

## Division 6 – Yeppoon Central Zone

### 3.10 Tables of Assessment Categories and Assessment Criteria

#### Table 7A - Material Change of Use

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<b>(1) EXEMPT DEVELOPMENT:</b>		
Local utility	<b>Exempt</b> If on land under Council's ownership	
Park	<b>Exempt</b> All circumstances	
<b>(2) SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT WITHIN THE ZONE:</b>		
(a) If for any purpose and unless a higher level of assessment is nominated in (b) and (c) below:		
All purposes	<b>Self Assessable</b> If in an existing building. <b>Code assessable</b> If involving the erection of a building or structure not exceeding the maximum height indicated on PSM 3B - Building Heights.	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> <li>▶ Any Specific Use code listed below as applicable for a particular use.</li> </ul>
(b) If for any of the following defined purposes:		
Accommodation building	<b>Self-assessable</b> If in an existing building. <b>Code assessable</b> If: (a) nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes; or (b) if new building work is proposed.	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> <li>▶ Short-Term Accommodation Code</li> </ul>
Advertising device	<b>Code assessable</b> All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> <li>▶ Signs Code</li> </ul>
Arts and craft centre	<b>Self-assessable</b> If in an existing building. <b>Code assessable</b> If: (a) nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes; or (b) if new building work is proposed.	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> </ul>

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Caretaker's residence	<b>Code assessable</b> All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> <li>▶ Caretaker's Residence Code</li> </ul>
Car park	<b>Code assessable</b> All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> </ul>
Child care centre	<b>Code assessable</b> All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> <li>▶ Child Care Centre Code</li> </ul>
Convenience restaurant	<b>Code assessable</b> All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> </ul>
Funeral parlour	<b>Code assessable</b> All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> </ul>
Garden Centre	<b>Self-assessable</b> All circumstances except if Code assessable  <b>Code assessable</b> If nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> </ul>
Indoor entertainment	<b>Code assessable</b> All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> </ul>
Local utility	<b>Self-assessable</b> All circumstances except if Exempt  <b>Code assessable</b> If nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> </ul>
Market	<b>Self-assessable</b> All circumstances except if Code assessable  <b>Code assessable</b> If nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> <li>▶ Market Code</li> </ul>
Medical centre	<b>Code assessable</b> All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> </ul>

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Multiple dwelling units	<p><b>Self-assessable</b> If in an existing building</p> <p><b>Code assessable</b> If:</p> <p>(a) nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes; or</p> <p>(b) not in an existing building.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> <li>▶ Multiple Dwelling Units Code</li> </ul>
Office	<p><b>Self-assessable</b> If in an existing building.</p> <p><b>Code assessable</b> If:</p> <p>(a) nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes; or</p> <p>(b) not in an existing building.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> </ul>
Restaurant	<p><b>Self-assessable</b> If in an existing building.</p> <p><b>Code assessable</b> If:</p> <p>(a) nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes; or</p> <p>(b) not in an existing building.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> </ul>
Retail warehouse	<p><b>Self-assessable</b> If in an existing building and not located in the Yeppoon Rail Yard Site<sup>72</sup></p> <p><b>Code assessable</b> If:</p> <p>(a) nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes; or</p> <p>(b) not in an existing building; or</p> <p>(c) in the Yeppoon Rail Yard Site.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> <li>▶ Retail Warehouse Code</li> </ul>
Shop	<p><b>Self-assessable</b> If in an existing building.</p> <p><b>Code assessable</b> If:</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a),</li> </ul>

<sup>72</sup> Refer to PSM 3A for identification of the Yeppoon Rail Yard Site.

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
	(a) nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes; or (b) not in an existing building.	(b) and S28(a)]
Take-away food store	<b>Self-assessable</b> If in an existing building. <b>Code assessable</b> If: (a) nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes; or (b) not in a existing building	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>Yeppoon Central Zone Code [For self-assessable, only the following self-assessment solutions apply: S18, S19(a), (b) and S28(a)]</li> </ul>
(c) If for: <ul style="list-style-type: none"> <li>a purpose involving a building or structure that exceeds the maximum height indicated on PSM 3B - Building Heights; or</li> <li>a defined purpose listed in (b) above, but does not meet the specified circumstance listed in Column 2 in (b) above for the nominated level of assessment, or</li> <li>a purpose not listed in (b) above or not defined in this planning scheme:</li> </ul>		
All purposes	<b>Impact assessable</b> All circumstances	
<b>(3) ASSESSABLE DEVELOPMENT WITHIN A SPECIAL MANAGEMENT AREA:</b>		
All	<b>Self-assessable</b> If the level of assessment applicable to the proposal is self-assessable for all other circumstances listed in Column 2 of this table and the proposal is located on land identified in the Capricorn Coast Landscape special management area <sup>73</sup> ; and (a) the proposal will not involve buildings or structures more than 9 metres in height; or (b) the proposal will not involve development above 50m AHD; or (c) the proposal will not involve development on a site with natural ground level slopes greater than 15%.	<ul style="list-style-type: none"> <li>Yeppoon Central Zone Code; and</li> <li>all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above, and</li> <li>all Special Management Area Codes applicable to the proposals because of its location in or adjacent to a special management area on Overlay Maps O1 to O8 or listed in Schedule 3.</li> </ul>

<sup>73</sup> Refer to Overlay Maps O9

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
All (cont'd)	<p><b>Code assessable</b></p> <p>If located:</p> <p>(a) in a special management area on Overlay Maps O1 to O3 and O5 to O7.</p> <p>or</p> <p>(b) in the Good Quality Agricultural Land special management area on Overlay Maps O4A and O4B and not for agriculture.</p> <p>or</p> <p>(c) adjacent<sup>74</sup> to:</p> <p>(i) an Extractive Resources special management area; or</p> <p>(ii) a Protected Area special management area; or</p> <p>(iii) a Waterway special management area; or</p> <p>(iv) a Wetlands special management area, on Overlay Maps O1 to O3.</p> <p>or</p> <p>(d) In the Acid Sulfate Soils special management area<sup>75</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>• on identified known or potential acid sulfate soils; or</li> <li>• at or below 5m AHD; or</li> <li>• below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p>	<p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> <li>• Yeppoon Central Zone Code; and</li> <li>• all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above</li> </ul> <p>and</p> <p>For circumstances (a), (b) and (c):</p> <ul style="list-style-type: none"> <li>• Natural Features Code - The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>For circumstance (d):</p> <p>Natural Features Code (Element (c) – Acid Sulfate Soils special management area)</p>

<sup>74</sup> Refer to Schedule 1, Division 2 for the definition of “adjacent”.

<sup>75</sup> Refer to Overlay Maps O8A & O8B.

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
All (cont'd)	(ii) involving: <ul style="list-style-type: none"> <li>▶ excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>▶ filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul> or (e) in or adjacent to a special management area listed in Schedule 3. (f) If located on land identified in the Capricorn Coast Landscape special management area on Overlay Map 9 and not self-assessable or otherwise impact assessable.	For circumstance (e): <ul style="list-style-type: none"> <li>▶ Cultural Features Code</li> </ul> and For circumstance (f): <ul style="list-style-type: none"> <li>▶ Capricorn Coast Landscape Code.</li> </ul>

**Table 7B - Development other than Material Change of Use**

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
<b>(1) BUILDING WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>		
All	<b>Impact assessable</b> If exceeding the maximum height indicated on PSM 3B.  <b>Code assessable</b> If:  (a) in or adjacent to a special management area listed in Schedule 3 and involving: <ul style="list-style-type: none"> <li>(i) the construction of any new building or structure, or</li> <li>(ii) the demolition, removal or alteration of any building or structure;</li> </ul>	<u>Applicable Codes</u> For all circumstance: <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> </ul> For circumstances (a): <ul style="list-style-type: none"> <li>▶ Cultural Features Code</li> </ul>

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>or</p> <p>(b) involving filling or excavation in the Drainage Problem special management area<sup>76</sup> involving:</p> <p>(i) vertical height <math>\geq</math> 1 metre in relation to ground level, or</p> <p>(ii) displacement of more than 50m<sup>3</sup> of material.</p> <p>or</p> <p>(c) involving construction of a building or structure on a site with natural ground level slopes greater than 15%.</p> <p>(d) in the Acid Sulfate Soils special management area<sup>77</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>▶ on identified known or potential acid sulfate soils; or</li> <li>▶ at or below 5m AHD; or</li> <li>▶ below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> <li>▶ excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>▶ filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul>	<p>For circumstances (b):</p> <ul style="list-style-type: none"> <li>▶ Natural Features Code (Element (h) – Drainage Problem special management area)</li> </ul> <p>For circumstance (c):</p> <p>Natural Features Code (Element (e) – Steep Land special management area)</p> <p>For circumstance (d):</p> <p>Natural Features Code (Element (c) – Acid sulfate soils special management area)</p>
<b>(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>		
Clearing <sup>78</sup>	<p><b>Code assessable</b></p> <p>All circumstances</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Clearing Code</li> </ul>

<sup>76</sup> Refer to Overlay Map O2A & O2B

<sup>77</sup> Refer to Overlay Maps O8A & O8B.

<sup>78</sup> Carrying out operational work that is the clearing of native vegetation on freehold land, indigenous land or on leasehold land used for agriculture (including grazing) may also be assessable development under Schedule 8 to the IPA

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Placement of an on-premises sign	<p><b>Self-assessable</b> All circumstances except if Code assessable</p> <p><b>Code assessable</b> If nominated as self-assessable, but unable to comply with the Self-assessment Solutions of the Signs Code</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Signs Code</li> </ul>
Engineering work	<p><b>Code assessable</b></p> <p>If:</p> <p>(a) located in a special management area on the Natural Features and Resources Overlays;</p> <p>or</p> <p>(b) in connection with a Telecommunications facility (medium impact);</p> <p>(c) in the Acid Sulfate Soils special management area <sup>79</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>▶ on identified known or potential acid sulfate soils; or</li> <li>▶ at or below 5m AHD; or</li> <li>▶ below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> <li>▶ excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>▶ filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul>	<p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> </ul> <p>For circumstance (a):</p> <ul style="list-style-type: none"> <li>▶ Natural Features Code</li> </ul> <p>For circumstance (b):</p> <ul style="list-style-type: none"> <li>▶ Telecommunications Facility Code</li> </ul> <p>For circumstance (c):</p> <p>Natural Features Code (Element (c) – Acid sulfate soils special management area)</p>

<sup>79</sup> Refer to Overlay Maps O8A & O8B.



Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
<b>(3) OPERATIONAL WORK ASSOCIATED WITH RECONFIGURING:</b>		
All	<b>Code assessable</b> All circumstances	<u>Applicable Codes</u> For all circumstances: <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> <li>▶ Clearing Code</li> <li>▶ Signs Code</li> </ul> If in a special management area identified on the Natural Features or Resources Overlay: <ul style="list-style-type: none"> <li>▶ Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul>
<b>(4) RECONFIGURING A LOT:</b>		
All	<b>Code assessable</b> All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>▶ Yeppoon Central Zone Code</li> </ul> If in a special management area identified on the Natural Features or Resources Overlay: <ul style="list-style-type: none"> <li>▶ Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul>
<b>(5) OTHER:</b>		
All	<b>Exempt</b> All circumstances	

### 3.11 Yeppoon Central Zone Code

(1) Purpose

- (a) The purpose of the Yeppoon Central Zone Code is the achievement of the overall outcomes sought for the Yeppoon Central Zone.
- (b) The overall outcomes sought for the Yeppoon Central Zone are:
  - (i) Development for retail premises<sup>80</sup>, in the Yeppoon Central Zone does not exceed the floorspace index nominated in column 2 of the Table 7C at the nominated year<sup>81</sup>:

<sup>80</sup> Refer to the schedule 1, division 1 (3) Commercial Purposes to determine which defined purposes comprise the descriptive term ‘retail premises’.

<sup>81</sup> Background details about the need for new retail floorspace may be found in *Retail Review and Industrial Land Strategy – Livingstone Shire Council* (MacroPlan Australia Pty Ltd) May, 2007

**Table 7C – Retail Hierarchy Index**

	<b>Current Demand</b>	<b>Forecast Demand</b>	
<b>Year</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>
<b>Yeppoon Town Centre</b> [see Note 4]	31,000m <sup>2</sup> [see Note 1]	40,000m <sup>2</sup> [see Note 2]	45,000m <sup>2</sup> [see Note 3]

## NOTES:

- 1 This 2006 figure comprises the existing retail floorspace for Yeppoon including the retail floorspace comprising the new shopping centre development at the corner of Park Street and Rockhampton Road.
2. This 2011 forecast demand gross floor area (GFA) comprises a total of 40,000m<sup>2</sup> for the Yeppoon Town Centre or an additional 9,000m<sup>2</sup> more than the GFA for 2006. It is anticipated the majority of this demand will be provided within the Yeppoon Central Area (refer PSM 3A).
3. This 2016 GFA comprises a total of 45,000m<sup>2</sup> for the Yeppoon Town Centre or an additional 5,000m<sup>2</sup> more than the GFA for 2011.
4. The primary centre in the retail hierarchy of the planning scheme area is the Yeppoon Town Centre. This is defined in the Retail Review and Industrial Lands Strategy - Livingstone Shire Council; prepared by Macroplan Australia Pty Ltd; May 2007, and in the addendum. The area governed by the Yeppoon Central Zone Code is integrated into this centre.

(ii) Development of the Yeppoon Central Zone is characterised by:

- (A) building layout and form suitable to accommodate the range of consistent uses, and
- (B) the provision of infrastructure services commensurate with the type and scale of development, and
- (C) premises that are designed, constructed and operated to be sympathetic to the surrounding natural and built environment by:
  - integrating existing mature vegetation within landscape design to mitigate adverse visual affects of new buildings on streetscape and the surrounding environment; and
  - contributing to the retention or attainment of a desirable streetscape and character; and
  - preserving and integrating built form elements and features of the past that contribute to the character and amenity of the streetscape; and
- (D) buildings with a high standard of finish contributing to attractive and safe urban spaces; and
- (E) building design containing interest and appeal through the use of a combination of materials, balconies, recesses and variations in horizontal and vertical planes; and
- (F) building form reflecting the PSM 3A – Yeppoon Structure Plan Map, in terms of relating to and reinforcing:
  - the town square at the junction of James and Normanby Streets;

- active frontages, especially in James Street and Anzac Parade;
  - tourism activities focusing along Anzac Parade; and
  - linkages to improve access as shown on PSM 3C – Linkages;
  - integrated redevelopment of the Yeppoon Rail Yard Site; and
- (G) building form reflecting the intended streetscapes for Yeppoon<sup>82</sup> and character elements such as a two-level façade or podium, awning over the street, and the integration of deep planting to soften built form; and
- (H) building heights reflecting the character of Yeppoon, its landscape features and the intensity of development intended for Yeppoon by not exceeding those building heights indicated on PSM 3B - Building Heights; and
- (I) safe and efficient pedestrian movement between and through individual sites to facilitate network connectivity.
- (2) Elements
- (a) Land use and development
- (i) Consistent uses

#### Specific Outcomes

- O1 (a) Only uses that are consistent with the overall outcomes for, and preferred for development within the Yeppoon Central Zone are established.
- (b) If uses:
- (i) retain the amenity of the residential uses (including short term accommodation) in the Yeppoon Central Zone;
  - (ii) are compatible with the role of Yeppoon Central Zone being the key commercial and short-term accommodation centre of Yeppoon and the planning area; and
  - (iii) are consistent with the land use structure outcomes set out in PSM 3A – Yeppoon Structure Plan Map;
- then the following uses and use classes are consistent with, and preferred within the Yeppoon Central Zone:
- All Commercial Purposes
- O2 Provided the following uses are developed:
- to be compatible with surrounding Commercial Purposes by being of similar scale, intensity and character, and
  - to support preferred uses, and
  - to not adversely affect the amenity of the locality; or
  - to provide recreational or community facilities that are more appropriately located in the Business Zone;
- they are consistent within the Yeppoon Central Zone:
- (a) Accommodation building in association with conferencing facilities<sup>83</sup>,
  - (b) Caretaker’s residence,
  - (c) Car park,
  - (d) Car wash,

<sup>82</sup> Guidance on Yeppoon streetscape can be obtained from the ‘Yeppoon Central and Wattle Grove Built Form and Streetscape Study’ available from Council and Council’s Planning Scheme Policy No. 4.

<sup>83</sup> ‘Conferencing facilities’ falls within the ambit of the definition of ‘Special use’ as defined in schedule 1, division 1, (5)(b)

Specific Outcomes	
(e)	Child care centre,
(f)	Indoor entertainment,
(g)	Local utility,
(h)	Multiple dwelling units,
(i)	Special use,
(j)	Telecommunications facility (medium impact), and
(k)	Transport station..

(ii) Inconsistent uses and development

Specific Outcomes	
O3	<p>(a) Uses other than:</p> <ul style="list-style-type: none"> <li>(i) Preferred uses nominated in O1, or</li> <li>(ii) Consistent uses developed to comply with the provisions set out in O2; do not establish in the Yeppoon Central Zone, do not comply with the overall outcomes sought for the Yeppoon Central Zone and conflict with this code.</li> </ul> <p>(b) Development on the Yeppoon Rail Yard Site shown on PSM 3A – Yeppoon Central Structure Plan Map is inconsistent except if:</p> <ul style="list-style-type: none"> <li>(i) it comprises an integrated mixed use development comprising consistent and preferred uses nominated in O1 and O2 above.</li> </ul>

(iii) Subdivision design

Specific Outcomes	Self-assessment Solutions
<p>O4 Reconfigured lots are designed and developed with:</p> <ul style="list-style-type: none"> <li>▶ sufficient area and suitable proportions for preferred or consistent uses;</li> <li>▶ adequate frontage for safe and convenient vehicular and pedestrian access;</li> <li>▶ suitable areas within each lot for the location of relevant activities and works;</li> </ul> <p>and:</p> <ul style="list-style-type: none"> <li>▶ do not expose people and works to unacceptable risks from flooding or other hazards.</li> </ul>	<p>S4</p> <ul style="list-style-type: none"> <li>(a) Other than reconfiguring for a Community Titles Scheme, lots are developed with areas and dimensions that comply with the design standards set out in Table S5 below.</li> <li>(b) For reconfiguring involving a Community Titles Scheme:                             <ul style="list-style-type: none"> <li>(i) the number of lots on the Standard Format Plan comprising the Community Titles Scheme does not exceed the number of lots complying with the design standards set out in Table S5 below; unless,</li> <li>(ii) the number of lots on the Standard Format Plan accords with the density of development given by a prior related Development Permit for Material Change of Use.</li> </ul> </li> </ul>

**Table S5 – Development Standards for Subdivision in the Yeppoon Central Zone**

Minimum Lot Size (Square Metres - m <sup>2</sup> )	Minimum Frontage (Metres - m)
200m <sup>2</sup>	8m

## (iv) Land use structure

Specific Outcomes		Self-assessment Solutions	
O5	Uses reinforce the land use structure shown on PSM 3A – Yeppoon Structure Plan Map.	S5	<p>(a) active uses<sup>84</sup> locating along street frontages and particularly on James Street and Anzac Parade ground level; and</p> <p>(b) active uses locate around the nominated town square.</p>
O6	Uses reinforce the character of the Yeppoon Central Zone by reinforcing and supporting the precincts outlined on PSM 3A - Yeppoon Structure Plan Map.	S6	<p>(a) Residential purposes comprising short or long term accommodation above ground floors in the Tourist precinct;</p> <p>(b) Community purposes of a cultural or community services nature in the Cultural/Civic precinct; and</p> <p>(c) Commercial purposes or residential purposes comprising short and long term accommodation in the Business precinct; and</p> <p>(d) Residential purposes comprising short or long term accommodation or offices located above ground level in the Yeppoon Rail Yard Site.</p>
O7	Development contributes to the definition of corner sites shown on PSM 3A – Yeppoon Structure Plan Map .	S7	<p>(a) Site layout and buildings at the western end of James Street (intersection with Braithwaite Street) incorporate elements to identify this gateway to Yeppoon Central; and</p> <p>(b) Buildings incorporate landmark elements such as decorative parapets, belfry or the like (e.g., clock tower/spire)</p>
O8	<p>Mid-block roads for traffic and pedestrians are provide to:</p> <ul style="list-style-type: none"> <li>▶ increase access through the Yeppoon Central Zone;</li> <li>▶ increase the amount of street frontage in the centre;</li> <li>▶ provide better access to rear-of-site car parking and servicing areas;</li> <li>▶ ensure that the James Street facades of buildings on the Yeppoon Rail Yards Site are not disrupted by driveway access for rear or underground carparking.</li> </ul>	S8	<p>Development on land affected by future vehicle/pedestrian laneways shown on PSM 3C – Linkages includes:</p> <p>(a) Mid-block public access that are dedicated as public roads, and provide two way traffic as follows:</p> <ul style="list-style-type: none"> <li>(i) 8m road reserve; and</li> <li>(ii) 5m carriageway (parking on one side of road); and/or</li> </ul> <p>(b) Mid-block public access for pedestrians; and</p> <p>(c) A ratio of active uses to parking on the frontage of 7:3 is achieved (other than on the Yeppoon Rail Yard Site) - refer to figure (a) and (b); and</p> <p>(d) In the event of the relocation of the Yeppoon Railway Station building, dedication as new road reserve of the south-west extension of Arthur Street</p>

<sup>84</sup> Active uses are shopfronts and other ground floor uses that foster social and business activity on streets and in public places

Specific Outcomes	Self-assessment Solutions
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to link the existing stub through to James Street from Normanby Street. See PSM 3C

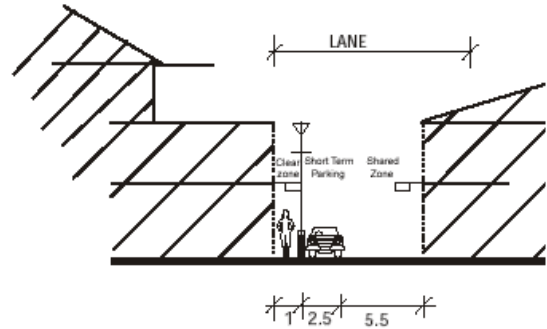


Figure (a) New laneways frontage 70% active uses/ 30% car parking.

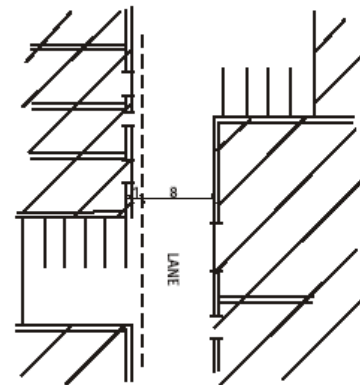


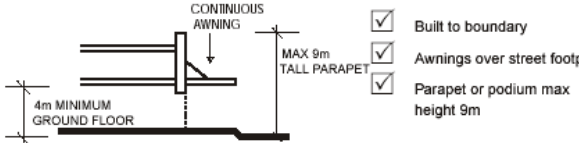
Figure (b) New laneways with active uses on frontages (min. 70%) and parking (max. 3

(v) Interface with street

Specific Outcomes	Self-assessment Solutions
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O9	The character of the Yeppoon Central Zone is reinforced by buildings that: <ul style="list-style-type: none"> <li>▶ reflect the area’s ‘main street’ character;</li> <li>▶ are orientated towards the streets;</li> <li>▶ strengthen the linkage between Anzac Parade and James Street;</li> <li>▶ define the western gateway to the Yeppoon Central Zone at the intersection of James and Braithwaite Streets.</li> </ul>	S9	(a) Built to boundary buildings occur along all street frontages as indicated on the PSM 3A – Yeppoon Structure Plan Map. Exceptions include: <ol style="list-style-type: none"> <li>(i) Anzac Parade where buildings (including balconies) are set back 6 metres from the front boundary;</li> <li>(ii) The Strand Hotel site<sup>85</sup> where buildings are setback from all street frontages a distance of 3 metres; and</li> <li>(iii) Queen Street.</li> </ol> (b) Active uses are provided on the ground level of all buildings identified as built to boundary buildings on PSM 3A – Yeppoon
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<sup>85</sup> The Strand Hotel site is located at the corner of Normanby Street and Anzac Parade.

Specific Outcomes	Self-assessment Solutions
	<p>Structure Plan Map.</p> <p>(c) A continuous ‘linking’ façade and awning is provided along the southern side of James Street and along the frontage of the Yeppoon Rail Yard Site.</p>
<p>O10 Awnings provide weather protection and linking elements throughout the Yeppoon Central Zone.</p>	<p>S10 Awnings are provided over footpath space as shown on PSM 3A – Yeppoon Structure Plan Map for weather protection and as a unifying element for all buildings that:</p> <ul style="list-style-type: none"> <li>(a) Abut public footpath;</li> <li>(b) Include under awning lighting;</li> <li>(c) Extend along the entire frontage(s);</li> <li>(d) Align with awnings on adjoining sites; and</li> <li>(e) Do not project closer than 1 metre to the kerb line to allow for the deep planting within the footpath reserve.</li> </ul>
<p>O11 Facades, particularly in the Business precinct, the Yeppoon Rail Yard Site, the Cultural/Civic precinct fronting James and Mary Streets and the Business Tourist precinct in Normanby and Hill Streets shown on PSM 3A – Yeppoon Structure Plan Map, maintain the traditional building form of parapet above awning along street frontages.</p>	<p>S11</p> <ul style="list-style-type: none"> <li>(a) For frontages shown on PSM 3A – Yeppoon Structure Plan Map, buildings are built to the street property boundary; and</li> <li>(b) Buildings include: <ul style="list-style-type: none"> <li>(i) a cantilevered awning over the footpath no higher than 7.5 metres above ground level to the awning soffit; and</li> <li>(ii) a parapet or podium not exceeding 9 metres above ground level at the street property boundary</li> </ul> </li> </ul> <p>Refer to Figure (c).</p> 
<p>O12 Pedestrian facilities and landscaping of the area of road in front of the sites is provided.</p>	<p>S12 Landscaping and street furniture is provided within the road reserve in accordance with:</p> <ul style="list-style-type: none"> <li>(a) The PSM 3A – Yeppoon Structure Plan Map; and</li> <li>(b) Planning Scheme Policy No. 4.</li> </ul>

Specific Outcomes	Self-assessment Solutions
O13 Development along Anzac Parade enhances the amenity of public spaces and provides opportunities for public access to facilities in the private domain.	S13 Building forecourt area along Anzac Parade (between the road frontage and building) include: <ul style="list-style-type: none"> <li>(a) Deep planting between the building and Anzac Parade;</li> <li>(b) Shade or weather protection structures form part of outdoor or semi outdoor eating establishments along Anzac Parade; and</li> <li>(c) Front pedestrian entrances are located on and focussed towards Anzac Parade.</li> </ul> Refer to Figure (d).

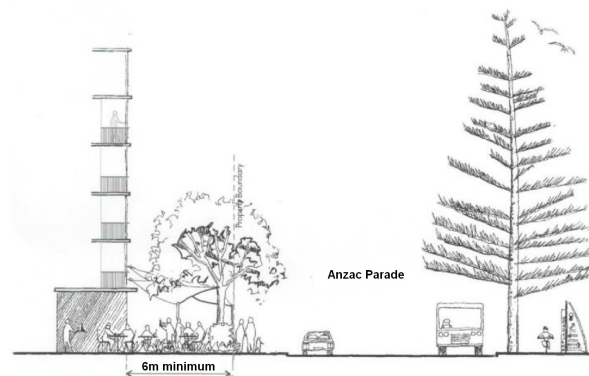
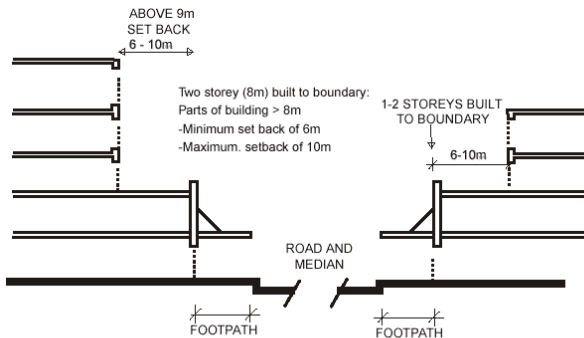


Figure (d) Setbacks to built form along Anzac Parade

(vi) Building Form and Height

Specific Outcomes	Self-assessment Solutions
O14 Building form and height is consistent with the intended character of Yeppoon by: <ul style="list-style-type: none"> <li>• Maintaining the local and distant views of landscaped hills flanking the ‘Yeppoon Bowl’ and Keppel Bay and prominent coastal landmarks</li> <li>• Allowing higher buildings where they are dominated by coastal ranges as a backdrop to the site but remain sympathetic to the landform of the ‘Yeppoon Bowl’;</li> <li>• Maintaining the low- medium rise nature of the Yeppoon Central Zone; and</li> <li>• Reflecting the intended skyline for Yeppoon; and</li> <li>• Minimising over shadowing and adverse affects on surrounding areas and viewsheds; and</li> <li>• Re-using existing building stock , especially buildings with heritage values listed in Schedule 3</li> </ul>	S14 (a) Buildings and structures do not exceed the maximum height shown on PSM 3B - Building Heights; and (b) Despite (a) building and structures do not dominate over the height of existing mature Hoop Pines in the Yeppoon Central Zone – especially along Anzac Parade; and (c) New development on the Yeppoon Rail Yard Site incorporates the re-use of the historic Yeppoon Railway Station buildings.
O15 The traditional building form of the Yeppoon Central Zone is maintained in the Business and Cultural/Civic precincts and introduced	S15 (a) Built form is as indicated on PSM 3A – Yeppoon Structure Plan Map in



Specific Outcomes	Self-assessment Solutions						
into the Yeppoon Rail Yard Site identified on PSM 3A – Yeppoon Structure Plan Map.	<p>terms of:</p> <ul style="list-style-type: none"> <li>(i) Built to boundary facades;</li> <li>(ii) Awnings over street footpaths; and</li> <li>(iii) A parapet or podium of maximum 9 metres;</li> </ul> <p>(b) Side boundary setbacks are not required for buildings up to 9 metres in height.</p> <p>(c) Rear setbacks of 6 metres are provided</p>						
O16 All buildings provide opportunities for ground floor reuse and adaptation for commercial purposes.	S16 Building ground floors have a floor to ceiling height of at least 4 metres.						
O17 Multi-storey buildings are developed to ensure residents/tenants have appropriate amenity and access to natural light	<p>S17 Parts of buildings above 9 metres in height are setback:</p> <ul style="list-style-type: none"> <li>(a) from the front boundary at least 6 metres but not more than 10 metres; and</li> <li>(b) from side boundaries in accordance with the Standard Building Regulation.</li> </ul> <p>Refer to figure (e).</p>						
							
	<p>Figure (e) Parts of buildings above 9 metres in height are setback from front boundary a minimum distance of 6 metres &amp; a maximum of 10 metres; and ground floor has a minimum floor to ceiling height of 4m.</p>						
O18 Density of built form is consistent with the expected form and height in the Yeppoon Central Zone area.	S18 Development plot ratio does not exceed 3:1.						
O19 Site cover of buildings above the podium decreases for higher buildings to provide open space, air and light between higher building forms.	<p>S19 Buildings and structures do not exceed the following site cover:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Height (metres)</th> <th>Site Cover (%)</th> </tr> </thead> <tbody> <tr> <td>≤ 9</td> <td>80</td> </tr> <tr> <td>&gt; 9</td> <td>50</td> </tr> </tbody> </table>	Height (metres)	Site Cover (%)	≤ 9	80	> 9	50
Height (metres)	Site Cover (%)						
≤ 9	80						
> 9	50						
O20 Development in the Yeppoon Rail Yard Site: <ul style="list-style-type: none"> <li>• is integrated across the whole of the site; and</li> <li>• incorporates distinctive open spaces;</li> </ul>	<p>S20 (a) Development includes a network of pedestrian-linked plazas within the Yeppoon Rail Yard Site connecting and integrating component uses, spaces and buildings and integrating with the pedestrian network surrounding the site; and</p>						

Specific Outcomes	Self-assessment Solutions
	(b) Active uses are provided around plaza areas at ground level.

## (vii) Building Appearance

Specific Outcomes	Self-assessment Solutions
O21 Buildings provide interest and contribute positively to the aesthetics of their streetscape and character of the locale.	<p>S21</p> <p>(a) Each dwelling unit in a residential building is provided with a balcony of a minimum dimension of 2.4 metres and minimum area of 12m<sup>2</sup>.</p> <p>(b) Buildings have a maximum unarticulated length of 15 metres to the street frontage and are punctuated by verandahs, balconies and wall offsets each at least 1 metre deep.</p> <p>(c) External building finishes comprise a range of materials, colour and textures.</p> <p>(d) Lightweight and/or non-structural elements such as awnings, sunshading devices and privacy screening are included in the building design at all levels.</p>
O22 Building materials enhance the aesthetics of the locale and do not detract from the appearance of adjoining buildings	<p>S22</p> <p>(a) Masonry in buildings higher than 9 metres is rendered.</p> <p>(b) Any reflective material has: <ul style="list-style-type: none"> <li>(i) A level of light reflectivity of no more than 20%; and</li> <li>(ii) A level of heat transmission of not less than 20%</li> </ul> </p>
O23 Buildings on steep sites <sup>86</sup> are broken up or interrupted so that the building does not appear higher than the maximum building height for the locale shown on PSM 3B - Building Heights	<p>S23</p> <p>(a) Buildings are stepped down slopes so that their appearance is no higher than the maximum allowable building height when viewed from any external vantage point by: <ul style="list-style-type: none"> <li>(i) interrupting every 25 metres measured in the horizontal plane by a 6 metres wide break that includes deep planting; and</li> <li>(ii) the use of different materials, colours or design elements to distinguish between different buildings.</li> </ul> <p>Refer to figure (f).</p> <p>(b) Retaining walls are not more than 1.5 metres vertically above ground level.</p> </p>

<sup>86</sup> A steep site is land with a slope of natural ground level greater than 15%.

Specific Outcomes	Self-assessment Solutions
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Figure (f) Buildings form stepping down steep slopes.

O24	Roofs incorporate an attractive appearance by including tropical design elements.	S24	Roofs are: <ul style="list-style-type: none"> <li>(a) pitched at 20 degrees to the horizontal.</li> <li>(b) overhang all facades by at least 0.6 metre.</li> <li>(c) used to screen machinery such as lift overruns, air conditioning plant and the like.</li> </ul>
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(viii) Landscaping

Specific Outcomes	Self-assessment Solutions
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O25	Development landscaping adds to the character of Yeppoon.	S25	Except if subject to the multiple dwelling units code, buildings for short term or long term accommodation incorporate at least 20% of the site with a minimum dimension of 2m suitable for deep planting.
O26	Landscaping at the property interface with the public domain is consistent with the adopted streetscape for the locale	S26	Landscape and streetscape improvements installed as part of new development incorporate features detailed in Planning Scheme Policy No 4.

(ix) Privacy and Surveillance

Specific Outcomes	Self-assessment Solutions
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O27	Privacy of adjoining dwellings is maintained	S27	For new development: <ul style="list-style-type: none"> <li>(a) A solid screen fence at least 1.8m in height is constructed along the common side and rear boundaries to a lot with an existing dwelling house.</li> <li>(b) If habitable room windows are directly opposite windows of a habitable room in an adjacent dwelling unit and within 9 metres horizontally at levels above ground floor, privacy is protected by:                             <ul style="list-style-type: none"> <li>(i) opaque glass below 1.5 metres above floor level; or</li> <li>(ii) sill heights 1.5 metres above the floor level; or</li> <li>(iii) fixed external screens with a maximum transparency of 25%.</li> </ul> </li> </ul>
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Specific Outcomes		Self-assessment Solutions	
O28	Clear surveillance of the street is possible from habitable rooms	S28	Windows or balconies are located towards the street.

## (x) Passive Design, Access to Sunlight and Daylight

Specific Outcomes		Self-assessment Solutions	
O29	Buildings are orientated to maximise access to daylight and sunlight	S29	Buildings are: <ul style="list-style-type: none"> <li>(a) Orientated with habitable rooms to the east or north east.</li> <li>(b) Glazed areas are shielded from summer sun and the western sun with the provision of soffit, roof overhang or awnings at least 0.6 metres wide.</li> </ul>
O30	Retaining walls are located, designed and constructed to minimise visual impacts on neighbours and from the street	S30	<ul style="list-style-type: none"> <li>(a) Combined height of retaining walls and fences does not exceed 2 metres.</li> <li>(b) Retaining walls are restricted to a maximum 1.5 metres vertical height.</li> <li>(c) If there is a need to retain an embankment higher than 1.5 metres, terracing of retaining walls is offset by 1 metre horizontal separations with such areas landscaped with deep planting.</li> </ul>

## (xi) Servicing

Specific Outcomes		Self-assessment Solutions	
O31	Plant equipment and storage areas are screened from neighbours and the street, and located to minimise nuisance to neighbours.	S31	<ul style="list-style-type: none"> <li>(a) Refuse bins are located within purpose dedicated areas sited at least 5 metres from a neighbouring residential boundary.</li> <li>(b) Plant, machinery and open storage are screened from adjoining properties and the street by an enclosure, fence or other solid barrier (such as landscaping) at least 1.8 metres in height.</li> </ul>

## (xii) Cultural Heritage Values

Specific Outcomes	
O32	Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual detracting, public accessibility or physical change, damage or removal.

(xiii) Flood Immunity<sup>87</sup>

Specific Outcomes	Self-assessable Solutions
O33 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.	S33 Land on which buildings and structures associated with development nominated in Column 1 of Schedule 7 will be constructed, has immunity from a flood event of at least the annual exceedence probability specified in Column 2 of Schedule 7 for the development.

(xiv) Community safety

Specific Outcomes	Self-assessment Solutions
O34 Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> <li>▶ Opportunities for surveillance;</li> <li>▶ Clear definition of boundaries between private and public spaces; and</li> <li>▶ Robust construction materials.</li> </ul>	S34 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.

(xv) Vehicle parking and movement

Specific Outcomes	Self-assessment Solutions
O35 Development is provided with an on-site parking and movement system designed and constructed to: <ul style="list-style-type: none"> <li>▶ be integrated with the site layout including:                             <ul style="list-style-type: none"> <li>– direct access to a road providing a level of service required to accommodate traffic generated by the use; and</li> <li>– appropriately designed footpath crossovers; and</li> <li>– provision for safe pedestrian movement between public footpath and facility entry points; and</li> </ul> </li> <li>▶ accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and</li> <li>▶ facilitate non-discriminatory accessibility; and</li> <li>▶ provide for safe and efficient loading and unloading of goods; and</li> <li>▶ allow for vehicle queuing necessary for the use; and</li> <li>▶ provide for passenger set down/pick up necessary for the use.</li> </ul>	S35 (a) Parking is provided on-site: <ul style="list-style-type: none"> <li>(i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and</li> <li>(ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.</li> <li>(iii) behind the building setback or below the building;</li> </ul> (b) Access to parking is located: <ul style="list-style-type: none"> <li>(i) where it least disrupts pedestrian continuity and safety;</li> <li>(ii) to integrate with adjoining car parks at the rear, and links with existing or proposed laneways shown on PSM 3C – Linkages;</li> <li>(iii) via registered easements over adjoining land.</li> </ul> (c) If a site has frontage to James Street and another street, then access to parking areas is from the other street. <li>(d) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.</li>

<sup>87</sup> The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

Specific Outcomes	Self-assessment Solutions
	<ul style="list-style-type: none"> <li>(e) Loading/unloading facilities are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.</li> <li>(f) Vehicle queuing and set-down/pick-up areas are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.</li> <li>(g) Bicycle and pedestrian access is integrated with site design to facilitate both on-site movement and connection to the local bicycle and pedestrian networks in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul>
O36 Traffic generated by development in the Yeppoon Rail Yard Site does not adversely impact Jeffries Street.	S36 Development in the Yeppoon Rail Yard Site does not include vehicular access to/from Jeffries Street.

(xvi) Infrastructure

Specific Outcomes	Self-assessment Solutions
<p>O37 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:</p> <ul style="list-style-type: none"> <li> <p>• Comprise components and materials that are:</p> <ul style="list-style-type: none"> <li>– Readily accessible and available; and</li> <li>– Robust and reliable in terms of operational life and purpose; and</li> <li>– Easily maintained without unnecessarily requiring specialist expertise or equipment; and</li> </ul> </li> <li>• are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems.</li> </ul>	<p>S37 Water supply, sewerage, drainage, roads, power and communications are:</p> <ul style="list-style-type: none"> <li>(a) Provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and</li> <li>(b) Constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul>

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Leave 3 pages for:

**PSM 3A, B & C– Yeppoon Central Area**

PSM 3A - Yeppoon Structure Plan

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## PSM 3B – Building Heights

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## PSM 3C - Linkages

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