to an activity centre or public transport stop, a regular, convenient and affordable transport service is provided for residents by the facility operator to the nearest activity centre or public transport connection.
PO2	The residential care facility or retirement facility is on a site which: (a) is not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance; and (b) is not constrained by steep slopes or other physical limitations that may represent an impediment for residents and staff using the facility.	**AO2.1**	The site is not within: (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry or Special impact industry zone.
		AO2.2	The residential care facility or retirement facility is not located on land where: (a) soils are contaminated by pollutants which may represent a health or safety risk to residents; or (b) maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council.
		AO2.3	The residential care facility or retirement facility is located on land: (a) with a slope not exceeding 10%; or (b) where located on land with a slope exceeding 10%, the facility is designed, such that any areas to be accessed by residents of the facility are not steeper than 5%.
Site area and dimensions			
PO3	The residential care facility or retirement facility is located on a site, which has an area and dimensions suitable to enable the development of a well-designed and integrated facility.	**AO3.1**	The design of the residential care facility or retirement facility needs to incorporate and take into account: (a) accommodation and support facilities; (b) vehicles access, parking and manoeuvring; (c) stormwater treatment areas; (d) open space areas and landscaping; and

Performance Outcomes		Acceptable Outcomes	
			(e) any necessary buffering to adjoining uses or other elements.
Integration of large sites with neighbourhoods and street networks			
PO4	The residential care facility or retirement facility is integrated with the neighbourhood and local transport network.	**AO4.1**	The residential care facility or retirement facility: (a) is connected to, and forms part of, the surrounding neighbourhood rather than establishing a separate private enclave; (b) is integrated with, and extends the, existing or proposed local transport network; (c) provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby activity centres, community facilities and public open space; and (d) clearly defines the boundaries of public, communal and private open space.
Building scale and bulk			
PO5	The residential care facility or retirement facility is sited and designed in a manner, which: (a) results in a building scale that is compatible with surrounding development; (b) does not represent an appearance of excessive bulk to adjacent premises, the streetscape or other areas external to the site; (c) allows sufficient area at ground level of private and communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape; and (d) facilitates on-site stormwater management and vehicle access.	**AO5.1**	Site cover does not exceed 50%.
		AO5.2	Building bulk is reduced by incorporating a combination of the following elements in building design: (a) verandahs; (b) recesses; (c) variation in materials, colours and/or textures, including between levels; and (d) variation in building form.
		AO5.3	The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15m.
		AO5.4	Any building does not exceed 40m in length, with separation between buildings, for the purposes of cross ventilation, articulation and light, of at least 6m.
Building design and streetscape appearance			
PO6	The residential care facility or retirement facility is designed to: (a) create an attractive and functional living environment for residents; (b) take account of its setting and site context; and	**AO6.1**	The residential care facility or retirement facility incorporates a high standard of facility design that is responsive to the specific needs of its residents.
		AO6.2	Buildings are oriented to the street and provide casual surveillance of the street.

Performance Outcomes		Acceptable Outcomes	
	(c) make a positive contribution to the character of the street and local area.	**AO6.3**	Buildings and structures are setback a minimum of: (a) 6m from the front boundary; and (b) 4.5m from the side and rear boundaries.
		AO6.4	Screening of balconies is limited to the side and rear boundaries and the sides of balconies, where needed, to prevent noise and overlooking of other rooming units or dwellings and recreation areas.
		AO6.5	Services structures and mechanical plants are screened or designed as part of the building.
PO7	The site layout and design of buildings forming part of the residential care facility or retirement facility promote a domestic scale, individuality and sense of belonging.	**AO7.1**	Rooming units and dwellings are configured in clusters with each cluster clearly addressing the street and each rooming unit and dwelling having clearly defined private open space and a prominent front door.
		AO7.2	Clusters of rooming units and dwellings are supported by unique design features that help identify and individualise them.
		AO7.3	Rooming units and dwellings have clear addresses within a conventional address system of streets and dwellings.
		AO7.4	Logical, direct and separated pedestrian and vehicle routes are provided between rooming units, dwellings, communal buildings, other on-site facilities and facilities in the neighbourhood.
PO8	The residential care facility or retirement facility ensures that dwellings, rooming units, private open spaces and adjoining Accommodation activities are provided with a reasonable level of privacy.	**AO8.1**	Non-habitable room windows of a dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit, unless views are controlled by screening devices, distance, landscaping or design of the opening.
		AO8.2	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit, within 2m at the ground level or 9m at levels above the ground level, privacy is protected by: (a) window sill heights being a minimum of 1.5m above floor level; or

Performance Outcomes		Acceptable Outcomes	
			(b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 2m.
		AO8.3	For development up to and including 3 storeys in height, the outlook from private, communal or public areas is screened where direct view is available into private open space of an existing dwelling.
Open space			
PO9	The residential care facility or retirement facility incorporates communal and private open space areas that provide: (a) sufficient spaces for residents to engage in and enjoy outdoor activities; (b) high levels of residential amenity; (c) boundary fences and walls that do not visually dominate; and (d) promote casual surveillance and integration with the street.	**AO9.1**	At least 30% of the area of the site is provided as communal open space.
		AO9.2	Each ground floor rooming unit is provided with a courtyard, verandah or similar private open space area not less than 10m², with a minimum dimension of 2.5m directly accessible from the living area.
		AO9.3	Each rooming unit above ground floor level has a balcony or similar private open space area not less than 4.5m² with a minimum dimension of 1.7m directly accessible from the living area.
		AO9.4	A 2m high solid screen fence is provided along the full length of all side and rear boundaries of the site.
		AO9.5	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.
Management, residential care and social facilities			
PO10	The residential care facility or retirement facility provides appropriate management, social and care facilities on-site.	**AO10.1**	The residential care facility or retirement facility provides management, supervised care and social facilities in communal buildings.
		AO10.2	Communal buildings are easily accessible and centrally located, permitting residents to easily navigate the site on foot or with the assistance of mobility aids.
Accessibility			
PO11	The residential care facility or retirement facility incorporates easy and safe pedestrian access and movement.	**AO11.1**	No dwelling or rooming unit is more than 250m walking distance from a site entry or exit point.

Performance Outcomes		Acceptable Outcomes	
		AO11.2	All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.
		AO11.3	Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.
		AO11.4	Development complies with AS1428 (Design for access and mobility).
		AO11.5	Buildings exceeding one level in height incorporate lifts to each level and ramped access.
Safety and security			
PO12	The residential care facility or retirement facility provides a safe and secure living environment.	**AO12.1**	Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.
		AO12.2	Entrances and exits to the site are clearly marked and well lit.
		AO12.3	Bollards or overhead lighting, which achieves lighting levels of at least category 2 as specified in AS1158 (Lighting roads and public spaces), is provided along: (a) all footways and roads; and (b) in all car parking areas.
Services and utilities			
PO13	The residential care and retirement facility is provided with: (a) a safe and reliable water supply; and (b) a sewage disposal system, which maintains acceptable public health and environmental standards.	**AO13.1**	The site is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks.

9.3.13 Rural activities code

9.3.13.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Rural activities code by the tables of assessment in Part 5 (Tables of assessment).

9.3.13.2 Purpose and overall outcomes

(1) The purpose of the Rural activities code is to facilitate rural uses and ensure Rural activities are developed in a sustainable manner, which conserves the productive characteristics of rural land and protects environmental and landscape values and the amenity of surrounding premises.

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

(a) Rural activities are undertaken on a sustainable basis;

(b) agricultural land is conserved and not alienated or encroached upon by incompatible land uses;

(c) uses that support rural production are established on suitable sites where environmental and amenity impacts can be effectively managed; and

(d) adverse impacts on the surrounding or downstream environments or natural environmental processes are avoided.

9.3.13.3 Assessment benchmarks

Table 9.3.13.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
General requirements			
PO1	The Rural activity is conducted on a lot that is of sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use.	**AO1.1**	The lot is of an adequate size to sufficiently support the intended Rural activity.
PO2	Buildings and structures associated with the Rural activity are sited and designed to avoid or minimise adverse visual impacts on the rural landscape.	**AO2.1**	Buildings and structures, other than a dwelling house, associated with the Rural activity are set back at least 10m from all site boundaries.
Requirements for permanent plantation			
PO3	The plantation forest is located, such that it conserves the productive characteristics of agricultural land.	**AO3.1**	The plantation forest is not located on agricultural land identified on the Overlay map – Agriculture land overlay.
Requirements for roadside stall			
PO4	The roadside stall is limited in scale and appropriate to a rural area.	**AO4.1**	Produce sold at the roadside stall is limited to that which is grown or produced on the site.
		AO4.2	The roadside stall does not involve the sale of manufactured goods, other

Performance Outcomes		Acceptable Outcomes	
			than those manufactured on the site.
		AO4.3	Buildings and structures associated with the roadside stall: (a) are constructed along the property boundary; (b) occupy not more than 10m² GFA; and (c) are constructed of materials that can easily be dismantled following the cessation of the use.
		AO4.4	The roadside stall is ancillary to a Rural activity occurring on the same site.
PO5	The roadside stall does not have an adverse impact on the safety and functioning of the road network.	**AO5.1**	The roadside stall is located on a site adjoining a road other than a State controlled road.
		AO5.2	The location of the road side stall provides sufficient area for parking and for the safe entry and exit of vehicles from the site.
PO6	Signage associated with the roadside stall is small, unobtrusive and appropriate to a rural location.	**AO6.1**	Not more than 1 sign is erected on the premises and the sign: (a) has a maximum sign face area of 0.5m² per side; and (b) is not illuminated or in motion.

Table 9.3.13.3.2 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Requirements for intensive Rural activities (Animal keeping, Aquaculture, Intensive animal industry, Intensive horticulture and Rural industry)			
PO1	The intensive Rural activity is sited and designed on a lot of sufficient area to: (a) accommodate the use, including buildings, pens, ponds, other structures and waste disposal areas involved in the use; (b) provide for adequate setbacks to: (i) road frontages; (ii) site boundaries; (iii) sensitive uses on surrounding land; and (iv) waterways or wetlands; and (c) avoid or minimise adverse visual impacts on the rural landscape.	**AO1.1**	The intensive Rural activity is located on a site, which has a minimum area and setbacks complying with Table 9.3.13.3.3 Siting and setback requirements for intensive Rural activities unless for a: (a) Caretakers accommodation; or (b) Rural workers' accommodation.
PO2	The intensive Rural activity is located on a site, which is sufficiently separated from any existing or planned residential,	**AO2.1**	The intensive Rural activity is located on a site, which is not less than:

Performance Outcomes		Acceptable Outcomes	
	rural residential area or other sensitive activity, to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation, other emissions or contaminants.		(a) 1km from land included in a residential zone; (b) 1km from land included in the Rural residential zone; and (c) 1km from any Community activity where people gather, such as educational establishment or child care centre; or (d) if the intensive Rural activity is a rural industry, the use is located on a site, which is not less than 100m from a sensitive use.
PO3	The intensive Rural activity is located, such that it conserves the productive characteristics of agricultural land.	**AO3.1**	The intensive Rural activity: (a) is not located on agricultural land identified on the Overlay map –Agriculture land overlay; or (b) where located on agricultural land identified on the Overlay map – Agriculture land overlay, the use and associated activities conserves the productive characteristics of the agricultural land.
Environmental and amenity impacts			
PO4	The intensive Rural activity provides for the appropriate disposal of waste and contaminants.	**AO4.1**	The intensive Rural activity incorporates waste disposal systems and practices, which: (a) ensures that off-site release of contaminants does not occur; (b) ensures no significant adverse impacts on surface or ground water resources; and (c) complies with relevant Government or industry guidelines, codes and standards applicable to a specific use or on–site waste disposal.

Table 9.3.13.3.3 Siting and setback requirements for intensive Rural activities.

Rural activity	Min. site area (ha)	Min. boundary setbacks (m)	Min. distance from a sensitive use on a surrounding land (m)
Animal keeping	4ha	50m from any road frontage and 15m from any side or rear boundary.	300m
Aquaculture	5ha	50m from any road frontage and 15m from any side or rear boundary.	100m

Rural activity	Min. site area (ha)	Min. boundary setbacks (m)	Min. distance from a sensitive use on a surrounding land (m)
Intensive animal industry, such as a piggery or feedlot.	20ha	200m from any road frontage and 15m from any side or rear boundary.	250m
Intensive animal industry, such as poultry farms.	50ha	100m from any road frontage and 100m from any side or rear boundary.	400m
Intensive animal industry, such as emu or ostrich hatching and brooding facility.	4ha	60m from any road frontage and 15m from any side or rear boundary.	400m
Intensive animal industry, where not previously specified.	20ha	200m from any road frontage and 15m from any side or rear boundary.	250m
Intensive horticulture	10ha	50m from any road frontage and 15m from any side or rear boundary.	100m
Rural industry	1ha	50m from any road frontage and 10m from any side or rear boundary	100m

9.3.14 Rural tourism code

9.3.14.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Rural tourism code by the tables of assessment in Part 5 (Tables of assessment).

9.3.14.2 Purpose and overall outcomes

(1) The purpose of the Rural tourism code is to ensure uses supporting the tourism industry are appropriately located and designed in a manner which meets the needs of visitors, preserves natural ecological systems and cultural heritage, promotes natural amenity, promotes the Whitsunday tourism brand and protects the on-going operation of surrounding Rural activities; and

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

(a) development is located in proximity of horticultural hubs, areas of high natural amenity, key natural assets and cultural or historic sites in the Region;

(b) development is designed and sited to minimise impacts on nearby dwellings and the productive use of agricultural land;

(c) development is of a scale and intensity that is compatible with, and subservient to, the rural or natural setting and the prevailing character of the local area; and

(d) development is provided with appropriate utilities and services for visitors.

9.3.14.3 Assessment benchmarks

Table 9.3.14.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Shop and food and drink outlet			
PO1	A shop or food and drink outlet is small in scale, and ancillary to the primary use of the premises.	**AO1.1**	A shop or food and drink outlet is ancillary to a Rural activity, Recreation activity, Low impact industry that is a brewery or coffee roastery, Environmental facility or Nature based tourism and does not exceed 150m² of TUA.

Table 9.3.14.3.2 Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
Location and site suitability	

Performance Outcomes		Acceptable Outcomes	
PO1	Development does not impact on the amenity or privacy of adjoining or nearby residential or sensitive uses.	**AO1.1**	Development utilises landscaping to preserve amenity and privacy for adjoining sensitive uses and is setback at least: (a) 20 metres from any adjoining property boundary where for an Accommodation activity; or (b) 50 metres from any adjoining property boundary where for a Business or Recreation activity.
PO2	Development does not conflict with the operations of Rural activities.	**AO2.1**	Accommodation, kitchen and common areas within the development are adequately buffered by vegetation and are separated from adjacent intensive agricultural uses in accordance with Table 9.3.13.3.3 Siting and setback requirements for intensive Rural activities.
Scale and design			
PO3	A Nature-based tourism activity does not detract from the environmental or rural character and amenity of the local area.	**AO3.1**	For Nature-based tourism involving cabins: (a) the GFA of each cabin does not exceed 60m²; and (b) the maximum number of cabins on any site does not exceed 8.
		AO3.2	For Nature-based tourism, including camp grounds, the maximum number of camping sites on any premises does not exceed 50.
PO4	Development is located, orientated and designed to enhance the rural or natural setting for visitors.	**AO4.1**	Development is orientated and designed to enhance the experience of natural assets or the rural setting of the premises, including: (a) plantings to enhance the rural or natural setting and provide habitat for local wildlife; (b) orientation and location of rooms and communal areas toward scenic vistas on the premises; (c) large windows, balconies and verandas overlooking natural or rural settings; or

Performance Outcomes		Acceptable Outcomes	
			(d) architecture or placemaking elements that capture the sense of place.
PO5	Development is designed to: (a) provide an attractive landscape setting; (b) integrate the development into the surrounding landscape; (c) maximise the retention of existing mature trees to retain the landscape character of the area; and (d) preserve the amenity and privacy of adjoining habitable buildings.	**AO5.1**	Development preserves mature trees where possible and utilises high quality landscaping to: (a) identify the entrance to the premises; (b) provide shading of common areas, pathways and car parks; (c) soften solid fencing and built form in a manner that integrates built aspects into the natural environment; and (d) provide vegetation buffers to preserve the privacy and amenity of neighbouring habitable buildings and mitigate amenity impacts from adjoining uses.
PO6	The scale, design and external finish of buildings: (a) complements the rural and/or natural character of the area; and (b) incorporates colours and finishes that allow buildings to blend in with the rural and/or natural landscape.	**AO6.1**	Buildings take the form of small, separate buildings.
		AO6.2	Materials and finishes utilise: (a) muted earth/environmental tones that blend with the rural and/or natural environment; and (b) low reflective roofing and building materials. Note – Appropriate colours will depend on the existing native vegetation and backdrop. A colour palette may be requested by Council to ensure built form integration.
Access and servicing			
PO7	An acceptable standard of facilities is provided for guests.	**AO7.1**	For cabin accommodation: (a) shower, wash basin and toilet amenities are provided within each cabin; and (b) a common area or building is provided for food preparation, dining and other facilities.
		AO7.2	For camping grounds, a minimum of 2 toilets are provided on-site for every 10 camping sites.

Performance Outcomes		Acceptable Outcomes	
PO8	Development is provided with: (a) a safe and reliable potable water supply commensurate with the needs of the users; (b) a sewerage system, which maintains acceptable public health and environmental standards; and (c) adequate firefighting supplies.	**AO8.1**	The development has access to: (a) a potable water supply and water storage collection system capable of servicing the development that complies with the *Australian Drinking Water Guidelines* (NHMRC, 2011); and (b) an effective on-site effluent disposal system capable of accommodating anticipated maximum demand at 100% occupancy.
		AO8.2	Where not affected by a Bushfire overlay risk area, adequate fire-fighting water supply is provided on the premises: (a) sited to enable emergency service vehicles to park within 6m; (b) at least 10m from the building; (c) located within 60m of the building and not more than 90m from any part of the building; and (d) fitted with fire brigade tank fittings (50mm ball valve & male camlock coupling). Note – Provisions within the Bushfire overlay take precedence over this outcome where affected.
PO9	Development: (a) where composed of 10 or less camp sites, signage and operational controls are in place to ensure user management of waste; or (b) provides on-site facilities for the storage and collection of refuse, with facilities located in convenient and unobtrusive positions capable of being serviced by the Council's refuse collection contractor, where within the service area, or by local contractor in un-serviced areas.	**AO9.1**	Development ensures waste management facilities are: (a) adequately screened by landscaping or fencing to maintain amenity; (b) setback from Accommodation activities by at least 10m; and (c) where a Nature-based tourism use, a central waste collection area is provided for every 25 sites; or (d) where a shop, food and drink outlet or Recreation activity, waste bins are provided at key entrances and exits.

Performance Outcomes		Acceptable Outcomes	
PO10	Development manages impacts on neighbouring properties from dust, noise and traffic associated with vehicular movement to and from the development.	**AO10.1**	Development must: (a) ensure access and parking areas provide dense vegetation on all sides, if within 50m of a neighbouring sensitive use; or (b) ensure access and parking areas are sealed, if within 50m of a neighbouring sensitive use. Note – Where demonstrating effective use of mini-buses to service development, a car parking dispensation may be granted. Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the performance outcome.

9.3.15 Sales office code

9.3.15.1 Application

This code applies to accepted and assessable development:

(a) being a material change of use for a sales office; and

(b) identified as requiring assessment against the Sales office code by the tables of assessment in Part 5 (Tables of assessment).

9.3.15.2 Purpose and overall outcomes

(1) The purpose of the Sales office code is to ensure sales offices are temporary in nature and are developed in a manner, which protects the amenity of surrounding premises.

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

(a) the siting, layout, design and operation of a sales office is commensurate to, and does not adversely impact upon, the character and amenity of the surrounding area; and

(b) a sales office is operated for a temporary duration only.

9.3.15.3 Assessment benchmarks

Table 9.3.15.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Operational characteristics			
PO1	The duration of the use of premises for a sales office does not extend beyond a reasonable period.	**AO1.1**	A sales office, where: (a) a display dwelling, display village or estate sales office, operates for a maximum period of 2 years; or (b) a dwelling offered as a prize, operates for a maximum period of 6 months.
		AO1.2	Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.
PO2	Where the temporary use of a sales office is contained within a structure intended to become a genuine residential dwelling, it is constructed in accordance with the relevant requirements for the ultimate use.	**AO2.1**	Where a sales office is located in a Class 1 building (Dwelling house) this dwelling must comply with Part 9.3.5 Dwelling house code.
PO3	The location, hours of operation and activities of the sales office does not adversely affect the amenity of nearby existing and	**AO3.1**	A sales office: (a) is located at the major entry to the development site; (b) only operates between 8.00am and 6.00pm; and

Performance Outcomes		Acceptable Outcomes	
	potential future residential premises.		(c) sales and promotional activities do not create a nuisance to adjoining residents or residents in the immediate locality.
PO4	The number of employees engaged in the operation of the sales office does not adversely affect the amenity of nearby residential premises.	**AO4.1**	A sales office, where a: (a) display dwelling, dwelling offered as a prize or estate sales office, has a maximum of 2 employees engaged in the operation at any one time; or (b) display village, has a maximum of 2 employees per display home engaged in the operation at any one time.
Public convenience facilities			
PO5	The sales office provides appropriate public convenience facilities for users of the sales office.	**AO5.1**	Public toilet facilities are provided for a display village comprising 4 or more display dwellings.
On-site car parking			
PO6	Sufficient car parking is provided to satisfy the projected needs of the sales office and is appropriately designed.	**AO6.1**	A sales office ensures: (a) a minimum of 2 on-site parking spaces are provided, where on-street parking is not available; or (b) a minimum of 2 on-street car parking spaces are available within 50m of the sales office.

9.3.16 Service station code

9.3.16.1 Application

This code applies to assessable development:

(a) being a material change of use for a service station; and

(b) identified as requiring assessment against the Service station code by the tables of assessment in Part 5 (Tables of assessment).

9.3.16.2 Purpose and overall outcomes

(1) The purpose of the Service station code is to ensure service stations are developed in appropriate locations and in a manner, which meets the needs of users, provides safe access and protects the environment and amenity of surrounding premises.

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

(a) a service station is established at a suitable location, on a site that is capable of accommodating all necessary and associated activities;

(b) a service station does not adversely impact upon the amenity of the surrounding local area;

(c) a service station incorporates a high standard of built form and landscaping;

(d) a service station is provided with safe and convenient access to the road network;

(e) a service station incorporates appropriate environmental management measures; and

(f) minimises the risk of land, ground and surface water contamination.

9.3.16.3 Assessment benchmarks

Table 9.3.16.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	The service station is located on a site having sufficient area and dimensions to accommodate required buildings, structures, vehicle access, manoeuvring areas, site landscaping and buffer areas.	**AO1.1**	The service station site is located on a site that: (a) is at least 1,500m² in area; and (b) has a street frontage of at least: (i) 35m, where the site is a corner site; or (ii) 40m otherwise.
PO2	The service station is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	**AO2.1**	The service station is located: (a) on land included in a centre or industry zone; or (b) in the Rural zone on a major road and at least 15km from any existing or approved service station.
Siting of building and structures			

Performance Outcomes		Acceptable Outcomes	
PO3	Buildings and structures associated with the service station are sited to: (a) ensure the safe and efficient use of the site and operation of the facility; (b) protect streetscape character; and (c) provide adequate separation to adjoining land uses.	**AO3.1**	Buildings and structures are setback a minimum of: (a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 5m from any side or rear boundary, where adjoining a sensitive use or land in a residential zone or the Community facilities zone; or (d) where not adjoining a sensitive use or land in a residential zone or the Community facilities zone, no minimum side or rear boundary setback applies.
		AO3.2	For front boundary setbacks fuel pumps and canopies are setback a minimum of 7.5m from the property boundary.
		AO3.3	On-site storage of refuse is located so that it is not visible from the street.
PO4	Development maintains and contributes to the visual amenity of the locality.	**AO4.1**	Development ensures a 4m wide landscaping strip containing ground cover and small shrubs is maintained along: (a) a minimum 50% of the primary frontage; or (b) a minimum 75% of the total frontage, where a secondary frontage exists.
Location of fuel pumps and bulk fuel storage			
PO5	Fuels pumps and bulk fuel storage tanks are located: (a) wholly within the site; (b) such that vehicles, while refuelling, are standing wholly within the site and are parked away from entrances and circulation driveways; and (c) a safe distance from all site boundaries.	**AO5.1**	Fuel pumps are located in accordance with AS1940 (The storage and handling of flammable and combustible liquids).
		AO5.2	Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.
Access and parking			
PO6	The service station: (a) does not impair traffic flow or road safety; and (b) facilitates, through the design and arrangement of vehicular crossovers and on-site circulation, safe and convenient movement to, from and within the site.	**AO6.1**	Separate entrances and exits are provided, and these are clearly marked for their intended use.
		AO6.2	Vehicle crossovers are at least 8m wide.
		AO6.3	No part of a vehicle crossover is closer than: (a) 14m from any other vehicle crossover on the same site;

Performance Outcomes		Acceptable Outcomes	
			(b) 12m from an intersection; and (c) 3m from any property boundary.
		AO6.4	Adequate queuing areas are provided for refuelling, washing and related facilities.
		AO6.5	Bulk delivery area is located so that the site access and traffic flow is not restricted during delivery.
Environmental performance			
PO7	The service station is designed and constructed to ensure that on-site operations: (a) do not cause any environmental nuisance or harm; (b) do not result in the release of contaminants or untreated pollutants; (c) achieve acceptable levels of stormwater run-off quality and quantity; and (d) where practical, minimise wastage through recycling of liquid and solid waste.	**AO7.1**	Sealed impervious surfaces are provided in areas, where potential spills of contaminants may occur.
		AO7.2	Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
		AO7.3	Storm water is diverted away from the forecourt area or areas of potential contamination.
		AO7.4	The collection, treatment and disposal of solid and liquid wastes ensures that: (a) off-site releases of contaminants do not occur; and (b) measures to minimise waste generation and to maximise recycling are implemented.
		AO7.5	Ancillary automatic mechanical carwash facilities, where provided, are designed to collect, treat and recycle waste water for reuse.
Protection of residential amenity			
PO8	The service station ensures the amenity of existing or planned residential areas is protected and air pollutants, noise, light or odour nuisance is avoided.	**AO8.1**	Where the service station adjoins an Accommodation activity or land included in a residential zone: (a) a 2m high solid screen fence is provided along all common property boundaries of the site; and (b) the hours of operation of the service station are limited to between 7.00am to 10.00pm.
		AO8.2	The layout and design of the service station provides for the storage and collection of waste and is screened from public view.
		AO8.3	The service station limits the generation of noise, such that:

Performance Outcomes		Acceptable Outcomes	
			(a) nuisance is not caused to a sensitive land use; (b) desired ambient noise levels for residential areas are not exceeded; and (c) applicable legislative requirements are met.
		AO8.4	The service station prevents or minimises any emissions of odour, dust and air pollutants, such that: (a) nuisance is not caused beyond the site boundaries; and (b) air quality conducive to the health and wellbeing of people is maintained.
PO9	External lighting is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	**AO9.1**	External lighting is provided in accordance with AS4282 (Control of obtrusive effects of outdoor lighting).
Ancillary on-site amenities			
PO10	Customer air and water facilities, and any ancillary automatic mechanical car washing facilities are provided in a way that protects the amenity of nearby Accommodation activities.	**AO10.1**	Ancillary facilities are located such that: (a) vehicles using, or waiting to use, such facilities are standing wholly within the site; and (b) an adequate buffer is provided to any adjoining Accommodation activities.
Extent of retail sale of goods			
PO11	The associated sale of goods, including food stuffs, is ancillary to the provision of fuel and automotive repairs and service.	**AO11.1**	The GFA used for the associated retail sale of goods is limited to 150m².
		AO11.2	Liquid contaminants are stored: (a) in a bunded area capable of containing 125% of the largest package; or (b) are located so that a spill can be contained within an existing contaminated area, such as the forecourt.

9.3.17 Short-term accommodation and multi-unit uses code

9.3.17.1 Application

This code applies to assessable development identified as requiring assessment against the Short-term accommodation and multi-unit uses code by the tables of assessment in Part 5 (Tables of assessment).

9.3.17.2 Purpose and overall outcomes

(1) The purpose of the Short-term accommodation and multi-unit uses code is to ensure Short-term accommodation and multi-unit uses are of a high-quality design, and appropriately~~-~~ integrate with local character, environment and amenity.

(2) The purpose of the Short-term accommodation and multi-unit uses code will be achieved through the following overall outcomes:

(a) development is visually attractive ~~-~~addresses the street and integrates with surrounding development;

(b) development minimises residential amenity impacts on the surrounding area;

(c) development incorporates high quality landscaping and well designed, useable communal and private open space areas, that provide visual relief to the built form;

(d) development provides a high standard of privacy and amenity for residents; and

(e) infrastructure and services are provided, commensurate with the scale of the use and its location.

9.3.17.3 Assessment benchmarks

Table 9.3.17.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Short-term accommodation (Dwelling)			
PO1	Short-term accommodation (Dwelling) must manage residential amenity, including: (a) adequate waste storage; and (b) contact details of the property manager must be visible from the front of the premises.	**AO1.1**	If within an Urban area, where 3 or more bedrooms are used: (a) provides two recycling bins and one general waste bin; (b) provides adequate space for storing all rubbish bins in an area that is screened from frontages by a solid fence or vegetation at least 1.2m in height.
		AO1.2	A 0.3m² sign, visible from the street includes contact details of a local property manager including a phone number, available twenty-four (24) hours a day, seven (7) days per week.
Site layout and relationship of buildings to site features for a multi-unit use			
PO2	The multi-unit use is located on a site, which has an area and dimensions capable of	**AO2.1**	The multi-unit use is located on a lot having a minimum area of: (a) 800m²; or

Performance Outcomes		Acceptable Outcomes	
	accommodating a well-designed and integrated multi-unit development, incorporating: (a) vehicle access, parking and manoeuvring areas; (b) communal and private open space areas; and (c) any necessary buffering to incompatible uses or sensitive environments.		(b) 600m² if within Airlie Beach Local Plan Precinct A or B (Main Street).
Relationship of buildings to streets, public spaces and private open space for a multi-unit use			
PO3	The multi-unit use is sited and designed to: (a) provide a visibly clear pedestrian entrance to and from the building; and (b) minimise the potential for pedestrian and vehicular conflict.	**AO3.1**	The building is sited and designed, such that: (a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; (b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular access to the site is separate from the pedestrian access.
PO4	The multi-unit use is sited and designed to: (a) address and provide a semi-active frontage to the street, adjacent parkland or other public areas; (b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the site.	**AO4.1**	The building is sited and designed, such that: (a) street and parkland frontages of the site comprise semi-active uses/spaces, such as habitable rooms, indoor and outdoor common recreation areas and landscaped areas, to facilitate casual surveillance; and (b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
PO5	The multi-unit use is designed to ensure that car parking areas, services or any mechanical plant does not visually dominate the site or surrounding area.	**AO5.1**	Services and any mechanical plant, including individual air conditioning equipment for dwellings or rooming units, are visually integrated into the design and finish of the building or are effectively screened from view.
Building mass and composition			
PO6	The multi-unit use is sited and designed in a manner, which:	**AO6.1**	Buildings do not exceed 60% total site coverage.

Performance Outcomes		Acceptable Outcomes	
	(a) minimises building mass and scale; (b) provides visual interest through building articulation and architectural design features; and (c) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.	**AO6.2**	The building incorporates most or all of the following design features: (a) vertical and horizontal articulation, such that no unbroken elevation is longer than 15m; (b) variations in plan shape, such as curves, steps, recesses, projections or splays; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; or (e) planting, particularly on podiums, terraces and low level roof decks.
PO7	The multi-unit use is sited and designed to: (a) provide amenity for users of the premises whilst preserving the privacy and amenity of nearby properties; (b) provide adequate separation distance from adjoining uses; (c) preserve any existing vegetation that will buffer the proposed building; (d) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.	**AO7.1**	Buildings and structures comply with the minimum boundary setbacks in Table 9.3.17.3.2 Minimum boundary setbacks for multi-unit uses.
		AO7.2	The building has a top level and roof form that is shaped to: (a) reduce the bulk of the building; (b) provide a visually attractive skyline silhouette; and (c) screen mechanical plant and equipment from view.
Privacy and amenity for a multi-unit use			
PO8	Where a mixed use development, residential amenity is managed through design and operation, considering likely impacts of non-accommodation uses on or adjoining the premises.	**AO8.1**	No acceptable outcome.
PO9	The multi-unit use ensures that dwellings, rooming units, private open spaces and adjoining Accommodation activities are provided with a reasonable level of privacy and amenity.	**AO9.1**	Non-habitable room windows of a dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit, unless views are controlled

Performance Outcomes		Acceptable Outcomes	
			by screening devices, distance, landscaping or design of the opening.
		AO9.2	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 2m at the ground level or 9m at levels above the ground level, privacy is protected by: (a) window sill heights being a minimum of 1.5m above floor level; (b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 2m.
		AO9.3	For development up to, and including, 3 storeys in height, the outlook from private, communal and public areas is screened, where direct view is available into the private open space of an existing dwelling.
PO10	The multi-unit use utilises appropriate lighting for the security of residents, whilst not impacting on the amenity of surrounding residents.	**AO10.1**	Glare conditions or excessive light spill into dwellings, rooming units, adjacent sites and public spaces is avoided or minimised through measures, such as: (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
		AO10.2	All access points, footpaths, car parks, building entrances and foyers are provided with adequate illumination.
		AO10.3	All external lighting complies with AS4282 Control of the obtrusive effects of outdoor lighting and does not exceed 8 lux measured at any lot boundary and at any level.
Open space and landscaping			

Performance Outcomes		Acceptable Outcomes	
PO11	The multi-unit use provides communal and private open space and landscaping, such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	**AO11.1**	At least 30% of the site area is provided as communal and private open space.
		AO11.2	Each ground floor dwelling or rooming unit has a courtyard or similar private open space area, directly accessible from the main living area and complying with the following minimum areas and dimensions respectively: (a) 10m² and 2.5m for a studio or rooming unit; (b) 18m² and 2.5m for a 1 bedroom unit; and (c) 20m² and 3.0m for a 2 or more bedroom unit.
		AO11.3	Each dwelling or rooming unit above ground floor level has a balcony or similar private open space area directly accessible from the living area and complying with the following minimum areas and dimensions respectively: (a) 4.5m² and 1.7m for a studio or rooming unit; (b) 5.5m² and 2.1m for a 1 bedroom unit; and (c) 8m² and 2.5m for a 2 or more bedroom unit.
		AO11.4	Where not adjoining a park or similar public open space, a minimum 2m high solid screen fence is provided and maintained along the full length of any side or rear boundary.
		AO11.5	Communal open space is provided on-site and complies with the following minimum areas and dimensions: (a) minimum width of 4m; and (b) area equal to 15% of total area of the site.
PO12	The scale and external finishes of buildings: (a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and (b) incorporates colours and finishes that allow buildings to blend in with the natural and rural landscape.	**AO12.1**	The architectural style and materials used for any new building: (a) use muted earth or environmental tones that blend with the rural and natural environment; and (b) use low reflective roofing and building materials. Note – Appropriate colours will depend on the existing native vegetation and backdrop. A colour palette may be requested by Council to ensure built form integration.

Performance Outcomes		Acceptable Outcomes	
Site facilities and waste management			
PO13	Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.	**AO13.1**	Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor communal clothes drying areas are provided in an accessible location, equipped with robust clothes lines.
PO14	Refuse disposal and recycling areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's refuse collection contractor. Note - Developments must comply with Council's Trade Waste Policy.	**AO14.1**	Refuse disposal and recycling areas are of an appropriate size and preferably use collective bins instead of multiple individual bins. Note - There should be sufficient space to accommodate the equivalent of two 240L bins (for waste and recycling) per dwelling per week contained in the communal bins.
		AO14.2	Refuse disposal and recycling areas are: (a) provided on-site; (b) screened by a solid fence or wall having a minimum height of 1.2m; (c) are not directly visible from the street; (d) are imperviously sealed, bunded and roofed; (e) contain a hose down area draining to the reticulated sewerage system; (f) are fitted with a strainer basket type drain outlet or other appropriate pre-treatment device; and (g) drain into the reticulated sewerage system.
		AO14.3	Backwash discharge from commercial swimming pools, spas and decorative ponds must be connected to the reticulated sewer system or otherwise approved by Council.
Additional requirements for rooming accommodation or short-term accommodation			
PO15	The rooming accommodation or short-term accommodation use is provided with sufficient facilities to accommodate the needs of temporary residents and staff.	**AO15.1**	Facilities including, but not limited to, kitchens, dining rooms, laundries and common rooms are provided for the use of temporary residents and staff.

Table 9.3.17.3.2 Minimum boundary setbacks for multi-unit uses

Building height	Boundary type	Minimum setback
Up to 8.5	Side	2m

	Front (primary)	6m
	Front (secondary)	3m
	Rear	2m
8.5m up to 11m	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
11m to 16m	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
16m up to 21m	Side	6m
	Front (primary)	6m
	Front (secondary)	6m
	Rear	6m
21m and above	Side	8m
	Front (primary)	6m
	Front (secondary)	6m
	Rear	8m

9.3.18 Telecommunications facility code

9.3.18.1 Application

This code applies to accepted and assessable development:

(a) being a material change of use for a telecommunications facility; and

(b) identified as requiring assessment against the Telecommunications facility code by the tables of assessment in Part 5 (Tables of assessment).

Editor's note—this code primarily deals with telecommunications facilities involving the erection of a telecommunications tower.

Note- Telecommunications requirements for fibre-ready pit and pipe infrastructure are detailed under Part 20A of the *Telecommunications Act 1997* or check Council's website for further assistance.

9.3.18.2 Purpose and overall outcomes

(1) The purpose of the Telecommunications facility code is to ensure telecommunication facilities are developed in a manner, which protects public health, the environment and the amenity of surrounding premises.

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

(a) a telecommunications facility is located with compatible uses and facilities;

(b) a telecommunications facility does not adversely impact upon community wellbeing;

(c) a telecommunications facility does not adversely affect the amenity of surrounding premises;

(d) a telecommunications facility is visually integrated with its natural, rural or townscape setting; and

(e) a telecommunications facility is sited and constructed to minimise detrimental environmental impacts.

9.3.18.3 Assessment benchmarks

Table 9.3.18.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
PO1	The telecommunications facility is located to minimise any adverse impacts on the amenity of a local area and protect community wellbeing.	**AO1.1**	The telecommunications facility is located at least: (a) 400m from any residential activity; (b) 500m from any childcare centre, community care centre, educational establishment or park; (c) 20m from any public pathway; and (d) 1km from any other existing or approved telecommunications facility, except where a co-located

Performance Outcomes		Acceptable Outcomes	
			telecommunications tower uses a single structure.
Protection of visual amenity and landscape character			
PO2	Development is visually integrated with its landscape or townscape setting to not be visually dominant or unduly obtrusive.	**AO2.1**	Telecommunications facilities within view of key lookouts or adjoining scenic corridors along Gregory Cannon Valley Road, Conway Road, Crystal Brook Road, Rose Bay Road, Horseshoe Bay Road, Kings Beach Road or Bowen-Developmental Road between Bogie River and Strathmore Road, are designed and sited to be visually unobtrusive and: (a) if adjoining a scenic corridor, are setback 60m from the road frontage; (b) are adequately buffered by landscaping; (c) are of monopole design; and (d) are coloured non-reflective grey to blend with the sky. Editor's note – The full length of the above-mentioned roads are considered scenic corridors, except for Bowen-Developmental Road, as described.
Access, safety and security			
PO3	The telecommunications facility is accessible and secure, public safety is protected and potential damage from vandalism is minimised.	**AO3.1**	The telecommunications facility is provided with adequate access to allow periodic servicing and maintenance of the facility.
		AO3.2	Warning information signs and security fencing are provided around the perimeter of the telecommunications facility site to prevent unauthorised entry.

9.4 Other development codes

9.4.1 Advertising devices code

9.4.1.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Advertising devices code by the tables of assessment in Part 5 (Tables of assessment).

9.4.1.2 Purpose and overall outcomes

(1) The purpose of the Advertising devices code is to ensure that advertising devices are established in a manner, which is consistent with the desired character and amenity of the Whitsunday region.

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

(a) an advertising device complements and does not detract from the desirable characteristics of the natural and built environment in which the advertising device is exhibited;

(b) an advertising device is designed and integrated into the built form to minimise visual clutter;

(c) an advertising device does not adversely impact on the visual amenity of a heritage or neighbourhood character area or public open space;

(d) an advertising device does not adversely impact on the amenity of rural, rural residential or residential areas;

(e) an advertising device does not pose a hazard for pedestrians, cyclists or drivers of motor vehicles;

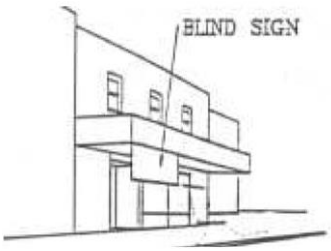
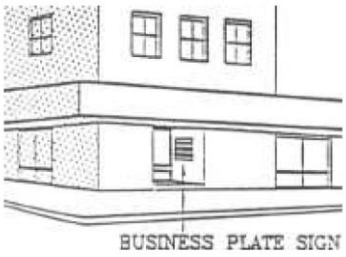
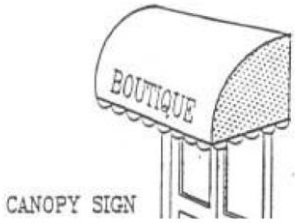
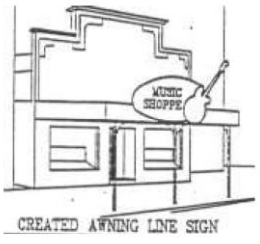
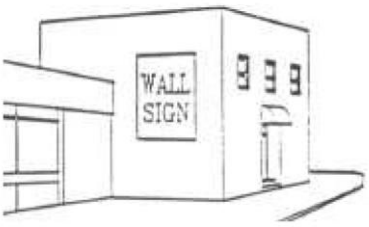
(f) an advertising device that is only visible from an elevated location or the air, such as sky signs and written roof signs, are avoided; and

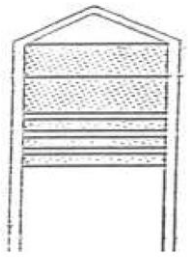
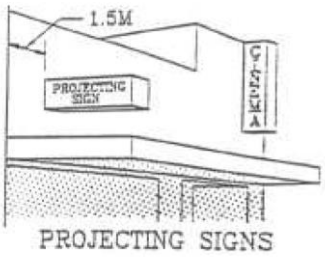
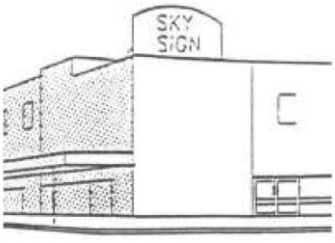
(g) an advertising device accommodates the legitimate need to provide directions and business identification in a manner that is consistent with achieving overall outcomes (a) to (f) above.

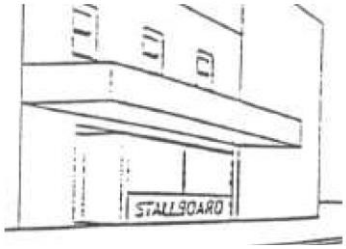
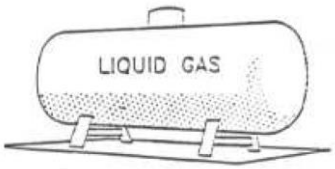
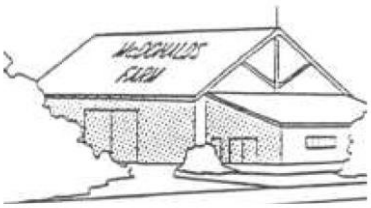
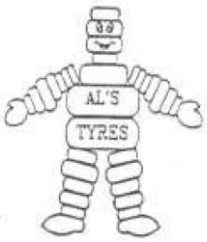
9.4.1.3 Description of advertising devices

Table 9.4.1.3.1 Description of advertising device types

Advertising device type	Written description	Pictorial description
Above awning sign	An advertising device located on top of and attached to an awning or verandah.	

Advertising device type	Written description	Pictorial description
Awning fascia or return fascia sign	An advertising device painted or otherwise affixed to a solid or flexible material suspended from an awning, verandah or wall.	
Blind sign	An advertising device painted or otherwise affixed to a solid or flexible material suspended from an awning, verandah or wall.	
Business name plate	An advertising device displaying the name, occupation and contact details for the business occupant, which may also include the hours of operation of the business.	
Canopy sign	An advertising device painted on a canopy structure.	
Created awning sign	An advertising device positioned on the face, or aligned with the face of an awning, where the shape interrupts the natural line of the awning.	
Flush wall sign	An advertising device painted or otherwise affixed upon, and confined within, the limits of a wall.	

Advertising device type	Written description	Pictorial description
Freestanding sign	An advertising device that is independent of a building and is supported by one or more columns, poles or pylons. The term includes devices containing third party advertising. Note - Freestanding sign includes billboard and pylon signs, where a billboard sign has a surface area wider than it is tall and a pylon sign has a surface area taller than it is wide.	
Ground sign	An advertising device that is independent of a building that is normally erected at a driveway entrance to identify the business or points of entry.	
Hamper sign	An advertising device painted or otherwise affixed above the door head or its equivalent height and below the awning level or verandah of a building.	
Projecting sign	An advertising device attached and mounted at a right angle to the façade of a building.	
Sky sign	An advertising device placed at or near the top of a building and projecting above the building.	

Advertising device type	Written description	Pictorial description
Stallboard sign	An advertising device located below the ground level window of a building.	
Structure sign	An advertising device painted or otherwise affixed to any structure, which is not a building.	
Written roof sign	An advertising device painted or otherwise affixed to the roof cladding of a building.	
Three dimensional replica object or shape sign	An advertising device that replicates a real world object or shape. The replica may be enlarged, miniaturised or equal in scale and be freestanding or form part of another advertising device.	
Under awning sign	An advertising device attached or suspended under an awning or verandah.	
Window sign	An advertising device painted or otherwise affixed to the exterior or on the inner surface of a glazed area of any window. It includes any devices that are suspended from the window frame. The term does not include product displays or showcases for viewing by pedestrians.	

9.4.1.4 Assessment benchmarks

Table 9.4.1.4.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Requirements for all advertising device types			
General			
PO1	All advertising devices are: (a) compatible with the existing and future planned character of the locality in which they are erected; (b) compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscaping and other advertising devices on the site; (c) of a scale, proportion and form that is appropriate to the streetscape or other setting in which they are located; (d) sited and designed to: (i) be compatible with the nature and extent of development and advertising devices on adjoining sites; (ii) not interfere with the reasonable enjoyment of adjoining sites; (iii) not unreasonably obstruct lawfully established advertising devices; (iv) not unduly dominate the visual landscape; (v) maintain views or vistas of public value; and (vi) protect the visual amenity of scenic routes and lookouts; (e) designed, sited and integrated to avoid the proliferation of visual clutter.	**AO1.1**	The advertising device complies with the specific requirements of Table 9.4.1.4.2 Requirements for particular advertising devices.
		AO1.2	Advertising devices, other than billboards, must advertise a lawful business, product or service offered on the subject premises.
PO2	Frequent and large advertising devices along key scenic gateways are avoided.	**AO2.1**	Not more than two billboard advertising devices are permitted per 10km of scenic corridors along Gregory Cannon Valley Road, Conway Road, Crystal Brook Road, Kings Beach Road or Bowen-Developmental Road between Bogie River and Strathmore Road. Note - This includes the distance, by road, to billboard advertising devices located just outside of scenic corridors.

Performance Outcomes		Acceptable Outcomes	
			Editor's note – The full length of the above-mentioned roads are considered scenic corridors, except for Bowen-Developmental Road as described.
Movement and illumination			
PO3	An advertising device: (a) does not incorporate elements that move; and (b) incorporates illumination and lighting only where required and in a manner that does not create nuisance or detract from the amenity of the area.	**AO3.1**	The advertising device does not flash, revolve, move or contain mechanisms that give the impression of movement.
		AO3.2	Moving or variable message advertising devices are not located: (a) within 50 metres of land developed or intended for residential purposes; and (b) adjacent to any road which has a traffic speed of more than 60km/hr.
		AO3.3	The advertising device is not internally or externally illuminated.
Maximum site based sign face area			
PO4	The maximum sign face area of an advertising device does not unduly detract from a building or location where the device is positioned, including: (a) visually dominating the appearance of a building; or (b) being visually intrusive in the streetscape or natural landscape setting.	**AO4.1**	The total sign face area of all advertising devices on a site does not exceed 0.75m² of sign face area per linear metre of the street front boundary length.
Construction standards			
PO5	An advertising device is constructed to an appropriate and safe standard.	**AO5.1**	No support, fixing or other system required for the proper installation of an advertising device is exposed or protrudes in a manner that would create a potential safety hazard.
		AO5.2	The advertising devices are to be constructed from non-reflective materials that incorporate colours and finishes that complement and blend with the surrounding natural and built environment.
Traffic and safety hazards			
PO6	An advertising device does not cause a traffic or safety hazard.	**AO6.1**	The advertising device is not located in a position: (a) that presents a physical danger to pedestrians; (b) that disrupts pedestrian movement along the footpath or from the road to the footpath; or (c) that distracts the attention of motorists or obscures the

Performance Outcomes		Acceptable Outcomes	
			view of drivers or road users.
		AO6.2	An advertising device adjacent to a State controlled road complies with the Department of Transport and Main Roads *Roadside Advertising Manual 2019* and must not: (a) give instructions to traffic; or (b) imitate a traffic control device.
PO7	Advertising devices provide adequate clearance above pedestrian or traffic movement areas to ensure safe and unobstructed movement.	**AO7.1**	Where located above a pedestrian area, the advertising device provides a minimum clearance of: (a) 2.4m if rigid; or (b) 2.1m if flexible.
Requirements for particular advertising device types			
Freestanding signs			
PO8	A Freestanding sign is designed and sited to comply with the general amenity outcomes sought by PO1 of this code.	**AO8.1**	Where related to the use of the site, the total number of all freestanding signs on a site does not exceed: (a) one sign where the street front boundary length of the site is 30m or less; or (b) two signs where the total street front boundary length of the site is more than 30m.
		AO8.2	Where not related to the use of the site, the total number of all freestanding signs on a site does not exceed one (1) sign per three (3) km of frontage.
Requirements for advertising devices associated with a particular use			
Home based business			
PO9	Advertising devices for Home based business uses are of a scale and design consistent with the residential amenity of the locality.	**AO9.1**	Home based business uses are not permitted to display any advertising device other than a Business Name Plate.

Table 9.4.1.4.2 Requirements for particular advertising devices.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area
Above awning sign	All zones	(a) Orientated at right angles to the building frontage; and (b) centrally located along the frontage of each shop or tenancy.	(a) Does not extend past the width of the awning or verandah; (b) does not exceed a maximum height of 600mm and a maximum depth of 300mm; and (c) is rigidly fixed.	1.4m².
Awning fascia or return fascia signs	All zones.	Not specified.	(a) Does not exceed a depth of 10mm; and (b) does not project out from either face of the awning.	Does not exceed 100% of the fascia.
Blind signs	All zones.	Not specified.	(a) Is predominantly constructed out of flexible materials; and (b) can be retracted or removed.	Does not exceed 50% of the blind.
Business name plates	All zones.	Limited to one sign per business entry point.	Displays only the name, occupation, contact details and hours of operation of the business.	1.0m².
Canopy signs	All zones.	Not applicable.	(a) Does not exceed a height of 600mm; (b) does not project out from the surface of the canopy; and	Does not exceed 50% of the canopy.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area
			(c) does not project above or below the canopy.	
Created awning signs	All zones.	Not applicable.	(a) Does not project out from either face of the awning; and (b) does not extend more than 600mm above or below the fascia.	'Created' sign face area not exceeding 25% of the existing awning face area.
Flush wall signs	All zones.	Do not obscure any window or architectural feature of the building on which it is located.	(a) Does not project more than 300mm from the wall on which it is affixed; and (b) does not project beyond the property boundary, except as an authorised encroachment onto a road reserve.	The lesser of: (a) 30m²; or (b) 20% of the area of the wall.
Freestanding signs - billboard	The Rural zone, only where adjacent to a State controlled road.	(a) Minimum spacing between freestanding billboard signs is 3km; and (b) situated at least 3m from any adjoining site boundary.	(a) Has a maximum of two sign faces; (b) is mounted as a freestanding structure in a landscaped environment; (c) framework and back of the sign face area are not visible or blend with the surrounding field of view; and (d) has a maximum height of 9m.	9m² per sign face.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area
Freestanding signs – Pylon	(a) A centre zone; (b) an industry zone; (c) the Recreation and open space zone; (d) the Community facilities zone; (e) the Mixed use zone; and (f) the Rural zone, only where adjacent to a State controlled road.	(a) Minimum spacing between freestanding signs is: (i) 3km, if erected on land in the Rural zone; or (ii) otherwise, 20m; and (b) is situated at least 3m from any adjoining site boundary.	(a) Has a maximum of two sign faces; (b) is mounted as a freestanding structure in a landscaped environment; (c) framework and back of the sign face area are not visible or blend with the surrounding streetscape or field of view; (d) has a maximum height of 9m; and (e) has a maximum width of 3m.	9m² per sign face.
Ground signs	All zones.	Minimum spacing between ground signs is 100m.	(a) Is displayed in a landscaped environment; (b) has a maximum of two sign faces; and (c) has a maximum height of 1.5m.	4m² per sign face.
Hamper signs	All zones.	Not applicable.	(a) Project no more than 300mm from the wall; and (b) does not extend beyond the length of the building wall.	Limited to that area between the door head and the underside of the verandah or awning roof.
Projecting signs	All zones.	(a) Situated at least 2m from any site boundary; and	Does not project higher than the gutter line of the building.	2m².

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area
		(b) not more than one projecting sign is erected for the premises.		
Sign written roof sign	Is not erected within the Planning Scheme area.	Not applicable.	Not applicable.	Not applicable.
Sky sign	Is not erected within the Planning Scheme area.	Not applicable.	Not applicable.	Not applicable.
Stallboard signs	All zones.	Are designed such that the sign face is recessed inside the Stallboard facing.	Does not project beyond the property boundary, except as an authorised encroachment onto a road reserve.	Limited to the Stallboard area below a street front window.
Structure signs	(a) A centre zone; (b) an industry zone; and (c) the Mixed use zone.	Not applicable.	(a) Does not project beyond the surface of the structure; and (b) must be on a structure ancillary to the use of the premises.	4m².
Three dimensional replica object or shape sign	(a) A centre zone; (b) an industry zone; and (c) the Mixed use zone.	Not applicable.	Council may determine to allocate an additional advertising device type and assess against those requirements based on the characteristics of the sign.	The surface area is calculated by taking the largest two dimensional cross section of the object and multiplying by two.
Under awning signs	(a) A centre zone; (b) an industry zone; and (c) the Mixed use zone.	(a) Oriented at right angles to the building frontage; and (b) centrally located along the frontage of each shop or tenancy,	(a) Is no longer than the width of the awning or verandah; (b) has a maximum height of 600mm and maximum depth of 300mm;	2.5m² per sign face.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area
		provided that one additional sign may also be erected at the entrance of an arcade.	(c) has a maximum of two sign faces; and (d) is rigidly fixed.	
Window sign	All zones.	Located on ground storey windows only.	Not applicable	Does not exceed 50% of the window.

9.4.2 Construction management code

9.4.2.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Construction management code by the tables of assessment in Part 5 (Tables of assessment).

9.4.2.2 Purpose and overall outcomes

(1) The purpose of the Construction management code is to ensure that development works meets the needs of the development and is undertaken in a sustainable manner in accordance with best practice.

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

(a) works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water are protected;

(b) development is designed and constructed to a standard that meets community expectations, maintains public health and safety, prevents unacceptable off-site impacts and minimises whole of life cycle costs; and

(c) development does not compromise or interfere with the integrity or function of existing utilities, road or infrastructure.

9.4.2.3 Assessment benchmarks

Table 9.4.2.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Construction management			
PO1	Air emissions, noise or lighting arising from construction activities and works do not adversely impact on surrounding areas.	**AO1.1**	Dust emissions do not cause environmental nuisance beyond the boundary of the site.
		AO1.2	Air emissions, including odours, are not detectable at the boundary of the site.
		AO1.3	Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environmental Protection (Noise) Policy 2008*.
		AO1.4	Outdoor lighting complies with AS4282 (Control of the obtrusive effects of outdoor lighting).
PO2	Construction activities and works are managed such that all reasonable and practicable measures are taken to protect	**AO2.1**	Development is located, designed and constructed in accordance with an Erosion and sediment control plan, prepared

Performance Outcomes		Acceptable Outcomes	
	the environmental values of water and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation, both on and downstream of the development site.		in accordance with the requirements specified the PSP SC6.8 WRC development manual.
		AO2.2	The ESPC demonstrates that release of sediment-laden stormwater is avoided during the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 9.4.2.3.2 Stormwater management design objectives – construction phase.
		AO2.3	Erosion and Sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendation from a suitability qualified person.
PO3	Construction activities and works are undertaken such that existing utilities, roads and drainage infrastructure: (a) continue to function efficiently; and (b) can be accessed by the relevant authority for maintenance purposes.	**AO3.1**	Existing utilities, roads and drainage infrastructure are protected or relocated in accordance with the standards specified in PSP SC6.8 WRC development manual.
		AO3.2	The costs of any alterations or repairs to utilities, roads and drainage infrastructure are met by the developer.
PO4	Traffic and parking generated during construction activities are well planned and managed.	**AO4.1**	Any traffic or parking generated as a result of construction activities are managed to minimise potential impacts on the amenity of the surrounding area.
PO5	Construction activities and works provide appropriate opportunities for waste minimisation and recycling where possible.	**AO5.1**	Construction activities and works provide for: (a) separation of recyclable material; (b) storage of waste and recyclable material; and (c) collection of waste and recyclable material in a manner that minimises adverse impacts on the amenity and safety of surrounding areas.
Vegetation Clearing			

Performance Outcomes		Acceptable Outcomes	
PO6	Vegetation is protected to ensure that: (a) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced; (b) ecosystems are protected from weed invasion and edge effects; (c) the functioning and connectivity of biodiversity corridors and fauna movement networks is maintained; (d) the ecological health and integrity of riparian corridors, waterways and wetlands are maintained; (e) soil resources are protected against the loss of chemical and physical fertility through processes, such as erosion, mass movement, salinity and water logging; and (f) vegetation of historical, cultural or visual significance is retained.	**AO6.1**	Vegetation clearing, other than exempt vegetation clearing: (a) does not occur; or (b) where any permanent, irreversible loss of identified ecological values occurs due to vegetation clearing, rehabilitation is undertaken in accordance with D2: Site regrading and D9: Landscaping of PSP SC6.8 (WRC development manual). Note— The assessment and deciding of vegetation clearing issues will include but not necessarily be limited to: (a) any current development approval attached to the land which may include conditions or measures relating to vegetation retention or protection; (b) whether the vegetation is specifically protected by a vegetation protection order, covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant vegetation; (c) whether the vegetation is identified or referred to in State or Federal legislation; (d) whether the vegetation is located on a prominent hillside, slope or ridgeline; (e) whether vegetation clearing may cause or contribute to erosion or slippage; (f) whether the vegetation is or forms part of a riparian area or other habitat network and is valuable to the functioning of that network; (g) whether the vegetation is or is capable of forming or contributing to a buffer between different land uses; (h) whether the vegetation is or is capable of forming or contributing to a visual buffer, agricultural buffer or a buffer against pollution, light spillage or noise; (i) whether the vegetation contributes to visual amenity, landscape quality or cultural heritage significance; and (j) the likely effectiveness of any proposed rehabilitation measures.
PO7	Vegetation clearing on slopes is minimised to maintain slope stability and prevent erosion and slippage to maintain slope.	**AO7.1**	Vegetation clearing on slopes15% or greater is avoided or where unavoidable, minimised. Note – This may be demonstrated by undertaking a Vegetation management plan in accordance with PSP SC6.2 Environmental features.

Performance Outcomes		Acceptable Outcomes	
PO8	Construction activities and works provide for: (a) the protection of the aesthetic and ecological values of retained vegetation; and (b) impacts on fauna to be minimised.	**AO8.1**	The health and stability of retained vegetation is maintained or enhanced during construction activities by: (a) clearly marking vegetation to be retained with temporary fencing and flagging tape; (b) installing secure barrier fencing around the outer drip line and critical root zone of the vegetation; (c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; (d) using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and (e) removing all declared noxious weeds and environmental weeds from the site. Note – This may be demonstrated by undertaking a Vegetation management plan in accordance with PSP SC6.2 Environmental features.
		AO8.2	All works carried out in the vicinity of retained vegetation comply with D9: Landscaping of PSP SC6.8 WRC development manual and AS4970 (Protection of trees on development sites) and AS4687 (Temporary fencing and hoarding).
PO9	Vegetation clearing activities do not directly, indirectly or cumulatively interfere with, or have a worsening effect on, natural stormwater flows within the site.	**AO9.1**	Following any vegetation clearing, natural stormwater flows within the site are identified, captured and diverted to a lawful point of discharge.
Non-tidal artificial waterway			
PO10	The establishment of a non-tidal artificial waterway must provide a deed of agreement for the management and operation of the waterway.	**AO10.1**	Any non-tidal artificial waterway is managed and operated by a responsible entity for the life of the waterway by deed of agreement that: (a) identifies the waterway; (b) states a period of responsibility for all entities; (c) states a process for any transfer of responsibility for the waterway; (d) states required actions under the agreement for

Performance Outcomes		Acceptable Outcomes	
			monitoring the water quality of the waterway and all receiving waters; (e) states required actions under the agreement for maintaining the waterway, including any relevant conditions of a development approval; and (f) identifies funding sources for the above, such as bonds or levies.
PO11	Non-tidal artificial waterways are managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.	**AO11.1**	Any non-tidal artificial waterway is designed, constructed and managed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) with experience in establishing and managing artificial waterways to achieve relevant water-quality objectives, including: (a) aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%); and (b) pests and vectors, such as mosquitoes, are managed through avoiding stagnant water areas, establishing native fish predators or any other best practices for monitoring and treatment.
		AO11.2	Wastewater and stormwater discharge in waterways is managed to avoid, or minimise, the release of nutrients of concern to minimise the occurrence, frequency and intensity of coastal algal blooms. Note – nutrients of concern are included in the PSP 6.2.6 (Stormwater Management) and WRC Stormwater Quality Guidelines.
PO12	Non-tidal artificial waterways are designed to protect biodiversity and environmental values.	**AO12.1**	Any non-tidal artificial waterway must be designed and managed for all of the following functions: (a) aesthetic landscaping and recreation; (b) flood management;

Performance Outcomes		Acceptable Outcomes	
			(c) stormwater harvesting as part of an integrated water cycle management plan; or (d) aquatic habitat.
		AO12.2	The quality and integrity of declared fish habitat areas and water entering them is maintained.
PO13	Non-tidal artificial waterways are located in a way that is compatible with the land use constraints of the site and do not cause adverse impacts on the quality and integrity of water upstream or downstream properties and catchments, including the Great Barrier Reef Marine Park.	**AO13.1**	If the proposed development involves a non-tidal artificial waterway: (a) environmental values in existing downstream waterways and associated habitats are protected; (b) there are no adverse impacts on the long-term stability of the bed and banks of the waterway; (c) groundwater recharge areas are not affected; (d) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway; (e) existing areas of ponded water are included; and (f) non-tidal artificial waterways are located: (i) outside natural wetlands and any associated buffer areas; (ii) to minimise disturbing soils or sediments; and (iii) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazard areas.
PO14	A non-tidal artificial waterway is located in a way that is compatible with existing tidal waterways.	**AO14.1**	Where a non-tidal artificial waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar: a) there is sufficient flushing or a tidal range of >0.3m; b) any tidal flow alteration does not adversely impact on the tidal waterway; or c) there is no introduction of salt water into freshwater environments.

Table 9.4.2.3.2 Stormwater management design objectives – construction phase

Issue	Design Objectives
Drainage control	1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the Construction phase - stormwater management design objectives for temporary drainage works (Table 9.4.2.3.3). 4. Provide emergency spillways for sediment basins to achieve the Construction phase - stormwater management design objectives for emergency spillways on temporary sediment basins (Table 9.4.2.3.4).
Erosion control	1. Stage clearing and construction works to minimise the area of exposed soil at any one time. 2. Effectively cover or stabilise exposed soils prior to predicted rainfall. 3. Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation.
Sediment control	1. Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. 2. All exposed areas greater than 2500m² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).
Water quality	1. Remove gross pollutants and litter. 2. Avoid the release of oil or visible sheen to released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	1. Where measures are required to meet post-construction waterway stability objectives (specified in WRC Stormwater Quality Guideline), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. 2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Table 9.4.2.3.3 Construction phase – stormwater management design objectives for temporary drainage works

Temporary Drainage works	Anticipated operation design life and minimum design storm event		
	<12 months	12-24 months	>24 months
Drainage structure	1 in 2 year ARI/39% AEP	1 in 5 year ARI/18% AEP	1 in 10 year ARI/10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected	1 in 10 year ARI/10% AEP		

by the failure or overtopping of the structure	
Culvert crossing	1 in 1 year ARI/63% AEP

Table 9.4.2.3.4 Construction phase – stormwater management design objectives for emergency spillways on temporary sediment basins

Temporary Drainage works	Anticipated operation design life and minimum design storm event		
	<3 months	3-12 months	>12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI/10% AEP	1 in 20 year ARI/5% AEP	1 in 50 year ARI/2% AEP

9.4.3 Excavation and filling code

9.4.3.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Excavation and filling code by the tables of assessment in Part 5 (Tables of assessment).

9.4.3.2 Purpose and overall outcomes

(1) The purpose of the Excavation and filling code is to ensure that development works meets the needs of the development and is undertaken in a sustainable manner in accordance with best practice.

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

(a) excavation and filling is completed to a standard that meets community expectations, maintains public health and safety, prevents unacceptable off-site impacts and minimises whole of life cycle costs; and

(b) excavation and filling does not adversely or unreasonably impact on the natural environment, drainage conditions or adjacent properties.

9.4.3.3 Assessment benchmarks

Table 9.4.3.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
PO1	Filling or excavation does not prevent or create difficult access to the property.	**AO1.1**	Driveways are able to be constructed and maintained in accordance with the requirements of the D2: Site regrading and S1: Earthworks of PSP SC6.8 WRC development manual.
PO2	Excavation and filling: (a) does not cause environmental harm; (b) does not impact adversely on visual amenity or privacy; (c) maintains natural landforms as far as possible; and (d) is stable in both the short and long term.	**AO2.1**	Development provides that: (a) on sites of: (i) 15% slope or more, the extent of excavation (cut) and fill does not involve a total change of more than 1.5m relative to the natural ground level at any point; or (ii) in other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the natural ground level at any point; (b) no part of any cut or fill batter is within 1.5m of any property boundary except cut and fill involving a change in ground level of less than 200mm that does

Performance Outcomes		Acceptable Outcomes	
			not necessitate the removal of any vegetation; (c) retaining walls are no greater than 1.0m high; (d) retaining walls are constructed a minimum 150mm from property boundaries; (e) all stored material is: (i) contained wholly within the site; (ii) located in a single manageable area that does not exceed 50m^2; (iii) located at least 10m from any property boundary; and (f) any batter or retaining wall is structurally adequate.
PO3	Filling or excavation does not interfere with natural stormwater flows.	**AO3.1**	Any filling or excavation does not restrict or interfere with overland flow.
PO4	Filling or excavation does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.	**AO4.1**	Development does not result in a reduction in flood storage capacity.
		AO4.2	Development does not change flood flows, velocities or levels external to the development site.
PO5	Filling or excavation does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.	**AO5.1**	Development provides that: (a) no contaminated material is used as fill; (b) for excavation, no contaminated material is excavated or contaminant disturbed; and (c) waste materials are not used as fill, including: (i) commercial waste; (ii) construction/demolition waste; (iii) domestic waste; (iv) garden/vegetation waste; and (v) industrial waste.

9.4.4 Healthy Waters Code

9.4.4.1 Application

This code applies to assessable development identified as requiring assessment against the Healthy waters code by the table of assessment in Part 5 (Tables of Assessment) and involves:

(1) a material change of use for an urban purpose on a premises 2,500m² or greater in size that will result in:

(a) six or more dwellings; or

(b) an impervious area greater than 25% of the net developable area;

(2) reconfiguring a lot for an urban purpose on a premises 2,500m² or greater in size that will result in six or more lots, as a total of all stages of the development;

(3) operational works for an urban purpose that involves disturbing a land area 2,500m² or greater in size; or

(4) development located wholly outside the PIA that involves:

(a) a material change of use for Intensive animal industry, Medium impact industry, High impact industry, Special industry, Extractive industry, Motor sport facility or Renewable energy facility;

(b) a material change of use for Utility installation that involves waste management facilities or sewerage, drainage or stormwater services; or

(c) reconfiguring a lot to create six or more lots as a total of all stages of the development, if any resultant lot is less than 16 hectares in size and any of the lots created will rely on on-site wastewater treatment.

9.4.4.2 Purpose and Overall Outcomes

(1) The purpose of the Healthy waters code is to ensure that development layout and sustainable stormwater management infrastructure protects water quality, public health and environmental values in waterways, including ephemeral and perennial streams, creeks, rivers, lakes, estuarine areas, bays and the Great Barrier Reef, and integrates with the character of the area.

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

(a) development is located, designed, constructed and established to:

(i) protect and enhance the environmental values and flow regimes of waterways, wetlands, lakes and ground waters;

(ii) reflect the regional climate and the site's landscape characteristics;

(iii) enhance biodiversity, landscape and recreational values;

(iv) achieve acceptable maintenance, renewal and adaptation costs and reduce whole-of-lifecycle costs;

(v) protect public health and safety; and

(vi) minimise waste.

9.4.4.3 Assessment benchmarks

Table 9.4.4.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Stormwater quality			
PO1	Development protects or enhances the environmental values and water quality objectives of receiving waters or buffer areas within or downstream of a site.	**AO1.1**	Development achieves the water quality objectives specified in the WRC Stormwater Quality Guideline. Note – This may be demonstrated by preparing a Stormwater quality management plan in accordance with PSP SC6.2.6 Stormwater management plan.
Hydrology and waterway stability			
PO2	Development prevents increased channel bed and bank erosion in waterways by limiting changes in flow rate and flow duration within receiving waters.	**AO2.1**	Development achieves the waterway stability objectives specified in the WRC Stormwater Quality Guideline. Note – This may be demonstrated by preparing a Stormwater quality management plan in accordance with PSP SC6.2.6 Stormwater management plan.
Infrastructure			
PO3	Stormwater management devices are designed to: (a) minimise health and safety hazards; (b) minimise maintenance, renewal, adaptation costs and the requirement for specialised equipment or maintenance techniques; (c) be visually integrated into the development; and (d) enhance biodiversity.	**AO3.1**	Development achieves the integrated design objectives specified in the WRC Stormwater Quality Guideline. Note – This may be demonstrated by preparing a Stormwater quality management plan in accordance with PSP SC6.2.6 Stormwater management plan.
PO4	Stormwater management systems are established and maintained during the maintenance period to ensure optimal vegetation growth and achieve the design objectives at the end of the maintenance period.	**AO4.1**	Construction, establishment and maintenance of stormwater management systems is undertaken in accordance with the WRC Stormwater Quality Guideline and PSP SC6.8 (WRC Development manual).
Wastewater requirements			
PO5	The development does not discharge wastewater, unless demonstrated to be best practice environmental management.	**AO5.1**	A WWMP is prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) WQO; (d) best-practice environmental management; and (e) Water Sensitive Urban Design.

Performance Outcomes		Acceptable Outcomes	
		AO5.2	The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that: a) avoids wastewater discharges to waterways; or b) if wastewater discharge to waterways cannot practicably be avoided, development minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water or groundwater.
Non-tidal artificial waterway			
PO6	The establishment of a non-tidal artificial waterway must provide a deed of agreement for the management and operation of the waterway.	**AO6.1**	Any non-tidal artificial waterway is managed and operated by a responsible entity for the life of the waterway by deed of agreement that: (g) identifies the waterway; (h) states a period of responsibility for all entities; (i) states a process for any transfer of responsibility for the waterway; (j) states required actions under the agreement for monitoring the water quality of the waterway and all receiving waters; (k) states required actions under the agreement for maintaining the waterway, including any relevant conditions of a development approval; and (a) identifies funding sources for the above, such as bonds or levies.
PO7	Non-tidal artificial waterways are managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.	**AO7.1**	Any non-tidal artificial waterway is designed, constructed and managed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) with experience in establishing and managing artificial waterways to achieve relevant water-quality objectives, including: (c) aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%); and (a) pests and vectors, such as mosquitoes, are managed

Performance Outcomes		Acceptable Outcomes	
			through avoiding stagnant water areas, establishing native fish predators or any other best practices for monitoring and treatment.
		AO7.2	Wastewater and stormwater discharge in waterways is managed to avoid, or minimise, the release of nutrients of concern to minimise the occurrence, frequency and intensity of coastal algal blooms. Note – nutrients of concern are included in the PSP 6.2.6 (Stormwater Management) and WRC Stormwater Quality Guidelines.
PO8	Non-tidal artificial waterways are designed to protect biodiversity and environmental values.	**AO8.1**	Any non-tidal artificial waterway must be designed and managed for all of the following functions: (e) aesthetic landscaping and recreation; (f) flood management; (g) stormwater harvesting as part of an integrated water cycle management plan; or (a) aquatic habitat.
		AO8.2	The quality and integrity of declared fish habitat areas and water entering them is maintained.
PO9	Non-tidal artificial waterways are located in a way that is compatible with the land use constraints of the site and do not cause adverse impacts on the quality and integrity of water upstream or downstream properties and catchments, including the Great Barrier Reef Marine Park.	**AO9.1**	If the proposed development involves a non-tidal artificial waterway: (g) environmental values in existing downstream waterways and associated habitats are protected; (h) there are no adverse impacts on the long-term stability of the bed and banks of the waterway; (i) groundwater recharge areas are not affected; (j) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway; (k) existing areas of ponded water are included; and (l) non-tidal artificial waterways are located: (i) outside natural wetlands and any associated buffer areas; (ii) to minimise disturbing soils or sediments; and

Performance Outcomes		Acceptable Outcomes	
			to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazard areas.
PO10	A non-tidal artificial waterway is located in a way that is compatible with existing tidal waterways.	**AO10.1**	Where a non-tidal artificial waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar: d) there is sufficient flushing or a tidal range of >0.3m; e) any tidal flow alteration does not adversely impact on the tidal waterway; or there is no introduction of salt water into freshwater environments.

9.4.5 Infrastructure code

9.4.5.1 Application

This code applies to assessable development identified as requiring assessment against the Infrastructure code by the tables of assessment in Part 5 (Tables of assessment).

9.4.5.2 Purpose and overall outcomes

(1) The purpose of the Infrastructure code is to ensure that development works and the provision of infrastructure and services meets the needs of the development, and is undertaken in a sustainable manner in accordance with best practice.

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

(a) infrastructure networks that provide basic and essential services and facilities to local communities are able to meet the planned increase in demand resulting from a planned increase in development density;

(b) development is provided with an appropriate level of water, wastewater treatment and disposal, drainage, energy and communications infrastructure and other services;

(c) infrastructure is designed, constructed and provided in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaptation costs;

(d) infrastructure is integrated with surrounding networks; and

(e) development over or near infrastructure does not compromise or interfere with the integrity of the infrastructure.

9.4.5.3 Assessment benchmarks

Table 9.4.5.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Infrastructure, services and utilities			
PO1	Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.	**AO1.1**	Where available, development is provided with appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, telecommunications and gas services, where available in the street, at no cost to the Council, including provision by way of dedicated road, public reserve or by way of easements to ensure continued access is available to these services.
		AO1.2	In an urban area, electricity infrastructure is provided underground where: (a) five or more new lots are created; (b) a new road is created; or

Performance Outcomes		Acceptable Outcomes	
			(c) there is existing underground power in the vicinity of the development site.
		AO1.3	Where reticulated sewerage is not available, an on-site treatment and disposal system is provided that complies with the requirements of the *Queensland Plumbing and Wastewater Code.*
		AO1.4	Where reticulated water supply is not available, development is provided with adequate on-site rainwater collection through: (a) a potable water supply or water potable storage collection system, having a minimum of 70,000 litres; or (b) development undertakes an on-site water needs assessment to determine water usage specific to the on-site uses. Note - Development is required to meet the firefighting requirements of the Building Code of Australia, independent of the supplies listed above. Note - Any potable water supply must be in accordance with the *Public Health Act 2005*.
PO2	Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which: (a) ensures appropriate capacity to meet the current and planned future needs of the development; (b) is integrated with and efficiently extends existing networks; (c) minimises risk to life and property; (d) avoids ecologically important areas; (e) minimises risk of environmental harm; (f) achieves acceptable maintenance, renewal and adaptation costs;	**AO2.1**	Infrastructure is planned, designed and constructed with PSP SC6.8 WRC development manual for development works, or where applicable, the requirements of the service provider.
		AO2.2	Development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services, taking into account the capacity of existing and future infrastructure.

Performance Outcomes		Acceptable Outcomes	
	(g) can be easily and efficiently maintained; (h) minimises potable water demand and wastewater production; (i) ensures the ongoing construction or operation of the development is not disrupted; (j) where development is staged, each stage is fully serviced before a new stage is released; (k) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; and (l) minimises visual and amenity impacts.	**AO2.3**	Compatible public utility services are co-located in common trenching, in order to minimise the land required and costs for underground services.
		AO2.4	Infrastructure, services and utilities are located and aligned to: (a) avoid disturbance of ecologically important areas; (b) minimise earthworks; and (c) avoid crossing waterways or wetlands.
		AO2.5	Where the crossing of a waterway or wetland cannot be avoided tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.
		AO2.6	The selection of materials used in the construction of infrastructure is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves best practice environmental management and energy savings.
		AO2.7	Access easements for maintenance purposes are provided over Council infrastructure within privately owned land.
PO3	Short-term accommodation, Multi-unit uses, mixed use development with two or more uses on-site and Reconfiguration of a lot involving a private road: (a) provides an effective waste system for anticipated waste generation; (b) mitigates operational and amenity impacts of waste collection; and (c) minimises the proliferation of individual wheelie bins for collection at the road frontage of the development through a Waste management plan.	**AO3.1**	A Waste management plan is developed in accordance with PSP SC6.9 (Waste management policy) for a: (a) residential subdivision with 4 or more lots; (b) Multiple dwelling; (c) Short-term accommodation; (d) Relocatable home park; (e) Retirement facility; (f) Tourist park; (g) Rooming accommodation; (h) Resort complex; or (i) Mixed use development with two or more uses onsite.

Performance Outcomes		Acceptable Outcomes	
	Note – This may be demonstrated by undertaking a Waste management plan in accordance with PSP SC6.9 (Waste management policy).		
Community infrastructure			
PO4	Development involving essential infrastructure for community and/or services remains functional to serve community need during and immediately after a flood event.	**AO4.1**	Development identified in the Table 8.2.9.3.3 (Flood immunity for community infrastructure and services) is provided with the defined Level of immunity and: (a) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (b) retains essential site access during a flood event; and (c) is able to remain functional even when other infrastructure or services may be compromised in a flood event. Note - Essential community infrastructure is defined in the State Planning Policy 2017. Note - This may be demonstrated by preparing a Flood hazard assessment report in accordance with PSP SC6.5 (Natural hazards).
Stormwater management infrastructure			
PO5	Development provides for the effective drainage of lots and roads in a manner that: (a) maintains the pre-existing or natural flow regime; (b) effectively manages stormwater quality and quantity; (c) prevents increased channel bed and bank erosion in waterways; and (d) ensures no adverse impacts on receiving waters, adjacent properties on surrounding land.	**AO5.1**	The development of stormwater management infrastructure is designed in accordance with Stormwater drainage of PSP SC6.8 WRC development manual.
Works over or near sewerage, water and stormwater drainage infrastructure			
PO6	Building or operational work near or over the Council's stormwater infrastructure	**AO6.1**	Building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water

Performance Outcomes		Acceptable Outcomes	
	and/or sewerage and water infrastructure: (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.		infrastructure complies with the PSP SC6.8 WRC development manual.
Fire services in developments accessed by common private title			
PO7	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO7.1**	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120m and at each intersection. Hydrants may have a single outlet and should be situated above or below ground.
		AO7.2 ~~AO5.2~~	Commercial and industrial streets and access ways within streets serving commercial properties, such as factories, warehouses and offices, should be provided with above or below ground fire hydrants at not more than 90m intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO8	Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies, whether or not on-street parking spaces are occupied.	**AO8.1**	Road access minimum clearances of 3.5m wide and 4.8m high are provided for safe passage of emergency vehicles.
PO9	Hydrants are suitably identified, so that fire services can locate them at all hours.	**AO9.1**	Hydrants are identified as specified in the *Traffic and Road Use Management Manual, Volume 1: Guide to traffic management*, Part 10: Traffic Control and Communication Devices, Section 6.7.2-1 Fire hydrant indication system. Editor's Note - Document available on the Department of Transport and Main Roads Website.

9.4.6 Landscaping code

9.4.6.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Landscaping code by the tables of assessment in Part 5 (Tables of assessment).

9.4.6.2 Purpose and overall outcomes

(1) The purpose of the Landscaping code is to ensure that landscaping is provided in a manner which is consistent with the desired character and amenity of the Whitsunday region.

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

(a) development provides landscaping that retains, as far as practicable, existing vegetation and topographic features for their biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values;

(b) development provides landscaping that creates new landscape environments that co-ordinate and complement the natural elements of climate, vegetation, drainage, aspect, landform and soils;

(c) development provides landscaping that successfully integrates the built form with the local landscape character, enhances the tropical qualities of the Whitsunday region and mitigates the impact of increased urbanisation;

(d) development provides landscaping that minimises the consumption of energy and water, and encourages the use of local native plant species and landscape materials;

(e) public landscaping works are provided in a manner consistent with Council's relevant requirements and standards;

(f) development provides landscaping that enhances personal safety, security and universal access;

(g) development provides landscaping that is functional and durable; and

(h) development provides landscaping that is practical and economic to maintain with on-going management considered as an integral part of the overall landscape design.

9.4.6.3 Assessment benchmarks

Table 9.4.6.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Landscape design generally			
PO1	Landscaping is established on the site to maintain the amenity enjoyed by people using the premises and the adjoining premises.	**AO1.1**	Development provides for landscaping that contributes to and creates a high-quality landscape character for the site, street, local area and the Whitsunday region, by: (a) promoting the character of the Whitsunday region as a tropical environment;

Performance Outcomes		Acceptable Outcomes	
			(b) being sensitive to site conditions, natural landforms and landscape characteristics; (c) protecting and enhancing native vegetation, wildlife habitat and ecological values; (d) protecting and framing significant views, vistas and areas of high scenic quality; and (e) being of an appropriate scale to integrate successfully with development. (f) Note – This may be demonstrated by preparing a site specific Landscaping plan in accordance with PSP SC6.4 Landscaping.
Retention of vegetation and topographic features in layout and design of landscaping			
PO2	Development provides landscaping that, as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value.	**AO2.1**	Existing remnant vegetation and native non-remnant vegetation is retained and integrated within the landscaping concept of new development.
		AO2.2	Where established vegetation is removed or damaged to make way for new development, it is replaced with vegetation of the same or similar species within the development site.
Character and amenity			
PO3	Development provides for landscaping that protects and enhances the character and amenity of the site, streetscape and surrounding locality.	**AO3.1**	Built form is softened and integrated with the broader landscape by structured landscape planting.
		AO3.2	Unless otherwise specified, car parks and driveways are screened by: (a) a planting bed of at least 1.5m wide where adjacent to an Accommodation activity; or (b) a planting bed of at least 3m wide where adjacent to a street frontage or public open space.
		AO3.3	Car parking areas are provided with a minimum of 1 shade tree for every 4 car parking spaces. All trees are to be planted within a deep natural ground/structured soil garden bed, protected by raised kerbs,

Performance Outcomes		Acceptable Outcomes	
			wheel stops or bollards as required.
		AO3.4	Front boundary fences and walls are articulated by recesses that: (a) allow for dense vegetative screening; and (b) have a minimum depth of 1m to the full height of the fence or wall for at least 50% of the length.
		AO3.5	Storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas.
Streetscape landscaping			
PO4	Development provides for a streetscape landscaping that contributes to the character and amenity of surrounding development and assists in fostering social interaction.	**AO4.1**	Streetscape landscaping: (a) incorporates shade trees; (b) contributes to the continuity and character of existing and proposed streetscapes; (c) in established urban areas, incorporates landscape design, such as planting, pavements, furniture and structures, that reflect and enhance the character of the streetscape; (d) in new or establishing urban areas, incorporates landscape design, such as planting, pavements, furniture and structures, that is consistent with and complementary to the natural landscape character of the local area; and (e) incorporates garden planting in conjunction with street tree planting at major junctions only.
Vertical landscaping			
PO5	Development involving green roofs, walls or podiums; uses plants that are resilient to natural hazards and minimises maintenance requirements through design.	**AO5.1**	Development involving green roofs, podiums or walls incorporates the capture and re-use of stormwater or specifically designed irrigation systems to reduce maintenance.
		AO5.2	Plants are of a resilient species specific to the local climatic conditions and are planted in a structure designed to protect the root ball and enable regrowth following severe weather events.
Species selection			

Performance Outcomes		Acceptable Outcomes	
PO6	Development provides for landscaping, which incorporates plant species that are: (a) fit for the intended purpose; (b) suited to local environmental conditions; (c) non-toxic; and (d) not declared environmental weeds.	**AO6.1**	Landscaping planting utilises locally endemic and/or other native species, in accordance with the PSP SC6.4 Landscaping.
		AO6.2	Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in any landscaping works.
Safety, security and accessibility			
PO7	Development provides for landscaping that: (a) clearly defines public and private spaces; (b) promotes passive surveillance of public and semi-public spaces; (c) enhances personal safety and security; and (d) provides universal and equitable access.	**AO7.1**	Development provides landscaping, which: (a) defines territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces that encourage loitering; (b) allows passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks; (c) incorporates trees with a minimum of 1.8m clear trunk and understorey planting that is a maximum of 0.3m in height where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; (d) minimises the use of dense shrubby vegetation over 1.5m in height along street frontages and adjacent to open space areas; (e) incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions; (f) provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and (g) provides universal access in accordance with AS1428 Design for access and mobility.
		AO7.2	Fences and screens to street frontages are visually permeable for 50% of their face area to provide opportunities for passive surveillance.

Performance Outcomes		Acceptable Outcomes	
Climate control and energy efficiency			
PO8	Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	**AO8.1**	Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.
		AO8.2	Landscaping allows winter sun access to living areas, north facing windows and public spaces.
		AO8.3	Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.
Water sensitive urban design			
PO9	Development provides for landscaping that promotes the efficient and sensitive use of water through appropriate plant selection, layout and by maximising opportunities for water infiltration.	**AO9.1**	Landscaping maximises the infiltration and conservation of water by: (a) selecting locally endemic and/or other native plant species and appropriate turf species that require minimal irrigation after establishment; (b) grouping plants and street trees, where appropriate, in mulched beds; (c) minimising impervious surfaces; (d) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and (e) draining hard surface areas to landscaped areas and water sensitive urban design devices.
PO10	Development provides for landscaping of stormwater management infrastructure that: (a) reduces maintenance costs and requirements; (b) integrates visually with its surroundings; and (c) facilitates the long-term health and performance of that infrastructure.	**AO10.1**	Landscaping of stormwater management infrastructure is in accordance with the WRC Stormwater Quality Guideline.
Landscaped separation buffers and environmental management			
PO11	Development provides for landscaped separation buffers that: (a) effectively protect matters of environmental significance or the edges of existing native vegetation; and (b) provide separation between incompatible land uses or between major	**AO11.1**	The ecological values of a site or adjoining land is protected and enhanced by landscaping and landscape buffers. Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 Landscaping.
		AO11.2	Where a landscaped separation buffer is required, it is designed,

Performance Outcomes		Acceptable Outcomes	
	infrastructure elements, such as State-controlled roads, and land uses.		constructed and maintained to achieve visual screening and acoustic attenuation of major infrastructure elements. Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 Landscaping.
Traffic safety and infrastructure			
PO12	Development ensures that landscaping does not impede traffic visibility at access points, speed control devices and intersections.	**AO12.1**	Landscaping does not: (a) unreasonably restrict sightlines for vehicles, pedestrians or cyclists; (b) obscure warning signs, information signs or road signs; (c) compromise building foundations, roads and paths; and (d) compromise services such as pipelines, underground cabling and overhead powerlines.
		AO12.2	Where restrictions occur, suitable alternative landscaping is provided.
PO13	Development ensures that landscaping does not adversely impact upon the provision, operation and maintenance of infrastructure.	**AO13.1**	Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like.
		AO13.2	Root barriers are installed around tree root balls to minimise the risk of damage to infrastructure, services or utilities.
		AO13.3	Trees and large shrubs are located clear of underground services and utilities and in accordance with D9.07 of PSP SC6.8 WRC development manual.
		AO13.4	Planting in landscaping areas adjacent to electricity substations or high voltage transmission line easements complies with the PSP SC6.8 WRC development manual, in addition to: (a) for Ergon Energy's assets, the Ergon Energy Vegetation management standard; and (b) for Powerlink's assets, Powerlink's Easement co-use guideline and

Performance Outcomes		Acceptable Outcomes	
			Screening your home from powerlines guideline.
		AO13.5	Where restrictions occur, suitable alternative landscaping is provided.
Requirements for Accommodation activities (Dual occupancy, Multi-unit uses, Residential care facility and retirement facility)			
PO14	Development provides for landscaping that contributes to and creates a high-quality landscape for the site and streetscape.	**AO14.1**	A landscaped buffer strip at least 3m wide is provided within the boundaries of the site, adjacent to the full street frontage of the site.
Requirements for Business activities (Business, Child care centre, Relocatable home park and tourist park and Sales office)			
PO15	The development provides streetscape landscaping that creates a high level of comfort, safety and visual attractiveness for users.	**AO15.1**	Streets are provided with turfed verges and constructed footpaths.
		AO15.2	Where provided, street trees are located between footpaths and the street or parking lanes.
		AO15.3	Shade trees are provided throughout public and semi-public spaces and provide shade to footpaths, activity areas and open car parking areas.
		AO15.4	Street furniture, including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains, are co-ordinated with other elements of the streetscape.
PO16	The Business activity provides for the premises to be attractively landscaped in a manner that is consistent with the function, location and setting of the premises.	**AO16.1**	A minimum of 10% of the site is provided as landscaped area.
		AO16.2	Landscaping is provided on-site, in accordance with the following: (a) shade trees, low planting and hard landscaping are provided along street frontages not occupied by buildings or driveways; (b) a landscaped buffer strip is provided between the use and any adjacent Accommodation activities, which: (i) has a minimum width of 3m; (ii) is planted with a variety of screening trees and shrubs; (iii) incorporates a minimum 2m high solid screen fence along the full length of the

Performance Outcomes		Acceptable Outcomes	
			common boundary; and (c) planting is provided on top of podium levels and on the roof or roof level of car parking structures. Note – A Landscaping plan may be prepared in accordance with the PSP SC6.4 Landscaping.
Requirements for Industry activities (Extractive industry, Industry and Service station)			
PO17	The development provides streetscape landscaping that creates a high level of comfort, safety and visual attractiveness for users.	**AO17.1**	Streets are provided with turfed verges and constructed footpaths.
PO18	The industrial use incorporates landscaping that: (a) makes a positive contribution to the streetscape; and (b) buffers the development from adjoining sensitive uses.	**AO18.1**	A minimum of 10% of the site is provided as landscaped area.
		AO18.2	Landscaping is provided on-site, in accordance with the following: (a) a 3m landscaping buffer is provided along street frontages not occupied by buildings or driveways; (b) a landscaped buffer strip is provided between the use and any adjacent Accommodation activities, which: (i) has a minimum width of 3m; (ii) is planted with a variety of screening trees and shrubs; (iii) incorporates a minimum 2m high solid screen fence along the full length of the common boundary; and (c) any security fencing is set within or located behind the landscaping strip rather than adjacent to the major road. Note – A Landscaping plan may be prepared in accordance with the PSP SC6.4 Landscaping.

9.4.7 Reconfiguring a lot code

9.4.7.1 Application

This code applies to assessable development:

(a) being reconfiguring a lot; and

(b) identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in Part 5 (Tables of assessment).

Note - Mandatory assessment benchmarks came into effect on Monday 28 September 2020, these benchmarks override some Planning Scheme outcomes for development involving reconfiguring a lot, please refer to Schedule 12 and 12A of the *Planning Regulation 2017.*

9.4.7.2 Purpose and overall outcomes

(1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:

(a) is appropriate for their intended use;

(b) is responsive to site constraints;

(c) provides appropriate access; and

(d) supports high quality urban design outcomes.

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

(a) development provides for lots that are of a size and have dimensions that:

(i) are appropriate for their intended use;

(ii) promote a range of housing types in the case of residential development;

(iii) are compatible with the prevailing character and density of surrounding development; and

(iv) sensitively respond to site constraints;

(b) development provides for lots that have a suitable and safe means of access to a public road;

(c) development provides for reconfiguration that result in the creation of safe and healthy communities by:

(i) incorporating a functional and efficient lot layout that promotes the use of active and public transport;

(ii) incorporating a transport network with a grid or modified grid street pattern that is responsive to, and integrated with, the natural topography of the site, existing or planned adjoining development and supports the circulation of public transport with no, or only minimal, route redundancy;

(iii) avoiding adverse impacts on economic or natural resource areas;

(iv) avoiding adverse impacts on native vegetation, waterways, wetlands and other ecologically important areas present on, or adjoining the site;

(v) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, coastal erosion/inundation, landslide and steep slopes; and

(vi) providing timely, efficient and appropriate infrastructure, including reticulated water and sewerage, sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

9.4.7.3 Assessment benchmarks

Table 9.4.7.3.1 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Size and dimensions of lots			
PO1	Development provides for the size, dimensions and orientation of lots to: (a) be appropriate for their intended use; (b) be compatible with the preferred character for the zone and local area in which the land is located; (c) where within the Rural zone; maintain the productive use and amenity of rural lands, (d) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; and (e) take account of, and respond sensitively to, site constraints.	**AO1.1**	Unless otherwise specified in this code or a Local plan code, a lot complies with the minimum lot size specified in Table 9.4.7.3.2 Minimum lot sizes and dimensions~~Table 9.4.7.3.2 Minimum lot sizes and dimensions~~.
		AO1.2	Lots are designed to contain the minimum width and depth requirements specified in Table 9.4.7.3.2 Minimum lot sizes and dimensions~~Table 9.4.7.3.2 Minimum lot sizes and dimensions~~.
		AO1.3	A lot located on land identified on an overlay map contains a development envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot, that is not subject to the constraint or valuable resource or that appropriately responds to the constraint or valuable resource.
		AO1.4	Vehicular and active transport corridors are sensitively designed with the landscape to minimise the need for major earthworks and retaining walls.
		AO1.5	A lot has a development envelope of land with a slope no greater than 15%.
		AO1.6	No additional lots are created on land included in an Extractive resource or Transport route separation area identified on the Overlay map - Extractive resources overlay.

Performance Outcomes		Acceptable Outcomes	
		AO1.7	Lot boundaries are aligned to avoid traversing matters of environmental significance.
Rear Lots			
PO2	A rear lot is created only where: (a) no more than one rear lot is created; (b) the amenity of the surrounding area is not compromised; (c) safe and convenient access is achieved; (d) the lot is capable of containing a suitable building envelope and sufficient area for onsite effluent disposal where relevant; (e) each lot achieves the minimum street frontage and minimum access handle width; and (f) the rear lot provides a waste bin storage area; and (g) is located within a Residential Zone or an Other Zone category.	**AO2.1**	The creation of a rear lot: (a) is only permitted behind a lot with direct road frontage; (b) is not permitted behind another rear lot; and (c) is only located within a Residential zone or Other zone category. Editor's Note - Refer to Zone categories in Table 1.2.1.
		AO2.2	A rear lot must not gain access from a cul-de-sac head.
		AO2.3	Where a rear lot is located in a Residential zone: (a) a minimum unconstrained building envelope of 17m by 17m is capable of being contained entirely within the lot; and (b) if unable to connect to municipal sewer, sufficient area for on-site effluent disposal is provided for. Editor's Note - Refer to Zone categories in Table 1.2.1.
		AO2.4	Access handle fencing is reduced to 1m in height within 6m of the road to allow for clear sightlines when entering and exiting the site.
		AO2.5	Refuse areas for waste bins are appropriately located and screen from the streetscape.
Small residential lots (Lots less than 600m^2)			
PO3	To facilitate and encourage urban consolidation and housing diversity, development may provide for small residential lots to be created where: (a) they are within easy walking distance of an activity centre or public transport stop; (b) the development will be consistent with the preferred character for the zone and local area in which the land is located; and (c) the land is fit for purpose and not subject to significant topographic constraints.	**AO3.1**	The small residential lots are located on land included in the Low-medium density residential zone, where the parent lot has a minimum area of 2,000m^2.
		AO3.2	The land does not have a slope of greater than 10%.

Performance Outcomes		Acceptable Outcomes	
PO4	Small residential lots are dispersed across a development in a configuration that: (a) promotes variety in streetscape character; and (b) avoids an area being dominated by a particular lot type.	**AO4.1**	Not more than four lots of a particular type, such as small lots, are located in a row.
		AO4.2	A maximum of 50% of all lots within any neighbourhood block are of a particular type, such as small lots.
Irregular shaped lots			
PO5	Development provides for irregular shaped lots to be created only where: (a) the creation of regular lots is impractical, such as at a curve in the road; (b) safe access to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is suitable for its intended purpose.	**AO5.1**	Irregular lots are designed to incorporate a building envelope that contains the minimum width and depth requirements specified in Table 9.4.7.3.2 Minimum lot sizes and dimensions~~Table 9.4.7.3.2 Minimum lot sizes and dimensions~~.
Boundary Realignment/Access Easement			
PO6	Development ensures that the boundary realignment or creation of an access easement: (a) does not result in the creation of additional lots; (b) is an improvement on the existing situation that creates a more usable lot or protects environmentally significant features; and (c) the amenity of the area is not compromised from the change and existing dwelling(s) are not compromised from either dust and/or noise.	**AO6.1**	A boundary realignment or creation of an access easement results in an improvement to the existing layout whereby the size and dimensions of proposed lots comply more fully with Table 9.4.7.3.2 Minimum lot sizes and dimensions~~Table 9.4.7.3.2 Minimum lot sizes and dimensions~~, and of the following, as applicable, is achieved: (a) the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas; (b) in the rural zones, the amenity of the existing dwellings is not compromised in terms of noise and dust: (i) for a new access easement, a vegetation buffer must be planted to screen adjoining sensitive uses; or (ii) for a boundary realignment, meet the requirements of Table 9.3.13.3.3, where adjoining an Intensive rural industry use;

Performance Outcomes		Acceptable Outcomes	
			(c) the rearranged lots will be made more regular in shape; and (d) access is provided to a lot that previously had no access or an unsuitable access.
Lot layout and site responsive design			
PO7	Development provides for a lot layout and configuration of roads and other transport corridors that sensitively respond to surrounding environmental ~~values, development~~values, development and any ~~structure planning undertaken by~~ Council Structure Plan.	**AO7.1**	Development layout and configuration responds appropriately to: (a) any ~~Structure plans completed by~~ Council Structure Plan; (b) any areas of environmental significance or natural hazards present on, or adjoining the site; (c) the location and management of natural stormwater flows present on, or adjoining the site; (d) any places of cultural heritage significance or character areas present on, or adjoining the site; (e) any important landmarks, views, vistas or other areas of high scenic value present on, or able to be viewed from the site; (f) creates legible and interconnected movement and open space networks; (g) provides for a grid or modified movement network, which avoids or minimises the use of cul-de-sac; and (h) provides defined edges to public open space and avoids or minimises direct interface between public open space and freehold lots. Note: This may be demonstrated by providing a Structure plan in accordance with PSP SC6.7 (Growth management) Note: A Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the performance outcome.
Lot layout and neighbourhood/estate design			
PO8	Development is appropriately planned, encompassing ~~structure planning undertaken by~~ Council Structure Plans, best	**AO8.1**	Development provides for a lot layout and infrastructure configuration that:

Performance Outcomes		Acceptable Outcomes	
	practice lot layout and neighbourhood/estate design, whilst providing efficient land use pattern and effectively connecting the site with existing or planned development.		(a) aligns with any ~~Structure plans completed by~~ Council Structure Plan; (b) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles in that order of priority; (c) avoids narrow pathways and/or drainage reserves between lots; (d) provides for the creation of a diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as appropriate to the zone and, where applicable, local plan area; (e) promotes a sense of community identity and belonging; (f) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; (g) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; and (h) avoids the sporadic, or out of sequence, creation of lots. Note: This may be demonstrated by providing a Structure plan in accordance with PSP SC6.7 (Growth management)
Landscaped separation buffers to sensitive land, incompatible uses and infrastructure			
PO9	Development provides for lots to be created in locations that: (a) are adequately buffered to prevent potential adverse impacts on future users of the lots; (b) separate the lots from incompatible uses and infrastructure; and (c) do not create "reverse amenity" situations where the continued operation of existing uses is compromised by the proposed development.	**AO9.1**	Where any part of a lot included in a Residential zone, Emerging community zone or Rural residential zone is adjacent to a Rural or Industry zone or existing Rural or Industry activity the following landscaped separation buffers are provided: (a) 40m from a: (i) Rural zone; (ii) Low impact industry zone; (iii) Medium impact industry zone; (iv) Rural activities;

Performance Outcomes		Acceptable Outcomes	
			(v) Low impact industry use; (vi) Medium impact industry use; (vii) Research or technology industry; (viii) Service industry use; or (ix) Warehouse use; (b) 50m from a: (i) High impact industry zone; or (ii) high impact industry use; (c) 60m from a: (i) Special industry zone; or (ii) Special industry use; and (d) 40m from a: (i) Waterfront and marine industry zone; or (ii) Marine industry use. Note – This may be demonstrated by preparing a site specific Landscaped separation buffer in accordance with PSP SC6.4 Landscaping.
		AO9.2	Where a landscaped separation buffer is required, it is designed, constructed and maintained to achieve visual screening and acoustic attenuation of major infrastructure elements. Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 Landscaping.
Public parks and open space infrastructure			
PO10	Development provides for public parks and open space for the enjoyment of residents and visitors that add to the character and amenity of future and existing surrounding development.	**AO10.1**	Development provides a variety of public parks and open space infrastructure that: (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; (b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses;

Performance Outcomes		Acceptable Outcomes	
			(e) incorporates appropriate measures for stormwater and flood management; (f) facilitates the retention of native vegetation, waterways, wetlands and other ecologically important areas and natural and cultural features; (g) facilitates the retention or enhancement of ecological corridors and connections to surrounding areas of open space; (h) is cost effective to maintain; and (i) is dedicated as public land in the early stages of the subdivision. Note—Section 9.4.6 Landscaping code and PSP SC6.8 WRC development manual includes requirements for the design and construction of landscape elements in public parks and open space infrastructure.

Table 9.4.7.3.2 Minimum lot sizes and dimensions

Zone	Minimum lot sizes[1]	Minimum width (Road frontage)[2]	Minimum depth
Major centre	400m²	Not applicable	Not applicable
District centre	400m²	Not applicable	4:1 (depth: width)
Local centre	400m²	Not applicable	4:1 (depth: width)
Neighbourhood centre	400m²	Not applicable	4:1 (depth: width)
Mixed use	800m²	20m	40m
Low density residential	600m²	18m	20m
Low-medium density residential	450m²	15m	20m
Tourist accommodation	800m²	20m	40m
Rural residential	4000m²	40m	50m
Low impact industry	1000m²	20m	50m
Medium impact industry	2000m²	30m	50m
High impact industry	2000m²	30m	50m
Special industry	2000m²	30m	50m
Waterfront and marine industry	4000m²	40m	100m
Environmental conservation and management	Not applicable	Not applicable	Not applicable
Recreation and open space	Not applicable	Not applicable	Not applicable
Community facilities	Not applicable	Not applicable	Not applicable
Rural	100ha	200m	800m
Emerging communities	10ha	100m	400m
Industry investigation	10ha	100m	400m

[1] The area of the access handle is not used in the calculation of a lot area.
[2] A rear lot access handle is not a road frontage.

9.4.8 Transport and parking code

9.4.8.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Transport and parking code by the tables of assessment in Part 5 (Tables of assessment).

9.4.8.2 Purpose and overall outcomes

(2) The purpose of the Transport and parking code is to ensure that transport infrastructure including pathways, public transport infrastructure, roads, parking and service areas, are provided in a manner which meets the needs of the development, whilst promoting active and public transport use and preserving the character and amenity of the Whitsunday region.

(3) The purpose of the Transport and parking code will be achieved through the following overall outcomes:

(a) development is consistent with the objectives of the strategic transport network, which are to:

(i) provide for a highly permeable and integrated movement network;

(ii) improve coordination between land use and transport to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;

(iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users;

(iv) limit road construction to the minimum necessary to meet the endorsed standards of service for the future development of the Whitsunday Region; and

(v) provide for staging of Council's limited trunk road construction program to maximise sustainability;

(b) transport infrastructure is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including reduced ongoing maintenance costs; and

(c) development provides for on-site parking, access, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development.

9.4.8.3 Assessment benchmarks

Table 9.4.8.3.1 Benchmarks for accepted and assessable development

Performance Outcomes		Acceptable Outcomes	
Layout and design of on-site parking and access			
PO1	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for all users including people with	**AO1.1**	Development provides access driveways, internal circulation and manoeuvring areas, service areas and parking areas that comply with D1: Road geometry of PSP SC6.8 WRC

Performance Outcomes		Acceptable Outcomes	
	disabilities, pedestrians, cyclists and public transport services, where relevant.		development manual and AS2890 (Parking facilities) ensuring: (a) the number and type of vehicles planned for the development can be accommodated on the site; (b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion; and (c) a progressive reduction in vehicle speed between the external transport corridor and internal parking spaces, such that lower speeds occur near areas of high pedestrian activity. Editor's note - A roadworks permit may be required if operational works will be undertaken on Council land.
Site access			
PO2	Development ensures that the location and design of any new site access does not interfere with the planned function, safety, capacity and operation of the transport network.	**AO2.1**	The location and design of any new site access complies with D1: Road geometry of PSP SC6.8 WRC development manual, AS2890.1 (Parking facilities: Off-street car parking), AS2890.2 (Parking facilities: Off-street commercial vehicle facilities) and, where applicable, in accordance with the Department of Transport and Main Roads requirements where state roads are affected.
Rear Lots			
PO3	A rear lot is only created where safe and convenient access is achieved.	**AO3.1**	The access handle: (a) has a minimum width of 5m; (b) is created adjacent to the side boundary of the front lot; and (c) is in accordance with standards specified in DG1.17 of the PSP SC6.8 (WRC Development Manual).
On-site car parking			
PO4	Development provides on-site car parking for the demand anticipated to be generated by the development and existing conditions.	**AO4.1**	Development provides on-site car parking spaces at the minimum rates outlined in Table 9.4.8.3.3 Minimum on-site parking requirements. Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number.

Performance Outcomes		Acceptable Outcomes	
PO5	Development provides for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces and to be identified and reserved for such purposes.	**AO5.1**	Development provides the number of parking spaces for people with disabilities, required by the Building code of Australia and, in any case, provides a minimum of one space.
		AO5.2	Parking spaces for people with disabilities and access to them complies with AS1428 (General requirements for access: Buildings) and AS2890.6 (Parking facilities: Off-street parking for people with disabilities).
Service vehicle requirements			
PO6	Development provides sufficient parking and access for service vehicles to meet the needs of the development.	**AO6.1**	Development provides on-site service vehicle parking bays at the minimum rates outlined in Table 9.4.8.3.3 Minimum on-site parking requirements~~Table 9.4.8.3.3 Minimum on-site parking requirements~~.
		AO6.2	Service vehicle access, manoeuvring and parking is designed in accordance with AS2890.2 (Parking facilities: Off-street commercial vehicle facilities).
PO7	Development provides for driveways, internal circulation areas and service areas to be designed to: (a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities, if required, can satisfactorily accommodate the number and type of service vehicles expected on-site; and (b) the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the site.	**AO7.1**	Driveways, internal circulation areas and service areas are provided to accommodate the nominated design vehicles for each development type.
		AO7.2	Driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities are designed and constructed in accordance with D1: Road geometry of PSP SC6.8 WRC development manual and AS2890 (Parking facilities).
Access and parking site access			
PO8	Development is designed such that turning traffic minimises the impact of the development on external traffic systems.	**AO8.1**	Turns to and from the development are designed in accordance with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.
PO9	Development provides for sight distances to and from driveways	**AO9.1**	Available sight distances from driveways comply with the standards specified in D1: Road

Performance Outcomes		Acceptable Outcomes	
	sufficient to ensure safe operation.		geometry of PSP SC6.8 WRC development manual.
PO10	Development provides appropriate and sufficient signage to ensure safe and convenient usage of site access systems	**AO10.1**	Appropriate direction, regulatory, warning and information signage and line marking is provided in accordance with the requirements of PSP SC6.8 WRC development manual and the Department of Transport and Main Roads' *Queensland manual of uniform traffic control devices*.

Table 9.4.8.3.2 Benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
Layout and design of on-site parking and access			
PO1	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	**AO1.1**	Development provides clearly defined pedestrian paths within and around on-site vehicle parking areas that: (a) are located in areas where people will choose to walk; and (b) ensure pedestrian movement through vehicle parking areas is along aisles rather than across them.
PO2	Mixed use development provides an efficient car parking model with consideration of temporal parking demand and cross utilisation between uses.	**AO2.1**	Mixed use development that demonstrates cross utilisation and a variation in temporal demand between uses on site can apply for a dispensation to reduce Business or Entertainment activity car parking rates by up to 30%, excluding office uses. Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the acceptable outcome.
PO3	Development ensures that car parking areas, service areas and access driveways do not impede on the useability of the network or amenity of surrounding uses.	**AO3.1**	Parking areas and service areas and access driveways are located where: (a) they will not dominate the streetscape; and (b) will not unduly intrude upon pedestrian use of footpaths, through: (i) the configuration behind buildings or landscape screening; (ii) the use of rear access lanes;

Performance Outcomes		Acceptable Outcomes	
			(iii) car parking areas and service areas situated at the rear of the premises or below ground level; or (iv) shared driveways.
PO4	Car parking is not to be provided at the primary frontage of the lot.	**AO4.1**	Car parking is integrated into the design of the development such that: (a) undercroft car parking protrudes above the adjacent ground level by less than 1m; (b) it is located to the rear or side of the building; or (c) it is screened from view with high quality landscaping.
Site access			
PO5	Development ensures that the location and design of any new site access does not interfere with the planned function, safety, capacity and operation of the transport network.	**AO5.1**	The number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints.
PO6	An acceptable level of flood immune access is provided.	**AO6.1**	Roads providing access to lots have the same flood immunity as the road network they adjoin, specified in accordance with D4: Stormwater drainage of PSP SC6.8 WRC development manual.
Road and transport network			
PO7	Development, particularly where involving the creation of new roads and other transport corridors is appropriately planned, designed and managed, taking into account existing and future networks and surrounding development.	**AO7.1**	Development of roads and transport corridors ensures that the road network: (a) is in accordance with the Queensland streets and DP1: Development principles DP1 – DP1.07 and D1: Road geometry of PSP SC6.8 WRC development manual; (b) provides visible distinction of roads, based on function and design features; (c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements; (d) allows for unimpeded and practical access to the development site and each proposed lot;

Performance Outcomes		Acceptable Outcomes	
			(e) accommodates or facilitates access to cycle and pedestrian pathways; (f) facilitates a high standard of urban design, which reflects a grid pattern to assist in connectivity and permeability, particularly for pedestrians and cyclists; (g) connects to and integrates with existing roads and other relevant facilities within and external to the land to be developed or subdivided; (h) provides for the dedication and construction of roads where required to allow access to, and proper development of, adjoining vacant land that is intended for development; (i) provides for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be developed; (j) does not unreasonably adversely impact on existing vehicular traffic, active transport users or the amenity of the surrounding environment; and (k) does not adversely impact on wildlife movement corridors. Note – D1: Road geometry of PSP SC6.8 WRC development manual specifies standards and provides guidance for the design and construction of roads and transport corridors. Note: A Traffic impact assessment report prepared in accordance with PSP SC6.7 (Growth management) may assist in demonstrating compliance with the performance outcome.
PO8	Development involving high trip generating land uses minimises any adverse impacts on surrounding land uses and the external transport network.	**AO8.1**	Development of high trip generating land uses appropriately allows for the provision of infrastructure and services to increase the use of public and active transport. Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 Growth management may assist

Performance Outcomes		Acceptable Outcomes	
			in demonstrating compliance with the performance outcome.
PO9	Development facilitates orderly provision of the transport network.	**AO9.1**	Development provides for upgrades or contributes to the construction of transport network improvements.
		AO9.2	Required upgrading of the transport network is provided in accordance with the hierarchy characteristics and requirements outlined in DP1: Development principles of PSP SC6.8 WRC development manual.
Pedestrian and bicycle network and facilities			
PO10	Development provides safe and secure on-site parking and ancillary end of trip facilities for bicycles to encourage use of this mode of transport and support the demand anticipated to be generated by the development.	**AO10.1**	Development of high trip generating land uses provides lockable on-site bicycle spaces that meet the needs of all users of the development, including but not limited to, employees, customers, students and visitors. Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 Growth management may assist in demonstrating compliance with the performance outcome.
		AO10.2	Lockable bicycle spaces are provided in an area that: (a) has a high level of casual surveillance; (b) does not adversely impact on visual amenity; and (c) are designed in accordance with the Austroads: Guide to road design part 6A: Pedestrian and cyclist paths.

Performance Outcomes		Acceptable Outcomes	
PO11	Development provides for the establishment of a safe and convenient network of pedestrian and bicycle paths.	**AO11.1**	Development allows for the provision of pedestrian and bicycle networks that: (a) provide a high level of permeability and connectivity; (b) provide for joint usage where appropriate; (c) maximise opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops located internally and externally to the site; (d) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other infrastructure; (e) incorporate safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; and (f) are well lit and located where there is casual surveillance from nearby premises. Note — D1: Road geometry PSP SC6.8 WRC development manual and Complete Streets specify standards and provides guidance for the design and construction of pedestrian and bicycle paths. (a)
Public transport facilities			
PO12	Development encourages the use of public transport through the appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development and the number of people or lots involved.	**AO12.1**	Development is designed and arranged to provide safe, convenient and functional linkages to existing and proposed public transport facilities.
		AO12.2	On-site public transport facilities are provided in conjunction with the following development: (a) shopping centre, where having a GFA of greater than 10,000m²; (b) tourist attraction, having a TUA of greater than 10,000m²;

Performance Outcomes		Acceptable Outcomes	
			(c) educational establishment, where accommodating more than 500 students; (d) major sport, recreation and entertainment facility; (e) indoor sport and recreation, where having a GFA of more than 1,000m^2 or for spectator sports; and (f) outdoor sport and recreation where for spectator sports.
		AO12.3	On-street public transport facilities are provided as part of the following development: (a) shopping centre, where having a GFA of 10,000m^2 or less; (b) tourist attraction, where having a GFA of 10,000m^2 or less; (c) educational establishment, where accommodating 500 or less students; and (d) indoor sport and recreation where having a GFA of 500m^2 or less and not for spectator sports.
		AO12.4	Where not otherwise specified above, on street public transport facilities are provided where development is located on an existing or future public transport route. Public transport facilities are located and designed in accordance with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.
		AO12.5	Public transport facilities are located and designed in accordance with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.
PO13	Development involving the creation of new roads provides for and maintains connectivity to existing and future public transport routes.	**AO13.1**	Development ensures that a network of public transport routes is provided, such that public transport can efficiently service the neighbourhood/ estate with no, or only minimal, route redundancy.
		AO13.2	Development ensures that the design of streets and roads to be used as a public transport route allows for the efficient and unimpeded movement of buses without facilitating high traffic speeds.
Amenity and environmental impacts of transport infrastructure			

Performance Outcomes		Acceptable Outcomes	
PO14	The environmental impacts of transport infrastructure are minimised by appropriate design and the use of low impact construction techniques.	**AO14.1**	Development ensures that the environmental impacts of transport infrastructure are minimised by the use of low impact construction techniques, including: (a) co-location of transport corridors within an existing or planned infrastructure corridor; (b) location of transport corridors within an area clear of, or consisting of, disturbed vegetation; (c) avoidance of clearing of native vegetation and provision of fauna underpasses and associated fencing, where appropriate; (d) minimisation of changes to the hydrological regime, including drainage patterns, run-off and water quality; (e) avoidance of crossing waterways, drainage lines and wetlands, where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; and (f) minimisation of changes to the natural landform and extensive earthworks.
		AO14.2	Transport corridor design and construction is undertaken in accordance with DP1: Development principles of PSP SC6.8 WRC development manual.
PO15	A development's parking areas incorporate appropriate landscaping and, where possible, minimises adverse impacts on people, properties or activities with regard to light, noise, emissions or stormwater run-off.	**AO15.1**	Development provides appropriate landscaping for on-site vehicle access and parking areas to: (a) provide shade; (b) maximise infiltration of stormwater runoff; (c) define parking areas; and (d) soften views of hardstand areas. Note – D9: Landscaping of PSP SC6.8 WRC development manual sets out requirements for landscaping.
Transport corridor widths, pavement, surfacing and verges			
PO16	Development provides external road works along the full extent of the site frontage appropriate to the function and amenity of	**AO16.1**	The design and construction of external road works is: (a) undertaken in accordance with the D1: Road geometry

Performance Outcomes		Acceptable Outcomes	
	the transport corridor, including where applicable: (a) paved roadway; (b) kerb and channel; (c) safe vehicular access; (d) safe footpaths and bikeways; (e) safe on-road cycle lanes or verges for cycling; (f) stormwater drainage; and (g) conduits to facilitate the provision of street lighting systems and traffic signals.		of PSP SC6.8 WRC development manual; and (b) consistent with the characteristics intended for the particular type of transport corridor specified in the DP1: Development principles of PSP SC6.8 WRC development manual.
PO17	Development provides for the reserve width, pavement, edging, streetscaping and landscaping of a transport corridor to support the intended functions and amenity of the transport corridor.	**AO17.1**	Transport corridor design and construction is: (a) undertaken in accordance with the standards specified in the DP1: Development principles of PSP SC6.8 WRC development manual and (b) consistent with the characteristics intended for the particular type of transport corridor specified in DP1: Development principles of PSP SC6.8 WRC development manual.
PO18	Development provides for road pavement and surfacing that: (a) is sufficiently durable to carry wheel loads for design traffic; (b) provides adequate area for parked vehicles; (c) ensures the safe passage of vehicles, pedestrians and bicycles; (d) ensures appropriate management of stormwater and maintenance of all-weather access; and (e) allows for reasonable travel comfort.	**AO18.1**	Road pavement design and construction is undertaken in accordance with the standards specified in the D3: Road pavements and S2: Road pavements of PSP SC6.8 WRC development manual.
PO19	Development provides pavement edging that controls: (a) vehicle movements by delineating the extent of the carriageway; and (b) stormwater runoff.	**AO19.1**	Design and construction of pavement edging is undertaken in accordance with the standards specified in the D1: Road geometry and S2: Road pavements of PSP SC6.8 WRC development manual.
PO20	Development provides verges and footpaths that: (a) allow safe access for pedestrians clear of obstructions; (b) allow safe passage of wheel chairs and other mobility aids;	**AO20.1**	Verge and footpath design and construction is undertaken in accordance with the: (a) standards specified in the D1: Road geometry of PSP SC6.8 WRC development manual; and

Performance Outcomes		Acceptable Outcomes	
	(c) allow safe passage of cyclists; (d) allow access for vehicles onto properties; (e) include an area for public utility services; (f) allow signage and line marking; and (g) contribute to the amenity of transport corridors.		(b) characteristics intended for the particular type of transport corridor specified in the DP1: Development principles of PSP SC6.8 WRC development manual.
Intersections and traffic controls			
PO21	Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls to: (a) avoid stop-start conditions; (b) provide for appropriate sight distances; (c) avoid increased vehicle emissions; (d) minimise unacceptable traffic noise to adjoining land uses; (e) maintain convenience and safety levels for pedestrians, cyclists and public transport; and (f) integrate traffic controls with landscaping and streetscape design.	**AO21.1**	Intersections and speed control devices are designed and constructed in accordance with the D1: Road geometry of PSP SC6.8 WRC development manual and Part 4 of AustRoads (Intersections and crossings).
Development staging			
PO22	Staged development is planned, designed and constructed to ensure uninterrupted transport service and connectivity.	**AO22.1**	Development ensures: (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport infrastructure provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development.

Table 9.4.8.3.3 Minimum on-site parking requirements

Note - Service vehicle classes are defined in AS2890.2 - Off street parking, Part 2: Commercial vehicles.

Land use	Cars	Service vehicles
Residential activities		
Caretakers residence	1 space for exclusive use by the occupants of the caretaker's accommodation	Not required
Community residence	2 plus 1 for a manager residence or resident support worker	Not required
Dwelling house	2 spaces, 1 of which is covered, spaces may be in tandem	Not required
Dual occupancy	1 bedroom: 1 space per unit 2 bedroom: 1.5 space per unit 3 or more bedroom: 2 spaces per unit	Not required
Home based business	As per dwelling house or dual occupancy: plus 1 space customer parking; plus 1 space non-resident employee; plus 1 space per guest room, where a Bed and breakfast	1 SRV
Multiple dwelling	1 bedroom: 1 space per unit 2 bedroom: 1.5 space per unit 3 or more bedroom: 2 spaces per unit Visitor spaces: 1 space per 5 units	1 SRV where more than 10 dwellings
Nature based tourism	1 space per cabin/site plus 1 manager space	Not required
Non-resident workforce accommodation	1 bedroom: 1 space per unit 2 bedroom: 1.5 space per unit 3 or more bedroom: 2 spaces per unit Visitor spaces: 1 space per 5 units	1 SRV where more than 10 dwellings
Relocatable home park	1 space van/tent/cabin site (adjacent to site) plus 1 visitors space per 4 van/tent/cabin sites	1 SRV where more than 10 relocatable home sites
Residential care facility	1 space per 6 dormitory type bed; 1 space per 4 hostel type units; 1 space per self-contained unit; and visitor parking equal to 50% of the resident parking requirement	1 MRV plus 1 ambulance
Resort complex	As per separately defined uses	As per separately defined uses
Retirement facility	1 space per 6 dormitory type bed; 1 space per 4 hostel type units;	1 MRV plus 1 ambulance

Land use	Cars	Service vehicles
	1 space per self-contained unit; and visitor parking equal to 50% of the resident parking requirement	
Rooming accommodation	1 space per 6 dormitory type bed; 1 space per 4 hostel type units; 1 space per self-contained unit; and visitor parking equal to 50% of the resident parking requirement	1 SRV plus 1 ambulance
Short-term accommodation	1 or 2 bedroom: 1 space per unit 3 or more bedroom: 2 spaces per unit Visitor spaces: 1 space per 5 units	1 SRV where more than 10 dwellings
Tourist park	1 space van/tent/cabin site (adjacent to site) plus 1 visitors space per 4 van/tent/cabin sites	1 HRV
Business activities		
Adult store	1 space per 25m^2 TUA	Not specified
Agricultural supplies store	1 space per 25m^2 of sales area plus 1 space per 200m^2 TUA	Not specified
Bulk landscape supplies	A minimum of 6 car parks plus 1 space per 25m^2 of sales area plus 1 space per 200m^2 TUA.	1 HRV
Food and drink outlet	1 space per 25m^2 TUA, excluding footpath dining areas located within the road reserve	1 SRV
Garden Centre	1 space per 25m^2 of sales area plus 1 space per 200m^2 TUA	1 SRV if less than 500m^2 GFA 1 SRV and 1 LRV if 500m^2 to 1,999m^2 GFA Not specified if 2,000m^2 GFA or above
Hardware and trade supplies	1 space per 25m^2 of sales area plus 1 space per 200m^2 TUA	1 SRV if less than 500m^2 GFA 1 SRV and 1 LRV if 500m^2 to 1,999m^2 GFA Not specified if 2,000m^2 GFA or above
Market	1 space per 25m^2 GFA or total use area	Not specified
Office	1 space per 40m^2 GFA	Not specified
Outdoor sales	1 space per 150m^2 TUA	1 AV
Service station	4 spaces per service bay plus parking requirements for ancillary uses as detailed herein, such as a Shop, with a minimum of 8 spaces	1 AV

Land use	Cars	Service vehicles
Shop	1 space per 25m² TUA	1 SRV if less than 500m² GFA 1 SRV and 1 LRV if 500m² to 1,999m² GFA Not specified if 2,000m² GFA or above
Shopping centre	1 space per 25m² GFA	1 SRV if less than 500m² GFA 1 SRV and 1 LRV if 500m² to 1,999m² GFA Not specified if 2,000m² GFA or above
Showroom	1 space per 50m² TUA	1 AV
Veterinary services	1 space per 25m² TUA	1 SRV
Entertainment activities		
Bar	1 space per 10m² GFA	Not specified
Club	1 space per 25m² TUA plus sufficient room for queuing. Accommodation and food and drink outlet as per separate defined uses	Not specified
Function facility	1 space per 15m² GFA	1 SRV
Hotel	1 space per 25m² TUA plus sufficient room for queuing. Accommodation and food and drink outlet as per separate defined uses	1 MRV
Nightclub entertainment facility	1 space per 25m² TUA plus sufficient room for queuing. Accommodation and food and drink outlet as per separate defined uses	1 SRV
Theatre	1 space per 20m² of TUA;	Not specified
Tourist attraction	Demonstration of required car parking spaces	Demonstration of required service vehicles parking
Industrial activities		
Extractive industry	1 space per 100m² GFA	Not specified
Low impact industry	1 space per 50m² GFA	Not specified
High impact industry	1 space per 100m² GFA	Not specified
Marina	0.6 spaces per wet berth 0.2 spaces per dry storage berth 0.5 spaces per marina employee 0.2 spaces per swing mooring licensed to the marina.	Demonstration of required service vehicles parking
Medium impact industry	1 space per 100m² GFA	Not specified
Service industry	1 space per 50m² GFA	1 MRV
Special industry	1 space per 100m² GFA	Not specified
Warehouse	1 space per 150m² site area plus provisions to provide for the loading and unloading facilities instead of car parks in self-storage facilities	Not specified
All other industrial activities	1 space per 50m² if less than 500m² GFA plus 1 space per	1 AV

Land use	Cars	Service vehicles
	100m^2 GFA for that part exceeding 500m^2 GFA	
Community activities		
Cemetery	Demonstration of required car parking spaces	Not specified
Child care centre	2 spaces for every 4 children in attendance plus 1 per employee	Not specified
Community care centre	1 space per 25m^2 plus parking for emergency service vehicles	Not specified
Community use	1 space per 15m^2 of TUA	Not specified
Crematorium	Not specified	Not specified
Educational establishment	1 space per 10 seats plus drop off pick up	Not specified
Emergency services	1 space per employee plus 1 visitor space per 4 employees	Demonstration of required service vehicles parking
Funeral parlour	1 space per 15m^2 GFA where memorials are conducted and 1 space per 40m^2 GFA for all others	1 SRV
Health care services	1 space per 25m^2 plus parking for emergency service vehicles	1 SRV plus Ambulance, however this ambulance requirement is exempt when that Health service does not use ambulances in their operations e.g. optometrist
Hospital	1 space per 25m^2 plus parking for emergency vehicles	Not specified
Place of worship	1 space per 15m^2 of TUA	SRV
Recreation activities		
Outdoor sport and recreation	6 spaces per court (tennis or court game); 50 spaces per pitch/field (cricket or football); 30 spaces per green (lawn bowls); and 15 spaces, plus one space per 100m^2 of site area (swimming pool)	Not specified
Indoor sport and recreation	1 space per 20m^2 of TUA	Not specified
All other recreational activities	Demonstration of required car parking spaces	Demonstration of required service vehicles parking
Rural activities		
Rural industry	1 space per 50m^2 GFA	1 AV
Wholesale nursery	1 space per 25m^2 of sales area plus 1 space per 200m^2 TUA	1 AV
All other Rural activities	Not specified	Not required
Other activities		
All Other activities	Sufficient car parking is demonstrated by a Traffic assessment report prepared in accordance with PSP SC6.7 Growth management.	Demonstration of required service vehicles parking

Contents of Part 10

Part 10 Other plans

Part 10 Other plans

There are no other plans for the planning scheme.

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Schedule 1 Definitions

SC1.1 Use definitions

a) Use definitions have a particular meaning for the purpose of the Planning Scheme.

b) Any use not listed in Table SC1.1.2 (Use definitions) column 1 is an undefined use.

Note—development comprising a combination of defined uses is not considered to be an undefined use.

c) A use listed in Table SC1.1.2 (Use definitions) column 1 has the meaning set out beside that term in column 2.

d) The use definitions listed here are the definitions used in this Planning Scheme.

e) Column 3 of Table SC1.1.2 (Use definitions) identifies examples of the types of activities that are consistent with the use identified in column 1.

f) Column 4 of Table SC1.1.2 (Use definitions) identifies examples of activities that are not consistent with the use identified in column 1.

g) Columns 3 and 4 of Table SC1.1.2 (Use definitions) are not exhaustive lists.

h) Uses listed in Table SC1.1.2 (Use definitions) columns 3 and 4 that are not listed in column 1 do not form part of the definition.

i) All use definitions are derived from the Planning Regulations 2017, where any discrepancy occurs the Planning Regulation 2017 use definition prevails.

Table SC 1.1.1 Index of use definitions

Adult store	Health care services	Port services
Agricultural supplies store	High impact industry	Relocatable home park
Air service	Home based business	Renewable energy facility
Animal husbandry	Hospital	Research and technology industry
Animal keeping	Hotel	Residential care facility
Aquaculture	Indoor sport and recreation	Resort complex
Bar	Intensive animal industry	Retirement facility
Battery storage facility	Intensive horticulture	Roadside stall
Brothel	Landing	Rooming accommodation
Bulk landscape supplies	Low impact industry	Rural industry
Caretaker's accommodation	Major electricity infrastructure	Rural workers' accommodation
Car wash	Major sport, recreation and entertainment facility	Sales office
Cemetery	Marine industry	Service industry
Child care centre	Market	Service station
Club	Medium impact industry	Shop
Community care centre	Motor sport facility	Shopping centre
Community residence	Multiple dwelling	Short-term accommodation
Community use	Nature-based tourism	Showroom
Crematorium		Special industry

Cropping Detention facility Dual occupancy Dwelling house Dwelling unit Educational establishment Emergency services Environment facility Extractive industry Food and drink outlet Function facility Funeral parlour Garden centre Hardware and trade supplies	Nightclub entertainment facility Non-resident workforce accommodation Office Outdoor sales Outdoor sport and recreation Outstation Park Parking station Party house Permanent plantation Place of worship	Substation Telecommunications facility Theatre Tourist attraction Tourist park Transport depot Utility installation Veterinary services Warehouse Wholesale nursery Winery

Table SC 1.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises for the primary purpose of displaying or selling sexually explicit materials; or products and devices that are associated with, or used in, a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural supplies and products.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	Examples of agricultural supplies and products include animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, and seeds.		
Air services	Premises used for— • the arrival or departure of aircraft; • housing, servicing, refuelling, maintaining or repairing aircraft; • the assembly and dispersal of passengers or goods on or from an aircraft; • training and education facilities relating to aviation; • aviation facilities; or • an activity that is ancillary to an activity or facility that directly services the needs of aircraft passengers.	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for producing animals or animal products on native or improved pastures or vegetation. Where ancillary the use may include yards, stables, temporary holding facilities or machinery repairs and servicing.	Cattle studs, grazing of livestock, non-feedlot dairy	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Premises used for boarding, breeding or training of animals. Where ancillary the use may include holding facilities and repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used cultivation of live	Pond farms, tank systems,	Intensive animal industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	fisheries resources for sale.	hatcheries, raceway system, rack and line systems, sea cages	
Bar	Premises used primarily to sell liquor for consumption on the premises and that has seating for 60 or less people. Where ancillary the use may include entertainment activity, or preparing and selling food and drink for consumption on the premises.		Club, hotel, nightclub entertainment facility, tavern
Battery storage facility	The use of premises for the operation of one or more battery storage devices.		
Brothel	Premises made available for prostitution by two or more prostitutes at the premises. (Source - *Prostitution Act 1999)*		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Premises used for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care, vacation care	Educational establishment, home based child care, family day care
Club	Premises used by an association established for social, literary, political, sporting, athletic or other similar purposes. Where ancillary the use may include the preparation and selling of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used for providing social support to members of the public. Where ancillary the use may include medical care.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, accommodation activities
Community residence	Premises used for residential accommodation for no more than 6 children if the accommodation is provided as part of a program or service under the Youth Justice Act 1992; or 6 persons who require assistance or support with daily living needs; and no more than 1 support worker. It includes a building or structure that is reasonably associated with the primary use.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities or community services to the public. The ancillary use may include the preparation and selling of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes. Where ancillary the use may include harvesting, storing or packing plants or plant material grown on the premises, or repairing and servicing machinery used on the premises.	Forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the lawful detention of persons.	Prison, detention centre	
Dual occupancy	~~A residential use of premises for 2 households involving 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property.~~ ~~The use may include any domestic outbuilding associated with the dwellings; but does not include a residential use of premises that involves a secondary dwelling.~~A residential use of premises involving: (a) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and	Duplex, 2 dwellings on a single lot (whether or not attached), 2 dwellings within one single community title scheme under the *Body Corporate and Community Management Act 1997, 2* dwellings within the 1 body corporate to which the *Building Units and Group Title Act 1980* continues to apply	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	(b) any domestic outbuilding associated with the dwellings. The dual occupancy does not include a residential use of premises that involves a secondary dwelling.		
Dwelling house	Residential use of premises involving (a) one~~1~~ dwelling ~~for a single household~~ and any domestic outbuildings associated with the dwelling;~~ or 1 dwelling for a single household, a~~ or (b) two dwellings, one of which is a secondary dwelling and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	Premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	Shop-top apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction to impart knowledge and develop skills. Where ancillary the use may include student accommodation, before or after school care or vacation care.	College, outdoor education centre, primary school, secondary school, special education facility, technical institute, university	Child care centre, home based child care, family day care
Emergency services	Premises used by a government entity or community organisations to provide essential emergency services or disaster management services or management support facilities for the services.	Ambulance station, evacuation centre, fire station, police station	Community use, hospital, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Environment facility	Premises used for a Facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value, but does not include the provision of accommodation for tourists and travellers.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	Accommodation activities
Extractive industry	Premises used for extracting or processing extractive resources and any related activities including, for example, transporting the resources to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink for consumption on or off the premises. Where ancillary the use may include the sale of liquor for consumption on premises.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for receptions or functions that may include the preparation and provision of food and liquor for consumption on premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial and other similar events. The premises may include a mortuary or the storage and preparation of bodies for burial or cremation, but does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Garden centre	Premises used for the selling of plants; or selling gardening and landscape products and supplies that are mainly in pre-packaged form. Where ancillary the use may include a food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including, for example, household fixtures, timber, tools, paint, wallpaper and plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises used for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Premises used for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, the use must be identified in, and not exceed the thresholds of the Industry thresholds table SC1.1.2.1.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note—additional examples may be shown in SC1.1.2.1 Industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	A dwelling or domestic outbuilding on premises used for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients, or providing		Health care services, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	accommodation for patients. Any other use, including providing accommodation for employees, must be ancillary to the hospital use.		
Hotel	Premises used primarily to sell liquor for consumption on the premises. Where ancillary the use may include accommodation to tourists or travellers, dining and entertainment activities. The use does not include a bar.	Pub, tavern	Nightclub entertainment facility, bar
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. Where ancillary the use may include storage and packing of feed and produce, but does not include the cultivation of aquatic animals.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens, cultivation of aquatic animals
Intensive horticulture	Premises used for the intensive production of plants or plant material carried out indoors on imported media; or the intensive production of plants or plant material carried out outside	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery, cultivation of aquatic plants

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	using artificial lights or containers. Where ancillary the use may include storage and packing of plants or plant material grown on the premises, but does not include the cultivation of aquatic plants.		
Landing	Premises used for a structure for mooring, launching, storage and retrieval of vessels and from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and the use be identified in, and not exceed the thresholds of the Industry thresholds table SC1.1.2.1.	Repairing motor vehicles, fitting and turning workshop Note—additional examples may be shown in SC1.1.2.1 Industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	Premises used for a transmission grid or supply network, or an ancillary telecommunication facility. It does not include a supply network or private electricity works being development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network if the network operates at standard voltages up to and including 66kV.	Power lines greater than 66kV	Minor electricity infrastructure, substation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may involve a new zone substation or bulk supply substation; or the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.		
Major sport, recreation and entertainment facility	Premises used for large-scale events including, for example, major sporting, recreation, conference or entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing facility	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Waterfront premises used for the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. Where ancillary the use may include the provision of fuel and disposal of waste.	Boat building, boat storage, dry dock	Marina
Market	Premises used on a regular basis for the selling of goods to the public mainly from temporary structures, including for example, stalls, booths or trestle tables. Where ancillary the use may include entertainment.	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	The use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and the use be identified in, and not exceed the thresholds of the Industry	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note—additional examples may be shown in SC1.1.2.1 Industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	thresholds table SC1.1.2.1.		high impact industry, special industry
Motor sport facility	Premises used for organised or recreational motor sports. Where ancillary the use may include facilities for spectators including stands, amenities and food and drink outlets.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Residential use of premises involving three or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	The use of premises for a tourism activity, including accommodation for tourists, for the conservation, interpretation and appreciation of an area of environmental, cultural or heritage value, a local ecosystem or the natural environment.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tents	Environment facility
Nightclub entertainment facility	Premises used to provide entertainment, that is cabaret, dancing or music. Where ancillary the use may include the sale of liquor and the preparing and selling of food for consumption on site.		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers. Where ancillary the use may include recreational and entertainment facilities	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	for persons residing at the premises and their visitors.		
Office	Premises used for • providing an administrative, financial, management or secretarial service or function; • the practice of a profession; or • providing business or professional advice or services. The use does not include the use of premises for making, selling or hiring goods.	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	Premises used for the display, sale, hire or lease of vehicles, boats, caravans, machinery, equipment or other similar products where the use is conducted mainly outdoors. Where ancillary the use may include the repair or servicing activities and sale or fitting of accessories for the above products.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outdoors and requires areas of open space. Where ancillary the use may include providing and selling of food and drink, change room facilities or storage facilities	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Premises used for cultural and/or recreational activities undertaken by	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	Aboriginal and Torres Strait Islander people. Where ancillary the use may include facilities for short-term or long-term camping activities.		accommodation, tourist park
Park	The use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles, other than parking that is ancillary to another use.	Car park, park and ride, bicycle parking	
Party house	Premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		
Permanent plantation	Premises used for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	Where ancillary the use may include social, educational or charitable activities.		
Port services	Premises used for the following: • the arrival and departure of vessels; • the movement of passengers or goods on or off vessels; • storing, servicing, maintaining or repairing vessels; or • ancillary uses that directly service the needs of the passengers of the vessels.	Marina, ferry terminal	Landing
Relocatable home park	Premises used for relocatable dwellings for long-term residential accommodation. Where ancillary the use may include a manager's residence, amenity facilities, food and drink outlets, or recreation facilities for the exclusive use of residents.		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from a renewable energy source, but does not include the use of premises to generate electricity or energy to be used mainly on the premises.	Solar farm, tidal power, bioenergy, geothermal energy, hydropower, ocean energy production	Battery storage facility and ~~W~~wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Residential care facility	The use of premises for supervised accommodation, medical and other support services, for persons who cannot live independently, and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor accommodation that includes integrated leisure facilities, ancillary staff accommodation, and transport facilities for the premises including, for example, a ferry terminal or air service. Examples of integrated leisure facilities includes bars, meeting and function facilities, restaurants, sporting and fitness facilities.	Island resort	
Retirement facility	A residential use of premises for accommodation for older members of the community, or retired persons, in independent living units or serviced units. Where ancillary the use may include amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	Premises used for residential accommodation, if each resident—	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	• has a right to occupy 1 or more rooms on the premises; • does not have a right to occupy the whole of the premises; • does not occupy a self-contained unit, as defined under the *Residential Tenancies and Rooming Accommodation Act 2008*, schedule 2, or has only limited facilities available for private use; and • shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises. Where ancillary the use may include a manager's residence, an office or providing food or other services to residents.		accommodation, multiple dwelling
Rural industry	Premises used for storing, processing or packaging products from a rural use carried out on the premises or adjoining premise. Where ancillary the use may include selling products from a rural use carried out on the premises or adjoining premises.	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	The use of premises for accommodation, whether or not self-	Farm workers' accommodation	Short-term accommodation, caretaker's

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person.~~Any premises used as accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person; and the employees are not non-resident workers.~~		accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	The use of premises for the temporary display of land parcels or buildings that are for sale, or proposed to be sold; or can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	Premises used for an industrial activity that does not result in off-site air, noise or odour emissions; and is suitable for location with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including, for example, petrol, liquid petroleum gas, automotive distillate and alternative fuels. Where ancillary the use may include a food and drink outlet, shop, trailer hire, or		Car wash

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	maintaining, repairing, servicing or washing vehicles.		
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises used for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	Premises used to provide accommodation of less than 3 consecutive months to tourists or travellers. Where ancillary the use may include a manager's residence, office, or recreation facilities for the exclusive use of guests.	Motel, backpacker's accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park hotel, nature-based tourism, resort complex or tourist park.
Showroom	Premises used the sale of goods that are of in a related product line, and a size, shape or weight that requires a large area for handling, display or storage, and direct vehicle access to the building that contains the goods, by members of the public, to enable the loading and unloading of the goods.	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies, bulk home supplies	Food and drink outlet, shop, outdoor sales
Special industry	The use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, and the use be identified in, and not	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers Note—additional examples may be shown	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	exceed the thresholds of the Industry thresholds table SC1.1.2.1.	in SC1.1.2.1 Industry thresholds.	
Substation	The use of premises— • as part of a transmission grid or supply network to— ○ convert or transform electrical energy from one voltage to another; ○ regulate voltage in an electrical circuit; ○ control electrical circuits; or ○ switch electrical current between circuits; or • for a telecommunications facility for works are anything used for, or in association with, the generation, transmission or supply of electricity; or workforce operational and safety communications.	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, "low-impact telecommunications facility" as defined under the *Telecommunications Act 1997*
Theatre	Premises used for presenting movies, live entertainment or music to the public or the	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	production of film or music. Where ancillary the use may include preparing and selling food and drink for consumption on the premises, facilities for editing and post-production, facilities for wardrobe, laundry and make-up, set construction workshops, and sound stages.		
Tourist attraction	Premises used for providing entertainment to, or a recreation facility for, the general public. Where ancillary the use may include preparing and selling food and drink for consumption on the premises.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	Premises used to provide for holiday accommodation in caravans, self-contained cabins, tents or other similar structures. Where ancillary the use may include amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors or staff accommodation.	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for storing vehicles, or machinery, that are used for a commercial or public purpose. Where ancillary the use may include cleaning,	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	repairing or servicing vehicles or machinery.		
Utility installation	Premises used for: • a service for supplying or treating water, hydraulic power or gas; • a sewerage, drainage or stormwater service; • a transport service; or • a waste management service. Where ancillary the use may include maintenance and storage depots or other facility for a service.	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for the medical or surgical treatment of animals. Where ancillary the use may include the short-term stay of animals.		Animal keeping
Warehouse	Premises used for storing or distributing goods, whether or not carried out in a building. Where ancillary the use may include the wholesale of goods.	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for the wholesale of plants grown on or next to the premises. Where ancillary the use may include selling garden materials.		Bulk landscape supplies, garden centre
Winery	Premises used for making wine, or selling wine that is made on the premises.		Rural industry

SC1.1.1 Defined activity groups

(1) Defined use terms listed in Table SC1.1.2 (Defined uses) are able to be clustered into activity groups.

(2) An activity group listed in Table SC1.1.1.2 (Defined activity groups) column 1 clusters the defined use terms listed in column 2.

(3) An activity group is able to be referenced in Part 5 (tables of assessment).

(4) The activity groups listed here are the defined activity groups for the purpose of the Planning Scheme.

Table SC 1.1.1.1 Index of defined activity groups

Accommodation activities	Entertainment activities	Rural activities
Business activities	Industry activities	Other activities
Community activities	Recreation activities	

Table SC 1.1.1.2 Defined activity groups

Column 1 Activity group	Column 2 Use Terms
Accommodation activities	Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home based business Multiple dwelling Nature-based tourism Non-resident workforce accommodation Relocatable home park Residential care facility Resort complex Retirement facility Rooming accommodation Rural workers' accommodation Short term accommodation Tourist park
Business activities	Adult store Agricultural supplies store Brothel Bulk landscape supplies Car wash Food and drink outlet Garden centre Hardware trade supplies Market Office Outdoor sales Sales office Service station Shop Shopping centre Showroom Veterinary services

Column 1 Activity group	Column 2 Use Terms
Community activities	Cemetery Child care centre Community care centre Community use Crematorium Educational; establishment Emergency services Funeral parlour Health care services Hospital Outstation Place of worship
Entertainment activities	Bar Club Function facility Hotel Nightclub entertainment facility Theatre Tourist attraction
Industry activities	Extractive industries High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Special industry Warehouse
Recreation activities	Environment facility Indoor sport and recreation Major sport, recreation and entertainment facility Motor sports facility Outdoor sport and recreation Park
Rural activities	Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Wholesale nursery Winery
Other activities	Air services Battery storage facility Detention facility Landing Major electrical infrastructure Parking station Port services Renewable energy facility Substation Telecommunications facility Transport depot Utility installation

SC1.1.2 Industry thresholds

The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1.2 (Defined use terms) - Low impact industry, Medium impact industry, High impact industry and Special industry.

Table SC 1.1.2.1 Industry thresholds

Column 1 Use Terms	Column 2 Additional examples include
High impact industry	(1) Metal foundry producing 10 tonnes or greater of metal castings per annum; (2) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum; (3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; (4) Scrap metal yard including a fragmentiser; (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum; (7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum; (8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; (9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; (10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum; (11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum; (12) Enamelling workshop using 15 000 litres or greater of enamel per annum; (13) Galvanising works using 100 tonnes or greater of zinc per annum; (14) Anodising or electroplating workshop where tank area is 400 square metres or greater; (15) Powder coating workshop using 500 tonnes or greater of coating per annum; (16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum; (17) Concrete batching and producing concrete products; (18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; (19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludge and domestic waste;

Column 1 Use Terms	Column 2 Additional examples include
	(20) Manufacturing fibreglass pools, tanks and boats; (21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools); (22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum; (23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre; (24) Abattoir; (25) Recycling chemicals, oils or solvents; (26) Waste disposal facility (other than waste incinerator); (27) Recycling, storing or reprocessing regulated waste; (28) Manufacturing batteries; (29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; (30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; (31) Crematoria; (32) Glass fibre manufacture producing 200 tonnes or greater per annum; and (33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Low impact industry	(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; (2) Repairing and servicing lawn mowers and outboard engines; (3) Fitting and turning workshop; (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; (5) Assembling wood products not involving cutting, routing, sanding or spray painting; (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components; (7) Micro-brewery, limited to beer or cider, producing less than 300,000 litres per annum; and (8) Coffee roasting, producing less than 100 tonnes per annum.
Medium impact industry	(1) Metal foundry producing less than 10 tonnes of metal castings per annum; (2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum; (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the *Work Health and Safety Act 2011*; (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; (5) Enamelling workshop using less than 15 000 litres of enamel per annum;

Column 1 Use Terms	Column 2 Additional examples include
	(6) Galvanising works using less than 100 tonnes of zinc per annum; (7) Anodising or electroplating workshop where tank area is less than 400 square metres; (8) Powder coating workshop using less than 500 tonnes of coating per annum; (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum; (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; (13) Brewery, limited to beer or cider, producing 300,000 litres or greater per annum; (14) Coffee roasting, producing 100 tonnes or greater per annum; (15) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum; (16) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum; (17) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; (18) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; (19) Recycling and reprocessing batteries; (20) Repairing or maintaining boats; (21) Manufacturing substrate for mushroom growing; (22) Manufacturing or processing plaster, producing less than 5000 tonnes per annum; (23) Recycling or reprocessing tyres including retreading; (24) Printing advertising material, magazines, newspapers, packaging and stationery; (25) Transport depot, distribution centre, contractors depot and storage yard; (26) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools); (27) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum; (28) Reconditioning metal or plastic drums; (29) Glass fibre manufacture less than 200 tonnes per annum; and (30) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	a) Oil refining or processing; b) Producing, refining or processing gas or fuel gas;

Column 1 Use Terms	Column 2 Additional examples include
	c) Distilling alcohol in works, other than beer and cider, producing greater than 2 500 litres per annum; d) Power station; e) Producing, quenching, cutting, crushing or grading coke; f) Waste incinerator; g) Sugar milling or refining; h) Pulp or paper manufacturing; i) Tobacco processing; j) Tannery or works for curing animal skins, hides or finishing leather; k) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; l) Rendering plant; m) Manufacturing chemicals, poisons and explosives; n) Manufacturing fertilisers involving ammonia; and o) Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative terms

(1) Administrative terms and definitions assist with the interpretation of the Planning Scheme but do not have a meaning in relation to a use.

(2) An administrative term listed in Table SC1.2.2 (Administrative definitions) column 1 has the meaning set out beside that administrative term in column 2.

(3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the Planning Scheme.

Table SC 1.2.1 Index of administrative definitions

Access handle	Demand unit	Non-resident workers
Active uses	Development footprint	Non-tidal artificial waterways
Adjoining premises	Display home	Obstacle limitation surfaces
Advertising device	Domestic outbuilding	Outermost projection
Affordable housing	Dune crest height	Planning assumptions
Agricultural land	Dwelling	Plot ratio
Annual exceedance probability (AEP)	Engineering work	Projection area(s)
Area of environmental significance	Essential service uses	Rear lot
Average building height (ABH)	Flood hazard area	Relevant Overlay
Average width	Future State transport corridor	Secondary dwelling
Base date	Gross floor area	Semi-public space
Basement	Gross leasable area	Sensitive use
Battery storage device	Ground level	Service catchment
Boundary clearance	Hazardous chemical facility uses	Setback
Building height	Hazardous material	Short-term accommodation (Dwelling)
Bushfire prone area	Hazardous material in bulk	Significant attributes
Centre zones	Heritage place	Site
Coastal dependant development	Household	Site cover
Coastal hazard area	Industrial zones	Social housing
Coastal protection work	Isolated areas	Solar panel farm
Communal open space	Landslide hazard	Storey
Communal space	Landscaping works	Stream order
Community infrastructure	Minor building work	Temporary development
Corner store	Minor electricity infrastructure	Total use area
Country living	Minor marine development	Transit oriented development
Defined flood event (DFE)	Multi-unit uses	Ultimate development
Defined flood level (DFL)	Net developable area	Urban area
Defined storm tide event (DSTE)	Netserv plan	Urban purposes
		Urban services
		Vulnerable uses

Table SC 1.2.2 Administrative definitions

Column 1 Term	Column 2 Definition
Access handle	That part of a lot which is used for providing access to a road from a rear lot. An access easement may also be an access handle.
Active uses	Includes uses which directly address the street frontage with building accesses and open or transparent frontages that attract a pedestrian to look in and allow casual surveillance looking outward. May include uses such as food and drink outlets, bars, beer gardens, outdoor venues, shops, community uses, offices and Accommodation activities, where communal space or foyer adjoins the frontage.
Adjoining premises	Premises that share a common boundary, including premises that meet at a single point on a common boundary. (Source— Planning Regulation 2017)
Advertising device	A permanent sign, structure or other device used, or intended to be used, for advertising and includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device. (Source—Planning Regulation 2017)
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs. (Source—Planning Regulation 2017)
Agricultural land	An area that is identified as agricultural land classification class A, agricultural land classification class B or locally important agricultural land on the Agricultural land overlay.
Annual exceedance probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. Editor's Note—for example, if a peak flood discharge of 500m^3/ second has an AEP of five percent; it means that there is a five percent risk, that is the probability of 0.05 or a likelihood of one in twenty, of a peak flood discharge of 500m^3/second or larger occurring in any one year. Note—the AEP of a flood event gives no indication of when a flood of that size will occur next. (Source—State Planning Policy July 2014)
Area of environmental significance	An area that is: (a) identified as a Matter of Local, State or National environmental significance on the Biodiversity, waterways and wetlands overlay map; or (b) an area included in a riparian buffer for waterbodies or a MSES - wildlife habitat - special least concern or MSES - wildlife habitat - endangered or vulnerable, or MSES - Regulated vegetation – essential habitat areas as per Table 8.2.4.3.3 of the Planning Scheme.

Column 1 Term	Column 2 Definition
	Note: Matters of Local Environmental Significance (MLES), Matters of State Environmental Significance (MSES) and Matters of National Environmental Significance (MNES) are defined under the State Planning Policy 2017.
Average building height (ABH)	The building height calculation for development on premises with excessive slope (greater than 25%), measured as ABH = (A+B) ÷ 2, where: (a) (A) is the greatest building height of the building's primary street frontage façade; and (b) (B) is the greatest building height at any point of the building.
Average width	In regard to a lot, the distance measured in metres, between the midpoint on each side boundary of the lot. (Source—Planning Regulation 2017)
Base date	The date from which a local government has estimated its projected infrastructure demands and costs for the local government area. (Source—Planning Regulation 2017)
Basement	A space that is situated between one floor level and the floor level immediately below it where no part of the space projects more than one metre above ground level. (Source—Planning Regulation 2017)
Battery storage device	Plant, including any equipment necessary for the operation of the plant, that: (a) converts electricity into stored energy; and (b) releases stored energy as electricity.
Boundary clearance	The distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting. (Source—Planning Regulation 2017)
Building height	Building height, of a building, means: (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level. (Source—Planning Regulation 2017)
Bushfire prone area	An area that is: (a) identified as medium, high or very high risk or potential impact buffer on Overlay map - Bushfire hazard overlay; or (b) if not identified on the Bushfire hazard overlay map, an area of land with a medium, high or very high risk on the relevant State mapping.

Column 1 Term	Column 2 Definition
Centre zones	Centre zones is an Area classification for the purposes of the Local government infrastructure plan only and includes the following zones: • Major centre; • District centre; • Local centre; and • Neighbourhood centre.
Coastal dependent development	Development that in order to function must be located in tidal waters or be able to access tidal water and: (a) may include, but is not limited to: (i) industrial and commercial facilities such as ports, public marine development, harbours and navigation channels and facilities, aquaculture involving marine species, desalination plants, tidal generators, coastal protection works, erosion control structures and beach nourishment; (ii) tourism facilities for marine (boating) purposes; (iii) community facilities and sporting facilities which require access to tidal water in order to function, such as surf clubs, marine rescue, rowing and sailing clubs; or (iv) co-located residential and tourist uses that are part of an integrated development proposal (e.g. mixed use development) incorporating a marina, if these uses are located directly land ward of the marina and appropriately protected from natural hazards; but (b) does not include: (i) residential development, including canal development, as the primary use; (ii) waste management facilities, such as landfills, sewage treatment plants; or (iii) transport infrastructure, other than for access to the coast. (Source – State Planning Policy July 2017)
Coastal hazard area	An area that is: (a) identified as wave run-up or inundation area on Coastal hazard overlay map - Storm tide inundation; (i) wave run-up area is considered to affect premises 200m landward from the highest astronomical tide. It represents the peak elevation of the intermittent process of advancement and retreat of the shoreline associated with wave processes during the coastal inundation event; and (ii) inundation area is located landward of the wave run-up area and is assumed to persist for a sufficient duration to cause inundation of land below this design water level; (b) identified as the declared erosion prone area which shows coastal erosion or permanent inundation due to seal level rise at 2100 sub category on Coastal hazard overlay map - Erosion prone areas and Coastal hazard overlay map - Permanent inundation;

Column 1 Term	Column 2 Definition
	(c) within the identified Coastal management district indicated on the Coastal hazard overlay map – Coastal Management District; or (d) if not identified on the Coastal hazard overlay maps, an area of land affected by the Defined Storm Tide Event (DSTE).
Coastal protection work	Any permanent or periodic work undertaken primarily to manage the impacts of coastal erosion or storm tide inundation, including altering physical coastal processes such as sediment transport. Coastal protection work includes erosion control structures. (Source – State Planning Policy July 2017)
Communal open space	Common outdoor open space which is accessible to and shared by all residents of a development. This space can be used for recreation and/or relaxation purposes.
Communal space	A space that is access controlled and accessible to residents, employees or business owners and associated people, for the purposes of promoting social interaction. Examples include a foyer, shared kitchen, shared resting area for an office, or communal BBQ area in a residential building. Examples do not include areas connecting spaces, such as communal staircases or hallways.
Community infrastructure	Any one or more of the following: (a) Accommodation activities; or (b) Community activities; or (c) Industry activities; or (d) Other activities; or (e) Recreation activities. (Source—Planning Act 2016)
Corner store	A single small store, no larger than 150m^2 in an accessible location that sells a limited variety of daily necessities to local residents and visitors.
Country living	Country living is an Area classification for the purposes of the Local government infrastructure plan only and includes the following zones: • Emerging communities; • Rural residential; and • Rural.
Defined flood event (DFE)	A defined flood event (DFE) is the flood event adopted by a local government for the management of development in a particular locality. For the purposes of the Planning Scheme, the DFE is the 1% Annual Exceedance Probability (AEP) event, equivalent to a 1 in 100 year average recurrence interval (ARI) event unless indicated otherwise.
Defined flood level (DFL)	The level to which it is reasonably expected flood waters may rise. (Source – Building Regulation 2006)

Column 1 Term	Column 2 Definition
	A flood water level adopted by the Council that represents the defined flood event (DFE) at the development site. (Source—State Planning Policy July 2017)
Defined storm tide event (DSTE)	The event (measured in terms of the likelihood of reoccurrence) and associated inundation level adopted to manage the development of a particular area. The DSTE is the 1% annual exceedance probability (AEP) storm tide, equivalent to a 1 in 100 year average recurrence interval (ARI) storm event incorporating 2100 climate change projections, including: (a) sea level rise; and (b) an increase in cyclone intensity by 10 per cent relative to maximum potential intensity.
Demand unit	Demand units provide a standard of unit measurement to measure the level of demand for infrastructure. (Source—Planning Regulation 2017)
Development footprint	A part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (a) buildings or structures measured to their outermost projection; (b) landscaping or open space; (c) facilities relating to the development; (d) on-site stormwater drainage or wastewater treatment; (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance. (Source— Planning Regulation 2017)
Display home	The temporary use of premises for: (a) display to the general public as a type of Accommodation activity that can be built; (b) the display of an Accommodation activity for the general public for some other business or commercial purpose including the promotion of a contest for which the premises are offered as a prize; or (c) the promotion and sale of land within a residential estate or other Accommodation activities within which it is located.
Domestic outbuilding	A non-habitable Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the premises and is limited to a shed, garage and carport. (Source—Planning Regulation 2017)
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; and (d) clothes washing facilities. (Source—Planning Regulation 2017)

Column 1 Term	Column 2 Definition
Engineering work	All works associated with private or public car parking, footpath, sewer, water or stormwater infrastructure, excluding building, plumbing or drainage work.
Essential service uses	The provision of essential services, such as utility installations, telecommunications facilities, substations and major electricity infrastructure. (Source—Planning Regulation 2017)
Flood hazard area	A flood hazard area designated by a local government under the Building Regulation, section 8(1)(a). (Source – Planning Regulation 2017)
Future State transport corridor	Is an area for: (a) a future busway corridor; (b) a future light rail corridor; (c) a future railway corridor; or (d) a future State-controlled road. (Source—Planning Regulation 2017)
Gross floor area	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; or (f) unenclosed private balconies, whether roofed or not. (Source—Planning Regulation 2017)
Ground level	The level of the natural ground; or level of the natural ground has been changed, the level as lawfully changed. (Source – Planning Regulation 2017)
Habitable room	A room used for normal domestic activities, and: (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, and sunroom; but (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. (Source—Building Code of Australia 1996 – Volume One)
Hazardous chemical facility uses	The use of premises for a facility at which a prescribed hazardous chemical is present or likely to be present in a quantity that exceeds 10% of the chemical's threshold quantity under the Work Health and Safety Regulation, Schedule 15. (Source – Planning Regulation 2017)
Hazardous chemicals flood hazard threshold	One of the following:

Column 1 Term	Column 2 Definition
	(a) a hazardous chemical listed in schedule 11 of the *Work Health and Safety Regulation 2011* in a quantity that exceeds a threshold quantity stated in column 5 of schedule 11; (b) a chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods (ADG) code in the Acute I or Chronic I category that exceeds 2500 litres or kilograms; (c) a chemical classified as hazardous to the aquatic environment under the ADG code in the Chronic II category that exceeds 10,000 litres or kilograms; (d) a chemical classified as hazardous to the aquatic environment under the ADG code and assigned to Packing Group III that exceeds 10,000 litres or kilograms; or (e) a chemical classified as hazardous to the aquatic environment under the Globally Harmonised System of Classification and Labelling of Chemicals that exceeds 10,000 litres or kilograms. (Source—State Planning Policy 2017)
Hazardous material	A substance with potential to cause harm to persons, property or the environment because of one or more of the following: (a) the chemical properties of the substance; or (b) the physical properties of the substance; or (c) the biological properties of the substance. (Source – State Planning Policy July 2017)
Hazardous material in bulk	Hazardous materials as defined in the Dangerous Goods Safety Management Act 2001 (except that radioactive substances and infectious substances are excluded) in quantities that: (a) would be equivalent to or exceed the minimum quantities set out to determine a Large Dangerous Goods Location in the Dangerous Goods Safety Management Regulation; or (b) would require a licence for a magazine for the storage of an explosive under the Explosives Regulation 1955.
Heritage place	A Queensland heritage place or a local heritage place. A place that is: (a) identified as a Local heritage place on Overlay map - HER - 01:29 (Heritage overlay); or (b) listed on the Whitsunday Regional Council Local Heritage Register. (Source – Queensland Heritage Act 1992)
Household	1 or more individuals who live in a dwelling with the intent of living together on a long-term basis and make common provision for food and other essentials for living. (Source—Planning Regulations 2017)

Column 1 Term	Column 2 Definition
Industrial zones	Industrial zones is an Area classification for the purposes of the Local government infrastructure plan only and includes the following zones: • High impact industry; • Medium impact industry; • Low impact industry; • Special industry; • Waterfront and marine industry; and • Industry investigation.
Isolated areas	An area that is: (a) isolated solely by floodwaters; or (b) isolated by a combination of floodwaters and impassable terrain. (Source – State Planning Policy July 2017)
Landslide hazard	An area that is: (c) identified as slope greater than, or equal to 15% on Overlay map - LH - 01:29 (Landslide hazard overlay); or (d) if not identified on the Landslide hazard overlay map, an area of land with a slope greater than, or equal to 15%.
Landscaping works	Planning, design and implementation of all hardscape and softscape treatment of the surface of the land in all areas external to a building envelope. This may include both public and private open space areas and road reserve areas for the purposes of amenity and function.
Minor building work	building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m²; (b) an area equal to 5% of the gross floor area of the building. (Source—Planning Regulation 2017)
Minor electricity infrastructure	Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for— (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage. (Source—Planning Regulation 2017)
Minor marine development	An alteration, addition or extension to an existing maritime development where the floor area, including balconies, is less than five per cent of the building or 50m^2, whichever is the lesser.
Multi-unit uses	A premise that contains three or more separate, short-term or long-term residences on the premises.
Net developable area	The area of the premises that is able to be developed; and is not subject to a development constraint, including, for

Column 1 Term	Column 2 Definition
	example, a constraint relating to acid sulfate soils, flooding or slope. Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha). (Source— Planning Regulations 2017)
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the *South East Queensland water (Distribution and retail restructuring) Act 2009*. (Source—Planning Regulation 2017)
Non-resident workers	Means a person who— a) performs work as part of— i. a resource extraction project; ii. a project identified in a Planning Scheme as a major industry or infrastructure project; or iii. a rural use; and b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. (Source—Planning Regulation 2017)
Non-tidal artificial waterway	Means a constructed canal, constructed urban lake or other body of water that is designed to be: (a) a permanent body of open water; (b) ringed with hard edges or aquatic plants; (c) indirectly connected to tidal water (by a lock or weir or other system); or (d) an artificial lake (generally land locked without a direct connection to tidal waterways). (State Planning Policy Guidance Material 2017)
Obstacle limitation surface	The surface that defines the height limit for obstacles located on land surrounding an airport and includes the obstacle limitation surface area and associated obstacle limitation surface contours, as shown on the mapping. (Source – State Planning Policy July 2017)
Outermost projection	The outermost projection of a building or structure, means the outermost part of the building or structure, other than a part that is a retractable blind, a fixed screen, a rainwater fitting, an ornamental attachment. (Source—Planning Regulation 2017)
Planning assumptions	Assumptions about the type, scale, location and timing of future growth in the local government area. (Source – Planning Regulation 2017)
Plot ratio	The ratio of the gross floor area of a building on a site to the area of the site. (Source—Planning Regulation 2017)

Column 1 Term	Column 2 Definition
Projection area(s)	A part of the local government area for which the local government has carried out demand growth projection. (Source—Planning Regulation 2017)
Rear lot	A lot that has access to a road only by means of an access handle that forms part of the lot.
Relevant Overlay	(a) an overlay, or part of an overlay, that is about— (i) bush fire hazards, coastal hazards, flood hazards or landslide hazards; or (ii) safety hazards arising from historic mining activities, including, for example, mining subsidence and mining contamination; or (b) an overlay, or part of an overlay, that includes an overlay code and is about— (i) development of a local heritage place; or (ii) development in a place with traditional building character; or (iii) the protection of areas of natural, environmental or ecological significance, including the protection of the biodiversity, significant animals and plants, wetlands and waterways of such areas; or (iv) development within an area identified on a map titled 'ANEF' on the State Planning Policy Interactive Mapping System. This administrative term is in relation to Section 9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017 (Source – Planning Regulation 2017)
Secondary dwelling	~~A dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.~~ Means a dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is: (a) attached to the other dwelling; or (b) occupied by individuals who are related to, or associated with, the household of the other dwelling. (Source—Planning Regulation 2017)
Semi-public space	A privately owned space accessible to the general public. Examples include private or public areas managed by a private entity but open to the public for use such as shops, internal dining, al-fresco dining or beer gardens.
Sensitive land use	Any of the following defined uses— (a) caretaker's accommodation; (b) a childcare centre; (c) a community care centre; (d) a community residence; (e) a detention facility; (f) a dual occupancy; (g) a dwelling house; (h) a dwelling unit;

Column 1 Term	Column 2 Definition
	(i) an educational establishment; (j) a health care service; (k) a hospital; (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; (m) a multiple dwelling; (n) non-resident workforce accommodation; (o) a relocatable home park; (p) a residential care facility; (q) a resort complex; (r) a retirement facility; (s) rooming accommodation; (t) rural workers' accommodation; (u) short-term accommodation; (v) a supervised accommodation service; or (w) a tourist park. (Source – Planning Regulation 2017)
Service catchment	An area serviced by an infrastructure network. (Source—Planning Regulation 2017)
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot where the building or structure is. (Source — Planning Regulation 2017)
Short-term accommodation (Dwelling)	The use of one or two, existing or proposed Dwellings for short-term accommodation for tourists for a temporary period of time not exceeding three consecutive months.
Significant attributes	The significant attributes of a heritage place or area include the streetscape, heritage character, landscape, topography, landmarks and views.
Site	The land that the development is to be carried out on. Examples— a) If development is to be carried out on part of a lot, the site of the development is that part of the lot. b) If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts. (Source—Planning Regulation 2017)
Site cover	The portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is— (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; (b) a basement that is completely below ground level and used for car parking; (c) the eaves of a building; or (d) a sun shade. (Source—Planning Regulation 2017)

Column 1 Term	Column 2 Definition
Social housing	Housing for a residential use, other than crisis accommodation, that is either provided by: (a) the State as public housing, as defined in the *Planning Regulation 2017*; or (b) an entity other than the State (e.g. a not-for-profit organisation or local government) as community housing. (Source—State Planning Policy July 2017)
Solar panel farm	Is a group of photovoltaic solar arrays and associated infrastructure, producing energy at scale, mainly for use off-site, but does not include solar thermal farms.
Storey	A space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— (a) a space containing only a lift shaft, stairway or meter room, a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment, or a combination of the above; (b) a basement with a ceiling that is not more than 1m above ground level; and includes a messanine; and a roofed structured that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment. (Source—Planning Regulation 2017)
Stream order	A watercourse shown on the Biodiversity, waterways and wetlands overlay map – Regulated vegetation (watercourse) and classified as stream order 1 to 5 under the Strahler stream order classification system. (Source – Planning Regulation 2017)
Temporary use	A use that— (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures. (Source—Planning Regulation 2017)
Total use area (TUA)	The sum of all the areas (exclusive of all walls and columns) of all storeys of a building which are used or intended for use for a particular purpose, plus any other area of a site which is used, or intended to be used, for the same purpose. The term does not include: (a) areas (inclusive of all walls and columns) of any lift wells, lift motor rooms, air conditioning and associated mechanical or electrical plant and equipment rooms; (b) areas of any staircases; (c) areas of any common foyer where these are not being used for commercial or retail purposes; (d) areas of any public toilets; (e) areas of any staff toilets, washrooms, recreation areas and lunchrooms, provided that such areas are not open to persons other than staff; and (f) areas used for the access, parking and associated manoeuvring of motor vehicles.

Column 1 Term	Column 2 Definition
Ultimate development	The likely extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed. (Source—Planning Regulation 2017)
Urban area	Means: (a) an area identified in a gazette notice by the chief executive as an urban area; or (b) if no gazette notice has been published—an area identified as an area intended specifically for urban purposes, including future urban purposes (but not rural residential or future rural residential purposes) on a map in a Planning Scheme that— (i) identifies the areas using cadastral boundaries; and (ii) is used exclusively or primarily to assess development applications. (Source—Planning Regulation 2017)
Urban purposes	A purpose for which land is used in cities or towns— (a) including residential, industrial, sporting, recreation and commercial purposes; but (b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes. (Source—Planning Regulation 2017)
Urban services	Public services and public facilities at an intensity historically and typically provided in cities. Urban services specifically include: (a) sanitary sewer systems; (b) storm drainage systems; (c) domestic water systems; (d) street cleaning services; (e) fire and police protection services; (f) public transit services; and (g) other public utilities associated with urban areas and normally not associated with rural areas.
Vulnerable uses	Includes a childcare centre, community care centre, community residence, community use, detention facility, educational establishment, emergency services, hospital, non-resident workforce accommodation, relocatable home park, residential care facility, retirement facility, rooming accommodation, rural workers' accommodation and tourist park. (Source—State Planning Policy 2017)

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Table SC 2.1.1 Map index

Schedule 2 Mapping

SC2.1 Map index

The table below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area

Editor's note—Mapping for the LGIP is contained in Schedule 3 (LGIP mapping and supporting material).

Editor's note – All Whitsunday Planning Scheme mapping is on Council's website www.whitsundayrc.qld.gov.au under 'Planning' 'Online Mapping System'.

Table SC 2.1.1 Map index

Map number(s)	Map title	Gazettal date
Overview map		
WRC	Local government planning scheme area and context	
Strategic framework maps		
SFM	Strategic framework map	
Zone maps		
ZM	Zoning map	
Local plan maps		
ABLPT	Airlie Beach Local Plan Transport Map	
ALLPP	Airlie Beach Local Plan Boundary and Precinct Map	
BLPBP	Bowen Local Plan Boundary and Precinct Map	
HILPP	Hamilton island local plan: Precinct Plan	
Overlay maps		
ASS	Acid sulfate soil overlay	
AL	Agriculture land overlay	
AE	Airport environs overlay	
BWW	Biodiversity, waterways and wetlands overlay	
BH	Building heights overlay	
BH	Bushfire hazard overlay	
CP1	Coastal hazard overlay: Storm tide inundation & Maritime development	
CP2	Coastal hazard overlay: Erosion prone areas, permanent inundation and coastal management district	
ER	Extractive resources overlay	
FH	Flood hazard overlay	
HER	Heritage overlay	
INF1	Infrastructure overlay: Transport infrastructure	
INF2	Infrastructure overlay: Utility infrastructure	
LH	Landslide hazard overlay	

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Local government infrastructure plan map – PFTI TN – 01:05 (Transport network plans for trunk infrastructure map)

Local government infrastructure plan map – PFTI PCFN – 01:06 (Parks and land for community facilities network plans for trunk infrastructure map)

Schedule 3 Local government infrastructure plan mapping and tables

SC3.1 Planning assumption tables

Table SC 3.1.1 Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Abbot Point	Single dwellings	1,491	801	801	801	809
	Multiple dwellings	92	50	50	50	51
	Other dwellings	277	149	149	149	157
	Total	1,860	1,000	1,000	1,000	1,017
Bowen North	Single dwellings	6,113	6,109	6,152	6,171	6,617
	Multiple dwellings	2,136	2,254	2,395	2,531	2,762
	Other dwellings	21	27	33	38	45
	Total	8,270	8,390	8,580	8,740	9,425
Bowen South	Single dwellings	828	1,124	1,452	1,769	7,211
	Multiple dwellings	287	399	526	654	770
	Other dwellings	5	8	12	17	110
	Total	1,120	1,530	1,990	2,440	8,091
Collinsville	Single dwellings	1,345	1,324	1,352	1,362	2,914
	Multiple dwellings	816	820	854	878	901
	Other dwellings	799	796	824	841	858
	Total	2,960	2,940	3,030	3,080	4,673
Balance former Bowen Shire	Single dwellings	1,021	1,020	1,004	1,003	994
	Multiple dwellings	194	196	194	196	196
	Other dwellings	214	214	211	211	210
	Total	1,430	1,430	1,410	1,410	1,400
Whitsunday Islands	Single dwellings	127	128	129	130	132
	Multiple dwellings	622	612	603	593	586
	Other dwellings	1,091	1,109	1,128	1,147	1,172
	Total	1,840	1,850	1,860	1,870	1,890
Jubilee Pocket / Shute Harbour	Single dwellings	1,817	2,219	2,639	3,116	4,792
	Multiple dwellings	785	1,002	1,246	1,537	1,843
	Other dwellings	8	19	35	57	100
	Total	2,610	3,240	3,920	4,710	6,735
Cannonvale / Airlie Beach	Single dwellings	4,384	5,161	6,024	6,859	15,059
	Multiple dwellings	2,869	3,365	3,913	4,438	7,102
	Other dwellings	27	34	43	53	81
	Total	7,280	8,560	9,980	11,350	22,242

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Proserpine	Single dwellings	2,985	3,056	3,124	3,197	3,260
	Multiple dwellings	647	703	761	823	886
	Other dwellings	18	22	25	29	231
	Total	3,650	3,780	3,910	4,050	4,377
Balance former Whitsunday Shire	Single dwellings	4,893	5,157	5,457	5,737	5,989
	Multiple dwellings	454	485	521	556	588
	Other dwellings	13	17	22	28	33
	Total	5,360	5,660	6,000	6,320	6,610
Inside priority infrastructure area (total)	Single dwellings	17,151	18,646	20,438	22,205	39,853
	Multiple dwellings	6,107	7,062	8,037	9,028	14,265
	Other dwellings	1,696	1,712	1,804	1,893	1,425
	Total	24,953	27,420	30,279	33,127	55,542
Outside priority infrastructure area (total)	Single dwellings	7,853	7,452	7,695	7,939	7,924
	Multiple dwellings	2,796	2,823	3,026	3,228	1,421
	Other dwellings	777	684	679	677	1,572
	Total	11,426	10,960	11,400	11,844	10,917
Whitsunday Region	Single dwellings	25,005	26,098	28,134	30,144	47,777
	Multiple dwellings	8,903	9,885	11,063	12,256	15,686
	Other dwellings	2,473	2,396	2,483	2,570	2,997
	Total	36,380	38,380	41,680	44,970	66,460

Table SC 3.1.2 Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Abbot Point	Retail	20	21	22	22	23
	Commercial	75	78	80	83	85
	Industrial	131	166	200	234	269
	Community	38	40	41	43	44
	Other	161	182	203	224	245
	Total	425	486	546	607	667
Bowen North	Retail	624	634	643	653	663
	Commercial	1,030	1,075	1,120	1,165	1,210
	Industrial	798	816	834	852	870
	Community	529	563	596	629	662
	Other	923	914	905	896	887
	Total	3,903	4,000	4,097	4,194	4,291
Bowen South	Retail	45	50	55	59	64
	Commercial	87	91	94	97	100
	Industrial	61	63	64	66	68
	Community	41	45	49	53	57
	Other	92	100	108	116	124
	Total	327	348	369	391	412
Collinsville	Retail	101	103	105	108	110
	Commercial	194	198	202	206	210
	Industrial	125	153	181	209	238
	Community	123	124	126	127	129
	Other	146	160	174	188	202
	Total	689	739	788	838	888
Balance former Bowen Shire	Retail	57	58	59	59	60
	Commercial	93	92	92	91	90
	Industrial	37	32	27	22	18
	Community	39	37	35	33	31
	Other	1,442	1,567	1,692	1,817	1,941
	Total	1,668	1,786	1,904	2,022	2,140
Whitsunday Islands	Retail	166	174	181	189	197
	Commercial	701	740	778	817	855
	Industrial	9	9	9	9	10
	Community	31	34	36	38	40
	Other	33	36	39	43	46
	Total	940	992	1,044	1,096	1,148
Jubilee Pocket / Shute Harbour	Retail	235	247	259	270	282
	Commercial	378	401	424	447	470
	Industrial	116	118	119	121	123

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Community	77	91	104	117	130
	Other	149	153	156	160	164
	Total	955	1,008	1,061	1,115	1,168
Cannonvale / Airlie Beach	Retail	785	906	1,027	1,148	1,269
	Commercial	1,565	1,924	2,283	2,643	3,002
	Industrial	575	685	795	905	1,015
	Community	580	674	768	863	957
	Other	542	596	649	702	755
	Total	4,047	4,785	5,522	6,260	6,998
Proserpine	Retail	233	235	238	240	243
	Commercial	556	576	596	617	637
	Industrial	393	404	415	426	437
	Community	301	319	337	355	374
	Other	305	311	317	323	329
	Total	1,787	1,845	1,903	1,961	2,019
Balance former Whitsunday Shire	Retail	162	168	174	180	186
	Commercial	454	480	506	532	559
	Industrial	245	245	245	245	245
	Community	286	298	310	323	335
	Other	1,072	1,067	1,063	1,058	1,054
	Total	2,218	2,258	2,298	2,338	2,378
Inside priority infrastructure area (total)	Retail	1,680	1,819	1,956	2,095	2,233
	Commercial	3,551	3,962	4,374	4,788	5,205
	Industrial	1,722	1,884	2,047	2,210	2,373
	Community	1,415	1,558	1,701	1,845	1,989
	Other	3,365	3,564	3,759	3,952	4,145
	Total	11,731	12,787	13,837	14,889	15,945
Outside priority infrastructure area (total)	Retail	749	777	806	835	864
	Commercial	1,583	1,694	1,801	1,908	2,014
	Industrial	768	806	843	881	918
	Community	631	666	700	735	770
	Other	1,500	1,523	1,548	1,575	1,604
	Total	5,230	5,466	5,698	5,934	6,169
Whitsunday Region	Retail	2,428	2,595	2,762	2,929	3,096
	Commercial	5,133	5,654	6,175	6,696	7,217
	Industrial	2,489	2,689	2,890	3,090	3,290
	Community	2,045	2,223	2,401	2,580	2,758
	Other	4,864	5,085	5,306	5,527	5,748
	Total	16,959	18,246	19,534	20,821	22,109

Table SC 3.1.3 Planned density and demand generation rate for a trunk infrastructure network

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network			
		Non-residential plot ratio (m² of GFA/dev ha)	Residential density (dwellings/dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (ha/1000 persons)
Residential development							
Low density	Single dwellings	Not applicable	10	28	28	90	3.5
Low medium density	Single dwellings Multiple dwellings	Not applicable	20	48	48	110	3.5
Mixed use[1]	Multiple dwellings	Not applicable	30	57	57	87	3.5
Tourist Accommodation[1]	Multiple dwellings Other dwellings	Not applicable	8	38	38	58	3.5
Country living	Single dwellings Multiple dwellings Other dwellings	Not applicable	2	Not applicable	Not applicable	18	3.5
Non-residential development and mixed development							
Centre zones	Retail Commercial	4000	Not applicable	88	52	4840	Not applicable
Industrial zones	Industry	2500	Not applicable	32.5	17.5	112.5	Not applicable
Community facilities	Community purpose	2000	Not applicable	22	14	90	Not applicable
Mixed use[1]	Retail Commercial	4000	Not applicable	88	52	4840	Not applicable
Tourist accommodation[1]	Retail Commercial	100	Not applicable	33	27	1800	Not applicable

Note–-1. Table SC 3.1.3~~Table SC 3.1.3~~ Column 1 Mixed use and Tourist accommodation development may generate residential or non-residential demand or both. Where development has elements of both residential and non-residential demand generation rates must be applied accumulatively considering the nature of all uses.

Table SC 3.1.4 Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Abbot Point	Single dwellings	537	292	294	297	303
	Multiple dwellings	59	32	32	32	32
	Other dwellings	277	149	149	149	157
	Total	873	473	475	478	492
Bowen North	Single dwellings	2,416	2,434	2,471	2,498	2,701
	Multiple dwellings	1,180	1,246	1,323	1,398	1,526
	Other dwellings	21	27	33	38	45
	Total	3,617	3,707	3,827	3,934	4,271
Bowen South	Single dwellings	279	382	499	613	2,519
	Multiple dwellings	172	237	311	385	450
	Other dwellings	5	8	12	17	110
	Total	456	627	822	1,015	3,079
Collinsville	Single dwellings	587	581	596	603	1,294
	Multiple dwellings	396	398	415	426	438
	Other dwellings	799	796	824	841	858
	Total	1,782	1,775	1,835	1,870	2,590
Balance former Bowen Shire	Single dwellings	404	406	403	406	406
	Multiple dwellings	92	93	93	93	93
	Other dwellings	214	214	211	211	210
	Total	710	713	707	710	709
Whitsunday Islands	Single dwellings	50	51	52	52	54
	Multiple dwellings	295	290	286	281	278
	Other dwellings	1,091	1,109	1,128	1,147	1,172
	Total	1,436	1,450	1,466	1,480	1,504
Jubilee Pocket / Shute Harbour	Single dwellings	721	887	1,064	1,267	1,964
	Multiple dwellings	429	548	681	840	1,007
	Other dwellings	8	19	35	57	100
	Total	1,158	1,454	1,780	2,164	3,071
Cannonvale / Airlie Beach	Single dwellings	1,713	2,032	2,391	2,744	6,073
	Multiple dwellings	1,479	1,734	2,017	2,288	3,661
	Other dwellings	27	34	43	53	81
	Total	3,219	3,800	4,451	5,085	9,815
Proserpine	Single dwellings	1,166	1,203	1,240	1,279	1,315
	Multiple dwellings	412	448	485	524	564
	Other dwellings	18	22	25	29	231
	Total	1,596	1,673	1,750	1,832	2,110
Balance former Whitsunday Shire	Single dwellings	1,897	2,015	2,148	2,277	2,395
	Multiple dwellings	238	254	273	291	308
	Other dwellings	13	17	22	28	33

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
	Total	2,148	2,286	2,443	2,596	2,736
Inside priority infrastructure area (total)	Single dwellings	6,513	7,154	7,910	8,663	15,866
	Multiple dwellings	3,168	3,674	4,193	4,721	7,645
	Other dwellings	1,649	1,667	1,760	1,850	1,425
	Total	11,330	12,496	13,864	15,234	24,936
Outside priority infrastructure area (total)	Single dwellings	3,257	3,128	3,248	3,372	3,158
	Multiple dwellings	1,584	1,606	1,722	1,838	711
	Other dwellings	824	729	723	720	1,572
	Total	5,665	5,463	5,692	5,930	5,441
Whitsunday Region	Single dwellings	9,770	10,282	11,157	12,035	19,024
	Multiple dwellings	4,752	5,280	5,914	6,559	8,357
	Other dwellings	2,473	2,396	2,483	2,570	2,997
	Total	16,995	17,958	19,554	21,164	30,378

Table SC 3.1.5 Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m^2 GFA)				
		2016	2021	2026	2031	Ultimate development
Abbot Point	Retail	629	659	688	718	747
	Commercial	1,501	1,552	1,602	1,653	1,703
	Industrial	15,779	19,899	24,018	28,137	32,256
	Community	2,671	2,778	2,884	2,991	3,098
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	20,580	24,888	29,192	33,499	37,804
Bowen North	Retail	19,963	20,275	20,586	20,898	21,210
	Commercial	20,592	21,493	22,394	23,294	24,195
	Industrial	95,724	97,884	100,044	102,204	104,364
	Community	37,057	39,378	41,699	44,019	46,340
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	173,337	179,030	184,723	190,416	196,109
Bowen South	Retail	1,441	1,593	1,745	1,896	2,048
	Commercial	1,749	1,810	1,871	1,931	1,992
	Industrial	7,319	7,517	7,715	7,914	8,112
	Community	2,890	3,157	3,424	3,691	3,959
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	13,400	14,078	14,755	15,433	16,111
Collinsville	Retail	3,231	3,303	3,375	3,448	3,520
	Commercial	3,889	3,965	4,042	4,118	4,195
	Industrial	15,008	18,381	21,754	25,127	28,500
	Community	8,575	8,680	8,785	8,890	8,995
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	30,702	34,329	37,956	41,583	45,210
Balance former Bowen Shire	Retail	1,836	1,855	1,875	1,894	1,914
	Commercial	1,858	1,844	1,830	1,817	1,803
	Industrial	4,408	3,834	3,260	2,686	2,112
	Community	2,709	2,574	2,439	2,305	2,170
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	10,810	10,107	9,404	8,701	7,999
Whitsunday Islands	Retail	5,310	5,556	5,803	6,049	6,296
	Commercial	14,020	14,792	15,564	16,335	17,107
	Industrial	1,100	1,113	1,126	1,139	1,152
	Community	2,196	2,351	2,505	2,660	2,814
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	22,626	23,811	24,997	26,183	27,369
Jubilee Pocket / Shute Harbour	Retail	7,531	7,906	8,280	8,655	9,030
	Commercial	7,551	8,011	8,471	8,931	9,391
	Industrial	13,907	14,105	14,303	14,502	14,700

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m^2 GFA)				
		2016	2021	2026	2031	Ultimate development
	Community	5,417	6,338	7,259	8,179	9,100
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	34,406	36,360	38,314	40,268	42,221
Cannonvale / Airlie Beach	Retail	25,126	28,993	32,859	36,726	40,592
	Commercial	31,294	38,482	45,669	52,857	60,044
	Industrial	68,970	82,181	95,391	108,602	121,812
	Community	40,571	47,173	53,775	60,377	66,980
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	165,962	196,829	227,695	258,561	289,428
Proserpine	Retail	7,448	7,530	7,612	7,694	7,776
	Commercial	11,119	11,523	11,927	12,331	12,735
	Industrial	47,121	48,436	49,750	51,065	52,380
	Community	21,062	22,333	23,604	24,874	26,145
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	86,750	89,822	92,893	95,965	99,036
Balance former Whitsunday Shire	Retail	5,182	5,370	5,559	5,747	5,936
	Commercial	9,078	9,601	10,124	10,647	11,170
	Industrial	29,344	29,370	29,396	29,422	29,448
	Community	20,024	20,876	21,728	22,580	23,433
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	63,627	65,217	66,807	68,397	69,987
Inside priority infrastructure area (total)	Retail	63,065	67,927	72,775	77,614	82,445
	Commercial	83,321	92,495	101,687	110,894	120,115
	Industrial	242,434	263,988	285,527	307,057	328,582
	Community	116,213	127,314	138,419	149,528	160,641
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	505,033	551,723	598,407	645,094	691,784
Outside priority infrastructure area (total)	Retail	14,631	15,112	15,607	16,111	16,624
	Commercial	19,330	20,578	21,807	23,020	24,220
	Industrial	56,244	58,732	61,231	63,739	66,255
	Community	26,961	28,325	29,684	31,039	32,392
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	117,166	122,748	128,328	133,909	139,491
Whitsunday Region	Retail	77,696	83,039	88,382	93,725	99,069
	Commercial	102,652	113,073	123,494	133,914	144,336
	Industrial	298,678	322,720	346,758	370,797	394,837
	Community	143,174	155,638	168,103	180,567	193,033
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	622,199	674,471	726,735	779,003	831,275

Table 3.1.6 Existing and projected demand for the water supply network

Column 1 Service catchment[1]	Column 2 LGIP development category	Column 3 Existing and projected demand (EP)				
		2016	2021	2026	2031	Ultimate development
Catchment 1- Town of Whitsunday	Residential	10,847	13,021	15,440	17,962	31,853
	Non-residential	3,166	3,700	4,234	4,769	5,302
	Total	14,012	16,721	19,674	22,730	37,155
Catchment 2 - Bowen	Residential	10,124	10,789	11,590	12,353	18,513
	Non-residential	2,743	2,835	2,927	3,020	3,112
	Total	12,866	13,624	14,518	15,373	21,625
Catchment 3 - Collinsville	Residential	4,157	4,140	4,279	4,360	6,262
	Non-residential	446	494	543	591	639
	Total	4,603	4,635	4,822	4,950	6,901
Catchment 4 - Proserpine	Residential	4,227	4,425	4,623	4,834	5,414
	Non-residential	1,253	1,294	1,336	1,378	1,420
	Total	5,480	5,719	5,959	6,212	6,834
Inside priority infrastructure area (total)	Residential	29,355	32,375	35,933	39,508	62,042
	Non-residential	7,607	8,324	9,040	9,757	10,473
	Total	36,962	40,699	44,973	49,265	72,515
Outside priority infrastructure area (total)	Residential	3,418	3,218	3,279	3,347	3,623
	Non-residential	1,818	1,898	1,978	2,058	2,138
	Total	5,236	5,116	5,257	5,404	5,761
Whitsunday Region	Residential	32,773	35,593	39,212	42,855	65,665
	Non-residential	9,425	10,222	11,018	11,815	12,611
	Total	42,198	45,815	50,230	54,669	78,276

Note—2. Table SC 3.1.6 Column 1 The service catchments for the water supply network are identified on Local government infrastructure plan maps – PFTI WN – 01A:01E (LGIP Plans for Trunk Infrastructure Water Network Catchment Map) in Schedule 3 (local government infrastructure mapping and tables).

Table 3.1.7 Existing and projected demand for the sewerage network

Column 1 Service catchment[2]	Column 2 LGIP development category	Column 3 Existing and projected demand (EP)				
		2016	2021	2026	2031	Ultimate development
Catchment 1 - Town of Whitsunday	Residential	10,847	13,021	15,440	17,962	31,853
	Non-residential	1,837	2,147	2,458	2,768	3,078
	Total	12,684	15,168	17,898	20,730	34,931
Catchment 2 - Bowen	Residential	10,124	10,789	11,590	12,353	18,513
	Non-residential	1,570	1,625	1,679	1,733	1,787
	Total	11,694	12,413	13,269	14,086	20,300
Catchment 3 - Collinsville	Residential	4,157	4,140	4,279	4,360	6,262
	Non-residential	258	284	310	336	363
	Total	4,415	4,424	4,589	4,696	6,625
Catchment 4 - Proserpine	Residential	4,227	4,425	4,623	4,834	5,414
	Non-residential	719	743	767	792	816
	Total	4,946	5,168	5,391	5,625	6,231
Inside priority infrastructure area (total)	Residential	29,355	32,375	35,933	39,508	62,042
	Non-residential	4,384	4,799	5,214	5,630	6,045
	Total	33,739	37,174	41,147	45,137	68,087
Outside priority infrastructure area (total)	Residential	3,418	3,218	3,279	3,347	3,623
	Non-residential	1,054	1,099	1,144	1,189	1,234
	Total	4,472	4,317	4,424	4,536	4,857
Whitsunday Region	Residential	32,773	35,593	39,212	42,855	65,665
	Non-residential	5,437	5,898	6,358	6,819	7,279
	Total	38,211	41,491	45,570	49,674	72,945

Note—3. Table SC 3.1.7 Column 1 The service catchments for the sewer network are identified on Local government infrastructure plan maps – PFTI SN – 01A:01E (LGIP Plans for Trunk Infrastructure Sewer Network Catchment Map) in Schedule 3 (local government infrastructure mapping and tables).

Table 3.1.8 Existing and projected demand for the stormwater network

Column 1 Service catchment[3]	Column 2 LGIP development category	Column 3 Existing and projected demand (imp ha)				
		2016	2021	2026	2031	Ultimate development
Catchment 1 - Town of Whitsunday	Residential					
	Non-residential					
	Total					
Catchment 2 - Bowen	Residential					
	Non-residential					
	Total					
Catchment 3 - Collinsville	Residential					
	Non-residential					
	Total					
Catchment 4 - Proserpine	Residential					
	Non-residential					
	Total					
Inside priority infrastructure area (total)	Residential					
	Non-residential					
	Total					
Outside priority infrastructure area (total)	Residential					
	Non-residential					
	Total					
Whitsunday Region	Residential					
	Non-residential					
	Total					

Due to incomplete network information, a table of existing and projected demand for the stormwater network is unable to be included.

Recommendations identified as a result of future network planning is anticipated to be incorporated into future amendments to the LGIP.

Note—4. Table SC 3.1.8 Column 1 The service catchments for the stormwater network are identified on Local government infrastructure plan maps – PFTI SWN – 01A:01E (LGIP Plans for Trunk Infrastructure Stormwater Network Catchment Map) in Schedule 3 (local government infrastructure mapping and tables).

Table SC 3.1.9 Existing and projected demand for the transport network

Column 1 Service catchment[4]	Column 2 LGIP development category	Column 3 Existing and projected demand (vpd)				
		2016	2021	2026	2031	Ultimate development
Catchment 1 - Town of Whitsunday	Residential	29,645	35,567	42,130	48,960	88,532
	Non-residential	111,458	130,694	149,928	169,163	188,398
	Total	141,103	166,261	192,058	218,123	276,930
Catchment 2 - Bowen	Residential	28,068	30,004	32,335	34,554	53,733
	Non-residential	75,608	78,708	81,805	84,903	88,002
	Total	103,676	108,712	114,140	119,457	141,735
Catchment 3 - Collinsville	Residential	12,307	12,251	12,655	12,886	18,975
	Non-residential	13,149	13,527	13,907	14,286	14,667
	Total	25,456	25,778	26,562	27,172	33,642
Catchment 4 - Proserpine	Residential	12,284	12,826	13,372	13,949	15,081
	Non-residential	34,063	35,284	36,503	37,721	38,939
	Total	46,347	48,110	49,875	51,670	54,020
Catchment 5 – Non-urban Balance	Residential	42,938	41,524	43,378	45,252	50,323
	Non-residential	61,809	63,644	65,477	67,310	69,145
	Total	104,747	105,168	108,855	112,562	119,468
Inside priority infrastructure area (total)	Residential	82,303	90,647	100,491	110,350	176,321
	Non-residential	234,278	258,213	282,143	306,073	330,006
	Total	316,581	348,860	382,634	416,423	506,327
Outside priority infrastructure area (total)	Residential	42,938	41,524	43,378	45,252	50,323
	Non-residential	61,809	63,644	65,477	67,310	69,145
	Total	104,747	105,168	108,855	112,562	119,468
Whitsunday Region	Residential	125,241	132,171	143,869	155,601	226,644
	Non-residential	296,087	321,857	347,620	373,383	399,151
	Total	421,328	454,028	491,489	528,984	625,795

Note—5. Table SC 3.1.9 Column 1 The service catchments for the transport network are identified on Local government infrastructure plan map – PFTI TN – 01A:1E (LGIP Plans for Trunk Infrastructure Transport Network Catchment Map) in Schedule 3 (local government infrastructure mapping and tables).

Table SC 3.1.10 Existing and projected demand for the parks and land for community facilities network

Column 1 Service catchment[5]	Column 2 LGIP development category	Column 3 Existing and projected demand (ha/1000 persons)				
		2016	2021	2026	2031	Ultimate development
Catchment 1 - Town of Whitsunday	Residential	33.3	39.9	47.1	54.5	99.0
	Non-residential	0	0	0	0	0
	Total	33.3	39.9	47.1	54.5	99.0
Catchment 2 - Bowen	Residential	31.6	33.4	35.6	37.7	58.7
	Non-residential	0	0	0	0	0
	Total	31.6	33.4	35.6	37.7	58.7
Catchment 3 - Collinsville	Residential	9.6	9.4	9.6	9.6	13.7
	Non-residential	0	0	0	0	0
	Total	9.6	9.4	9.6	9.6	13.7
Catchment 4 - Proserpine	Residential	12.8	13.2	13.7	14.2	15.3
	Non-residential	0	0	0	0	0
	Total	12.8	13.2	13.7	14.2	15.3
Catchment 5 – Non-urban Balance	Residential	40.0	38.4	39.9	41.5	46.0
	Non-residential	0	0	0	0	0
	Total	40.0	38.4	39.9	41.5	46.0
Inside priority infrastructure area (total)	Residential	87.3	96.0	106.0	115.9	186.7
	Non-residential	0	0	0	0	0
	Total	87.3	96.0	106.0	115.9	186.7
Outside priority infrastructure area (total)	Residential	40.0	38.4	39.9	41.5	46.0
	Non-residential	0.0	0.0	0.0	0.0	0.0
	Total	40.0	38.4	39.9	41.5	46.0
Whitsunday Region	Residential	127.3	134.3	145.9	157.4	232.6
	Non-residential	0	0	0	0	0
	Total	127.3	134.3	145.9	157.4	232.6

Note—6. Table SC 3.1.10 Column 1 The service catchments for the parks and land for community facilities network are identified on Local government infrastructure plan map – PFTI PCFN – 01A:1E (LGIP Plans for Trunk Infrastructure Parks and Land for Community Facilities Network Catchment Map) in Schedule 3 (local government infrastructure mapping and tables).

SC3.2 Schedules of works

Table SC3.2.1 Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[7]
W1	New DN500 Main 9050m long from Lot 104 N25576 Proserpine Water Treatment Plant to Lot 22 RP882994 Coastal Water Treatment Plant, Proserpine to Mount Marlow	2017	$15,542,325
W2	Upgrade DN450 Main 333m long from Proserpine high level tank to existing DN250 in Faust St, Proserpine (replacing WM_P_964; WM_P_981; WM_P_1078; WM_P_971; & WM_P_852)	2017	$408,156
W3	New DN250 Main 130m long from Faust Street to Ann Street, Proserpine (joining WM_P_971 to WM_P_837)	2017	$111,644
W4	New Water Intake System for Bowen Water Treatment Plant at Proserpine River - Up River Road, Crystal Brook	2017	$1,130,000
W5	Upgrade Booster Pump Station No.2 capacity to 200L/s at Lot 1 RP739344 Coastal Water Treatment Plant, Mount Marlow (WCGR20)	2017/2018	$581,950
W6	New DN200 Main 100m long connecting Anzac Road to Hinschen Street (joining WM_P_844 to WM_P_1346 under railway line), Proserpine	2022-2026	$200,688
W7	One new 12ML Reservoir including two new DN500 Mains 790m long each from new Reservoir to existing trunk Main at Shute Harbour Road and 60mx100m Land (6000m²) on Lot 9 SP218209, Cannonvale	2022-2026	$13,288,800
W8	**LGIP ID W8 has been left intentionally blank**		
W9a	Upgrade DN200 Main 164m long in Bruce Highway from Main Street to Fuljames Street, Proserpine (replacing WM_P_925)	2022-2026	$151,951
W9b	New DN200 Main 186m long from Bruce Highway to Horsford Place, Proserpine (joining WM_P_925 to WM_P_1048)	2022-2026	$160,889
W10	Upgrade DN200 Main 190m long in Stanbury Street from Holmes Street to Ruge Street, Proserpine (replacing WM_P_872; & WM_P_874)	2022-2026	$171,331
W11	Upgrade DN200 Main 368m long in Ridge View Road, Cannonvale (replacing WM_P_346; WM_P_487; & WM_P_504 - first 42m only)	2022-2026	$331,840
W12	Upgrade Reservoir capacity to 90kL at Pepperberry Lane, Lot 990 SP178725, Cannon Valley (WCGR14)	2022-2026	$714,725
W13	Two new Bores including associated new DN300 Main 157m long at Foxdale Road, Foxdale and new DN300 Main 10m long at Bruce Highway, Foxdale	2027-2031	$655,400
W14	Two new Bores including two associated new DN300 Mains 100m long each at Proserpine Water Treatment Plant Crystalbrook Road, Proserpine	2027-2031	$655,400

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[8]
W15	Upgrade DN250 Main 1124m long in Jubilee Pocket Road, Jubilee Pocket (replacing WM_P_616; WM_P_726; WM_P_727; WM_P_729; & WM_P_730)	2027-2031	$1,115,753
W16	Upgrade DN200 Main 731m long in Erromango Drive, Jubilee Pocket (replacing WM_P_668; WM_P_748; WM_P_707; WM_P_710; WM_P_712; & WM_P_714)	2027-2031	$669,819
W17	Upgrade Reservoir capacity to 100kL at Lot 94 RP748476 Moonlight Drive, Jubilee Pocket (WCGR01)	2027-2031	$991,575
W18	Upgrade Reservoir capacity to 160kL at Lot 103 RP743876 Macona Crescent, Cannonvale (WCGR07)	2027-2031	$413,354
W19	Upgrade Reservoir capacity to 110kL at Lot 163 HR1525 Parkwood Terrace, Cannonvale (WCGR06)	2027-2031	$346,684
W20	Upgrade Booster Pump Station No.2 capacity to 260L/s at Lot 1 RP739344 Coastal Water Treatment Plant, Mount Marlow (WCGR20)	2027-2031	$1,115,753
TOTAL			**$38,314,634**

[7] The establishment cost is expressed in current cost terms as at the base date.

[8] The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.2 Sewerage network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[9]
S1	Upgrade Sewer Pump Station 1 capacity to 88L/s @ 62m at Lot 1 RP742660 Shute Harbour Road, Jubilee Pocket (JUBI1-PS1), including bypass of Cannonvale Sewer Pump Station 6	2018	$151,307
S2	Upgrade Sewer Pump Station 12 capacity to 64L/s @ 24m at Lot 61 RP800716 Carlo Drive, Cannonvale (CANN12-PS12)	2018	$104,751
S3	Upgrade Bowen Sewer Treatment Plant capacity at Lot 207 RP800719 Elphinstone Street, Bowen, inclusive of a recycled local water system	2021	$44,748,000
S4	Upgrade Sewer Pump Station 3 capacity to 62L/s @ 57m at Lot 1 RP725974 Dalrymple Street, Bowen (PS3)	2022-2026	$140,459
S5	Upgrade DN225 Rising Main 925m long from Cannonvale Pump Station 12 (CANN12-PS12) to Cannonvale Sewer Treatment Plant (CANN1-STP at Lot 164 HR1551), Cannonvale (replacing SM_P_3076)	2022-2026	$778,717
S6	New DN375 Combined Rising Main 870m long from SM_P_3428 at Edwards Street to Proserpine Sewer Treatment Plant Lot 1 SP241784 Bruce Highway, Proserpine, incorporating an aerial crossing at Proserpine River and a DN200 Main 40m long micro-tunnelled under Bruce Highway	2022-2026	$908,915
S7	Upgrade Sewer Pump Station Z capacity to 92L/s @ 21m (Bowen Z)	2022-2026	$115,938
TOTAL			**$46,984,087**

[9] The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.3 Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
TOTAL			

Due to incomplete network information, a schedule of works for the stormwater network is unable to be included.

Recommendations identified as a result of future network planning is anticipated to be incorporated into future amendments to the LGIP.

Table SC3.2.4 Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[10]
T1	Upgrade Beach Road to Minor Collector 200m from Herring Lane to Schnapper Street, Cannonvale (21085) including road upgrade, widening and drainage	2017	$581,700
T2	Upgrade Dalrymple Street to Minor Collector 245m from Brisbane Street to Hay Street, Bowen (10185) including road upgrade, widening and drainage	2017/2018	$811,112
T3	Upgrade Leichhardt Street to Minor Collector 705m from Don Street to Sunset Crescent, Bowen (10345) including road upgrade, widening, drainage and footpath	2017/2018	$1,001,804
T4	Upgrade West Street to Minor Collector 760m from Richmond Road to Russell Street, Bowen (10585) including road upgrade, widening and drainage	2017/2018	$759,223
T5	Upgrade Abell Road to Major Collector 180m from Hamilton Avenue to Parker Road, Cannonvale (21005) including road upgrade, widening and drainage	2019	$549,707
T6	Upgrade Erromango Drive to Major Collector 695m from Shute Harbour Road to end, Jubilee Pocket (21275) including road upgrade, widening and drainage	2019	$2,122,478
T7	New road part Erromango Drive to Major Collector 640m from Erromango Drive end to St Bees Boulevarde, Jubliee Pocket (new part 21275) including road resumption and new road construction to Major Collector standard	2020	$2,001,048
T8	Upgrade Bootooloo Road to Minor Collector 1000m from Bruce Highway to Catherine Drive, Bowen (10095) including road upgrade, widening and drainage	2020	$1,720,892
T9	Upgrade Dalrymple Street to Minor Collector 245m from Herbert Street to Brisbane Street, Bowen (10185) including road upgrade, widening and drainage	2021	$653,672
T10	Upgrade Golf Links Road to Minor Collector 1300m from Tollington Road to Mt Nutt Road, Bowen (11165) including road upgrade, widening and drainage	2022-2026	$3,499,997
T11	Upgrade Jasinique Drive to Rural Collector 889m from Shute Harbour Road to end, Flametree (21425) including road upgrade, widening and drainage	2022-2026	$1,521,710
T12	Upgrade Mt Nutt Road to Major Collector 2000m from Richmond Road to Golf Links Road, Bowen (11285) including road upgrade, widening and drainage	2022-2026	$6,631,380
T13	**LGIP ID T13 has been left intentionally blank**		
T14	Upgrade Riordanvale Road to Sub-Arterial 1650m from Dunning Road to Cutuli Road, Cannon Valley/Cannonvale (21730) including road upgrade, widening and drainage	2027-2031	$6,832,980
T15	Upgrade Tollington Road to Major Collector 980m from Soldiers Road to Argyle Park Road, Bowen (11435) including road upgrade, widening and drainage	2027-2031	$3,306,383

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[10]
T16	Upgrade Country Road to Minor Collector 545m from Links Drive to Tropic Road, Cannonvale (21215) including road upgrade, widening and drainage	2027-2031	$1,533,401
T17	New road part Parker Road to Major Collector 200m from end Parker Road to start new Quarry Road, Cannonvale (new part 21645) including new road construction to Major Collector standard	2027-2031	$680,589
T18	Upgrade Argyle Park Road to Major Collector 1400m from Hillview Road to Golflinks Road, Bowen (11005) including road upgrade, widening and drainage	2027-2031	$4,764,123
T19	New road Quarry Road to Major Collector 1200m from Shute Harbour Road to new part Parker Road, Cannonvale including road resumption and new road construction to Major Collector standard	2027-2031	$4,083,534
T20	Upgrade Riordanvale Road to Rural Collector 1350m from Dunning Road to Sugarloaf Road, Cannonvale (21730) including road upgrade, widening and drainage	2027-2031	$2,391,890
T21	Upgrade Queens Road to Major Collector 960m from Powell Street to Avoca Road, Bowen (10463) including road upgrade, widening and drainage	2027-2031	$3,322,670
T22	Upgrade Queens Road to Major Collector 1100m from Avoca Road to Tollington Road, Bowen (10463) including road upgrade, widening and drainage	2027-2031	$3,807,227
T23	Upgrade Richardson Road to Sub-Arterial 3310m from Gregory-Cannon Valley Road to Riordanvale Road, Cannon Valley (21725) including part new road, part road resumption, road upgrade, widening and drainage	2027-2031	$14,180,040
T24	Upgrade Chapman Street to Major Collector 500m from Taylor Street to Marathon Street, Proserpine (20085) including road upgrade, widening and drainage	2027-2031	$1,745,100
T25	Upgrade Links Drive to Minor Collector 310m from Valley Drive to Country Road, Cannonvale (21500) including road upgrade, widening and drainage	2027-2031	$902,286
TOTAL			**$69,404,945**

[10] The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.5 Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[11]
P1	New Regional Sports Park 10-18Ha, Cannon Valley area	2027-2031	$5,327,700
TOTAL			**$5,327,700**

[11] The establishment cost is expressed in current cost terms as at the base date.

SC3.3 Local government infrastructure plan maps

Local government infrastructure plan map – PAM – 01:06 Projection area, priority infrastructure area and zone map

Local government infrastructure plan map – PFTI WN – 01:06 Water network plans for trunk infrastructure map

Local government infrastructure plan map – PFTI SN – 01:05 Sewerage network plans for trunk infrastructure map

Local government infrastructure plan map – PFTI SWN – 01:05 Stormwater network plans for trunk infrastructure map

Local government infrastructure plan map – PFTI TN – 01:05 Transport network plans for trunk infrastructure map

Local government infrastructure plan map – PFTI PCFN – 01:06 Parks and land for community facilities network plans for trunk infrastructure map

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Schedule 4 Notations required under the *Planning Act 2016*

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC 4.1.1 Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
20/04/2004	2SP220384 155 Main Street, Proserpine	Development permit for material change of use and era - roof and sheet metal manufacturing.	20040024
19/12/2005	900, 901, 951, 953, 957 & 959SP194473 & 1& 2SP172275 Mount Gordon	Preliminary approval - all stages including residential use, tavern, golf club, service station, commercial uses, child care centre, medical centre, motel and motor home site and retirement resort.	DA04/398
28/09/2006	4RP743558 Africandar Road, Bowen	Development permit for material change of use and reconfiguration of a lot - 34 lots.	DA05/388
20/12/2006	6, 14, 15, 131, 132, 200 & 201 SP225070 & 16SP178753 Riordanvale Road, Riordanvale	Preliminary approval for a material change of use to override council planning scheme under section 3.1.6 of the integrated planning act for a staged integrated community titled development comprising residential (short and long term accommodation), retail and commercial premises, eighteen (18) hole golf course and ancillary uses in accordance with the Whitsunday springs master plan.	20050622
12/12/2006	2RP741932, 4RP726985 Riordanvale Road, Riordanvale	Preliminary approval for a material change of use overriding Council's Planning scheme under Section 3.1.6 of the Integrated Planning Act for Stage Integrated Development comprising residential, showroom and commercial premises in accordance with the Whitsunday Springs Master Plan.	20050619
18/12/2007	102SP219982 Cascara Street, Proserpine	Development permit for reconfiguration of a lot - two (2) lots into two hundred and fifty two (252) lots comprising two hundred and forty (240) residential lots, two (2) buffer lots, ten (10) public open space lots in stages.	20070500
4/12/2008	31RP885979 Bruce Highway, Delta	Development permit for material change of use - rural service industry and reconfiguration of a lot - one (1) lot into thirteen (13) lots.	DA07/414

Date of decision	Location (real property description)	Decision type	File/Map reference
4/12/2008	Part of 2RP729167, being proposed 21SP201458 80 Collinsville Road, Bowen	Development permit for material change of use - rural service industry/produce store and warehouse.	DA08/013
11/12/2008	101 & 100 SP167803 Seaview Drive, Airlie Beach	Development permit for reconfiguration of a lot and material change of use of land - residential subdivision comprising sixty eight (68) dwelling house lots including two (2) lots for multiple dwellings/accommodation units and preliminary approval for material change of use for accommodation units/multiple dwelling units over proposed lot 76 (175 persons) and proposed lot 100 (216 persons) and clearing of vegetation.	20070807
17/04/2009	6RP737335 Valley Drive, Cannonvale	Development permit for material change of use from rural zone to urban residential zone; development permit for staged reconfiguration of a lot - stage 1a - one (1) lot into twenty residential lots, one (1) drainage lot and balance lot; and stage 1c - one (1) lot into twenty (20) urban residential lots and one(1) single dwelling lose, easement and preliminary approval overriding the planning scheme to alter the level of assessment for material change of use of premises for eleven (11) code assessable dual occupancy lots.	20070720
19/01/2010	1 & 8 HR1875 Hayman Island	Preliminary approval – overriding the *Whitsunday Shire Scheme 2009* for an integrated island resort complex and associated infrastructure. PA is valid for a period of 15 years from date of approval.	20090005
10/03/2010	35RP705716 23 Argyle Park Road, Bowen	Development permit for material change of use of premises for forty-three (43) dwelling houses & reconfiguration of a lot - one (1) lot into forty-three (43) lots.	DA09/035
11/08/2010	1 & 2 RP710765 182A Main Street, Proserpine	Development permit for material change of use - sales or hire premises.	20100051
28/10/2010	42RP727501 17 Bowen Developmental Road, Bowen	Preliminary permit to override the planning scheme for a material change of use of premises to facilitate industrial development in accordance with the industrial zone.	DA09/006

Date of decision	Location (real property description)	Decision type	File/Map reference
13/12/2011	6SP171809 Botanica Drive, Woodwark	Development permit for reconfiguration of lot (1 into 43 lots) and material change of use (43 dwelling houses).	20101136
26/04/2012	6RP706708 & 5K103854 174 Main Street, Proserpine	Development permit for material change of use - commercial premises consisting of four (4) refreshment premises and ancillary car parks and structures.	20110549
15/07/2013	7RP729788 & 259HR1534 Parker Road, Cannonvale	Development permit for reconfiguration of a lot - stage development - two (2) lots into one hundred and fifty two (152) lots and open space/parkland.	20120784
25/07/2013	111SP129633 Ricks Lane, Collinsville	Preliminary approval for material change of use and reconfiguration of a lot to vary the effect of the 2006 Bowen shire planning scheme to facilitate future industrial development.	20121022
23/04/2014	121SP232106, T: EMT I, 122 SP232106, T: EMT J 28 Cove Road, Airlie Beach	Preliminary approval – Overriding the Whitsunday Shire Scheme 2009 for the development of 'The Cove and The Landing', Port of Airlie, comprising multiple dwelling units and accommodation units.	20130990
14/04/2014	102 & 103 SP232115 2 Ocean Road, Airlie Beach	Preliminary approval – for development of 'The Point', Port of Airlie, comprising Material change of use of premises for ten (10) dwelling houses with guest accommodation and ancillary recreation facilities and development permit for Reconfiguring a lot – one (1) lot into ten (10).	20130884
9/12/2015	122SP260214 28 Cove Road, Airlie Beach	Development application for a material change of use - multiple dwelling under section 242 preliminary approval.	20150932
2/06/2015	2RP743420 2549 Shute Harbour Road, Jubilee Pocket	Preliminary approval (s242) varying the effect of the planning scheme for material change of use, reconfiguration of a lot and operational works development applications.	20150033
2/03/2015	1-13 SP232114 Jurgens Place, Bowen	Development application for development permit for preliminary approval overriding the Planning Scheme and Bowen TLPI for material change of use for thirteen (13) industrial allotments.	20140365
09/09/2017	7SP137723 159 Duval Road, Preston	Development Application for Material Change of Use of Premises - Eco-Community (Integrated Resort/Residential Development) comprising One-hundred and Eighty-five	20090030

Date of decision	Location (real property description)	Decision type	File/Map reference
		(185) Accommodation Units & Tourist Facilities; One-hundred and Ninety-one (191) Detached Dwellings; Community Centre; General Store and Associated Community Facilities & Infrastructure; Reconfiguration of a Lot - Four (4) Lots into approximately Two-hundred and Eighty-four (284) Lots; Environmentally Relevant Activity - Sewerage Treatment Plan (ERA No. 15B); and Operational Works for the proposed building of a Retaining Wall	
13/09/2017	101SP289278, 101SP167803 R/SP248725; Q/SP248743, 101SP271519, 100SP268394 Kara Crescent, Airlie Beach and 39-53 Seaview Drive, Airlie Beach	Development application for preliminary approval varying the effect of the Whitsunday Shire Planning Scheme 2009 for sixteen (16) residential house lots; and development permit for reconfiguration of a lot- two (2) lots into sixteen (16) residential lots and one (1) balance (Englobo) lot.	20150770
4/04/2018	110HR1989, 1SP285375, 2SP285375 T: & EMT H & K 19329 Bruce Highway, Bowen	Development application for preliminary approval overriding the planning scheme - material change of use, reconfiguration of a lot, operational works and building works- staged industrial estate.	DA09479
14/06/2018	901SP299922 Langford Road, Flametree	Development Approval - Preliminary Approval - for Material Change of Use for Mainland Urban Tourist Facility Focus Comprising Of: One (1) Integrated Eco-Tourism Resort Precinct Including Accommodation Units (172 X Dwelling Units And/or Rooming Units), Hotel (Resort Hotel), Indoor Entertainment (Function Centre), Place Of Assembly (Wedding Chapel), Refreshment Premises (Resort Restaurants, Bars And Cafes), Shop (Resort Retail); Dwelling House And Ancillary Uses; And One (1) Local Community Facility Precinct (Environmental, Cultural and Interpretive Research Centre) and Ancillary Uses; And Five (5) Holiday Apartment Resort Precincts Including Indoor Entertainment (Amenity Centres, Spas And Gymnasiums), Multiple Dwellings (402 X Dwelling Units), Refreshment Premises (Resort Cafes) and Ancillary Uses; and Development Permit For Operational Works (Marine Plants Disturbance)	20060232

Date of decision	Location (real property description)	Decision type	File/Map reference
27/02/2019	105CP894264 2489 Shute Harbour Road, Jubilee Pocket	Development application for preliminary approval to vary the Whitsunday Regional Planning Scheme 2017 for building works (height relaxation).	20181676
27/03/2020	22SP208207 T: PT TL239765, 23SP208207 Shute Harbour Road, Shute Harbour	Development application for preliminary approval to vary the Whitsunday Regional Council Planning Scheme - material change of use - Shute Harbour Marina Resort Development Code.	20181552
27/05/2020	80SP189752, 164SP285380, 165SP285380 Sanctuary Avenue, Jubilee Pocket	Development Permit for Reconfiguration Of A Lot – One (1) Lot into One Hundred and Fifteen (115) Lots; and Preliminary Approval Under Section 3.1.6 of the Integrated Planning Act 1997 to override the Whitsunday Shire Planning Scheme 2000	20080306
29/05/2020	69SP289273 4 Marina View Court, Airlie Beach	Preliminary approval for building works and development permit for material change of use - dwelling house.	20191370
11/06/2020	15RP734591 17 Woodwark Crescent, Cannonvale	Preliminary approval for building works and development permit for material change of use - dwelling house.	20191226
25/09/2020	56SP303776, 57SP303776, Part Lot 400 SP303773 Air Whitsunday Road, Flametree	Preliminary approval (variation request) for material change of use and reconfiguration of a lot to vary the Whitsunday Regional Council Planning Scheme 2017.	20181728
28/10/2020	1SP172275, 1SP303790, 2SP172275, 959SP194473, 958SP194473, 902SP212269, 900SP225370, 15SP194473 McDonald Close Mount Gordon, Turquoise Way Bowen, Ocean View Drive, Bowen and Bruce Highway, Mount Gordon	Preliminary Approval for Variation Approval Pursuant to Section 50 of the Planning Act; and Development Permit For Reconfiguration of a Lot: Four (4) Lots into One Hundred and Ninety-eight (198) Lots; Park; Road and Access Easements; and Development Permit for Material Change Of Use: Drive-Thru Takeaways; Tavern; Sporting Ground, Club House & Park; Service Station; Shopping Centre; Child Care Centre; Food and Drink Outlet; Medical Centre; Shops and Supermarket; and Development Permit for Operational Works for Excavation or Filling	20180816
29/10/2020	70SP289273 4 Marina View Court, Airlie Beach	Preliminary approval for building works and development permit for material change of use - dwelling house.	20190655

Editor's note—This schedule must include details of:

- Development approvals that are substantially inconsistent with the planning scheme
- variation approvals

- decisions agreeing to a superseded planning scheme request to apply to a superseded scheme to a particular development.

SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC 4.2.1 Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of	Date of effect	Details	Contact
13/06/2018	29/08/2018	Infrastructure Charges Resolution (No. 3) 2018	Strategic Planning 4945 0200
13/08/2019	15/08/2019	Infrastructure Charges Resolution (No.1) 2019	Strategic Planning 4945 0200
25/11/2020	26/11/2020.	Infrastructure Charges Resolution (No.1) 2020	Strategic Planning 4945 0200

Editor's note—This schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained.

SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC 4.3.1 Notation of registrations made under section 267 of the Act

Date of decision	Location of premises (real property description)	Details of registration	Term of registration

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Table SC 5.1 Designation of premises for development of infrastructure under section 42 of the Act

Schedule 5 Designation of premises for development

Table SC 5.1 Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
23/11/2012	2SP204635	Power House Road, Collinsville	Powerlink Queensland's proposed Collinsville Substation Replacement (Collinsville North) Project, which consists of a new 132 kilovolt substation to replace the existing Collinsville Substation, and reconfiguration of the transmission lines from the existing Collinsville Substation into the new Collinsville North Substation.
Designation matters Nil			
18/11/2011	5 on Crown Plan B6677, 1 & 3 RP700122, 11 & 12 SP166797, 13 & 14 SP194471	Gregory Street, Bowen	Bowen Health Service which will provide public and private health facilities plus support facilities including relative, staff and non-acute accommodation, paediatric, commercial and medical services, engineering and maintenance services, teaching and research facilities, car parking and helipad.
Designation matters Nil			
27/02/2009	2RP742329, 61 & 86 DK155, 5047PH370, 33RP802431, 38RP908340, 161SP122361, 31SP108590, 3RP739389, 121SP122358, 101SP122357, 28HR410, 3RP738754, 4RP738754, 25HR1317, 1SP115943, 551H12423, 698, 491 & 162 SP138969, 1RP730524, 1 & 4 RP730832, 1RP740830		Whitsunday Regional Council - Powerlink Queensland's proposed Strathmore to Bowen 132 kilovolt transmission line (Stage 1).
Designation matters			

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
Nil			
17/04/2009	AP12411, AP12412, AP12413, SR2500, SR2501	Unnamed road, Springlands Strathalbyn Road, Bogie Unnamed Road, Bogie Tabletop Road, Springlands Johnny Cake Road, Springlands	Whitsunday Regional Council; Burdekin Shire Council; Townsville City Council - Queensland Electricity Transmission Corporation Limited, trading as Powerlink Queensland, proposes to build community infrastructure.
Designation matters Nil			
30/10/2009	43K12448, 33RP746283, 41SP122354, 23SP106414, 3RP742547, 16SP129649, 3RP742546, 111HR1821, 110HR1989, 72 – 79 M4881		Whitsunday Regional Council - Powerlink Queensland's proposed Strathmore to Bowen 132 kilovolt (kV) transmission line (Stage 2) and Bowen North substation.
Designation matters Nil			
29/06/2001	121HR687	18 Mill Street, Proserpine	Proserpine Magistrates Court & Queensland Police Service (joint facility)
Designation matters Nil			
06/02/2016	121SP117924	56 Coral Esplanade, Cannonvale	Cannonvale State School
Designation matters Nil			
10/04/2015	25C74042	Garrick St Collinsville QLD 4804	Collinsville Healthcare Precinct
Designation matters Nil			
27/11/2015	170SP277854, 236HR1153	Kelsey Creek Road Proserpine	Proserpine Substation and the Upgrade Project consisting of the installation of a new 132/66 kV transformer, capacitor bank and associated equipment to expand the existing Powerlink Queensland substation at Kelsey Creek Road, Kelsey Creek, which is located approximately 4.3

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
			kilometres north of Proserpine.
Designation matters Nil			

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Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the Planning Scheme area.

Table SC 6.1.1 Planning scheme policy index

Policy	Planning scheme policy title
SC6.2	Environmental features planning scheme policy
SC6.3	Heritage planning scheme policy
SC6.4	Landscaping planning scheme policy
SC6.5	Natural hazards planning scheme policy
SC6.6	Third party advice or comment planning scheme policy
SC6.7	Growth management planning scheme policy
SC6.8	Whitsunday Regional Council development manual planning scheme policy
SC6.9	Waste Management Policy

SC6.1.1 Scope of the Planning Scheme Policies

The table below lists the scope of all the planning scheme policies, providing an indication as to when Council may request an applicant to provide further information in the form of a planning scheme policy.

Table SC 6.1.1.1: Scope of the Planning Scheme Policies

Planning Scheme Policy/Report	Scope
Environmental features planning scheme policy	
Acid sulfate soils assessment report	Applications triggering assessment against the Acid sulfate soils overlay code.
Acid sulfate soils management plan	Applications triggering assessment against the Acid sulfate soils overlay code and found to be disturbing acid sulfate soils within the acid sulfate soils assessment report.
Ecological assessment report	Applications triggering assessment against the: a) Biodiversity, waterways and wetland overlay code.
Renewable energy facility visual impact report	Applications triggering assessment against the Renewable energy facilities code.
Stormwater Management Plan	Applications triggering assessment against the Healthy Waters Code.
Vegetation management plan	Applications triggering assessment against the: a) Construction management code; or b) Biodiversity, Waterway and wetlands overlay code.
Heritage planning scheme policy	
Heritage impact assessment report	Applications triggering assessment against the Heritage overlay code.
Heritage management plan	Applications triggering assessment against the Heritage overlay code.
Archaeological management plan	Applications triggering assessment against the Heritage overlay code.

Landscaping planning scheme policy	
Landscaping plan	Applications triggering assessment against the Landscaping code.
Landscaped separation buffer	Applications triggering assessment against the: a) Landscaping code; or b) Reconfiguring a lot code; or c) Agricultural land overlay code.
Planting species list	All development is to have regard for the Planting species list.
Natural hazard planning scheme policy	
Coastal hazard assessment report	Applications triggering assessment against the Coastal environment overlay code.
Flood hazard assessment report	Applications triggering assessment against the Flood hazard overlay code
Landslide hazard (geotechnical) assessment report	Application triggering assessment against the Landslide hazard overlay code.
Growth management planning scheme policy	
Development needs assessment report	At Council discretion. Applications proposing the development of five (5) or more lots (including those lots created under a community title scheme), outside of the existing urban footprint may be required to undertake this report.
Economic impact assessment report	At Councils discretion. Applications proposing the development of Business or Entertainment Activities may be required to undertake this report where the development is: a) outside of a designated Centre zone and exceeding a GFA of 150m^2; or b) within a designated Centre zone, but exceeding the maximum GFA for that Centre zone; or c) within the Mixed use zone and exceeding a GFA of 1,500m^2.
Structure plan	At Councils discretion. Applications proposing the development of five (5) or more lots (including those lots created under a community title scheme) may be required to undertake this report.
Traffic impact assessment report	At Councils discretion. Applications proposing the development of the following activities may be required to undertake this report: a) Accommodation activities: Five (5) or more lots (including those lots created under a community title scheme); or b) Business, Entertainment, Industry, Recreation or Other Activities: Exceeding a GFA of 1,500m^2; or c) Community Activities: Exceeding a GFA of 500m^2.
Waste Management planning scheme policy	
Waste Management Policy	Applications proposing development of: (a) residential subdivision with 4 or more lots;

	(b) Multiple dwelling; (c) Short-term accommodation; (d) Relocatable home park; (e) Retirement facility; (f) Tourist park; (g) Rooming accommodation; (h) Resort complex; or (i) Mixed use development with two or more uses onsite.

SC6.2 Environmental features planning scheme policy

SC6.2.1 Introduction

SC6.2.1.1 Relationship to the Planning Scheme

(1) This planning scheme policy provides:

(a) information the Council may request for a development application; and

(b) guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice.

SC6.2.1.2 Purpose

(1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:

(a) Acid sulfate soil assessment report;

(b) Acid sulfate soils management plan;

(c) Ecological assessment report;

(d) Renewable energy facility visual impact assessment report;

(e) Stormwater management plan; and

(f) Vegetation management plan.

SC6.2.1.3 Environmental features overlay mapping

(1) Environmental features overlay mapping has been prepared for the local government area, showing the areas of environmental and waterway (water quality) health. This mapping has been prepared in accordance with the requirements of the State Planning Policy (SPP). The specific environmental and waterways overlays to which this PSP applies are:

(a) Acid sulphate soils overlay code. Mapping:
  (i) identifies the Known presence of acid sulfate soils for; Land at or below 5m AHD and Land above 5m AHD and below 20m AHD sub-categories; and
  (ii) has been prepared at a scale at which a site specific investigation of acid sulfate soils will be necessary to determine the presence and extent of acid sulfate soil on a site (Acid sulfate soils assessment report) and the necessity for an Acid sulfate soils management plan;

(b) Biodiversity, waterways and wetlands overlay code. Mapping:
  (i) identifies Regulated vegetation, Wildlife habitat, Protected and Regulated vegetation features; and
  (ii) is not a substitute for a site based assessment. A site specific Ecological assessment report should be undertaken and prepared to verify, specific to the site, the presence of Matters of environmental significance on a site and necessity for a Vegetation management plan;

(iii) identifies Matters of state environmental significance: High ecological value waters (watercourse), High ecological value waters (wetlands), High ecological significance wetlands, Marine parks and Declared fish habitat area and Matters of local environmental significance: Stream order 1 - 5 sub-categories; and

(iv) is not a substitute for a site based assessment. A site specific Ecological assessment report should be undertaken and prepared to verify, specific to the site, the presence of matters of environmental significance on a site and necessity for a Vegetation management plan.

SC6.2.2 Requirements of environmental features documentation

(1) Environmental features documentation is to be prepared in a clear and concise manner, consistent with the elements identified in Table SC 6.2.2.1 (Requirements of Environmental features documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

Table SC 6.2.2.1 Requirements of environmental features documentation

Documentation	Preparation	Report requirements
Acid sulfate soils assessment report	• Prepared by a suitably qualified professional with appropriate technical expertise in the field of acid sulfate soils identification and management. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	• A site specific Acid sulfate soils assessment report may be requested to provide additional information to Council. • A site specific Acid sulfate soil assessment report is to be prepared in accordance with SC6.2.3 (Acid sulfate soils assessment report). • An Acid sulfate soils assessment is to be prepared in accordance with the Queensland Acid Sulfate Soils Technical manual (Queensland Government, 2014), or any later guideline as agreed by Council and is to be provided as part of the site specific Acid sulphate soil assessment report. • All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.
Acid sulfate soils management plan	• Prepared by a suitably qualified professional with appropriate technical expertise in the field of acid sulfate soils identification and management. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	• A site specific Acid sulfate soils management plan may be requested to provide additional information to Council. • A site specific Acid sulfate soil management plan is to be prepared in accordance with: a) SC6.2.4 (Acid sulfate soils management plan); and b) State Planning Policy – State interest guideline: Water quality, August 2014, or any later guideline as agreed by Council.
Ecological assessment report	• Prepared by a suitably qualified professional with a relevant tertiary qualification in ecology, conservation biology or environmental planning and at least 5 years' experience in ecology surveys, assessment and reporting. • Consultation with other entities may also be necessary including Council, State	• A site specific Ecological assessment report may be requested to provide additional information to Council. • A site specific Ecological assessment report is to be prepared in accordance with SC6.2.5 (Ecological assessment report).

	government and other relevant agencies or individuals.	
Renewable energy facility visual impact assessment report	• Prepared by a suitably qualified professional with appropriate technical expertise in visual impact assessment. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (eg business owners)	• A site specific Renewable energy facility visual impact assessment report in accordance with SC6.2.6 may be requested to provide additional information to Council.
Stormwater Quality Management Plan	• Prepared by a suitably qualified professional with appropriate technical expertise in stormwater assessment • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (eg business owners)	• A site specific Stormwater Quality Management Plan may be requested to provide additional information to Council. • A site specific stormwater quality management plan is to be prepared in accordance with SC6.2.7 (Stormwater Management Plan) and the Whitsunday Regional Council Stormwater Quality Guidelines, or any later guideline as agreed by Council.
Vegetation management plan	• Prepared by a suitably qualified professional with a relevant tertiary qualification in ecology, conservation biology or environmental planning and at least 5 years' experience in vegetation management, assessment and reporting. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	• A site specific Vegetation management plan may be requested to provide additional information to Council. • A site specific Vegetation management plan is to be prepared in accordance with SC6.2.8 (Vegetation management plan).

SC6.2.3 Acid sulfate soils assessment report

SC6.2.3.1 Purpose of an Acid sulfate soils assessment report

(1) An Acid sulfate soils assessment report is required to:

(a) quantify the extent and severity of acid sulfate soils for a particular site;

(b) ensure appropriate methods are implemented to mitigate or avoid the disturbance of acid sulfate soils; and

(c) provide information and guidance to support the outcomes required by the Acid sulfate soils overlay code.

SC6.2.3.2 Preparation of an Acid sulfate soils assessment report

(1) The site-specific Acid sulfate soils assessment report is to include an acid sulfate soils assessment, as detailed in Table SC 6.2.2 (Requirements of environmental features documentation) of this planning scheme policy.

(2) An Acid sulfate soil assessment report is to:

(a) explain the methodology and findings of the acid sulfate soils assessment to determine the presence, extent and severity of any actual acid sulfate soils or potential acid sulfate soils on the site;

(b) evaluate the potential for harm to the environment or to constructed assets as a result of the development; and

(c) make recommendations as to whether management measures are needed.

(2) If the acid sulfate soil assessment report finds that acid sulfate soils will be affected by the development, then an Acid sulfate soil management plan is to be prepared in accordance with SC6.2.4 (Acid sulfate soils management plan).

SC6.2.4 Acid sulfate soils management plan

SC6.2.4.1 Purpose of an Acid sulfate soils management plan

(1) An Acid sulfate soils management plan is required to:

(a) explain how acid sulfate soils will be managed on the site to minimise or prevent harm to the environment or to constructed assets; and

(b) provide information and guidance to support the outcomes required by the Acid sulfate soil overlay code.

SC6.2.4.2 Preparation of an Acid sulfate soils management plan

(1) An Acid sulfate soil management plan is to include at a minimum:

(a) a two-dimensional map of the actual or potential acid sulfate soils to the depth of disturbance;

(b) details that reflect potential on-site and off-site impacts of the disturbance on the soil and the groundwater levels;

(c) the methods that will be used to avoid, treat or otherwise manage acid sulfate soils, including the contained on-site management and treatment of potential and actual acid sulfate soils;

(d) the details of any pilot project or field trial to be undertaken to prove the effectiveness of any new technology or innovative management practice being proposed;

(e) details of the management of the height of the groundwater table on-site and off-site both during and after construction;

(f) details of all soil and water monitoring, both manual and automated, to be performed during and after treatment, and including verification testing of soils;

(g) details of the handling and storage of neutralising agents;

(h) details of contained on-site treatment and management of potentially contaminated stormwater run-off, and leachate including details of groundwater management associated with the works both in the short and long term;

(i) a description of contingency measures to be implemented on and off the site if the management procedures prove to be unsuccessful and acid is generated or leachate problems occur; and

(j) details of the treatment and management of surface drainage waters for disturbed acid sulfate soils.

(2) The Acid sulfate soil management plan is to provide for the ongoing management and monitoring of impacts of acid sulfate soil material throughout the construction and operation of the project and describe the construction schedules and environmental management procedures.

(3) The development is to be staged so that the potential impact of any area disturbed at any one time is limited and easily managed. Documentation containing the schedule of monitoring is to be made available for Council inspections.

(4) Action is to be taken to prevent or minimise any adverse impacts on surface water, groundwater, the site and surrounding areas. These actions are to be documented in the acid sulfate soil management plan and include:

(a) objectives and outcomes;

(b) management measures;

(c) performance indicators;

(d) elements to be monitored;

(e) a monitoring schedule;

(f) contingency plans;

(g) responsibilities;

(h) reporting and review requirements; and

(i) training arrangements.

SC6.2.5 Ecological assessment report

SC6.2.5.1 Purpose of an Ecological assessment report

(1) An Ecological assessment report is required to:

(a) quantify the matters of environmental significance on a particular site;

(b) ensure appropriate methods are implemented to appropriately protect, manage or restore matters of environmental significance on the site; and

(c) provide information and guidance to support the outcomes required by the Biodiversity, waterways and wetlands overlay code.

SC6.2.5.2 Undertaking an Ecological assessment report

(1) An Ecological assessment report is to incorporate a tree survey plan in accordance with SC6.2.5.3 (Preparation of a Tree survey plan), which identifies all the trees on the development site.

(2) Prior to any field survey work commencing, records are to be investigated to identify likely regional ecosystems, flora, and fauna species (including weed and pest animal species) which may occur on the site or on adjoining lands within a one kilometre radius of the site. Records to be investigated include:

(a) research reports;

(b) local knowledge (such as from local catchment and environment groups);

(c) databases, such as the Council and Queensland Government regional ecosystem mapping, and flora and fauna records held by the Queensland Government (Wildnet), Queensland Museum and Queensland Herbarium; and

(d) published literature.

(3) The field survey is to assess the presence or likely presence of ecological features, significant vegetation communities, and flora and fauna species (including weed and pest animal species) on the site. Specifically, it should:

(a) incorporate coverage of all major habitat types on the site;

(b) use survey techniques suited to a diversity of flora and fauna; and

(c) consider seasonal variations, survey duration and climatic conditions.

(4) Ecological features and processes are essential to the conservation of biodiversity and the maintenance of ecosystem services. Some examples of ecological features and processes which need to be identified on or adjoining the site are:

(a) areas that contain nationally and internationally important flora, fauna, ecological communities and heritage places as identified in the *Environment Protection and Biodiversity Conservation Act 1999*;

(b) areas declared as Fish Habitat Areas under the *Fisheries Act 1994*;

(c) areas prescribed under the *Nature Conservation Act 1992*, including areas subject to an Interim Conservation Order and areas subject to a conservation plan;

(d) areas identified as having conservation significance under the *Coastal Protection and Management Act 1995*;

(e) important habitat features or evidence of fauna species, such as trees supporting scratch marks and hollows, stags, scats, tracks and other traces, fruit and seed falls, fauna trails, fallen logs, termite mounds, ground diggings, rock outcrops, nests in banks and roost, nest and den trees;

(f) areas that would be suitable for habitat restoration, consolidating any existing habitat on site or on adjoining sites.

(5) To identify flora and vegetation communities, plot or transect-based survey methods are to be used when establishing a flora species inventory, weed survey, or searching for significant flora species. All vegetation communities, including wetlands and, within these, all microhabitats (such as dry gullies) are to be identified. The regional ecosystem type is to be classified and the age, structure, composition and condition of the vegetation is to be assessed. Plans and literature may also have flora and fauna records.

(6) For fauna surveys, a minimum of 4 days and 4 nights of survey time are recommended to minimise any sampling duration influences within any given sampling period. Regard must also be had for any migratory species which may not be present but habitually use the location. In circumstances where less sampling effort is proposed, appropriate justification is to be provided in the ecological assessment report. The biodiversity survey principles to be considered when undertaking a fauna survey include:

(a) survey methodology which accounts for habitat diversity and species requirements;

(b) survey design to minimise factors which may reduce the quality of the survey results;

(c) data is collected in a consistent format; and

(d) ecological investigations in accordance with best-practice research ethics.

(7) Fauna data is to be supported by the start and end dates of the survey, coordinates of the survey location, scientific and common name of identified species and the location precision.

(8) Identify any existing impacts or threatening processes to the ecological features, vegetation communities (regional ecosystems) and flora and fauna species on the site.

(9) Outline the likely impacts of development on the ecological features and flora and fauna species. Examples of spatial and temporal impacts from development include:

(d) loss or fragmentation of habitat;

(e) decrease or change in structure, composition, complexity and connectivity of vegetation;

(f) increased edge effects, such as noise and light;

(g) earthworks and installation of infrastructure, such as retaining walls, paths, roads, stormwater treatment devices;

(h) weed and pest animal invasion;

(i) changes to fire risks and regimes;

(j) changes to flow regimes, nutrients, sediment and pollutant loads;

(k) barriers to safe wildlife movement such as roads or fences; and

(l) introduction of domestic animals.

SC6.2.5.3 Preparation of a Tree survey plan

(1) A Tree survey plan forms part of the Ecological assessment report (SC6.2.5.4 Preparation of an Ecological assessment report) and involves identifying, assessing and surveying all trees on a site and provides a description of the site and the proposed works.

(2) The Tree survey plan comprises a map and a supporting table or report outlining the location and other attributes of trees located on the site. It is to incorporate the following information:

(a) a scaled tree survey map overlaid on the development layout, identifying the location of:
  (i) individual trees, ensuring each tree is numbered and the area of the canopy spread is shown indicatively;
  (ii) those trees proposed for retention;
  (iii) those trees proposed for removal; and
  (iv) any tree protection zones;

(b) a table which includes:
  (i) the number for each tree identified on the tree survey map;
  (ii) tree species (botanical and common names);
  (iii) height;
  (iv) diameter at breast height;
  (v) canopy spread (in square metres);
  (vi) condition/health;
  (vii) evidence of fauna use or habitat value including scratch marks, hollows, nests, termites and scats;
  (viii) trees to be removed or root zones to be impacted; and
  (ix) trees to be retained;

(c) photographs of the site, key tree species and evidence of fauna use, where relevant; and

(d) any other supporting information provided by a qualified arborist.

SC6.2.5.4 Preparation of an Ecological assessment report

(1) The Ecological assessment report informs the design of the development layout and footprint and is to be completed prior to the development design and layout.

(2) The level of detail contained within the Ecological assessment report will vary, reflecting the nature of the development and site attributes. The report is to include at a minimum:

(a) a description of the methodology used to complete the assessment:
  (i) provide a full description of the field survey methodology used and assumptions made;
  (ii) detail all background investigations undertaken including literature reviewed, and recognised specialists, authorities and local naturalists consulted or referenced; and

(iii) reports that rely primarily on desktop research with little or no field-based work are not acceptable;

(b) a description and map of the ecological features and processes, vegetation communities and flora and fauna species of the site and adjacent lands will at a minimum:
  (i) identify and detail ecological features and provide a map displaying the location and extent of the ecological features. This is referred to as an ecological features map. Appropriate photographs and figures will enable the identification and location of ecological features on the ground;
  (ii) in addition to identifying ecological features, the Ecological Features map is also to include:
    (A) 1m contours for the existing site topography;
    (B) areas included in the Biodiversity, waterways and wetlands overlay map;
    (C) location of waterway corridors and wetlands as shown on the Waterway and wetlands overlay map;
    (D) existing buildings and infrastructure such as roads or sewer lines; and
    (E) nature and extent of any vegetation protected under the *Vegetation Management Act 1999*;
  (iii) describe key ecological processes occurring on the site and adjacent lands;
  (iv) include appropriate photographs, figures and maps that will enable the identification and location of ecological features on the ground;
  (v) accurately map and describe the vegetation communities, (remnant and non-remnant vegetation) in the site and on adjacent lands. Include details such as age, structure, composition and condition of vegetation communities on the site and on adjacent lands;
  (vi) describe and map accurately the terrestrial and aquatic flora species and vegetation communities (including details such as age, structure, composition, condition, State/national significance and regional ecosystem status) in the site and on adjacent lands. A table outlining the location and attributes of trees on the development site should also be provided;
  (vii) document and describe the presence of any flora species listed as threatened under Commonwealth or State legislation;
  (viii) provide any past flora and fauna records of the site and adjoining lands within a 1km radius of the site. Records include research reports, local knowledge and databases, such as the Queensland Museum and Queensland Herbarium records;
  (ix) identify terrestrial and aquatic fauna species present or likely to be present within the site and adjacent lands;
  (x) prepare an appropriately scaled map identifying the location of key habitat features or evidence of fauna species, including trees supporting scratch marks and hollows, stags, fruit and seed falls, fauna trails, fallen logs, termite mounds, ground diggings, rock outcrops, nests in banks and roost, nest and den trees; and
  (xi) document and describe the presence of any fauna species.

(c) document potential development impacts on ecological features and processes including:
  (i) an outline of the proposed development:
    (A) nature of the land use;
    (B) the extent of the development footprint and details of the site layout; and

(C) development design including the building height in metres, location of any outdoor lighting, audio systems or other noise generating activities;

(ii) identification of the proposed hours of operation if non-residential including:
  (A) the number of people anticipated on site at various times during the day and night; and
  (B) the number and type of vehicle movements anticipated on site during the ongoing operation phase;

(iii) for the construction phase, details of the sequence of any proposed vegetation clearing, type of construction machinery and proposed barriers to restrict site access to ecologically sensitive areas;

(iv) differentiation between the impacts likely to occur during the construction of the development versus those impacts resulting from the ongoing operation of the development (including cumulative impacts of the development); and

(v) details of potential spatial (on-site and off-site) and temporal (short- and long-term) direct and in-direct impacts from the development on flora and fauna species and vegetation communities, including consideration of the construction and operational phases of the development. Specifically discuss the likely consequences of the identified impacts for the site and adjacent lands;

(vi) the degree of confidence with which the impacts of the action are known and understood;

(d) detail how the layout of the development avoids impacts to the ecological features and processes and significant flora and fauna species and outline the impact mitigation measures that will be undertaken to reduce the impacts to ecological features and processes by:
  (i) clearly demonstrating how the proposed mitigation strategies will enable the development to meet the nature conservation obligations as described in the relevant statutory planning mechanisms; and
  (ii) providing information about development designs to mitigate impacts to ecological features and processes, such as:
    (A) protecting ecological connectivity;
    (B) enhancing habitat extent and condition; and
    (C) rehabilitating degraded areas.

SC6.2.6 Renewable Energy Facility Visual Impact Assessment

SC6.2.6.1 Purpose of a Renewable Energy visual impact assessment

(1) A Renewable energy facility visual impact assessment report is required to:

(a) Assess sensitive receptors and roads visual exposure to a proposed Renewable energy facility;

(b) Assess the visual impact of a Renewable energy facility on sensitive receptors, roads and public areas; and

(c) Outline mitigation strategies to reduce the visual impact on public areas and sensitive receptors, such as Accommodation activities;

SC6.2.6.2 Undertaking a Renewable energy facility visual impact assessment

(1) A Renewable energy visual impact assessment involves an assessment of a proposed development to determine its potential impact upon surrounding sensitive receptors and roads, including potential for glint or glare from solar panels and suitability as a land use within the landscape;

(2) In developing a Renewable energy visual impact assessment, due regard should be given to the location of surrounding sensitive receptors, roads, topography, vegetation, solar panel type and development layout; and

(3) The steps to be followed and information provided when preparing a Renewable energy visual impact assessment are outlined below:

Step 1: Describe the project and its visual components

(a) Description of the project, including site layout, landscaping, major electricity infrastructure, lighting, scale and type of solar panel to be utilised (where applicable), such as fixed, dual axis or single axis trackers;

Step 2: Evaluate visual environment, landscape of development site and surrounding area

(b) Provide photos and descriptions of key elements within the surrounding landscape to provide local context, including existing infrastructure, topography, vegetation, aesthetic landforms, buildings, public spaces and land uses, having regard to potential future residential growth;

(c) Assess the surrounding Landscape character type, surrounding high or medium amenity areas and scenic gateways based upon scenic preferences and mapping from the Whitsunday Scenic Amenity Study, refined by applying site-specific analysis of local context;

Note - Landscape character types are defined within Table 4 and high amenity areas are defined within Appendices of the Whitsunday Scenic Amenity Study online at http://www.whitsunday.qld.gov.au/566/Studies-and-Superseded-Planning-Schemes. GIS Tab files of high, medium and low amenity areas can be provided at request.

Step 3: Assess visual receptor sensitivity within the study area and assess impact of development upon viewpoints

(d) Identify surrounding scenic corridors and sensitive receptors, such as Accommodation activities, future residential growth areas and public roads that have visibility of the proposed Renewable energy facility;

Note – Scenic corridors defined by AO1.2 of the Renewable energy facilities code include Gregory Cannon Valley Road, Conway Road, Crystal Brook Road, or Bowen-Developmental Road between Bogie River and Strathmore Road

(e) If necessary, undertake a field of view analysis to provide a detailed assessment of the impact of development intruding upon a scenic corridor or sensitive receptor's views of high amenity landscapes or key landscape features;

(f) Assess receptor sensitivity based upon Table SC6.2.6.1;

Step 4: Identify potential impacts upon sensitive receptors, scenic corridors and roads,

(g) Operational aspects of the Renewable energy facility, including construction and operation, with regard to lighting, vegetation clearing and movement of heavy machinery;

(h) Glare or glint from solar panels on sensitive receptors and public roads at all times of the day and year based upon the angle of the fixed or moving panels, including:
i. frequency; and
ii. intensity;

(i) Assess magnitude of change of the proposed development upon view corridors of high amenity landscapes or landscape features viewed by identified sensitive receptors or scenic corridors in accordance with Table SC6.2.6.2;

(j) Summarise visual impact upon sensitive receptors in terms of intrusion upon high or medium amenity landscapes, landscape features and potential for glint and glare from solar panels upon sensitive uses and public roads utilising Table SC 6.2.6.3;

Step 5: Renewable energy facility visual impact mitigation strategies

(k) Specify mitigation strategies to limit the potential visual impact as a result of glare or glint from solar panels upon sensitive receptors or public roads;

(l) Specify mitigation strategies to limit intrusion upon views of high amenity landscapes from sensitive receptors or scenic corridors identified by the Whitsunday Scenic Amenity Study; and

(m) Summarise the potential visual impact following the implementation of mitigation measures.

Table SC6.2.6.4: Determination of receptor sensitivity and magnitude of change.

Relative sensitivity	Receptor which may be exposed to the development	Magnitude of change	Explanation
High	• Elevated Accommodation activities that maintain a predominately open view of high amenity areas or key landscape characteristics that are intruded upon by the development; and • Motorists and passengers on Scenic corridors.	High	• Loss or major alteration of key landscape features identified as high amenity landscape when viewed from sensitive uses; and • Glint and glare from solar panels affecting open views of sensitive uses or users of arterial roads.

Medium	• Accommodation activities that have views from windows or partially obscured views of high amenity areas or key landscape characteristics that are intruded upon by the development; or • Motorists and passengers on arterial roads.	Medium	• Loss or major alteration of key landscape features or medium amenity landscapes when viewed from sensitive uses; and • Glint and glare from solar panels affecting partially obscured views or windows of sensitive uses or users of rural roads.
Low	• All other receptors	Low	• Minor loss of or alteration to one or more key features of the landscape character or medium amenity area; and • No glint or glare from solar panels affecting sensitive uses or any road users.

Note – Scenic corridors defined by AO1.2 of the Renewable energy facilities code include Gregory Cannon Valley Road, Conway Road, Crystal Brook Road, or Bowen-Developmental Road between Bogie River and Strathmore Road. Key landscape features may include aspects, such as valleys or gorges, mountains, waterfalls, waterways or significant trees. High amenity and medium amenity areas are defined within Appendices of the Whitsunday Scenic Amenity Study online at http://www.whitsunday.qld.gov.au/566/Studies-and-Superseded-Planning-Schemes

Table SC 6.2.6.5: Assessment of visual impact.

Assessment of Visual Impact		**Sensitivity to visual change**		
		High	Medium	Low
Magnitude of change to views	High	Major	Major	Moderate
	Medium	Major	Moderate	Minor
	Low	Moderate	Minor	Minor

SC6.2.7 Stormwater management plan

SC6.2.7.1 Purpose

(1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:
   (a) a stormwater quality management plan (SQMP).

SC6.2.7.2 Requirements of stormwater quality documentation

(1) Stormwater documentation is to be prepared in a clear and concise manner, consistent with the elements identified in Table SC6.2.7.1 (Requirements of Stormwater documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

Table SC6.2.7.1 Requirements of Stormwater Quality Documentation

Documentation	Preparation	Report requirements
Stormwater Quality Management Plan & associated drawings	• Prepared by a suitably qualified professional with appropriate technical expertise in stormwater assessments. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (e.g. business owners).	• Stormwater Quality Management Plan may be requested to provide additional information to Council. • A site specific stormwater quality management plan is to be prepared in accordance with the Whitsunday Regional Council Stormwater Quality Guidelines, or any later guideline as agreed by Council

SC6.2.7.3 Preparation of a Stormwater Quality Management Plan (SQMP)

1) A stormwater quality management plan is required to:

   (a) provide guidance on the policy and standards required in relation to the provision of stormwater infrastructure for new development; and
   (b) ensure stormwater infrastructure design and construction satisfies Council's requirements and environmental and safety expectations.

2) A stormwater quality management plan comprises of the following for MCU/ROL applications:

Section	Contents
Cover page	Development name and reference
Document information page	Table outlining information relevant to the development of the SQMP, including document title (reference number, date and version), document authors and reviewers, suitably qualified persons details (qualifications and experience), names of the project team and signature and name of the client.
Table of contents	Structure of the SQMP.
Introduction	Description of the proposed development (works, address and RP) and purpose of the SQMP.
Previous reports	Summary of other reports which deal with stormwater management that are superseded by this report
Related reports	Summary of reports (such as waterway assessments and soil investigations) that should be read in conjunction with the SQMP.

Previous approvals or requests for information (if relevant)	Details of any previous approvals or requests for information for the development site.
Site description	Description of the development site including details of topography, geology, relevant hydrological/ drainage features, existing natural features, imperviousness etc. Site survey details including spot levels, contours, boundaries, waterways, vegetation (including regional ecosystem mapping), easements and other relevant site features. Description of site constraints.
Development description	Description of the proposed development including land use, scale, densities, site coverage (percent impervious), lawful point of discharge and general urban design.
Stormwater management objectives	List of all the stormwater management objectives (see Section 2) which apply to the development. Justification for any objectives not adopted.
Stormwater management strategy	Description of the selected stormwater management initiatives required to comply with each objective applicable to the development. This should include figures providing conceptual catchments, location and scale of the stormwater management initiatives. It must demonstrate that sufficient space is available for the stormwater management initiatives. This includes both horizontal and vertical space. The proposed system must be able to drain. If the proponent is proposing a bioretention system for the site to comply with the stormwater quality design objectives, they may, if they wish, adopt a filter media sized at 1.5% of the catchment, and allow a total of 3 times this area for the total footprint of the system. If the proponent is proposing a vegetated stormwater asset other than a bioretention system (typically a wetland or swale) they may, if they wish, adopt a size of that system's treatment area using MUSIC and allow a total of 3 times this area for the total footprint of the system. Note that the above does not negate the need to demonstrate that sufficient vertical space has been allowed and that the system can freely drain.
Assessment, modelling and calculations	Detailed description, calculations and models used to determine the stormwater management strategy and compliance with the relevant objectives.
Lifecycle costs (if relevant)	Where the stormwater management strategy involved proprietary devices, lifecycle costs shall be provided.
Conclusion	Relevant concluding information.
References	List of reference documents.
Appendix 2	Where MUSIC modelling has been completed, completed versions of the relevant reporting forms contained in Appendix A of the MUSIC Modelling Guidelines (Water by Design, 2016) shall be provided.
Other appendices (if relevant)	Other appendices as relevant.

a) all stormwater models and calculations used in the creation of the SQMP and development application

3) A stormwater quality management plan comprises of the following for OPW applications:

Section	Contents
Cover page	Development name and reference
Document information page	Table outlining information relevant to the development of the SQMP, including document title (reference number, date and version), document authors and reviewers, suitably qualified persons details (qualifications and experience), names of the project team and signature and name of the client.
Table of contents	Structure of the SQMP.
Introduction	Description of the proposed development (works, address and RP) and purpose of the SQMP.
Previous reports	Summary of other reports which deal with stormwater management that are superseded by this report
Related reports	Summary of reports (such as waterway assessments and soil investigations) that should be read in conjunction with the SQMP.
Previous approvals or requests for information (if relevant)	Details of any previous approvals or requests for information for the development site.
Site description	Description of the development site including details of topography, geology, relevant hydrological/ drainage features, existing natural features, imperviousness etc. Site survey details including spot levels, contours, boundaries, waterways, vegetation (including regional ecosystem mapping), easements and other relevant site features. Description of site constraints.
Development description	Description of the proposed development including land use, scale, densities, site coverage (percent impervious), lawful point of discharge and general urban design.
Stormwater management objectives	List of all the stormwater management objectives (see Section 2) which apply to the development. Justification for any objectives not adopted.
Stormwater management strategy	Description of the selected stormwater management initiatives required to comply with each objective applicable to the development. This should include a scale figures providing conceptual catchments, location and scale of the stormwater management initiatives.
Assessment, modelling and calculations	Detailed description, calculations and models used to determine the stormwater management strategy and compliance with the relevant objectives.
Lifecycle costs (if relevant)	Where the stormwater management strategy involved proprietary devices, lifecycle costs shall be provided.
Construction, establishment, bonding and handover	Detailed description of the construction, establishment, bonding and handover processes to be used (see Section 7)
Conclusion	Relevant concluding information.
References	List of reference documents.
Appendix 1	Detailed engineering and landscape design drawings shall be shown.
Appendix 2	Where MUSIC modelling has been completed, completed versions of the relevant reporting forms contained in Appendix A of the MUSIC Modelling Guidelines (Water by Design, 2016) shall be provided.
Other appendices (if relevant)	Other appendices as relevant.

a) detailed engineering and landscape drawings ; and

b) working copies of all stormwater models and calculations used in the creation of the SQMP and development application; and
c) suitably qualified person certification.

SC6.2.7.4 Preparation of a Stormwater Quality Management Plan Additional Guidelines

For the purposes of the performance outcomes and acceptable outcomes in the Healthy Waters code, the following are relevant guidelines for preparation of a stormwater quality management plan: -

a) Whitsunday Regional Council Stormwater Quality Guideline.

SC6.2.8 Vegetation management plan

SC6.2.8.1 Purpose of a Vegetation management plan

(1) A Vegetation management plan is required to ensure appropriate methods are implemented to appropriately protect against, manage or restore the disturbance of vegetation before, during and after construction works on a site.

(2) A Vegetation management plan may be required prior to or as a condition of a development approval; in which case it is required to be lodged before the commencement of site works or any interference with vegetation.

SC6.2.8.2 Preparation of a Vegetation management plan

(1) A Vegetation management plan is to comprise a plan of layout and supporting text.

(2) The plan of layout is to include the following standard features as a minimum:

(a) cadastral and property boundaries and dimensions adequate to interpret the plan;

(b) layout of development, including existing and proposed alignments of services and infrastructure;

(c) location and description of vegetation to be retained, cleared and restored, including drainage lines, waterway corridors, wetlands and other ecological features;

(d) location of protective fences or other vegetation protection measures such as designated vehicle access, signage, tree guards and retaining clumps of trees for wind and storm protection;

(e) contours (including areas for proposed filling and excavation);

(f) location and type of erosion measures;

(g) location of dedicated work areas including stockpile and disposal sites; and

(h) location of machinery access ways.

(3) The supporting text is a critical component of a Vegetation management plan and reports on the four main steps of vegetation management processes, namely:

(a) project management;

(b) vegetation protection;

(c) clearing and disposal; and

(d) rehabilitation and maintenance.

(4) Each step is presented in Table SC 6.2.6.2.1 (Vegetation management plan preparation) with suggested approaches as to how to achieve the key aims and outcomes.

Table 6.2.8.2.1 Vegetation management plan preparation

Key aims or outcomes	Suggested approach
A. Project Management	

• To formulate and implement vegetation management actions. • To clearly identify objectives, methods and reporting lines. • To inform all relevant people, companies and workers of their responsibilities.	• Vegetation management plan to be prepared in conjunction with engineering requirements. • Vegetation management to be an integral part of the construction and operational phases. • Nominate a person with responsibility for overseeing development works (such as the site supervisor), a person responsible for implementing vegetation management plan actions on site, and a person for point-of-contact for the Council. • Instruct all workers and contractors as to their role in vegetation management. • Provide the method of assessing compliance with the vegetation management plan.
B. Vegetation protection	
• To effectively protect vegetation during construction and operational phases.	• Identify vegetation for removal and protection on a vegetation retention plan. • Refer to appropriate Australian Standards e.g. AS 4970-2009 (Protection of trees on development sites), and AS 4373-2007 (Pruning of amenity trees). • Implement vegetation protection measures during construction. These commonly include designated vehicle access ways, signage, protective barrier fences, silt fences, tree guards and dedicated work areas. Establish these measures prior to works commencing and maintain the measures throughout the construction phase. • Protect the root zones of individual trees or clumps of trees from compaction, filling, stockpiling or excavation. Refer to AS 4373-2007 (Pruning of amenity trees). • Identify a replacement formula for trees which are damaged.
C. Clearing and disposal	
• To minimise the adverse impacts of vegetation clearance. • To maximise recycling or re-use of cleared vegetation. • To minimise the impacts on existing fauna.	• Clearly identify and indicate on a plan the area of vegetation proposed to be cleared in relation to tree protection zones and structural root protection zones. • Use clearing methods that will not damage adjacent protected vegetation and that will minimise soil profile disturbance. Match the type of equipment to be used with the specific clearing task. There are many options available, including excavator-mounted hydraulic grabs etc. • Recycle cleared vegetation for re-use on or off site. Recycling techniques include mulching, tub-grinding, wood chipping

	and salvage. Do not recycle weed materials as this has potential to spread weed propagules. • Obtain advice from a qualified arborist when work is proposed within the tree protection zone. • Clear vegetation sequentially to allow for natural retreat of fauna. • Employ a suitably qualified fauna spotter and a fauna catcher during the vegetation clearing and disposal phase of the project.
D. Rehabilitation and maintenance	
• To restore and enhance areas in the post- construction phase. • To maximise survival opportunities for areas of retained vegetation and newly rehabilitated areas.	• Use species native to the site, including species known to provide food and habitat for native fauna or those species identified in SC6.4.5 (Planting species list). • Use a mix of species which replicate all strata in the nominated Regional Ecosystem that was originally on site pre-clearing. • Use species to augment the functioning of ecological corridors and nodes through the site. • Do not use plants that will compete with or displace existing local native species, or that have the potential to become new and emerging weed species. • Specify a maintenance program in the Vegetation management plan to ensure the long-term health and vigour of retained vegetation and healthy growth of new plantings, including specified growth targets. Give details on mulching, watering and fertiliser regimes, regular inspection schedules for damage or disease, replacement planting criteria and weed control measures.

SC6.3 Heritage planning scheme policy

SC6.3.1 Introduction

SC6.3.1.1 Relationship to the Planning Scheme

(1) This planning scheme policy provides:

(a) information the Council may request for a development application; and

(b) guidance or advice about satisfying an assessment benchmarks which identifies this planning scheme policy as providing that guidance or advice.

Note – This planning scheme policy does not remove obligations under the *Queensland Heritage Act 1992* for places identified on the Queensland Heritage Register.

SC6.3.1.2 Purpose

(1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:

(a) Heritage impact assessment report;

(b) Heritage management plan; and

(c) Archaeological management plan.

SC6.3.1.3 Heritage overlay mapping

(1) Heritage overlay mapping has been prepared for the local government area, showing the areas of local and state heritage significance. This mapping has been prepared in accordance with the requirements of the SPP. The specific overlay to which this PSP applies is:

(i) Heritage overlay code. Mapping identifies the Commonwealth, State heritage place and Local heritage place features.

SC6.3.2 Requirements of heritage documentation

(1) Heritage documentation to be prepared in a clear and concise manner, consistent with the elements identified in Table SC 6.3.2.1 (Requirements of heritage documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

Table SC 6.3.2.1 Requirements of heritage documentation

Documentation	Preparation	Report requirements
Heritage impact assessment report	• Prepared by a suitably qualified professional with tertiary qualification in an area related to heritage conservation and appropriate technical expertise in the field of cultural heritage identification and mitigation. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	• A site specific Heritage impact assessment report may be requested to provide additional information to Council. • A site specific Heritage impact assessment report is to be prepared in accordance with: a) SC6.3.3 (Heritage impact assessment report); b) the Burra Charter: The Australian ICOMOS Charter for places of cultural heritage significance (2013); and c) the *Aboriginal Cultural Heritage Act 2003*. • All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.
Heritage management plan	• Prepared by a suitably qualified professional with tertiary qualification in an area related to heritage conservation and appropriate technical expertise in the field of cultural heritage identification and mitigation. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	• A site specific Heritage management plan may be requested to provide additional information to Council. • A site specific Heritage management plan is to be prepared in accordance with: a) SC6.3.4 (Heritage management plan); b) the Burra Charter: The Australian ICOMOS Charter for places of cultural heritage significance (2013); and c) the *Aboriginal Cultural Heritage Act 2003*. • All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.
Archaeological management plan	• Prepared by a suitably qualified professional with tertiary qualification in archaeology and appropriate technical expertise in the surveying, identification, recording, assessment and	• A site specific Archaeological management plan may be requested to provide additional information to Council. • A site specific Archaeological management plan is to be prepared in accordance with:

	evaluation archaeological sites. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	c) SC6.3.5 (Archaeological management plan); d) Guideline: Archaeological investigations, DES, 2019. e) the Burra Charter: The Australian ICOMOS Charter for places of cultural heritage significance (2013); and f) the *Aboriginal Cultural Heritage Act 2003*. • All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.

SC6.3.3 Heritage impact assessment report

SC6.3.3.1 Purpose of a Heritage impact assessment report

(1) A Heritage impact assessment report is required to:

(a) quantify the extent and severity of potential damage to or impacts on a Heritage place; and

(b) provide information and guidance to support the outcomes required by the Heritage overlay code.

SC6.3.3.2 Preparation of a Heritage impact assessment report

(1) A Heritage impact assessment report is to include at a minimum:

(a) a description of the history of the place and a description of the place (including any relevant components, contents, spaces and views that contribute to the significance of the place noted in the Place Card);

(b) a review of the Statement of Significance of the place;

(c) reference to an existing Conservation management plan or Archaeological management plan and the management policies included in either plan (if available);

(d) plans that illustrate the development plan and site layout, in relation to the heritage register boundary, cadastral boundary and significant heritage fabric described in the Local heritage placecard, and
   i. if involving alterations - sufficient plans to show how a design response seeks to avoid, minimise and mitigate impacts on cultural heritage significance (such as a site plan, floor plans, elevations, sections, plan projections, elevations, architectural drawings, artist's representations, imagery and 3D representations); or
   ii. if involving partial demolition – sufficient plans to show the extent of demolition of the Local Heritage Place.

(e) a heritage impact statement (based on the principles of the Burra Charter: The Australian ICOMOS Charter for places of cultural heritage significance), including:
   (i) photographs of the Heritage place;
   (ii) the identification of the aesthetic, architectural, historical, scientific and social or technological significance; and
   (iii) the demonstration that proposed development conserves, or minimises the impact on, the significance of the place and, if relevant, reflects the management policies contained in the Conservation management plan or Archaeological management plan;

(f) if it is determined that the proposed development will impact the significance of the place, information must be provided to demonstrate why the change is required, what options were considered and what measures are provided to reduce the detrimental impact that may result from the change; and

(g) list any references used in the production of the statement and any relevant technical information or correspondence from government departments.

SC6.3.4 Heritage management plan

SC6.3.4.1 Purpose of a Heritage management plan

(1) A Heritage management plan is required to:

(a) identify the strategies and management techniques a development is to implement to mitigate or reduce adverse impacts on a Heritage place as a result of development; and

(b) provide information and guidance to support the outcomes required by the Heritage overlay code.

SC6.3.4.2 Preparation of a Heritage management plan

(1) A Heritage management plan is to include at a minimum:

(a) an outline of the significance of the place, the conditions of approval for development to a Heritage place and particular requirements to manage the significance of the place during development, including, as required by Council, an archival recording of the place where demolition or removal is required;

(b) a description of the extent of the heritage boundary and the specific heritage features within the boundary;

(c) an outline of the requirements for the management of any approved works within sensitive areas, including:
(i) council conditions of approval for the work;
(ii) work method statements for work requiring particular care and attention to appropriate conservation methods; and
(iii) training of contractors, including ‘tool box talks’;

(d) an assessment of the risk inherent in particular activities to the significance of the place and appropriate mitigation and/or monitoring responses; and

(e) a procedure for the incidental discovery of items of potential cultural heritage significance, including archaeological artefacts.

SC6.3.5 Archaeological management plan

SC6.3.5.1 Purpose of an Archaeological management plan

(1) An Archaeological management plan is required to:

(a) provide additional information regarding the extent and severity of ground-breaking activities on a site;

(b) identify the management activities which will be undertaken to reduce adverse impacts as a result of development that has been identified as an archaeological place; and

(c) provide information and guidance to support the outcomes required by the Heritage overlay code.

SC6.3.5.2 Preparation of an Archaeological management plan

(1) An Archaeological management plan is to be prepared in accordance with Table SC6.3.2 (Requirements of heritage documentation) and include at a minimum:

(a) descriptions of the significant archaeological features and artefacts of a place, or the potential for archaeological features and artefacts to be present, and the proposed methodology to manage impacts on the features and artefacts during approved ground-breaking activity, including the procedure to manage unexpected discoveries;

(b) outline of the methodology for evaluating the extent, nature and integrity of the site and its significance should ground breaking activities be unavoidable;

(c) definitions of the appropriate management measures for the site, having regard to its potential significance, inclusive of the establishment of any ground disturbance exclusion zones and/or monitoring areas;

(d) specification of the process for dealing with new/unexpected finds of an archaeological nature resulting from ground-breaking activities must be in accordance with the *QLD Heritage Act 1992*, including advising the appropriate authority in accordance with s89 of the QLD Heritage Act 1992, and also Council of any such discovery; and

(e) an outline of the process for the curation and long-term ownership and management of any archaeological material collected as a result of development activities within the curtilage of a Heritage place that has been identified as an archaeological place.

SC6.4 Landscaping planning scheme policy

SC6.4.1 Introduction

SC6.4.1.3 Relationship to the Planning Scheme

(1) This planning scheme policy provides:

(a) information the Council may request for a development application; and

(b) guidance or advice about satisfying an assessment benchmarks which identifies this planning scheme policy as providing that guidance or advice.

SC6.4.1.4 Purpose

(1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:

(a) Landscaping plan;

(b) Landscaped separation buffer plan; and

(c) Planting species list.

SC6.4.2 Requirements of landscaping documentation

(1) Landscaping documentation to be prepared in a clear and concise manner, consistent with the elements identified in Table SC 6.4.2.1 (Requirements of landscaping documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

Table SC 6.4.2.1 Requirements of landscaping documentation

Documentation	Preparation	Report requirements
Landscaping plan	• Prepared by a suitably qualified professional with appropriate technical expertise in landscape architecture, horticulture or similar • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	• A site specific Landscaping plan may be requested to provide additional information to Council. • A site specific Landscaping plan is to be prepared in accordance with a) SC6.4.3 (Landscaping plan); b) SC6.4.5 (Planting species list); and c) SC6.8 (WRC development manual).
Landscaped separation buffer plan	• Prepared by a suitably qualified professional with appropriate technical expertise in the identification and mitigation of agricultural or industrial impacts or the design of landscaped buffers. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	• A site specific landscaped separation buffer plan may be requested to provide additional information to Council. • A site specific Landscaped separation buffer plan is to be prepared in accordance with a) SC6.4.4 (Landscaped separation buffer plan); b) SC6.4.5 (Planting species list); and c) SC6.8 (WRC development manual).
Planting species list	-	-

SC6.4.3 Landscaping plan

SC6.4.3.1 Purpose of a Landscaping plan

(1) A landscaping plan is required to:

(a) identify the suitable purposes and specifies plants recommended to be established on the site; and

(b) ensure appropriate methods and management activities are implemented to ensure survival of vegetation; and

(c) provide information and guidance to support the outcomes required by the Landscaping code.

SC6.4.3.2 Preparation of a Landscaping plan

(1) A Landscaping plan is to include a plan of layout and supporting text.

(2) A description and dimensioned site plan (drawn to an appropriate metric scale) is to include at a minimum:

(a) the project description and location;

(b) landscape architect / designer's name and contact details;

(c) the date on which the plan was prepared together with a plan number which clearly identifies the plan and any amendments thereof;

(d) the location of property boundaries, road alignments and street names;

(e) the location of underground and overhead services, including drainage, sewerage, power lines, electricity, telephone and gas;

(f) the location, botanical name and size of existing trees and shrubs and intended retention or removal of these plants to be clearly nominated;

(g) contours and spot levels, both existing and proposed to all surfaces, including levels at the base of all existing vegetation to be retained, and surface levels of paved areas and access covers;

(h) location and design of proposed stormwater drainage works including direction of overland flow, location of field inlets (as required) and methods to ensure erosion control;

(i) details of the location of any earth cuts, fills or mounds within landscaped areas and details of proposed measures to ensure stability, including location, height and materials of retaining walls;

(j) location of all existing and proposed buildings, landscape structures, storage areas, pathways, driveways and parking areas, outdoor furniture (where relevant e.g. centres) and fencing;

(k) details including design, materials used and colours of proposed edging, surface treatments, fencing, pergolas and raised gardens;

(l) location and nature of all proposed vegetation including:
  (i) a graphic code/key (as nominated on the plan);
  (ii) scientific or botanical names of plants;
  (iii) common names of plants (not essential);

(iv) spread at maturity;
(v) height at time of planting (measured from pot soil level to top of growing tip) (not essential);
(vi) crown width at time of planting (not essential); and
(vii) quantity of each species used;

(m) evidence of measures taken for conservation, protection and maintenance of sites which have environmental, ecological, cultural, architectural, historic, scenic, visual, streetscape or scientific significance; and

(n) a maintenance plan, detailing the intended arrangements for maintenance of the landscaping, and the conservation, protection and maintenance of significant sites, including at a minimum, the schedule for:
(i) weed control;
(ii) irrigation and watering;
(iii) plant maintenance and pruning; and
(iv) fertilizer management.

SC6.4.4 Landscaped separation buffer plan

SC6.4.4.1 Purpose of a Landscaped separation buffer plan

(1) A landscaped buffer plan is required to:

(a) achieve appropriate separation between:
(i) sensitive land uses and Rural, Special industry or High impact industry zones; or
(ii) major infrastructure elements (such as State-controlled roads) and sensitive uses; or
(iii) environmentally significant areas or edges of existing Native vegetation from development;

(b) ensure appropriate mitigation methods and management activities are implemented to reduce the potential conflict between incompatible uses; and

(c) provide information and guidance to support the outcomes required by the Landscaping code, Reconfiguring a lot code and the Agricultural land overlay code.

SC6.4.4.2 Preparation of a Landscaped separation buffer plan

(1) A Landscaped separation buffer plan is to include a plan of the layout and supporting text.

(2) A description and dimensioned site plan (drawn to an appropriate metric scale) is to include at a minimum:

(a) the project description and location;

(b) landscape architect / designer's name and contact details;

(c) the date on which the plan was prepared together with a plan number which clearly identifies the plan and any amendments thereof;

(d) the location of property boundaries, road alignments and street names;

(e) consideration and descriptions of the existence and location of surrounding land uses. The development should be in a position which will not result in the potential for land use conflict between neighbouring land uses;

(f) consideration of the nature of the buffer. Buffer areas may be temporary and can be reserved for public open spaces or further residential development once conflicting land use has ceased. Residential subdivision applications may contain mandatory identified buffer areas for development unless the development occurs after neighbouring agricultural activities have ceased;

(g) the extent of the buffer area, the location and spacing of the trees and shrubs with the provision of a list of tree and shrub species, having regard to the type of buffer required.

(10) Separation buffers are to be provided between sensitive uses or any part of a lot included in a Residential zone, Emerging community zone or Rural residential zone and Rural or Industry zones. This buffer may be provided in the form of a landscaped separation buffer (distances set out in Table SC 6.4.4.2.1) or as an open space separation buffer (distances set out in Table SC 6.4.4.2.2).

(a) To be effective, a landscaped separation buffer is to meet the following criteria:
  (i) be located as close as practicable to the point of release of the spray;
  (ii) not be located on land used for a Rural activity;
  (iii) provide a minimum landscaped separation distance in accordance with the dimensions of Table SC 6.4.4.2.1 (Landscaped separation buffer distances).

Table SC 6.4.4.2.1 Landscaped separation buffer distances

Zone/Existing Use	Total landscaped separation buffer distance (including fire break)
Rural zone	40m
Low impact industry zone	
Medium impact industry zone	
Waterfront and marine industry zone	
Low impact industry use	
Marine industry use	
Medium impact industry use	
Research and technology industry use	
Service industry use	
Warehouse use	
High impact industry zone	50m
High impact industry use	
Special impact zone	60m
Special industry use	

  (iv) provide a 10m cleared fire break area on either side of a vegetated strip (this fire break area is included within the total width of the landscaped separation buffer. Where the total width of landscaped separation buffer is 40m, 10m cleared area is located either side of a 20m wide vegetated area).
  (v) the vegetated area is to be comprised of a minimum of three rows ensuring there is foliage from base to crown with no gaps in the lower canopy:
    (A) rows 1 and 3 are composed of short to medium sized tree species; and
    (B) row 2 is composed of taller tree species.
  (vi) contain random plantings of a variety (at least 3) of tree and shrub species of differing growth habits, at a spacing of 2.5m and listed in Table SC 6.4.5.2.3 (Large screening shrubs and windbreaks) of PSP SC6.4.5 (Planting species list);
  (vii) provide a permeable barrier which allows air to pass through the buffer. A porosity of 0.5 is acceptable (that is, approximately 50% of the screen should be air space);
  (viii) have a mature tree height of 1.5 times the spray release height or target vegetation height, whichever is the highest;
  (ix) have mature height and width dimensions which do not detrimentally impact upon adjacent cropped land;
  (x) be planted in accordance with PSP SC6.8 (WRC development manual);
  (xi) be contained within a legal covenant which outlines maintenance requirements; and
  (xii) will not be considered operational until the trees reach the minimum effective height to control spray drift (1.5 times the spray release height or target vegetation height, whichever is the highest). Until then the landscaped separation buffer is to be maintained in line with a scheduled maintenance plan. The maintenance plan is to include at a minimum a schedule for:

(A) weed control;
(B) irrigation and watering;
(C) plant maintenance and pruning; and
(D) fertilizer management.

(xiii) Residential areas should not be developed within 300metres of the incompatible land uses until the buffer is considered as operational;

Note –
(1) The precise design of the buffer will depend on many different factors including the chemicals used, method of application, the site, the proposed land-uses and the adjacent or nearby land uses and characteristics including road reserves and existing vegetation; and

(2) Natural geographical features (watercourses and ridge lines), public open spaces, road reserves etc. can be incorporated into meeting the required distances.

(b) To be effective, an open space buffer is to meet the following criteria:
(i) be located as close as practicable to the point of release of the spray;
(ii) not be located on land used for a Rural activity; and
(iii) provide a minimum open space separation distance in accordance with Table SC 6.4.4.2.2 (Open space separation distances).

Table SC 6.4.4.2.2 Open space buffer distances

Industry	Open Space
Sugarcane	300m
Small Crops	300m
Orchards	300m
Grazing	60m

(11) Landscaped separation buffers between major infrastructure elements (such as State-controlled roads) and sensitive uses or between environmentally significant areas or edges of existing native vegetation and development are to meet the following criteria:

(a) earth mounding is provided where necessary to achieve satisfactory attenuation, visual screening or land use separation;

(b) selected plant species are appropriate to the location, drainage and soil type; meet the buffer's functional requirements and require minimal ongoing maintenance;

(c) plant selection includes a range of species in accordance with the SC6.4.5 (Planting species list) to provide variation in form, colour and texture to contribute to the natural appearance of the buffer;

(d) planting density results in the creation of upper, mid and understorey strata with:
(i) large trees planted at 6m centres;
(ii) small trees planted at 2m centres;
(iii) shrubs planted at 1m centres;
(iv) one plant per 1m along each row;
(v) each row being 3m apart;
(vi) a minimum of six species used in the buffer with a maximum species of 2 species of shrubs; and
(vii) tufting plants, vines and groundcovers are planted at 0.5m to 1m centres;

(e) where adjoining the edge of native vegetation or waterway understorey, shrubs and vines are used to bind appropriately the buffer edges against degradation and weed infestation; and

(f) is maintained in line with a scheduled maintenance plan until reaching its growth maturity. The maintenance plan is to include at a minimum a schedule for:
   (i) weed control;
   (ii) irrigation and watering;
   (iii) plant maintenance and pruning; and
   (iv) fertilizer management.

SC6.4.5 Planting species list

SC6.4.5.1 Purpose of the planting species list

(1) The purpose of this planting species list is to:

(a) identify suitable species of plants for establishing within the region; and

(b) identify suitable purposes for the species of plants recommended.

SC6.4.5.2 Planting species list

(1) It should be noted that plants have been categorised according to their most likely purpose, but some will be multipurpose, for example most street trees can also be used in parks, and some of the smaller, compact street or park trees will also be useful screening plants.

(2) The Planting species list contains the following recommended species:

Table SC 6.4.5.2.1 Verge/street trees plant list

Species	Common name	Wet/Dry	Height (m)	Locally Available
Acacia leptostachya	Townsville Wattle	D	2-5	
Acacia oraria	Coastal Wattle	W/D	5-10	Y
Acmena smithii	Lilly pilly	W	5-10	
Alphitonia excelsa	Red Ash	W	8-10	Y
Brachychiton acerifolius	Flame tree	W	10-15	Y
Brachychiton australis	Broad-leaved Bottle Tree	D	6-10	
Callistemon viminalis	Weeping Bottlebrush	W/D	8-18	Y
Cassia brewsteri syn Senna brewsteri	Leichardt Bean	W/D	2-8	
Cassia tomentella	Velvet Bean tree	W/D	6-12	Y
Chionanthus ramiflora	Native Olive	W	3-5	Y
Cupaniopsis anacardioides	Tuckeroo	W/D	15-25	Y
Cupaniopsis wadsworthii	Cut leaf tuckeroo	W	3-5	Y
Diploglottis obovata	Blunt Leaved Tamarind	W	5-10	Y
Evodiella muelleri	Little pink evodia	W	5-10	Y
Gossia bidwillii	Python wood	W	5-10	
Grevillea baileyana	Scrub Beefwood	W/D	10-15	
Harpulia hillii	Tulipwood	W	10-20	Y
Harpulia pendula	Tulip wood	W	10-20	Y
Hymnosporum flavum	Native frangipani	W	5-12	
Larsenaikia jardinei	Shiny Leaved Larsenaikia	W/D	10-15	Y
Lysiphyllum hookeri	White Bauhinia	D	4-8	
Petalostigma pubescens	Quinine Berry	D	5-10	
Pittosporum ferrugineum	Rusty Pittosporum	W	8-10	Y
Planchonia careya	Cocky apple	W/D	8-15	Y
Randia fitzlanni	Native Gardenia	W/D	5-10	Y
Syzigium australe	Lilly pilly	W	5-12	Y
Syzigium luehmanni	Lilly pilly	W	5-12	
Syzigium paniculatum	Magenta Lilly Pilly	W	10-15	
Xanthostemon chrysanthus	Golden penda	W	8-20	Y

Table SC 6.4.5.2.2 Large and/or park trees plant list

Species	Common name	Wet/Dry	Height (m)	Locally Available
Alphitonia petriei	Pink Ash	W	10-25	Y
Auranticarpa rhombifolia	Diamond Leaf Pittosporum	W	20-25	
Arytera divaricata	Gap Axe	W	30-35	
Alstonia scholaris	Milky pine	W	15-30	Y
Agathis robusta	Qld Kauri	W	20+	
Araucaria cunninghammii	Hoop pine	W/D	20-30	
Backhousia citriodora	Lemon Ironwood	W	5-10	Y
Brachychiton acerifolius	Flame tree	W/D	10-15	Y
Brachychiton compactus	Whitsunday bottle tree	W/D	10-20	Y
Cassia brewsteri	Brewsters Cassia	W/D	6-12	
Cassia tomentella	Velvet Bean tree	W	6-12	Y
Casuarina cunninghamiana	River She-oak	W/D	10-30	Y
Cordia subcordata	Orange cordia	W	8-15	
Corymbia tessellaris	Moreton Bay Ash	W/D	10-30	Y
Cupaniopsis anacardioides	Tuckeroo	W/D	15-25	Y
Commersonia bartramia	Brown Kurrajong	W	12-20	
Elaeocarpus grandis	Blue Quandong	W	20-30	Y
Elaeocarpus obovatus	Hard Quandong	W	30-40	
Eucalyptus raveretianna	River Black Butt, Black Ironbox	W/D	18-25	Y
Eucalyptus tereticornis	Blue Gum, Forest Red Gum	W/D	20-30	Y
Euroschinus falcata	Ribbonwood, Pink Poplar	W/D	20-30	Y
Flindersia australis	Crows Ash	W	15-25	Y
Flindersia schottiana	Bumpy Ash	W	25-40	Y
Harpulia hillii	Tulipwood	W	10-20	Y
Harpulia pendula	Tulip wood	W	10-20	Y
Jagera pseudorhus	Pink tamarind, Foambark	W	6-10	Y
Lophostemon confertus	Brush box	W	20-30	Y
Mallotus philippensis	Red Kamala	W	10-20	Y
Melaleuca dealbata	Blue tea tree	W	12-25	Y
Melaleuca leucadendra	Weeping paperbark	W/D	20-30	Y
Melaleuca quinquenervia	Broad-leaved Paperbark	D	15-20	
Millettia pinnata	Pongamia	W/D	8-20	Y
Melicope elleryana	Pink Euodia	W	15-30	Y
Mimusops elengi	Spanish cherry	W/D	15-18	Y
Nauclea orientalis	Leichardt tree	W	20-30	Y
Paraserianthes toona	Mackay Cedar	W/D	20-30	Y
Pleiogynium timorense	Burdekin plum	W/D	10-20	Y
Syzigium australe	Lilly pilly	W	5-12	Y
Terminalia porphyrocarpa		D	10-15	
Terminalia sericocarpa	Damson	W	20-30	Y
Toona australis	Red Cedar	W	15-25	Y
Waterhousia florabunda	Weeping Lilly Pilly	W/D	20-30	Y
Xanthostemon chrysanthus	Golden penda	W	8-20	Y

Table SC 6.4.5.2.3 Large screening shrubs and windbreaks plant list

Species	Common name	Wet/Dry	Height (m)	Locally Available
Acacia decora		W/D	2-5	
Acacia flavescens	Yellow wattle	W/D	4-10	Y
Acacia holosericea	Soapbush Wattle	D	4-5	Y
Acacia leptocarpa		D	6-10	Y
Acacia leptostachya	Townsville wattle	D	2-5	Y
Callistemon spp.	Bottlebrush	W/D	5-12	Y
Cassia brewsteri	Brewsters Cassia	W/D	6-12	
Cassia brewsteri syn Senna brewsteri	Leichardt Bean	W/D	1-8	
Cassia tomentella	Velvet Bean tree	W	6-12	
Clerodendrum floribundum	Lolly Bush	W/D	3-5	
Cordia subcordata	Orange cordia	W	8-15	
Cupaniopsis wadsworthii	Cut leaf tuckeroo	W/D	3-5	
Dodonaea triquetra	Large-leaved Hop Bush	W/D	3-5	
Dodonaea viscosa	Sticky Hop Bush	W/D	1.5-4	Y
Eugenia reinwardtiana	Beach Cherry	W/D	2-6	
Glochidion lobocarpum	Cheese Tree	W/D	1-6	Y
Glochidion summatranum	Umbrella Cheese Tree	W	3-8	Y
Hibiscus tiliaceus	Native hibiscus	W	4-10	Y
Macaranga involucrata	Brown Macaranga	W/D	4-10	
Macaranga tanarius	Macaranga	W/D	4-10	
Pipturis argenteus	Native mulberry	W	4-10	
Syzigium australe	Lilly pilly	W/D	5-12	Y

Table SC 6.4.5.2.4 Small to medium shrubs plant list

Species	Common name	Locally Available
Abelia grandiflora 'Dwarf'	Glossy Abelia	
Acalypha Inferno		Y
Acalypha Firestorm		Y
Ardisia crenulata		
Baeckia 'La Petite'		
Baeckia virgata	Twiggy Health Myrtle	
Banksia robur	Swamp Banksia	
Banksia spinulosa	Hairpin Banksia	
Bauhinia galpinii	Orange Bachinia	
Bouganvillea-Smarty Pants	Dwarf Bonganvillea	
Breynia disticha	Snow Bush	
Bromeliad Spp.		
Calathea zebrina	Zebra Plant - Ground cover	
Calliandra tweedi		
Callistemon 'Little John'		
Callistemon 'Wildfire'		
Callistemon pachyphylus - green		
Canna Lily - all varieties		
Cassia odorata		
Codiaem - all varieties	Croton	
Codiaeum 'Golddust'		
Codiaeum 'Norma'		
Codiaeum 'Petra'		
Cordyline - all varieties		
Cordyline 'Rubra'		
Cordyline stricta		
Cordyline terminalis		
Cuphea ignea	Cigar Flower	
Dracaena - all varieties		Y
Drejerella guttata	Shrimp Plant	
Duranta 'Aussie 2000'		Y
Duranta 'Sheena's Gold'		Y
Duranta repens 'Alba'		Y
Euphorbia pulcherrima	Poinsetta	
Gordonia exillaris		
Graptophyllum excelsum	Scarlet Fuchsia	
Graptophyllum pictum	Caricature Plant	
Graptophyllum tricolor		
Grevillia 'Superb'	Gordonia	
Hakea plurinervia		
Hakea purpurea		
Heliotropium arborescens	Cherry Pie	
Hemerocallis littoralis	Spider Lilly	
Hibiscus - all varieties		
Hibiscus spp.	Chinese Rose	
Ixora - 'Red Sunkist, Little Willy'		Y
Ixora - dwarf varieties		Y
Ixora 'Prince of Orange'		Y
Ixora 'Pygmy Pink' Twilight Glow		Y
Ixora 'Sunshine'		Y
Justica carnea	Flamingo Plant	
Leea indica	Hawaiian Holly	Y
Leptospermum flavescens		
Melaleuca 'Claret Tops'		Y
Melaleuca thymifolia	Thyme honey myrtle	
Melaleuca trichoscatachya 'Compacta'		

Metrosideros Springfire		
Metrosideros Tahiti		
Murraya Min a Min	Mini Mock Orange	Y
Mussaenda sp	Bankock Rose	
Odontonema strictum	Firespike	
Pachystachys lutea	Lollipop Plant or Super Goldie	
Pedilanthes - 'Exotica & Tricolour'		
Pentas lanceolata	Star – cluser	
Persoonia falcata	Geebung	Y
Philodendron 'Xanadu'		
Philodendron roystonii		
Philodendron selloum	Lacy Tree Philodendron	
Phyllanthus multiflorus	Waterfall Plant	Y
Phyllanthus cuscutiflorus		Y
Plumbago capensis 'Blue'		
Poinsettia - all varieties		
Polyscias sp.	Aralia	Y
Russellia equisetiformis	Coral Plant	
Scaevola taccada	Sea Lettuce	Y
Schefflera arboricola	Dwarf Umbrella Tree	
Steptosolen jamesohnii	Marmalade Bush	
Syzygium paniculatum - 'Dwarf'		
Syzygium var 'Aussie Copper'		
Syzygium var 'Bush Christmas'		
Syzygium zeherii		
Szyzigium wilsonnii	Powder Puff Lilly Pilly	
Thuja orientalis		
Tibouchina 'Jules'		
Westringia fruticosa Zena		Y

Table SC 6.4.5.2.5 Groundcover, boarders and tufted or clumping plants plant list

Species	Common name	Locally Available
Abelia grandiflora 'Nana'		
Adenium obesum		Y
Agapanthus orientalis 'White' & 'Blue'		
Aglaonema sp	Chinese Evergreen	
Ajuga reptans 'Burgundy'	Wild Mint	
Alpinia caerulia	Native Ginger	Y
Alpinia zerumpet	Green Ginger	Y
Ardisia crenata	Spice berry	
Aspidistra elatior	Cast Iron Plant	
Babingtonia tozerensis		
Babingtonia bidwillii	Howies Sweet Midget	
Baeckia virgata 'Mt Tozer'		
Baeckia virgata 'Sweet Midget'		
Baeckia virgata dwarf		
Beaucarnia recurvata	Ponytail palm	Y
Brachycome spp	Rock Daisy	
Chlorophytum spp.	Spider Plant	Y
Clivia miniata 'Belgian Hybrid'	Kaffir Lilly	
Cordyline australis		
Crinum pedunculatum	Native Spider Lilly	Y
Cuphea 'Madhatter'	False heather	Y
Cuphea 'Mexican Heath'		Y
Dampiera diversifolia		
Dianella Border Silver		Y
Dianella caerulea	Paroo Lilly	Y
Dieffenbachia maculata	Dumb Cane	
Dietes bicolor	Flax Lilly	Y
Dietes grandiflora	Fortnight Lilly	
Erigeron karvinskianus	Seaside Daisy	
Eustrephus latifolius	Wombat Berry	Y
Evolvulus 'Blue Saphire'	Wild Ins	Y
Ferns - all varieties		
Furcraea foetida varigata	Hemp Plant	Y
Gardenia 'Radicans'	Minature Gardenia	Y
Gazania - perennial varieties		
Gazania 'Sunshine'		
Gloriosa superba	Glowy Lily	
Grevillea 'Bronze Rambler'		
Grevillea 'Fanfare'		
Grevillea biternata		
Heliconia psittacorum'	'Parrot Flower'	
Heliconia spp		
Hemerocallis	Day Lilies	
Hemigraphis alternata	Purple Wattle Plant	Y
Heterocentron elegans	Lascondra 'Peal Flower'	
Hibertia scandens		Y
Hippeastrum sp		
Hymenocallis	Thai Spider lilly	Y
Liriope evergreen giant		Y
Liriope Stripey White		Y
Lomandra hystrix	Mat-rush	Y
Lomandra longifolia	Mat Rush	
Lonicera nitida	Box Honeysuckle	
Medinilla magnifica		Y
Medinilla Pixie Pink		Y
Ophiopogon japonicus	Mondo Grass	Y

Philodendron xanadu		Y
Scaevola 'Purple Fanfare'		
Sedum spp.		Y
Spathiphyllum	Madonna Lily	Y
Spathiphyllum 'La Petite'	Peace Lilly	Y
Strelitzia reginae	Bird of Paradise	Y
Strelitzia nicholai		Y
Tropaeolum sp	Nasturtium	
Verberba xhlybrida	Gloria Lily	
Viola hedracea	Native Violet	
Xanthorrhoea australis	Grasstree	
Xanthorrhoea fulva	Grasstree	
Xerochrysum bracteatum	Everlasting Paper Daisy	Y
Zamioculcas zammifolia	Zanzibar Gem	Y
Zoyzia	No Mow Grass	Y

Table SC 6.4.5.2.6 Palms, ferns and cycads plant list

Species	Common name	Locally Available
Archontophoenix alexandrae	Alexander Palm	Y
Archontophoenix cunninghamiana	Bangalow Palm	
Asplenium Nidus	Bird Nest Fern - Shade	
Bismarckia nobilis	Bismarch Palm	
Carpentaria acuminata	Carpentaria Palm	
Chamaedorea atrovirens	Cascade Palm	
Chamaedorea metalica		
Chamaedorea safritzii	Bamboo Palm	
Chrysalidocarpus cabadae		
Chrysalidocarpus lucubensis	Madagascar Palm	
Chrysalidocarpus lutescens	Golden Cane Palm	
Cyathea cooperii	Tree Fern	
Cycas revoluta	Sago Palm	
Cyrtostachys renda	Sealing Wax	
Dictyosperma album	Princess Palm Red Hurricane Palm	
Elaeis guineensis	African Oil	
Howea forsteriana	Kenna Palm	
Hyophorbe lagenicaulis	Bottle Palm	
Hyophorbe verschaffeltii	Spindle Palm	
Laccospadix australasica	Atherton Palm	
Licuala grandis	Fan	
Licuala ramsayi		
Livistona australis	Cabbage Palm	
Livistona chinensis	Chinese Fan palm	
Livistona decora	Weeping Cabbage Palm	Y
Macrozamia miquellii		
Macrozamia moorei	Cycad	
Neodypsis decaryi	Triangle Palm	
Normanbya normanbyi	Black Palm	
Pandanus pedunculatus	Screw Pine	
Phoenix canariensis	Canary Island Date	
Pritchardia pacifica	Fijian Fan Palm	
Ptychosperma elegans	Solitaire Palm	
Ptychosperma macarthurii	Macarthur Palm	
Ravenea rivularis	Majestic Palm	
Rhapis excelsa	Lady Palm	
Rhapis hunillis	Dwarf Lady cluster	
Roystonea oleracea	Carribean Royal	
Roystonea regia	Cuban Royal	
Sabal palmetto	Palme Ho Palm	
Veitchia joannis	Handsome solitany feather palm	
Veitchia mernillin	Christmas Palm	
Washingtonia robusta	Cotton Palm	
Wodyetia bifurcata	Foxtail Palm	
Zamia furfuracea	Jamaica sagotree cardboard cycad	
Zamia furfuracea	*Cardboard Cycad*	

Table SC 6.4.5.2.7 Climbers and creepers plant list

Species	Common name	Locally Available
Aristolochia acuminata	Native Dutchman's Pipe	Y
Clamatis Vitalba	Old Man's Beard	
Cougea tomenhosa	Shower orchid	

Species	Common name	Locally Available
Ficus pumila	Climbing Fig	
Hardenbergia violacea	Sarsparilla vine	
Hibbertia scandens	Twining guinea flower	
Hoya carnosa	Wax Plant	
Jasminum aemulum		
Jasminum didymum	Coastal Jasmine	Y
Jasminum sambac	Grand Duke of Tuscany	
Lonicera – multiflora	Honeysuckle	
Lonicera heckrottii	Honeysuckle	
Lonicera japonica	Japanese Honeysuckle	
Mandevilla x amabilis	Dipladenia	
Milletia megasperma	Native Wisteria	
Mucuma Bennettii	New Guinea Creeper	
Pandorea jasminoides	Bower of Beauty	
Pandorea pandorama	Wonga-Wonga Vine	Y
Passiflora coccinea	Red Passion Flower	
Passiflora edulis	Passionfruit	
Quisqualis indica	Rangoon Creeper	
Solanum jasminoides	Jasmine Nightshade	
Stephanotis floribunda	Clustered Wax Flower	
Strongylodon macrobotrys	Jade Vine	
Trachelospernum jasminoides	Star Jasmine	
Vitex rotundifolia	Creeping vitex	Y

SC6.5 Natural hazards planning scheme policy

SC6.5.1 Introduction

SC6.5.1.1 Relationship to the Planning Scheme

(1) This planning scheme policy provides:

(a) information the Council may request for a development application; and

(b) guidance or advice about satisfying an assessment benchmarks.

SC6.5.1.2 Purpose

(1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:

(a) Coastal hazard assessment report;

(b) Flood hazard assessment report;

(c) Landslide hazard (geotechnical) assessment report.

SC6.5.1.3 Hazard overlay mapping

(1) Natural hazard mapping has been prepared for the local government area, showing the areas natural hazard susceptibility. This mapping has been prepared in accordance with the requirements of the SPP. The specific hazard overlays to which this PSP applies are:

(a) Coastal environment overlay code. Mapping:
  (i) identifies Maritime development areas, High hazard and Medium hazard sub-categories for storm tide inundation, Coastal erosion and Permanent inundation due to sea level rise at 2100 sub-category;
  (ii) is not a substitute for a site based assessment. A site specific Coastal hazard assessment should be undertaken to verify, specific to the site, the coastal hazard risk (unless provided by council) and appropriate mitigation responses to this;

(b) Flood hazard overlay code. Mapping:
  (i) identifies predicted 1% AEP flood extent at 2100 and Flood hazard area;
  (ii) is not a substitute for a site based assessment. A site specific flood hazard assessment should be undertaken to verify, specific to the site, the flood hazard risk (unless provided by council) and appropriate mitigation responses to this;

(c) Landslide hazard overlay code. Mapping:
  (i) identifies slope of 15% or greater; and
  (ii) is not a substitute for a site based assessment. A site specific geotechnical assessment report should be undertake to verify, specific to the site, the landslide risk and appropriate mitigation responses to this.

SC6.5.2 Requirements of natural hazard documentation

(1) Natural hazard documentation is to be prepared in a clear and concise manner, consistent with the elements identified in Table SC 6.5.2.1 (Requirements of natural hazard documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

Table SC 6.5.2.1 Requirements of natural hazard documentation

Documentation	Preparation	Report requirements
Coastal hazard assessment report	• Prepared by a Registered Professional Engineer Queensland or equivalent with experience in coastal or flood management. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (e.g. Utility providers).	• A site specific Coastal hazard assessment report may be requested to provide additional information to Council. • A site specific Coastal hazard assessment is to be carried out in accordance with: a) SC6.5.5 (Coastal hazard assessment report); b) Guideline: A risk assessment approach to development assessment in coastal hazard areas, DEHP, 2013; c) AS/NZS ISO 31000: 2009 Risk management– Principles and guidelines; d) Draft SPP Guideline, state interest—natural hazards, Guidance on coastal hazards; and e) current engineering best practice. • All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.
Flood hazard assessment report	• Prepared by a Registered Professional Engineer Queensland or equivalent with experience in flood hazard assessment and flood management. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (e.g. Utility providers).	• A site specific Flood hazard assessment report may be requested to provide additional information to Council. • A site specific Flood hazard assessment is to be conducted in accordance with: a) SC6.5.6 (Flood hazard assessment report); and b) AS/NZS ISO 31000: 2009 Risk management – Principles and guidelines; • All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.
Landslide hazard (geotechnical) assessment report	• Prepared by a Registered Professional Engineer Queensland or equivalent: a) who holds a degree in civil engineering or	• The site-specific Landslide hazard (geotechnical) assessment report may be requested to provide additional information to Council.

	engineering geology with current membership of a recognised professional institution and whose primary business (with a minimum of 10 years of experience) is in the field of geotechnical engineering or engineering geology; or b) who has local experience with landslides or demonstrable general experience with landslides and their mitigation and rehabilitation. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	• A site specific Landslide hazard (geotechnical) assessment report is to be prepared in accordance with SC6.5.7 • A Landslide risk assessment is to be prepared in accordance with the Landslide Risk Management Guidelines (Australian Geomechanics Society 2007, c and d) in Australian Geomechanics, Volume 42, No. 1 March 2007, or any later guideline of the Australian Geomechanics Society as agreed by Council and is to be provided as part of the site specific Landslide hazard (Geotechnical) assessment report. • All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.

SC6.5.3 Coastal hazard assessment report

SC6.5.3.1 Purpose of a Coastal hazard assessment report

(1) A Coastal hazard assessment report is required to:

(a) demonstrate that a development will not increase risk to people and property from coastal hazards impact or create an adverse coastal hazard impact including an impact on the ongoing operation of development in coastal hazard areas; and

(b) provide information and guidance to support the outcomes required by the Coastal environment overlay code.

SC6.5.3.2 Desired outcomes for a Coastal hazard assessment report

(1) The following minimum outcomes have been identified to guide the consideration of risk to development from a costal hazard. These outcomes in Table SC 6.5.5.2.1 (Outcomes for a coastal hazard assessment report) are not necessarily exhaustive having regard to a site or development.

Table SC 6.5.3.2.1 Outcomes for a coastal hazard assessment report

Outcome 1	Development in an area subject to a coastal hazard protects safety and amenity.
Outcome 2	Buildings and structures are designed to withstand coastal hazards and minimise cost and disruption to the community associated with responding to coastal hazard impacts.
Outcome 3	An acceptable standard of amenity for future users of the premises is achieved.
Outcome 4	Difficult to evacuate uses and vulnerable uses are to be located outside of Medium storm-tide sub-category areas and the High storm-tide sub-category coastal hazard areas.
Outcome 5	Development relying on an evacuation route or supporting infrastructure located elsewhere demonstrates that those elements in themselves are not susceptible to a coastal hazard.
Outcome 6	Any action taken to mitigate the impacts of coastal hazards does not impact adversely on an adjacent premise or the ability of others to implement their future adapt, defend or retreat actions.
Outcome 7	Development in an area subject to coastal hazards protects biodiversity, the integrity of environmental networks and coastal resources.

SC6.5.3.3 Undertaking a Coastal hazard assessment report

(1) The nature and severity of flood actions is to be established for the site and is to inform the appropriate site and use mitigation measures that are development specific.

(2) The coastal hazard assessment is to address the sources of coastal hazards, specifically including both the impacts of storm tide and longer term salt-water inundation due to tidal flooding.

(3) The flood actions to be considered in the coastal hazard assessment include the following:

(a) the extent of inundation;

(b) flow velocities and depths of inundation through the assessment area;

(c) hydrostatic and hydrodynamic forces on a structure and a building;

(d) debris impacts;

(e) proximity to coastal waters and associated wave actions;

(f) erosion and associated scour;

(g) distance to land unaffected by flooding; and

(h) duration of flooding.

SC6.5.3.4 Preparation of a Coastal hazard assessment report

(1) The Coastal hazard assessment report is to:

(a) include a Coastal risk assessment, as detailed in Table SC 6.5.2.1 (Requirements of natural hazard documentation) of this planning scheme policy;

(b) describe the impacts of coastal hazards on the site;

(c) describe all proposed mitigation measures for the site. These mitigation measures are to:
  (i) address the full extent of exposure to flood action;
  (ii) address the location, design, siting, construction, and operational procedures for the development;
  (iii) determine the risk of scour or erosion for the particular coastal hazard area and mitigation methods;
  (iv) be specific to the full extent, nature and characteristics of the intended use, including affected populations;
  (v) be contained wholly on the site; and
  (vi) include existing or committed defence measures in developing a site-specific response.

(d) address the outcomes for a Coastal hazard assessment report as detailed in Table SC 6.5.5.2 (Desired outcomes for a Coastal hazard assessment report) detailed in this planning scheme policy;

(e) describe any residual risks likely to be experienced on site or created by the development external to the site.

SC6.5.4 Flood hazard assessment report

SC6.5.4.1 Purpose of a Flood hazard assessment report

(1) A Flood hazard assessment report is required to:

(a) quantify the flood hazard for a particular site at the year 2100;

(b) ensure appropriate methods are implemented to appropriately mitigate or avoid the risk of flood hazard; and

(c) provide information and guidance to support the outcomes required by the Flood hazard overlay code and the Coastal hazard overlay code.

SC6.5.4.2 Preparing a Flood hazard assessment report

(1) The Flood hazard assessment report is to include the following key elements:

(a) assessment of the flood risk and implications up to and in excess of the defined flood event at the year 2100; the flood risk does not stop at the defined flood event so the suitability of a land use must consider the implications of larger floods, particularly in regard to the risk to people. The following should be identified:
  (i) the potential impacts of flood hazard on the development;
  (ii) the potential impacts of the development on flood hazard;
  (iii) the location and height of buildings, particularly habitable floor areas;
  (iv) the location and design of plant and equipment, including electrical fittings; and
  (v) impact of increases in rainfall intensity at 2100 in regard to safety and property damage;
  (vi) in the case of overland flow flooding a severe storm impact assessment being provided in accordance with Queensland Urban Drainage Manual;
  (vii) as relevant, include accurate hydrological and hydraulic modelling for the waterway network and assessment of existing flooding and flood levels of major water systems, including modelling of the 50%, 10%, 1%, 0.5% and 0.2% AEP flood events and the Probable Maximum Flood (PMF);
  (viii) address the potential impacts of climate change, including the projected sea level rise of 0.8m; and
  (ix) the 1% AEP flood event at the year 2100 to inform the DFE;

(b) identification of the stakeholders exposed to or affected by the risk of flooding and their compatibility to the risk and how flood risk to people is managed. specifically identifying:
  (i) number of people likely to be at risk and who may need to be evacuated;
  (ii) special care uses (the publication Evacuation Planning by Emergency Management Australia (Commonwealth Government 2005) provides a list of special needs groups);

(c) identification of public and private premises, social systems and environmental elements at risk of flooding, including consideration of extreme flood events;

(d) identification of all critical electrical services, hazardous storages and other high risk elements;

(e) evacuation routes – identify applicable routes, if relied upon, and flood immunity of those routes, and an assessment of the safety of people moving to those routes;

(f) isolation – potential to have evacuation route cut off early in the flood;

(g) burden placed on emergency services – while important to allow safe access for emergency services, they cannot be relied on as a solution to egress difficulties and evacuation;

(h) special care requirements at evacuation destination – uses focused on vulnerable people such as children or elderly and their special requirements for care and the ability of evacuation centres to provide that care;

(i) length of flood recovery and social and economic impacts; that is, the likelihood and consequences of flooding. This evaluation requires a quantitative analysis that uses numerical values, rather than the descriptive scales used in qualitative and semi-quantitative analysis for both consequences and likelihood. The quality of the analysis depends on the accuracy and completeness of the numerical values used

(j) flood-resilient design – this may include both using flood-compatible materials and building design aspects such as locating the least flood-tolerant uses at the highest development levels; and

(k) definition of flood hazard management strategies is to include:
  (i) a description and evaluation as to the impact of the proposed mitigation strategies on the existing and likely future use of land and buildings in proximity to the proposed development;
  (ii) the proposed method of perpetuating the restricted use and required mitigation measures through appropriate forms of legal documentation, notation on titles and methods for conveying the risk management data to future owners and leaseholders; and
  (iii) the procedure to conduct emergency flood management, evacuation and rescue operations including flood emergency management plans.

(2) Development which proposes a lowering of flood immunity standards through a risk assessment (usually an industrial use) is to ensure the building materials are constructed of flood-compatible materials.

(3) A flood hazard assessment report must identify the Flood hazard category in accordance with Table SC6.5.6.2.1 Flood risk, which will be applied in the assessment of the development.

Table SC 6.5.4.2.1 Flood risk

Flood Hazard Category	Description	Depth/Velocity Limit	Depth Limit	Velocity Limit
Low	Unsafe for small vehicles.	≤ 0.6 m²/s	≤ 0.5 m	≤ 2.0m/s
Medium	Unsafe for vehicles and people	> 0.6 m²/s to ≤ 1.0 m²/s	≤ 1.2 m to ≤ 2.0 m	≤ 2.0m/s
High	Unsafe for vehicles and people. All building types considered vulnerable to failure.	> 1.1 m²/s	> 2.1m	> 2.0m/s

SC6.5.5 Landslide hazard (geotechnical) assessment report

SC6.5.5.1 Purpose of a Landslide hazard (geotechnical) assessment report

(1) The Landslide hazard (geotechnical) assessment report is required to:

(a) quantify the landslide hazard for a particular site;

(b) ensure appropriate methods are implemented to appropriately mitigate or avoid the risk of landslide hazard; and

(c) provide information and guidance to support the outcomes required by the Landslide hazard overlay code.

SC6.5.5.2 Risk assessment criteria

(1) For the purposes of completing the risk assessment, tolerable risk criteria apply and are specified by the Australian Geomechanics Society in Table 1 (AGS Suggested Tolerable loss of life individual risk) in the Practice Note Guidelines for Landslide Risk Management 2007, except where societal risk applies as noted below.

(2) 'Acceptable risk' criteria as described in *Australian Geomechanics Society 2007 Practice note guidelines for landslide risk management 2007* are one order of magnitude lower than 'tolerable risk' as specified in Table 1 (AGS Suggested Tolerable loss of life individual risk) and are to apply to:

(a) essential community infrastructure;

(b) sensitive uses;

(c) assembly uses;

(d) difficult to evacuate uses; and

(e) hazardous materials.

SC6.5.5.3 Preparing a Landslide hazard (geotechnical) assessment report

(1) The site-specific Landside hazard (geotechnical) assessment report is to include a landslide risk assessment, as detailed in Table SC 6.5.2.1 (Requirements of Natural hazard documentation) of this planning scheme policy and demonstrate that development on land susceptible to landslide has had appropriate regard to the geological elements including landslide risk on the site.

(2) The site specific Landslide hazard (geotechnical) assessment report is to:

(a) include recommendations and a conclusion that are supported by the data and all stated assumptions contained in the assessment;

(b) be capable of being verified by a peer review;

(c) state whether the site is suitable for the development in compliance with the risk assessment criteria in SC6.5.7.2 (Risk assessment criteria) for the loss of life and for property loss; and

(d) identify the risk mitigation measures for the site.

(3) As a guide the following report format and contents description indicates the depth of detail required:

(a) an introduction including details of the development, such as site location and description including the real property description and the proposed development, reconfiguring a lot or construction details;

(b) a description of existing conditions, including existing research material:
  (i) aerial photographs;
  (ii) geological maps;
  (iii) geological reports;
  (iv) site classification;
  (v) geology (local and regional), including:
    (A) surface and sub-surface materials; and
    (B) geomorphology (slopes, ground contours, natural features, terrain analysis, landslide features);
  (vi) site history, including the location size and type of previous landslips on or affecting the site and hazards outside the site but likely to affect it, such as landslides or rockfalls upslope of the site;
  (vii) groundwater, including:
    (A) watertable; and
    (B) springs and seepage areas in the local area of interest;
  (viii) surface drainage patterns;
  (ix) vegetation cover on and around the site; and
  (x) buildings, other structures, earthworks;

(c) an assessment of land stability/suitability, including:
  (i) proposed development components;
  (ii) a landslide risk assessment for the site indicating the likelihood and consequences of landslides on, above or near the site affecting the development and the calculated risk to life and property having regard to SC6.5.7.2 (Risk assessment criteria) in accordance with *Australian Geomechanics Society 2007 Practice note guidelines for landslide risk management 2007*; and
  (iii) potential geotechnical effects of the development on land stability;

(d) an assessment of development impacts, including:
  (i) site layout;
  (ii) roadworks, driveways and other pavements;
  (iii) earthworks (excavation, materials usage);
  (iv) foundations;
  (v) surface drainage;
  (vi) wastewater (treatment and disposal);
  (vii) detailed existing stability of the site and of geotechnical constraints on buildings or other development work on the site as well as on land above and below the site;
  (viii) overall effect of development on the stability of the site as well as on land above and below the site; and
  (ix) overall effect of any site sewage disposal system or rainwater run-off system on slope stability;

(e) recommendations on appropriate measures required to avoid or minimise risks of instability or other adverse environmental effects, on the site as well as land above or below the site, including:
  (i) preferred locations for buildings, other structures and driveways;
  (ii) foundation requirements;
  (iii) pavement types and design;
  (iv) construction methods to avoid problem areas;
  (v) preferred excavation, retention and stabilisation techniques and the suitability of excavated materials for use in on-site earthworks;
  (vi) surface and sub-surface drainage requirements;
  (vii) preferred methods of wastewater disposal;

(viii) storage of hazardous materials;
(ix) safety of key evacuation routes;
(x) vegetation protection and revegetation requirements; and
(xi) design life adopted;

(f) a Management plan for engineering solutions anticipated to become Council assets, detailing design life, maintenance requirements, maintenance costs and possible alternatives analysis considering long-term stability, risk and life cycle cost;

(g) a summary and conclusions on the overall suitability of the land for the proposed development; and

(h) appendices for field and laboratory test results, including the location and level of field investigations such as boreholes and trench pits.

Note – Overall or Global Slope Stability Certification may be assigned where the development has been assessed as Very low risk in accordance with *Australian Geomechanics Journal Vol 42., No.1. March 2007,* and the following has been met*:*

(a) Slope has been reduced by cut and fill, with fill being laid under Level 1 supervision in accordance with AS3798;
(b) All fill is retained by means of appropriately designed retaining walls, certified by an RPEQ engineer competent in geotechnical design;
(c) Cuts and cut angles to promote long-term stability are determined by a detailed geotechnical investigation and are assessed for stability; and
(d) Prior to signing of the Plan of subdivision, applicant provides geotechnical certification written by an experienced and qualified geotechnical professional, certifying that the subdivision has been constructed in accordance with the approved plans and the landslide risk level is very low in accordance with *Australian Geomechanics Society 2007 Practice note guidelines for landslide risk management 2007.*

Development within an area assigned an Overall or Global Slope Stability Certification will still require certification by a suitably qualified geotechnical professional to ensure works maintain landslide risk as Low in accordance with *Australian Geomechanics Society 2007 Practice note guidelines for landslide risk management 2007*. Works shall be carried out in accordance with the Overall or Global Slope Stability Certification.

SC6.6 Third party advice or comment planning scheme policy

SC6.6.1 Introduction

SC6.6.1.1 Relationship to the Planning Scheme

(1) This planning scheme policy applies to any development application which has been 'properly made' with Council for assessment against the Planning Scheme. Council may require further expert advice or want to seek comments from a special interest person or group on the development application.

SC6.6.1.2 Purpose

(1) This planning scheme policy:

(a) allows Local government to seek advice or comment, where appropriate, about an application in any circumstances the Local government determines, including, in the Local government's opinion if:

(i) the development may conflict with an overlay;

(ii) specialised technical advice is required to assess the development; or

(iii) the development may affect premises being of special interest to a person.

(b) describes the methods which may be used by Council to obtain third party advice or comment on a particular development application prior to the commencement of the Decision Stage.

SC6.6.2 Third party consultation

(1) The purpose of Consultation is to seek third party advice or comment on any development application prior to the commencement of the Decision Stage. The advice may be sought from any individual, stakeholder or interest group.

(2) The advice or comment may be sought in any appropriate way, including:

(a) public notification in the newspaper; or

(b) placing a notice on the premises; or

(c) placing a notice on public land; or

(d) personal notification or contact; or

(e) public meetings; or

(f) meeting with a person having a special interest.

(3) When seeking third party advice or comment, Council will provide appropriate information on the proposal including:

(a) a description of the proposal;

(b) details of where the development application can be inspected;

(c) provide a copy of relevant information;

(d) details of where comments may be lodged; and

(e) the last day upon which Council will accept advice or comment.

(4) The providing of third party advice or comment for a development application under this planning scheme policy does not provide the consulted party with any Appeal Rights as described by The Act.

SC6.7 Growth management planning scheme policy

SC6.7.1 Introduction

SC6.7.1.1 Relationship to the Planning Scheme

(1) This planning scheme policy provides:

(a) information the Council may request for a development application; and

(b) guidance or advice about satisfying an assessment benchmarks which identifies this planning scheme policy as providing that guidance or advice.

SC6.7.1.2 Purpose

(1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:

(a) Development needs assessment report;

(b) Economic impact assessment report;

(c) Structure plan; and

(d) Traffic impact assessment report.

SC6.7.2 Requirements of growth management documentation

(1) Growth management documentation is to be prepared in a clear and concise manner, consistent with the elements identified in Table SC 6.7.2.1 (Requirements of growth management documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

Table SC 6.7.2.1 Requirements of growth management documentation

Documentation	Preparation	Report requirements
Development needs assessment report	• Prepared by a suitably qualified professional with appropriate technical expertise in economics and economic assessments. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (e.g. business owners).	• A Development needs assessment report may be requested to provide additional information to Council. • A Development needs assessment report is to be prepared in accordance with SC6.7.3 (Development needs assessment report)
Economic impact assessment report	• Prepared by a suitably qualified professional with appropriate technical expertise in economics and economic assessments. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (e.g. business owners).	• An Economic impact assessment report may be requested to provide additional information to Council. • An Economic impact assessment report is to be prepared in accordance with SC6.7.4 (Economic impact assessment report)
Structure plan	• Prepared by a suitably qualified professional with appropriate technical expertise in planning and design and the preparation of Structure plans. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	• A Structure plan may be requested to provide additional information to Council. • A Structure plan is to be prepared in accordance with SC6.7.5 (Structure plan)
Traffic impact assessment report	• Prepared by a traffic engineer who is a Registered professional Engineer Queensland. • Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.	• A Traffic impact assessment report may be requested to provide additional information to Council. • A Traffic impact assessment report is to be prepared in accordance with: a) SC6.7.6 (Traffic impact assessment report); b) Guidelines for Assessment of Road Impacts of Development, Queensland Government, Department of Main Roads; and c) SC6.8 (WRC development manual). • All investigations, testing and design should be undertaken in

		accordance with industry practice and the provisions of relevant Australian Standards.

SC6.7.3 Development needs assessment report

SC6.7.3.1 Purpose of a Development needs assessment report

(1) A Development needs assessment report is required to:

(a) justify the need for the development given the current demand and supply of existing land and uses; and

(b) ensure the development is economically feasible, with appropriate methods implemented to mitigate or avoid any negative impacts that may result from the development.

SC6.7.3.2 Preparation of a Development needs assessment report

(1) A Development needs assessment report is to include at a minimum:

(a) a supply analysis of land zoned for the same or similar purpose as that proposed by the development within the broader locality, having regard for:
- (i) existing supply of developed and undeveloped land zoned for the same or similar purpose as that proposed;
- (ii) current competition for undeveloped land zoned for the same or similar purpose as that proposed;
- (iii) the consistency of the location with regard to the function and accessibility of the development, including infrastructure provision; and
- (iv) whether, if not satisfactorily located, it would jeopardise the provision of facilities in a location better placed to provide a higher level of choice or degree of convenience and accessibility;

(b) a demand analysis of land zoned for the same or similar purpose as that proposed by the development within the broader locality, having regard for:
- (v) the existing population currently serviced by existing development and the socio-economic characteristic of this population;
- (vi) the population anticipated to be serviced by the proposal over a short, medium and long term planning horizon and the socio-economic characteristic of this population;
- (vii) the existing and anticipated demand for floor space/dwellings over a short, medium and long term planning horizon; and
- (viii) establishment as to whether the proposed development would result in an excess of developed land (for that purpose) locally and within the broader context of the area; and whether the proposed development may be premature or inappropriate in this regard;

(c) the economic feasibility of the proposed development, having regard for:
- (ix) the identified existing supply and demand (and future anticipated demand);
- (x) the capacity/capability/maturity of the market to achieve what is required at a feasible rate and scale;
- (xi) the development size;
- (xii) nature of the services proposed to be included within it;
- (xiii) configuration of the general road network which is likely to provide access to the development;
- (xiv) location of any physical or psychological barriers to movement;
- (xv) location of complimentary, competing/similar development;
- (xvi) expected direct and indirect development employment during construction and operations;
- (xvii) changing trends in lifestyle choices and social behaviour relating to community needs which may affect the proposal; and

(xviii) any other benefits or detriments to the local area or the community in general; and

(d) outline and detail the measures that will be implemented to avoid or mitigate significant impacts identified in the assessment.

SC6.7.4 Economic impact assessment report

SC6.7.4.1 Purpose of an Economic impact assessment report

(1) An Economic impact assessment report is required to:

(a) quantify the economic effects a development may have on surrounding uses; and

(b) ensure appropriate methods are implemented to appropriately mitigate or avoid any negative impacts that may be result from the development.

SC6.7.4.2 Preparation of an Economic impact assessment report

(1) An Economic impact assessment report is to include at a minimum:

(a) the extent of existing floor space and approved new floor space in the area likely to be serviced by the proposed facility and in surrounding areas which could be affected by it;

(b) the likely trade area of the proposed facility having regard to the developments:
  (i) size;
  (ii) nature of the services proposed to be included within it;
  (iii) configuration of the general road network which is likely to provide access to the facility;
  (iv) location of any physical or psychological barriers to movement; and
  (v) location of competing facilities;

(c) the nature and adequacy of existing facilities and approved new facilities in the trade area referred to above and the level of convenience provided by such facilities;

(d) the population, existing and projected, for the likely future trade area and the socio-economic characteristics of that population;

(e) the demand, or likely future demand, for commercial floor space in the area referred to above;

(f) whether the establishment of the proposed facilities would result in:
  (i) an excess of commercial floor space of the type proposed in the area; or
  (ii) would result in an excess of commercial floor space generally; and
  (iii) whether the proposal may be premature or inappropriate in this regard;

(g) the likely impact of the proposed development together with the additional cumulative effect of any approved new commercial developments within the same area on existing businesses, with such impacts clearly articulated together with the means by which they can be ameliorated;

(h) whether the proposed location:
  (i) is consistent with the function of the facility;
  (ii) maximises accessibility within its potential trade area; and
  (iii) maximises the use of public transport and pedestrian and cycle accessibility;

(i) whether, if not satisfactorily located, it would jeopardise the provision of facilities in a location better placed to provide a higher level of choice or degree of convenience and accessibility;

(j) the expected direct and indirect development employment during construction and operations;

(k) changing trends in shopping and other behaviour relating to community needs which may affect the proposal;

(l) the environment effects and urban design implications of the proposal;

(m) any other benefits or detriments to the local area or the community in general, including the expected direct and indirect development employment during construction and operations; and

(n) outline and detail the measures that will be implemented to avoid or mitigate significant impacts identified in the assessment.

SC6.7.5 Structure plan

SC6.7.5.1 Purpose of a Structure plan

(1) A Structure plan is required to:

(a) identify and align with any structure planning undertaken by Council on the premises or surrounding locality;

(b) identify the major elements of the locality surrounding a development that may impact on the planning and design of the site, ensuring the integration of the development and the continuation of corridors, networks and linkages with and beyond the development site;

(c) identify how constraints (within the various overlays) or completing interests have been addressed and reconciled; and

(d) reconcile how the site will fit into the future development of the surrounding area without compromising the effective and efficient development of those lands.

SC6.7.5.2 Preparation of a Structure plan

(1) The extent of the information contained in a Structure plan will depend upon the issues and their resolution, the context of the development in the surrounding area, integration with any Structure plan, and the number of overlays that impact on the area and the site. The more constrained the site, the greater the level of detail required to justify the development.

(2) The major components of the development are to be designed with consideration of this broader context. The Structure plan is to be clear about how the proposed development will integrate with the surrounding community, Structure plans and with the existing parks, service and infrastructure networks and the movement system (road network, public transport facilities and pedestrian and cyclist paths) in the area, including as required by the Transport and parking code.

(3) The scope of a Structure plan is tailored to match the scale and likely impact of the proposed development and depends on the nature and extent of the:

(a) issues associated with the site and the immediate locality surrounding the site, such as land uses, availability of infrastructure, topographical features, significant vegetation, movement systems, natural features, historical features and existing character; and

(b) proposal, its uses, the sequence of development and external impacts such as stormwater quality and quantity management, traffic generation, public transport availability, infrastructure capacity, wildlife corridor linkages and social impacts.

(4) In addition to the general requirements of a Structure plan, an industrial structure plan is to also identify:

(a) the most appropriate location for different types of industries to minimise land use incompatibilities and conflicts;

(b) the integration of the site with any Structure plan surrounding development including any necessary buffering; and

(c) that any reconfiguring a lot is appropriate for the intended industry for the locality.

(5) The steps to be followed and information provided when preparing a Structure plan are outlined below.

Step 1: Site and context assessment
Prior to preparing a Structure plan, an assessment of the site and its context is undertaken and a site description of land prepared, supported by a map containing the following features as a minimum the:

a) relation to any relevant Structure plan;

b) development layout;

c) topography – contours and levels;

d) existing street network and intersections and future connections (identifying minor road connections required to facilitate efficient movement and connectivity of the local road network), and their treatments and public transport routes and their stops;

e) existing residences and structures (such as pool, tennis court or shed), land uses and approvals on surrounding sites;

f) location of nearby schools, shopping centres, employment generators and other community facilities;

g) location of surrounding existing and proposed park network and pedestrian and cyclist paths; and

h) existing infrastructure.

Step 2: Identification of constraints
Some land has values or constraints that will influence the location, form and density of development. As a minimum, values and constraints as identified in any overlays are mapped and considered in the design of the overall development.

Step 3: Analysis of the site characteristics and constraints and allocation of land uses
Once the site characteristics and constraints have been identified, they are addressed by the Structure plan as recommended by the relevant codes and local plans where applicable. In some cases it may be possible to develop all or part of constrained sites carefully and sensitively. Alternative approaches may be required to accommodate development, for example lower development yields or sensitive residential design to ensure the retention of land with environmental or scenic constraint or other values. For other sites, development will not be possible. In many cases, a Structure plan, a local plan or provisions within codes will articulate whether development is possible, and if so, how it should occur.

The application must demonstrate integration, namely:

a) compatibility with any Structure plan and surrounding uses (existing and proposed) with the proposed use/s;

b) that consideration has been given to the potential for the development and coordinated and integrated development of adjoining land uses; and

c) that the development does not prejudice the development of an adjoining premises by shifting unreasonable costs of infrastructure onto adjoining premises, such as parks, stormwater management facilities, roads and bridges.

On a smaller site, where it is not possible to include the full range of land uses that support a sustainable community, it is particularly important to demonstrate that the parks are well planned (either on the site, or already approved on adjoining land) and an integrated road network can be achieved.

If a site is in the Residential or Emerging community zone, a Structure plan is to demonstrate that the allocation of land uses ensures the following:

a) land is used primarily for residential purposes and where relevant aligns with any Structure plan;

b) residential communities are well serviced and enjoy high amenity by providing for a range of complementary business and employment opportunities and community uses and facilities as early as possible. These may include centres, education facilities, parks, health care facilities, youth clubs and emergency services;

c) residential development has good access to public transport, local parks, education facilities, shops and community facilities. As such, these uses must be accommodated in locations that maximise the service they provide to the community and minimise any associated impacts. These uses must be centrally located or highly accessible to their respective catchments and wherever possible to be co-located in or near centres. Uses that are likely to draw significant levels of non-local traffic into residential streets will not be approved unless there is a significant offsetting of community benefit and traffic impacts can be minimised;

d) residential development provides appropriate housing choices for all people and allows residents the opportunity to remain within their neighbourhoods during all stages of their life, with a range of housing choices provided throughout the area. However, houses at low density should predominate; and

e) development does not impinge on the legitimate operation of existing uses and is suitably buffered from incompatible existing uses on the site or on adjacent land.

Industrial development may occur in the Industry investigation zone subject to the identification of environmental performance of the development and the mechanism for the provision of infrastructure in the development.

When allocating industry investigation zoned land for future industrial development, the nature of the industry and the intended industry zone is to align with the separation distances to sensitive zones as detailed in the Reconfiguring a lot code and the assessment benchmarks of the applicable codes.

If a site in the Centre zone or Mixed use zone, a Structure plan is to detail the following:

a) integration with any Structure plan, the mixture and proportion of uses and how these will contribute to economic vitality and the physical environment;

b) key site planning and design elements of the development and how these contribute to the overall centre or corridor structure, movement and circulation network and built form character;

c) building, open space and landscape siting and how these promote and support:
   i) economic activity and community service delivery;
   ii) public transport interchange;
   iii) accessibility and connectivity;
   iv) safety and security;
   v) community use and meeting;
   vi) higher density residential living;
   vii) the character and identity of the centre or mixed use area; and
   viii) design for climatic comfort, energy efficiency and subtropical outdoor living;

d) the streetscape and public space interface including public and publicly accessible spaces and linkages, active frontages or significant corner treatments;

e) development interfaces to the surrounding neighbourhood, adjoining sites and to other buildings or uses within the site to mitigate and manage amenity impacts;

f) air or noise impacts on the site and how these will be addressed through use, site planning or building design; and

g) the existing reduced levels and proposed finished levels for all elements.

Step 4: Document the Structure plan
The structure plan design, including land use allocation, movement network design, and open space and park network provision, is to actively promote achievement of the applicable zone and the intent of any relevant local plan or Structure plan.

The structure plan design is to also enable the development to comply with the requirements of all other relevant codes unless specified otherwise by a local plan or Structure plan.

The structure plan is to contain the degree of detail appropriate to the particular development and its circumstance and at a minimum map and report on the following:

a) the approximate lot or dwelling yield for each part of the site (density);

b) the location of each proposed land use, including where applicable, the extent of facilities proposed such as community facilities, centres, employment and education facilities;

c) how and where broad physical infrastructure is to be provided such as water, sewerage and stormwater;

d) the general location and size of parks including corridor linkages and networks and identify the park zone precinct and type that aligns with the intended future function of the site;

e) the existing and proposed pedestrian and cyclist paths;

f) the existing and proposed road network, including level in the hierarchy;

g) the existing and proposed public transport routes and stops; and

h) the proposed staging of development.

When in map form, the information is to be provided at a maximum scale of 1:2,000 and includes a bar scale and north point.

Step 5: Level of consultation required for a structure plan
The preparation of a structure plan will entail the level of consultation required by the *Planning Act 2016* for impact assessable development. On smaller sites, the consultation required by the *Planning Act 2016* would generally suffice.

However, where the site or the proposal entails complex issues, or involves a large site with multiple precincts and land uses, and/or the structure plan is inadequately detailed to facilitate informed public submissions, Council may require additional material and community consultation as part of a formal Information Request.

SC6.7.6 Traffic impact assessment report

SC6.7.6.1 Purpose of a Structure plan

(1) A Traffic impact assessment report is required to:

(a) quantify the effects a development may have on traffic movement and safety on the site and adjacent transport network (streets and intersections) within the sphere of impact of the development; and

(b) ensure appropriate methods are implemented to appropriately mitigate or avoid any negative impacts that may be result from the development.

SC6.7.6.2 Preparation of a Traffic impact assessment report

(1) A Traffic impact assessment report includes at a minimum the following information for the site and the adjacent transport network (streets and intersections) within the sphere of impact of the development:

(a) an assessment of present traffic operations and safety without the development;

(b) an assessment of traffic operations and safety for the following scenarios:
- (i) at completion of the development, and if the development is staged, also at each significant stage prior, including a comparison between current traffic arrangements and proposed traffic arrangements and an outline of the works proposed to offset anticipated traffic impacts;
- (ii) without the development on a 10 year planning horizon from completion of the development; and
- (iii) with the proposed and any additional upgrading works proposed in conjunction with the development on a 10 year planning horizon from completion of the project;

Note—Council should be consulted regarding the expected traffic growth rates for assessing the future scenarios.

(c) a statement describing how the development will provide for safe and convenient movement to, from and within the site;

(d) a statement describing how the development will facilitate walking, cycling and greater use of public transport in preference to using private motor vehicles for trips to and from the development;

(e) a statement describing how public transport services and infrastructure will be improved as a result of the development, particularly where relating to indented bus bays and bus shelters;

(f) a statement describing the measures used to ensure maximum accessibility from the site to public transport, including where future public transport services are envisaged;

(g) a statement describing the measures used to ensure that through traffic is not introduced into local street systems;

(h) an assessment of existing parking supply and demand in the vicinity of the development for both on- and off-street parking, and an assessment of the impact of the development on this parking supply and demand;

(i) a statement describing the appropriate provision for parking in the development based on land use and the potential for trip-making by public transport, or by walking and cycling;

(j) a statement describing the appropriate provision for on-site bicycle parking facilities;

(k) a statement describing whether the proposed means of ingress to or egress from the development are adequate and located appropriately according to the road hierarchy;

(l) an assessment of the provisions made for the loading, unloading, manoeuvring and parking of service vehicles within the development and on the subject site;

(m) an assessment of refuse storage area/s and demonstration of safe vehicle access for the removal of refuse;

(n) an assessment of the proposed routes within the development used by service vehicles associated with the development, and the impacts of heavy vehicle movements on these routes;

(o) an assessment of the potential for integration of access with adjacent development through sharing of common ingress and egress arrangements;

(p) an assessment of the impacts on public transport, traffic operations and parking as a result of any temporary works required during construction;

(q) a record of any comments made by the Department of Transport and Main Roads or any other State planning authority that comply with the rights and powers of these agencies;

(r) an assessment of the existing and likely future amenity of the surrounding area, and of the potential impacts of the development on that amenity;

(s) a statement describing all of the assumptions made in the preparation of the report and the design parameters adopted in the technical analysis;

(t) a statement describing how traffic generation and parking proposed rates (based on gross floor area) are supported by reference to publicly available documents or attaching actual traffic survey data for a similar activity;

(u) where development incorporates a mix of residential and non-residential uses the assessment may consider the potential cross-utilisation of car parking. A relaxation of up to 30% of the number of non-residential vehicle parking spaces may be appropriate where the assessment demonstrates a genuine cross utilisation exists between proposed uses on a site;

(v) a statement describing how the layout of the development provides for the safe movement of pedestrians and cyclists within the development and to/from the core of the development and the frontage streets, taking into account the location of public transport and pedestrian facilities;

(w) an assessment of the operation of any security boom gate or card reader and its impact on vehicle queuing on the frontage roads; and

(x) an assessment of traffic signals operation based on existing signal phasing, including impact on adjacent intersections.

SC6.8 WRC Development manual planning scheme policy

SC6.8.1 Introduction

SC6.8.1.1 Relationship to the Planning Scheme

(1) The planning scheme policy applies to development requiring submission of approval applications, including design details and construction procedures.

(2) It is the intention of the WRC Development manual to set out procedures and requirements that are consistent with the *Planning Act* 2016 and its supporting legislation, and represent 'best practice' in accordance with accepted current state and national standards for design and construction.

(3) The WRC Development manual sets out procedures involved in applying for an Operational Works Permit for Works that will ultimately be in the ownership and maintenance responsibility of Council or other services authorities or works which are subject to approval by Council.

SC6.8.1.2 Purpose

(1) This planning scheme policy provides:

(a) a comprehensive, practical and authoritative guide through the development approval process from inception to completion for Developer's, Consultants, Contractors and Council Officers; and

(b) a consistent set of Engineering standards for implementation across the Whitsunday Region.

SC6.8.2 Whitsunday Regional Council (WRC) development manual

(1) For further detail regarding procedure or specifications, refer to the WRC development manual document.

SC6.9 Waste management policy

SC6.9.1 Introduction

SC6.9.1.3 Relationship to the Planning Scheme

(1) This Planning Scheme policy provides:

(a) information the Council may request for a development application; and

(b) guidance or advice about satisfying assessment benchmarks which identifies this Planning Scheme policy as providing that guidance or advice.

SC6.9.1.4 Purpose

(1) The purpose of this Planning Scheme policy is to provide information guidance and advice for satisfying the assessment benchmarks for the preparation of a site-specific Waste management plan for residential and mixed-use developments.

(2) This guideline provides guidance to Developers, Architects, Waste Consultants and Town Planners when designing subdivisions, multi-unit and mixed-use developments.

SC6.9.1.5 Preparation of a Waste management plan

(1) Waste management must be considered at the design stage of a development. This will ensure sufficient waste capacity to store waste and recycling prior to collections. Sufficient clearance and access for waste collection has been considered and potential health, safety and environment risks are minimised.

(2) A Waste management plan includes at a minimum the following design principles:

Residential subdivisions

It is essential that residential subdivisions be designed to be serviced by Council's standard waste service upon occupancy. Providing functional subdivision layouts is essential for safe and adequate service of these developments. The following will be considered in the assessment of development applications for residential subdivisions:

(a) site planning, lot layout and road design responsive to Council's servicing requirements and provision of safe and adequate bin presentation areas; and

(b) site planning of the development ensures residential and other user's amenity and safety at all stages of the waste management process.

The standard waste service for residential dwelling unit is a weekly service for waste and fortnightly for recycling, collected from the verge. The design of subdivisions with over four (4) lots may need to incorporate on-site collection where adequate verge space is not available to accommodate bin presentation or where bulk bin services are provided as an alternative to 240L mobile garbage bins.

Multi-unit developments

It is essential that the design of all residential multi-unit developments provides a waste management system that is responsive to the development's needs and is able to be integrated with Council's standard waste management service.

To ensure that multi-unit development can access the Council's waste service in an efficient and effective manner, the following will be considered in the assessment of Development Applications:

(a) Site planning of the development accommodates on-site waste collection and allows the waste collection vehicle to enter and exit in a forward direction, manoeuvre within the site and access the nominated collection point;

(b) Waste management system selection ensures safe and convenient use for residents; and

(c) Adequate waste storage area(s) are provided within the development site to store the required number of waste, recycling, or bulk bin services.

The standard waste service for multi-unit development is an on-site collection service where a nominated bin collection point and loading area is provided. The design of the proposed multi-unit development will need to consider how the waste management systems will be integrated with Council's existing waste collection service.

Mixed use developments

It is essential that the design of all mixed-use development provides a waste management system for the residential component of the development that can be integrated with Council's standard waste management service. Separation of commercial and residential waste storage areas must be maintained.

SC6.9.1.6 Waste management plan

(1) A Waste management plan which meets the requirements of these guidelines is to be submitted for the following types of developments:

(a) residential subdivisions with 4 or more lots;

(b) multi-unit (including multiple dwellings, short term accommodation, rooming accommodation, relocatable home park) residential properties; and

(c) developments with multiple uses onsite.

(2) The Waste management plan requires details on the following items:

(a) Summary of development

The summary of the development must contain the following information:

i. location of the development;

ii. number of storeys;

iii. number of dwellings units by size (one, two or three bedrooms);

iv. size of each commercial unit; and

v. details of the intended use of the development.

(b) Anticipated waste generation

Details of the anticipated waste generation for refuse, recycling and other wastes must be calculated using the figures in **Section (r) – Waste generation rates**.

(c) Receptacle size and quantity

Details of the size and quantity of the receptacles to be used must be provided. **Section (q)** – **Receptacle dimensions** contains details of the common size receptacles. Other size receptacles may be used, subject to approval by Council's Waste Services Department. Details of these receptacles must be provided with the Waste management plan.

(d) Bin storage area

Design details of the bin storage area must be included in the Waste management plan covering the requirements outlined in **Section (p) – Bin store size**. This includes:

i. how waste is transported from the source to the bin storage area;

ii. bin storage area size;

iii. bin storage area layout;

iv. wash-down area;

v. ventilation;

vi. vermin prevention;

vii. noise reduction; and

viii. stormwater ingress prevention.

(e) Waste system

Details of any waste systems must be provided including chutes, compactors, and any other waste management equipment or devices to be used.

(f) Collection method

The Waste management plan must provide details on proposed collection method to be used in servicing the development. This will include information about the following subjects:

i. movement of collection vehicle;

ii. collection location; and

iii. transfer of waste to the collection vehicle.

Upon the completion and occupation of the development the Waste management plan will provide the framework for the management and collection of waste and recycling.

(g) Waste collection - Council services

Council provides the following services to all rateable (residential) properties.

i. Mobile Garbage Bin (MGB) services consisting of:

(A) 1x 240L MGB for waste and 1x 240L MGB for recycling (kerbside); and

(B) 1100L and 660L MGBs for waste and recycling (for on-site collection in multi-unit dwellings by arrangement).

ii. Council's collection services operate Monday to Friday for residential properties; and

iii. Council's collection contractor operates the following collection vehicles:

(A) Side loaders (29m^3 compactor) – waste collections;

(B) Side loaders (29m^3 compactor) – recycling collections; and

(C) Rear loaders (28m^3 compactor) – waste and recycling collections.

Note - Council does not provide commercial waste collection services.

(h) Collection frequency

Council's standard residential service comprises a weekly collection of waste and fortnightly collection of recycling. Multiple weekly services may be provided for multi-unit residential developments by negotiation with Council's Waste Services Department.

Note – Multiple weekly services are subject to agreement with Council and may not always be possible. Where not possible, Council may encourage premises to enter into a commercial agreement with a local service provider. A minimum service charge will still apply in accordance with Council's revenue statement.

(i) Collection at the verge

For collection of MGBs at the verge the following conditions shall be met:

i. a flat area is required of sufficient size to accommodate all the MGBs to be serviced on that day;

ii. the MGBs are to be placed in single file with no less than 100mm between each MGB. The flat area can either be paved or grass;

iii. the MGBs placed at the verge shall not obstruct pedestrian traffic or vehicles using the adjacent street and be clear of street signs, trees, seats, litter bins or other permanent fixtures on the verge;

iv. consideration shall be given to ensure there is no impediment to sight distances to nearby cross-overs and intersections;

v. the bin collection area shall not be adjacent to street parking bays;

vi. the MGB shall be placed on the verge no more than 1.5m from the kerb with the lid opening to the road. All bins for collection shall be placed on the verge prior to 6:00 am on the collection day; and

vii. the movement of MGBs from the complex to the collection point shall not occur on the vehicular access ways.

Note - Overfull bins with lids not closed, 240L MGBs that weigh in excess of 70kg and waste placed outside the MGBs will not be collected.

(j) Collection within the premises

MGBs at multi-unit and mixed-use developments may be serviced by Council's contractor from within the bin store or from a location within the premises. If within the premises, a signed indemnity will need to be provided to permit Council's contractor to enter private property.

Where receptacles are presented for service outside of the bin store:

Bin manoeuvrability

i. the surfaces which are traversed must be designed to allow easy transportation of the MGBs and be finished in a way which reduces the noise caused by the MGBs as they are manoeuvred;

ii. the distance between the bin store and the presentation area is no greater than 10m;

iii. gradients on the path used to transfer the MGBs from the bin store to the collection point must not exceed 1 in 14 for two wheeled MGBs and 1 in 20 for four wheeled MGBs; and

iv. the area between the bin store and the collection point shall be a flat smooth surface with no kerbs or steps.

Bin access

i. the minimum pavement width for access to bin stores shall be 4m and the gradient of the access ramp shall be no more than 1 in 8; and

ii. where bin rooms are secured, a compatible key system is necessary to enable access by collection truck drivers. Details of the proposed locking system are to be included in the Waste management plan for approval by Council's Waste Services Department. All costs associated with the locking system are the responsibility of the developer, property owner/s and/or the strata managers.

Bin collection

i. where on-site collections occur, roadways and infrastructure traversed by the collection vehicle must be constructed to accommodate a heavy truck of 25 tonne gross vehicle mass;

ii. sufficient overhead clearance is required for access to bin stores that are located in basements or under crofts. This includes clearance to

all structural beams, suspended pipe work, suspended services and the like;

iii. the basement area shall be free of columns, kerbs and other permanent structures that would inhibit the manoeuvrability of the collection truck;

iv. sweep paths for the proposed collection vehicles shall be clearly shown on the plans of the proposed development and included in the Waste management plan; and

v. where private collections are employed the collections must comply with all local, state and federal laws and regulations.

The waste collection vehicle must be able to enter and exit the development in a forward direction, with limited reversing (maximum 3-point turn), parking in a designated location within the property boundaries. This could be facilitated by the inclusion of a turntable.

Please see vehicle dimensions for required adequate vehicle clearance. Where alternative access is proposed, the design is to take into consideration the safety of pedestrian traffic, other vehicles using the area and traffic density on the servicing street.

(k) Waste chutes

In high rise developments waste chutes are often proposed to convey waste and recycling from the lobby areas to the bin store. With regard to the lobby area the designer shall consider space restraints, chute design, mechanisms for the separation of waste from recycling and the management of bulky items such as cardboard in the lobby area.

At bin store level consideration shall be given to the safety aspects of the chute operation, rotation of the MGBs beneath the chute, ventilation and mechanical breakdown of the chute system.

Sufficient space shall be provided in the bin store for the manoeuvring of MGBs from beneath the waste and recycling chutes.

(l) Compaction

Compaction of garbage can be used where there are constraints on space. Typically the garbage is compacted directly in the MGB using downward force. Garbage compaction shall be restricted to no more than 50% (2:1) of the original garbage volume. Compaction shall not be used for recycling.

(m) Bin store

All multi-use developments, which include multiple dwellings, are to provide a dedicated area for the storage of MGBs. The bin store must be of sufficient size to house all the requisite MGBs, include room for manoeuvring the MGBs and include a bin washing area.

(n) Design requirements

The bin store will have the following as a minimum:

i. 75mm thick concrete slab floor with fall to a floor waste trap connected to a sewer;

ii. a tap with hose to facilitate bin washout and bin store cleaning;

iii. walls will be constructed of brick, concrete or similar with the inside walls sealed and painted in a light colour to facilitate washout;

iv. fully enclosed with a wall of 1.8m minimum height;

v. doors to be solid in nature and lockable with a minimum clear width of 1,200mm, fitted with an efficient self-closing device and a method of holding the doors open when required;

vi. adequate ventilation to be provided;

vii. artificial internal and external lighting with movement sensor or mechanical switch controlled;

viii. all applicable signage;

ix. MGBs must not be visible from the property boundary except when presented for collection;

x. the bin storage area shall be undercover to prevent stormwater from entering the sewer;

xi. where located within a building, the bin store shall be ventilated in accordance with Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings (as amended);

xii. where mechanical ventilation is used, the outlet for vented air must be in a location which will not adversely impact residents;

xiii. sufficient space must be provided to allow the easy passage of MGBs in and out of the bin storage area; and

xiv. separate bin storage areas are required for residential and commercial waste storage.

(o) Bin store signage

An information sheet shall be affixed at the entry to the bin store containing the following information to facilitate safe and efficient waste management at the proposed development. The information sheet will include:

i. caretaker contact details for any waste related issues;

ii. bin collection days and times;

iii. waste types appropriate for each bin type;

iv. the information sheet will be regularly updated by the caretaker;

v. any changes or amendments to the waste services shall be passed on to the residents and tenants;

vi. where waste chutes are used the same sign shall be affixed to the wall in each lobby adjacent to the waste chutes; and

vii. a sign stating “NO STANDING” fixed to the door of the bin store.

(p) Bin store size

The size of the bin store shall be determined using the following criteria:

i. double the footprint of each MGB shall be used per MGB for MGB storage; and

ii. three times the footprint of the largest MGB for the wash bay.

The area to be allowed per MGB is shown in **Table SC 6.9.1.1**.

Table SC 6.9.1.1: Allocation of area per MGB

MGB Type	Width	Depth	Area of MGB	Allowance per MGB	Allowance for Wash Bay
240 L	0.585 m	0.73 m	0.43 m^2	1.0 m^2	2.0 m^2
660 L	1.26 m	0.78 m	0.98 m^2	2.0 m^2	3.0 m^2
1100 L	1.24 m	1.07 m	1.33 m^2	3.0 m^2	4.0 m^2

(q) Receptacle dimensions

i. 240L MGB - Typical 240L MGB's used by Council are shown in **Figure 1**.

Figure 1: Details of 240L MGB

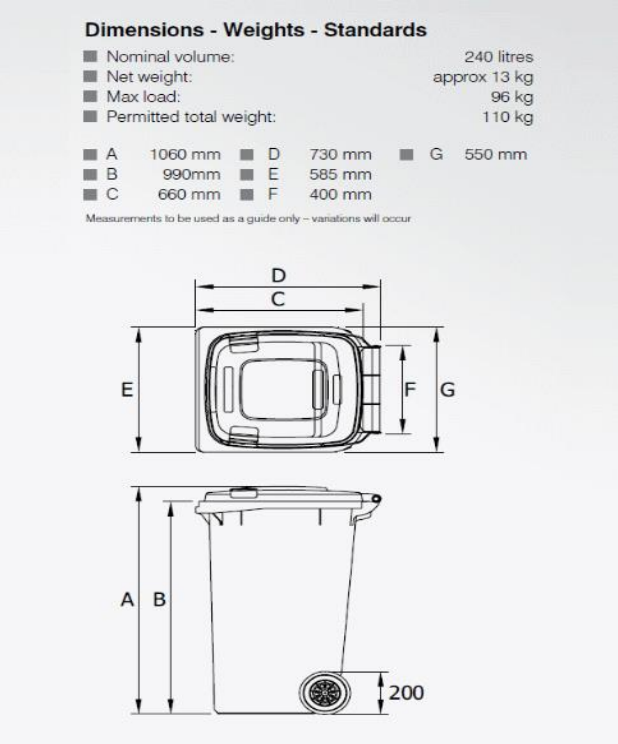


Figure 2: 240L MGB colours

ii. 660L MGB - Typical 660L MGB used by Council are shown in **Figure 3**.

Figure 3: 660L MGB dimensions

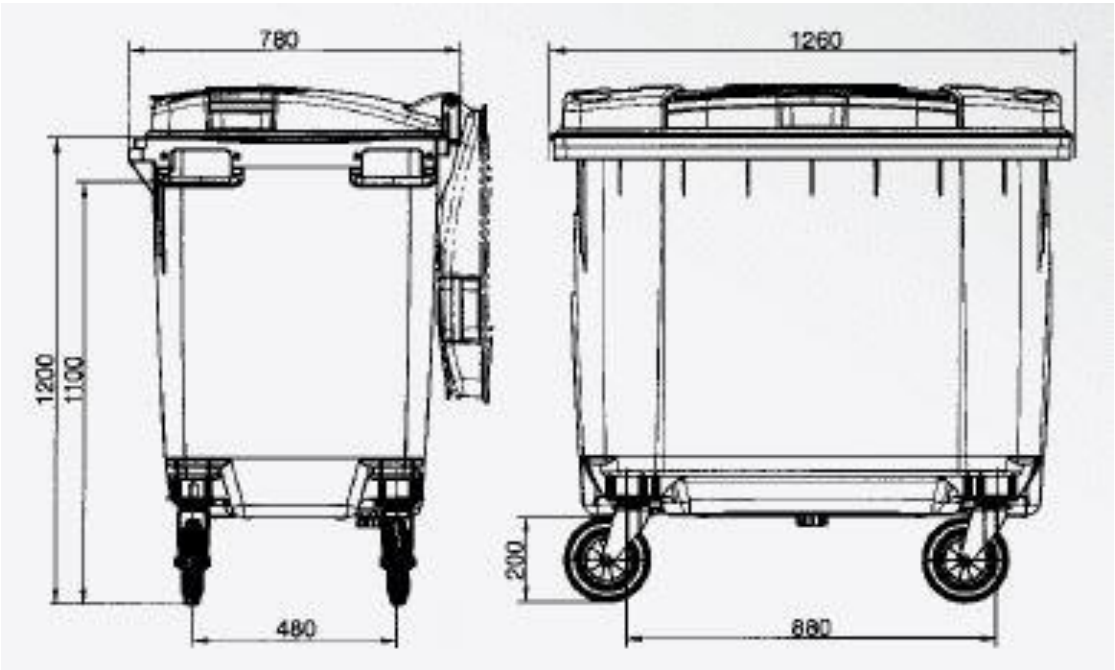
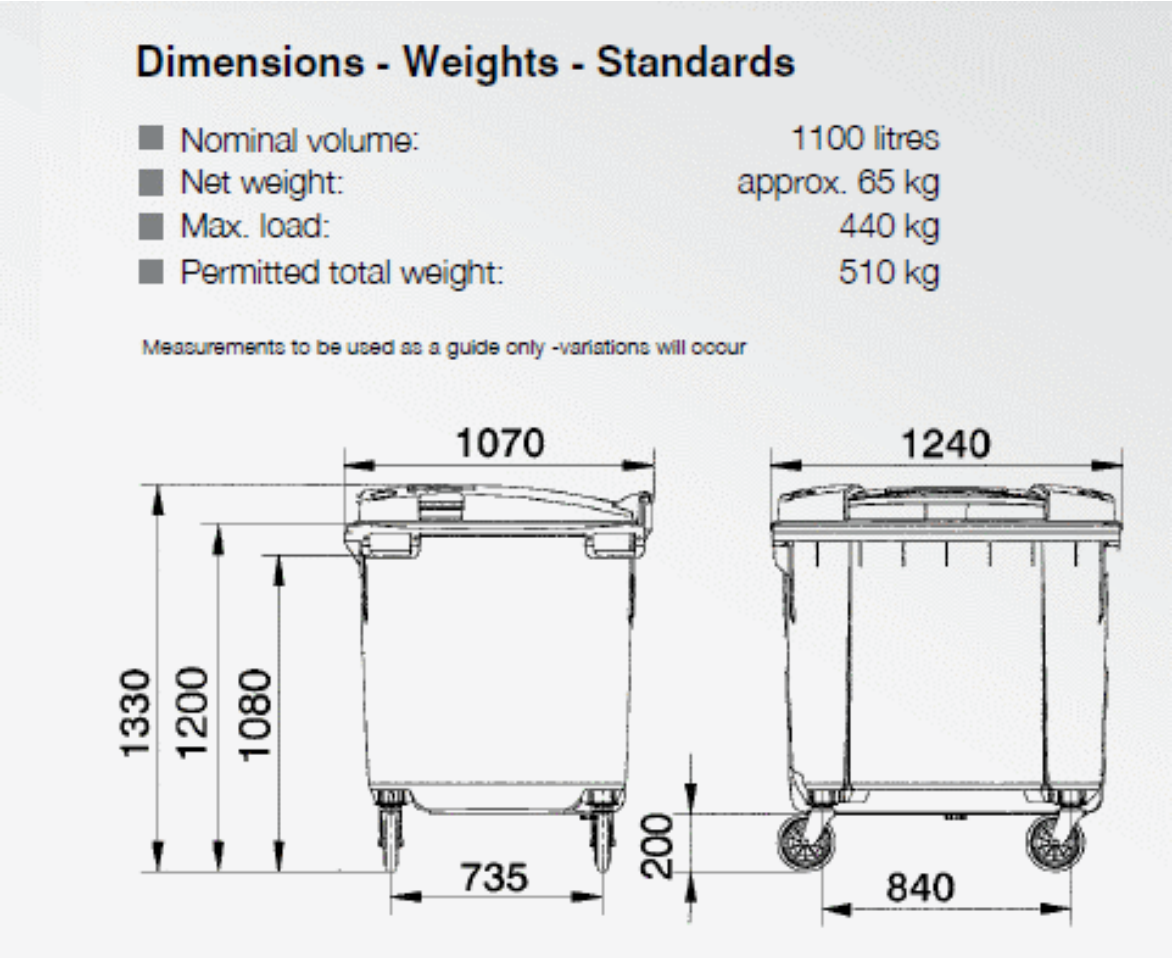


Figure 4: 660L and 1100L MGB Colours

iii. 1100L MGB - Typical 1100L MGB used by Council are shown in **Figure 5**.

Figure 5: 1100L MGB dimensions



(r) Waste generation rates

i. developments are to be designed to incorporate waste and recycling storage in accordance with the waste and recycling predicted weekly generation rates shown in **Table SC 6.9.1.2** and **Table SC6.9.1.3**.

Table SC 6.9.1.2: Residential waste and recycling generation rates

Type of Premises	Waste (Litres per week)	Recycling (Litres per week)
Serviced apartment	35	35
1 bedroom apartment	80	40
2 bedroom apartment	100	60
3 bedroom apartment	120	60
Individual dwelling	240	120

Table SC 6.9.1.3: Commercial waste and recycling generation rates

Type of Premises	Waste	Recycling
	Litres/100m^2 floor area/day	
Take Away Food Outlet / Corner Store / Convenience Store / Lunch Bar	150	150
Café	300	130
Restaurant	660	130
Shops with less than 100 m^2 floor space	50	25
Shops with more than 100 m^2 floor space	50	50
Showrooms	40	10
Taverns and Bars	50	50
Hotel and motel restaurants (dining area)	660	130
Offices	10	10
Hotel and motel accommodation	5 L/bed/day	1 L/bed/day

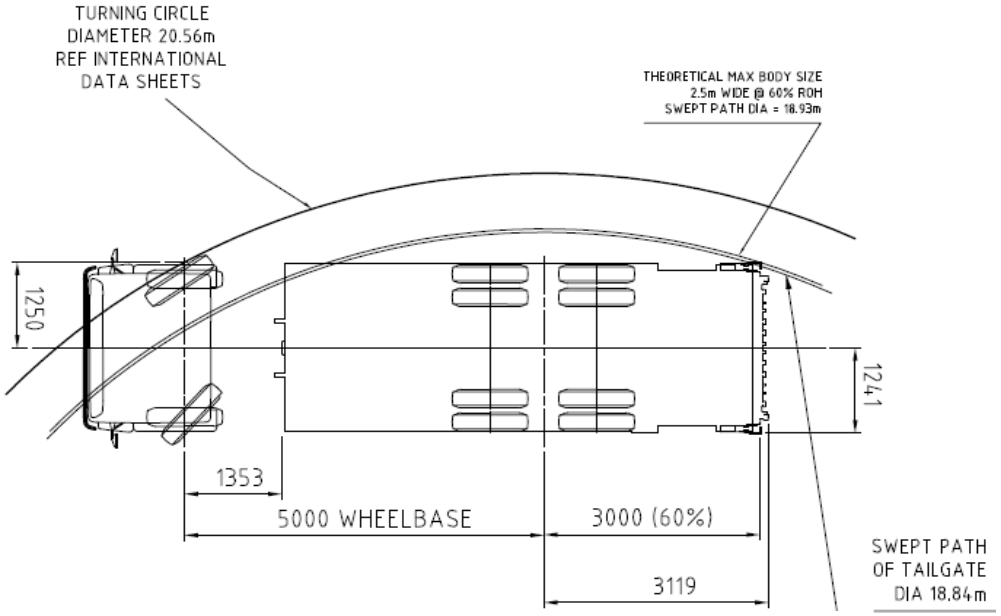
ii. where the waste or recycling requirements outlined in **Table SC6.9.1.2** or **Table SC6.9.1.3** above result in a partial bin requirement, this is to be rounded up to the next bin number; and

iii. where waste chutes are used an additional MGB per chute shall be provided to ensure that there will be MGBs under the chutes in the bin store during times of waste and recycling collection.

(s) Sweep Paths

i. Figure 6 shows the sweep radius of a typical 25 tonne rear load waste collection truck.

Figure 6: Sweep radius of a 25 tonne rear load truck



(t) Assignment of Duties

The Waste management plan shall clearly convey the responsibilities and duties of Council, strata manager, caretaker, residents and commercial tenants, being:

i. strata manager:

(A) the strata manager shall be required to ensure that the management of waste and recycling at the facility complies with the requirements of the *Environmental Protection Act 1994* and *Public Health Act 2005,* and an appropriately qualified and experienced caretaker is appointed to manage the waste and recycling activities at the complex. the engagement of a caretaker will form part of the strata management agreement for the property, endorsed by all building owners. provision for the payment of the caretaker will be included in the annual strata fees;

ii. caretaker - the caretaker shall:

(A) inspect the waste chutes on each floor of the complex (if used) on a daily basis to ensure that there is no accumulation of waste in the lobby areas, that signage is visible, lobby areas are clean and that the waste chutes are functioning correctly;

(B) ensure that the doors on the waste chutes (if used) at the bin store are functioning correctly and that there is no blockages in the waste chutes;

(C) change the MGBs at the base of the waste chutes (if used) in the bin store as the MGBs become full;

(D) compact waste in the MGBs (if compaction is used) to increase bin capacity;

(E) clean and maintain the MGBs and bin store;

(F) washing and deodorising MGBs as required; and

(G) keep up to date with waste collection issues, such as public holiday collection schedules, local service disruptions or changes in collection days;

iii. commercial tenants - the commercial tenants will be responsible to undertake the following:

(A) practice correct waste separation of waste and recycling;

(B) deposit recyclables loose in their respective recycling MGB; and

(C) coordinate with the caretaker in regards to waste management practices and report any issues; and

iv. residents - the residents will be responsible to undertake the following:

(A) practice correct waste separation of waste and recycling;

(B) deposit recyclables loose in the recycling chute (not bagged); and

(C) deposit recyclables loose in their respective recycling MGB.

Tables of Appendix 1

Table AP 1.1 Abbreviations and acronyms

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP 1.1 Abbreviations and acronyms

Abbreviation/ acronym	Description
ABH	Average building height
ABLP	Airlie Beach Local Plan
AEP	Annual exceedance probability
AHD	Australian height datum
ARI	Average recurrence interval
ASS	Acid sulfate soils
AS	Australian Standard
AO	Acceptable outcomes
AV	Articulated vehicle
BCA	Building Code of Australia
BLP	Bowen Local Plan
CO	Compliance outcomes
CPTED	Crime prevention through environmental design
DEHP	Department of environment and heritage protection
DFE	Defined flood event
DFL	Defined flood level
DNRM	Department of natural resources and mines
DSDIP	Department of state development, infrastructure and planning
DSTE	Defined storm tide event
DTMR	Department of transport and main roads
EP Act	*Environmental Protection Act* 1994
EPBC Act	*Environmental Protection and Biodiversity Conservation Act* 1999
ESCP	Erosion and sediment control plan
FDI	Fire Danger Index
GFA	Gross floor area
GLA	Gross leasable area
GIS	Geographic information systems
GPS	Global positioning system
HAT	Highest astronomical tide
HILP	Hamilton Island Local Plan
HRV	Heavy ridged vehicle
ICOMOS	International council on monuments and sites
km	Kilometre
LGIP	Local government infrastructure plan

Abbreviation/ acronym	Description
LP Gas	Liquid petroleum gas
m	Metre
MCU	Material change of use
MLES	Matters of local environmental significance
MSES	Matters of state environmental significance
MNES	Matters of national environmental significance
MRV	Medium rigid vehicle
MSES	Matters of state environmental significance
MU	Mixed use
PIA	Priority infrastructure area
PMF	Probable maximum flood
PMVA	Property map of assessable vegetation
PO	Performance outcomes
PSP	Planning scheme policy
QDC	Queensland Development Code
ROL	Reconfiguring of a lot
RPEQ	Registered professional engineer Queensland
SC	Schedule
SPA	*Sustainable Planning Act* 2009 (repealed)
SPP	State planning policy
SQMP	Stormwater quality management plan
SRV	Small rigid vehicle
the Act	*Planning Act 2016*
the Regulation	*Planning Regulation 2017*
TUA	Total use area
WQO	Water quality objectives
WRC	Whitsunday Regional Council
WWMP	Wastewater management plan

Tables of Appendix 2

Table AP 2.1 Table of amendments

Appendix 2 Table of amendments

Table AP 2.1 Table of amendments

Commencement date	Planning scheme version	Amendment type	Amendment description
30/06/2017	V3.4	Making a Local Government Planning Instrument	Whitsunday Planning Scheme 2017 was adopted.
03/07/2017	V3.5	Alignment amendment	Alignment with the Planning Act 2016.
29/06/2018	V1.6	Amendment to include a Local Government Infrastructure Plan (LGIP)	• Inclusion of Part 4 of the Planning Scheme; • Inclusion of Schedule 3 of the Planning Scheme; and • Amendment to Schedule 1 definitions to include LGIP terminology.
21/12/2018	V3.6	Administrative amendment and amendment to a Planning Scheme Policy (Schedule 6.8)	• Clarification of various outcomes, formatting and grammatical amendments; and • Amendments to Development Manual.
30/11/2020	V3.7	Interim LGIP Amendment	• Amendment to Part 4 and Schedule 3 to remove Water reservoir (W8) located in Bowen South; • Update Schedule of Works Model to reflect removal of Water reservoir (W8); • Align LGIP Version 1.6 with the Planning Scheme, such that both become Version 3.7.
##	V4.5	Major Amendment to the Whitsunday Planning Scheme	•

Attachment 5

Timestamp of all Mapping V4.5 shown here on Council's website

https://mapping.whitsundayrc.qld.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning_Major_Amendments

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April 2023

The Honourable Steven Miles MP
Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure
Department of State Development, Infrastructure, Local Government and Planning
PO Box 15009
CITY EAST QLD 4002

Dear Deputy Premier

RE: Notice of Request to Adopt the Whitsunday Planning Scheme Version 4.5

Whitsunday Regional Council submits this Notice to the Minister to request to adopt the proposed amendment, in accordance with Chapter 2, Part 4, Section 21.1 of the *Ministers Guidelines and Rules 2020* (MGR).

Council submits the proposed amendment, being the Whitsunday Planning Scheme V4.5 (Major Amendment and Administrative Local Government Infrastructure Plan Amendment), as endorsed by Council on ## April 2023.

In accordance with Chapter 2, Part 4, Section 21.3, Council submits the following items:

- An electronic copy of the Whitsunday Planning Scheme V4.5.
- The Planning Scheme Major Amendment Consultation & Submission Analysis Report[1].

The Whitsunday Planning Scheme V4.5, includes a tracked changes copy of the amendments made since State Interest Review, mapping and mapping version control.

Council does not consider the proposed amendment (V4.5) to be significantly different from the version displayed during Public Consultation (V4.3), as all amendments are administrative, or minor corrections to the efficient workings of the Planning Scheme in response to submissions. This is detailed in the Consultation & Submissions Analysis Report.

[1] The Consultation & Submissions Analysis Report was prepared in accordance with MGR Chapter 2, Part 4, Section 18.4 and includes the requirements of Section 21.3 c) and d). The Report meets the requirements of MGR Chapter 2, Part 4, Section 21.3 b), c) and d).

Council thanks the Department for their assistance with the entire amendment process and looks forward to receiving the Minister's Notice of approval to adopt at your earliest convenience.

Yours faithfully

Warren Bunker
Chief Executive Officer