

6.6. Recreation category zone codes

6.6.1. Open space zone code

6.6.1.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.6.1.2. Purpose

The purpose of the open space zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for informal recreation activities on a range of local, district and regional scale parks and other open space areas, as the preferred and dominant land use within the zone;
- (3) to provide for the development of some organised uses within the recreation activities group if they have low impacts;
- (4) to provide for the development of buildings, structures and infrastructure which support the use of parks and other open space for informal recreation and for uses within the recreation activities group;
- (5) to provide for the development of a limited range of uses within other activity groups where they have low impacts and they are compatible with and support uses within the recreation activities group; and
- (6) to establish one (1) precinct within the zone where particular development outcomes are specified, and the precinct is identified as follows:
 - (a) the Yeppoon Foreshore Tourism and Recreation Precinct; and
- (7) to facilitate the achievement of the overall outcomes sought for zone.

6.6.1.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use within the recreation activities group which has relatively low impacts and serves the needs of the community; or

- (b) a use which:
 - (i) is compatible with and supports a use within the recreation activities group; or
 - (ii) does not compromise the development of a use within the recreation activities group at the site;
- (2) the development of a use within the recreation activities group is a preferred use within the zone in the following circumstances:
 - (a) it is an environment facility; or
 - (b) it is indoor sport and recreation which is small in scale and has minimal impacts on land use in the immediate surrounding area; or
 - (c) it is outdoor sport and recreation which has minimal impacts on land use in the immediate surrounding area; or
 - (d) it is a park;
- (3) the development of a use within the recreation activities group, which is likely to have a significant adverse impact on sensitive land use, does not occur within the zone;
- (4) the development of a use that is not within the recreation activities group occurs within the zone only in the following circumstances:
 - (a) it is a caretaker's accommodation; or
 - (b) it is a club which is small in scale and has minimal impacts on land use in the immediate surrounding area; or
 - (c) it is a market; or
 - (d) it is a use within the special activities group which is an essential component of infrastructure servicing the community;
- (5) the development of a use that is not within the recreation activities group, which has a significant adverse impact on sensitive land use, does not occur within the zone;
- (6) the development is compatible with an urban form that is characterised by:
 - (a) low rise buildings;
 - (b) low building site cover;
 - (c) appealing streetscapes and public places; and
- (7) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area;
- (8) the development is provided with adequate infrastructure and essential services; and

Where located in the Yeppoon Foreshore Tourism and Recreation Precinct

Note: The overall outcomes of the Yeppoon Foreshore Tourism and Recreation Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (9) the development of a use within the recreation activities group is a preferred use within the precinct in the following circumstances:
 - (a) it is an environment facility; or
 - (b) it is indoor sport and recreation which is small in scale and has minimal impacts on land use in the immediate area; or
 - (c) it is outdoor sport and recreation which has minimal impacts on land use in the immediate area; or
 - (d) it is a park;
- (10) the development of a use within the business activities group, centre activities group, community activities group, or entertainment activities group occurs within the precinct only in the following circumstances:

- (a) the use provides for the leisure, entertainment or information needs of the community, tourists and visitors;
 - (b) the use does not compromise the preferred use of the precinct for public recreation purposes;
 - (c) the use is small in scale;
 - (d) the use has minimal impacts on land use in the immediate surrounding area;
 - (e) the use does not undermine the viability, role or function of a nearby centre; and
 - (f) the use:
 - (i) is a bar; or
 - (ii) is a community use; or
 - (iii) is a food and drink outlet; or
 - (iv) is a function facility;
- (11) the development of a use within the accommodation activities group (other than caretaker’s accommodation) does not occur within the precinct.

6.6.1.4. Specific benchmarks for assessment

Table 6.6.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1 The height and bulk of buildings and structures are consistent with the intended low-rise character of the zone, and they do not adversely impact the character or amenity of the streetscape, adjoining sites or surrounding area.</p>	<p>AO1.1 Building height and the height of structures (other than lighting structures) does not exceed the following:</p> <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent; or (c) the height limits identified for the specific locations shown on Figure 6.6.1.4.1.1 – Yeppoon Foreshore Tourism and Recreation Precinct Height Limits. <p>AO1.2 The height of lighting structures does not exceed twenty-five (25) metres above ground level.</p> <p>AO1.3 Site cover does not exceed the following:</p> <ul style="list-style-type: none"> (a) ten (10) per cent; or (b) the site cover limits identified for the specific locations shown on Figure 6.6.1.4.1.2 – Yeppoon Foreshore Tourism and Recreation Precinct Site Cover Limits.

Performance outcomes **Acceptable outcomes**

Figure 6.6.1.4.1.1 – Yeppoon Foreshore Tourism and Recreation Precinct Height Limits

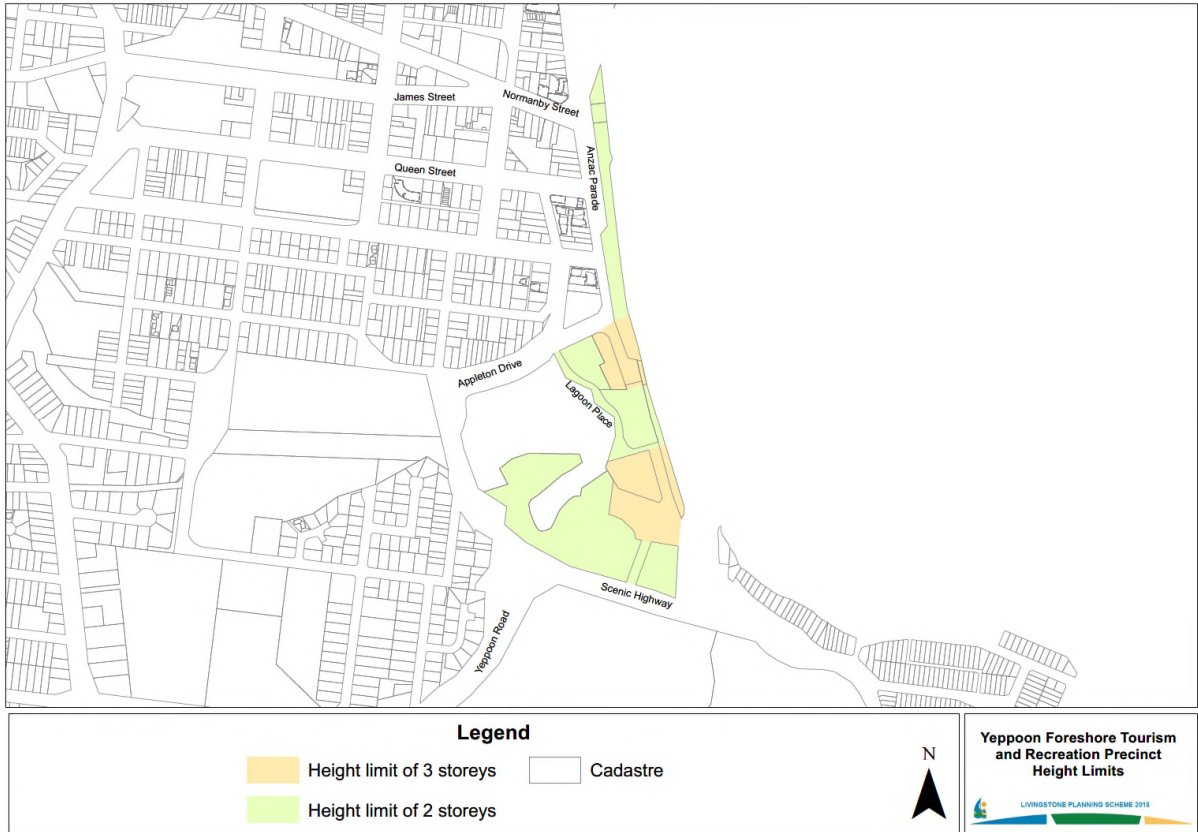
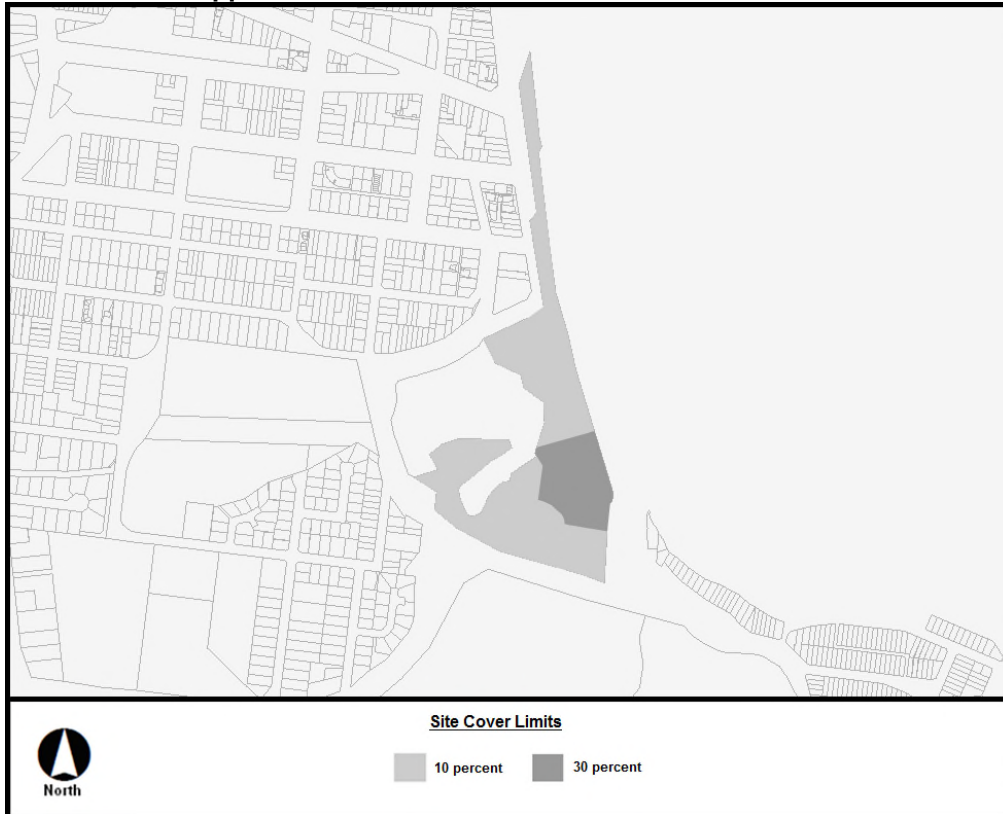


Figure 6.6.1.4.1.2 – Yeppoon Foreshore Tourism and Recreation Precinct Site Cover Limits



Performance outcomes	Acceptable outcomes
<p>PO2</p> <p>The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) provision of access to natural light and ventilation; (c) provision of open space for recreation; and (d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places. 	<p>AO2.1</p> <p>Buildings or structures having an 'outermost projection height' exceeding two (2) metres have a setback from road frontage boundaries of at least six (6) metres.</p> <p>AO2.2</p> <p>Buildings or structures have a setback from all common side and rear lot boundaries with a lot located in a residential category zone or a township zone in accordance with the following:</p> <ul style="list-style-type: none"> (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least ten (10) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least ten (10) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres. <p>AO2.3</p> <p>If not adjoining a residential category zone or a township zone, buildings or structures have a setback from side and rear lot boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least five (5) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least five (5) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres. <p>AO2.4</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.
<p>Appearance</p>	

Performance outcomes	Acceptable outcomes
<p>PO3</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <p>(a) emphasis on entry points;</p> <p>(b) orientation to the street and any public places;</p> <p>(c) inclusion of structures or vegetation to screen any waste storage areas and building plant from view of the street;</p> <p>(d) inclusion of vegetation to screen any large unarticulated walls.</p>	<p>AO3.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO3.2</p> <p>Any waste storage areas are screened from view of the street by one or more of the following:</p> <p>(a) a solid screen fence; or</p> <p>(b) a wall; or</p> <p>(c) dense vegetation.</p> <p>AO3.3</p> <p>Any building plant is screened from view of the street by one or more of the following:</p> <p>(a) a solid screen fence, or</p> <p>(b) a roof design feature; or</p> <p>(c) a wall; or</p> <p>(d) dense vegetation.</p>

Table 6.6.1.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
Outcomes applicable where not located in the Yeppoon Foreshore Tourism and Recreation Precinct	
<p>PO4</p> <p>The use contributes to the development of high quality recreation areas and facilities which adequately serve the needs of the community.</p>	No acceptable outcome is nominated.
<p>PO5</p> <p>The use is a preferred use (as identified in the overall outcomes for the zone) or is another use identified in the overall outcomes for the zone which is compatible with and supports preferred uses for the zone.</p>	No acceptable outcome is nominated.
<p>PO6</p> <p>The use appropriately integrates with any established preferred uses (as identified in the overall outcomes for the zone) and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>The use does not compromise the development of preferred uses (as identified in the overall outcomes for the zone) at the site.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>The development of a use that is not within the recreation activities group occurs only if:</p> <p>(a) it is small in scale; and</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(b) it does not undermine the viability, role or function of a nearby centre.	
Outcomes applicable where located in the Yeppoon Foreshore Tourism and Recreation Precinct	
PO9 The use contributes to the development of high quality recreation areas and facilities which adequately serve the needs of the community.	No acceptable outcome is nominated.
PO10 The use is a preferred use (as identified in the overall outcomes for the precinct) or is another use identified in the overall outcomes for the precinct which is compatible with and supports preferred uses for the precinct.	No acceptable outcome is nominated.
PO11 The use appropriately integrates with any established preferred uses (as identified in the overall outcomes for the precinct) and other sensitive land use in the immediate area.	No acceptable outcome is nominated.
PO12 The use does not compromise the development of preferred uses (as identified in the overall outcomes for the precinct) at the site.	No acceptable outcome is nominated.
PO13 The development of a use that is not within the recreation activities group occurs only if: (a) it is compatible with and supports the preferred use of the precinct for public recreation purposes; (b) it contributes to the development of the Yeppoon foreshore tourism and recreation precinct by providing for the convenience, leisure or information needs of the community, tourists and visitors using the precinct; (c) it is small in scale; and (d) it does not undermine the viability, role or function of a nearby centre.	AO13.1 If the development is a use that is not within the recreation activities group, the development occurs only in the following circumstances: (a) the use: (i) is a bar and it has a gross floor area that does not exceed one-thousand (1000) square metres gross floor area in cumulative total in the precinct for uses within the centre activities group or entertainment activities group; or (ii) is a club and it has a gross floor area that does not exceed four-hundred (400) square metres; or (iii) is a community use and it has a gross floor area that does not exceed four-hundred (400) square metres; or (iv) is a food and drink outlet and it has a gross floor area that does not exceed one-thousand (1000) square metres gross floor area in cumulative total in the precinct for uses within the centre activities group or entertainment activities group; or (v) is a function facility and it has a gross floor area that does not one-thousand (1000) square metres gross floor area in cumulative total in the precinct for uses within the centre activities group or entertainment activities group.

Performance outcomes	Acceptable outcomes
Appearance	
Outcomes applicable where located in the Yeppoon Foreshore Tourism and Recreation Precinct	
<p>PO14 Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.</p>	<p>No acceptable outcome is nominated.</p>
Infrastructure	
<p>PO15 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.</p>	<p>AO15.1 The development complies with the requirements of the Development Works Code.</p>

6.6.2. Sport and recreation zone code

6.6.2.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.6.2.2. Purpose

The purpose of the sport and recreation zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of organised and informal uses within the recreation activities group that have relatively low impacts, as the preferred and dominant land use within the zone;
- (3) to provide for the development of buildings, structures and infrastructure which support uses within the recreation activities group;
- (4) to provide for the development of a limited range of uses from within other activity groups where they have low impacts and they are compatible with and support uses within the recreation activities group; and
- (5) to facilitate the achievement of the overall outcomes sought for the zone.

6.6.2.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use within the recreation activities group which has relatively low impacts and serves the needs of the community; or
 - (b) a use which:
 - (i) is compatible with and supports a use within the recreation activities group; or
 - (ii) does not compromise the development of a use within the recreation activities group at the site; and
- (2) the development of a use within the recreation activities group is a preferred use within the zone in the following circumstances:
 - (a) it is an environment facility; or

- (b) it is indoor sport and recreation; or
- (c) it is outdoor sport and recreation; or
- (d) it is a park;
- (3) the development of a use within the recreation activities group, which is likely to have a significant adverse impact on sensitive land use, does not occur within the zone unless there is appropriate design and siting to minimise adverse impacts on amenity;
- (4) the development of a use that is not within the recreation activities group occurs within the zone only in the following circumstances:
 - (a) it is a caretaker's accommodation; or
 - (b) it is a club which is small in scale and has minimal impacts on land use in the immediate surrounding area; or
 - (c) it is a market; or
 - (d) it is a use within the special activities group which is an essential component of infrastructure servicing the community; and
- (5) the development of a use that is not within the recreation activities group, which is likely to have a significant adverse impact on sensitive land use, does not occur within the zone;
- (6) the development of a use that is not within the recreation activities group does not undermine the viability, role or function of a nearby centre;
- (7) the development is compatible with an urban form that is characterised by:
 - (a) low rise buildings;
 - (b) low building site cover;
 - (c) appealing streetscapes and public places; and
- (8) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area; and
- (9) the development is provided with adequate infrastructure and essential services.

6.6.2.4. Specific benchmarks for assessment

Table 6.6.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1</p> <p>The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character or amenity of the streetscape, adjoining sites or surrounding area.</p>	<p>AO1.1</p> <p>Building height and the height of structures (other than lighting structures) does not exceed the following:</p> <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent. <p>AO1.2</p> <p>The height of lighting structures does not exceed twenty-five (25) metres above ground level.</p> <p>AO1.3</p>

Performance outcomes	Acceptable outcomes
<p>PO2</p> <p>The design and siting of buildings and structures does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) provision of access to natural light and ventilation; and (c) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places. 	<p>Site cover does not exceed thirty (30) per cent.</p> <p>AO2.1</p> <p>Buildings or structures having an 'outermost projection height' exceeding two (2) metres have a setback from road frontage boundaries of at least six (6) metres.</p> <p>AO2.2</p> <p>Buildings or structures have a setback from all common side and rear lot boundaries with a lot located in a residential category zone or a township zone in accordance with the following:</p> <ul style="list-style-type: none"> (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least ten (10) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least ten (10) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres. <p>AO2.3</p> <p>If not adjoining a residential category zone or a township zone, buildings or structures have a setback from side and rear lot boundaries in accordance with the following:</p> <ul style="list-style-type: none"> (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least five (5) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least five (5) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres. <p>AO2.4</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.

Performance outcomes	Acceptable outcomes
Appearance	
<p>PO3</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <p>(a) emphasis on entry points;</p> <p>(b) orientation to the street and any public places;</p> <p>(c) inclusion of structures or vegetation to screen any waste storage areas and building plant from view of the street;</p> <p>(d) inclusion of vegetation to screen any large unarticulated walls.</p>	<p>AO3.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO3.2</p> <p>Any waste storage areas are screened from view of the street by one or more of the following:</p> <p>(a) a solid screen fence; or</p> <p>(b) a wall; or</p> <p>(c) dense vegetation.</p> <p>AO3.3</p> <p>Any building plant is screened from view of the street by one or more of the following:</p> <p>(a) a solid screen fence, or</p> <p>(b) a roof design feature; or</p> <p>(c) a wall; or</p> <p>(d) dense vegetation.</p> <p>AO3.4</p> <p>There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries where adjoining any residential category zone or a township zone.</p>

Table 6.6.2.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
<p>PO4</p> <p>The use is a preferred use (as identified in the overall outcomes for the zone) or is another use identified in the overall outcomes for the zone which is compatible with and supports preferred uses for the zone.</p>	No acceptable outcome is nominated.
<p>PO5</p> <p>The use contributes to the development of high quality recreation areas and facilities which adequately serve the needs of the community.</p>	No acceptable outcome is nominated.
<p>PO6</p> <p>The use appropriately integrates with any established preferred uses (as identified in the overall outcomes for the zone) and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>The use does not compromise the development of preferred uses (as identified in the overall</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
outcomes for the zone) at the site.	
<p>PO8</p> <p>The development of a use that is not within the recreation activities group occurs only if:</p> <p>(a) it is small in scale; and</p> <p>(b) it does not undermine the viability, role or function of a nearby centre.</p>	No acceptable outcome is nominated.
Infrastructure	
<p>PO9</p> <p>Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.</p>	<p>AO9.1</p> <p>The development complies with the requirements of the Development Works Code.</p>

6.7. Residential category zone codes

6.7.1. Low density residential zone code

6.7.1.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.7.1.2. Purpose

The purpose of the low density residential zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of low density neighbourhoods comprising accommodation activities in the form of detached dwellings (predominantly detached dwelling houses) as the preferred and dominant land use within the zone;
- (3) to provide for the development of other accommodation options only if they provide for the long-term stay of residents and they are designed to be consistent with the character of a neighbourhood comprised of predominantly detached dwellings;
- (4) to provide for the development of a limited range of non-residential uses only if they are compatible with and support preferred land use;
- (5) to establish one (1) precinct within the zone where particular development outcomes are specified, and the precinct is identified as follows:
 - (a) the Tanby Road Commercial Transition Precinct; and
- (6) to facilitate the achievement of the overall outcomes sought for the zone.

6.7.1.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use within the accommodation activities group which:
 - (i) provides only for the long-term stay of residents;
 - (ii) is designed at a low dwelling density; and

- (iii) is designed to be consistent with the character of a residential neighbourhood which is predominantly comprised of detached dwellings; or
 - (b) a use which supports the residential dwellings of the immediate surrounding area; or
 - (c) a use which services the convenience needs of residents of the immediate surrounding area; and
- (2) the development of a use from within the accommodation activities group is a preferred use within the zone in the following circumstances:
 - (a) it is a caretaker's accommodation; or
 - (b) it is a community residence; or
 - (c) it is a dual occupancy and it does not result in there being a dominance of dual occupancies in the street or immediate surrounding area; or
 - (d) it is a dwelling house; or
 - (e) it is a dwelling unit; or
 - (f) it is a home based business and it complies strictly with specified design, siting, and operational requirements; and
- (3) if the development is a use from within the accommodation activities group and it is not identified in Overall Outcome (2) above, the development occurs within the zone only in the following circumstances:
 - (a) the use is designed to be consistent with the character of the zone and other uses in the immediate area; and
 - (b) the use:
 - (i) is multiple dwellings; or
 - (ii) is non-resident workforce accommodation; or
 - (iii) is a relocatable home park; or
 - (iv) is a residential care facility; or
 - (v) is a retirement facility; or
 - (vi) is rooming accommodation; and
- (4) the development of a use that is not within the accommodation activities group occurs within the zone only in the following circumstances:
 - (a) it is small in scale;
 - (b) it is consistent with the built form and appearance of development in the immediate surrounding area;
 - (c) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
 - (d) the use:
 - (i) is an environment facility; or
 - (ii) is a child care centre; or
 - (iii) is a park; or
 - (iv) is a sales office; or
 - (v) shop for the purpose of a general corner store; or
 - (vi) is within the special activities group and it is an essential component of infrastructure servicing the community; and
- (5) development that is likely to have a high impact on sensitive land use does not occur within the zone;

- (6) development contributes to a high level of amenity and an attractive living environment;
- (7) sensitive land use is not located in proximity to any established incompatible uses without appropriate design and siting to minimise adverse impacts on amenity;
- (8) the development is compatible with an urban form that is characterised by:
 - (a) a low 'net' dwelling density (up to fifteen dwellings per hectare);
 - (b) the height of buildings does not exceed two (2) storeys above ground level;
 - (c) low site cover;
 - (d) provision of private or communal open space for dwellings;
 - (e) appealing streetscapes and public places;
- (9) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area;
- (10) the development is provided with adequate infrastructure and essential services; and

Where located in the Tanby Road Commercial Transition Precinct

Note: The overall outcomes of the Tanby Road Commercial Transition Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (11) the development is:
 - (a) a use within the accommodation activities group which provides for the long-term stay of residents; or
 - (b) a use within the centre activities group which:
 - (i) has low-impacts;
 - (ii) is within an existing dwelling house;
 - (iii) suitably integrates with the established accommodation activities in the immediate area; and
- (12) the development of a use within the centre activities group occurs within the precinct only in the following circumstances:
 - (a) it is health care services; or
 - (b) it is an office; and

Where located in the Kinka Local Business Precinct

Note: The overall outcomes of the Kinka Local Business Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (13) the development:
 - (a) is oriented towards supporting the local convenience needs only of the immediate area;
 - (b) is oriented towards supporting the tourism and recreation development potential of the immediate area;
 - (c) is designed to integrate with development in the immediate area;
 - (d) does not undermine the viability, role or function of established neighbourhood centres, local centres, district centres or major centres;
 - (e) provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places and the surrounding area;
 - (f) access to the site:
 - (i) maintains and public transport infrastructure along the Scenic Highway; and
 - (ii) is limited to one access point;
- (14) the development of a food and drink outlet occurs only in the following circumstances:
 - (a) it is a continuation of an existing use; and

- (b) it does not involve a drive-through facility;
- (15) if sited with non-residential uses, the development of a use within the accommodation activities group occurs within the precinct in the following circumstances:
- (a) it is located above the ground level storey of the non-residential use; and
- (b) it provides for the long-term stay residents.

6.7.1.4. Specific benchmarks for assessment

Table 6.7.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Land use	
Outcomes applicable to a dual occupancy	
<p>PO1</p> <p>In the low density residential zone, the development of a dual occupancy occurs only if:</p> <p>(a) it does not result in a dominance of dual occupancies in the block compared to detached dwelling houses;</p> <p>(b) it does not result in a high concentration of similarly designed dual occupancies; and</p> <p>(c) it does not adversely impact the character or amenity of the streetscape.</p>	<p>AO1.1</p> <p>In the low density residential zone, the development of a dual occupancy occurs only if it does not result in more than twenty (20) per cent of the lots in the block having a dual occupancy.</p> <p>AO1.2</p> <p>The dual occupancy:</p> <p>(a) does not adjoin another dual occupancy; or</p> <p>(b) where it adjoins another dual occupancy, the development has variations to the adjoining dual occupancy in relation to the following:</p> <p>(i) roof pitch; and</p> <p>(ii) façade design.</p> <p>AO1.3</p> <p>Each dwelling has a clearly identifiable and visible entrance when viewed from a point in the street, located directly in front of the development site.</p> <p>AO1.4</p> <p>The development is oriented to the street and has at least one window or balcony that faces the street.</p> <p>AO1.5</p> <p>To soften the visual impact of large building surfaces when viewed from a point in the street, located directly in front of the development site, articulation in the design of building walls and roofs is used at least for every ten (10) metres of surface.</p>
Built form	
<p>PO2</p> <p>The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character</p>	<p>AO2.1</p> <p>Building height (for buildings other than a Class 10a building under the Building Code of Australia) does not exceed the following:</p>

Performance outcomes	Acceptable outcomes
<p>or amenity of the streetscape, adjoining sites and surrounding area.</p>	<p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</p> <p>AO2.2 Building height of a standalone Class 10a building under the Building Code of Australia does not exceed the lesser of the following:</p> <p>(a) if there is a dwelling house on the site, the height of the dwelling house; or</p> <p>(b) five (5) metres to the apex of the Class 10a building.</p> <p>AO2.3 The volume of a standalone Class 10a building under the Building Code of Australia, being a garage or shed, does not exceed three (3) per cent of the lot volume. Editor's note: Lot volume is defined in SC1.2 Administrative definitions.</p> <p>AO2.4 A standalone class 10a building under the Building Code of Australia, being a garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage lot boundary located perpendicular to and directly in front of the Class 10a building.</p> <p>AO2.5 Site cover does not exceed fifty (50) per cent.</p>
<p>PO3</p> <p>The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <p>(a) minimisation of potential sources of nuisance;</p> <p>(b) provision of and maintenance of access to natural light and ventilation;</p> <p>(c) provision of recreational open space for the occupants of dwellings; and</p> <p>(d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places.</p>	<p>AO3.1</p> <p>There is a 1.8 metre high screen fence located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p> <p>AO3.2 Buildings or structures have a setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.2 of Schedule 10.</p> <p>AO3.3</p>

Performance outcomes	Acceptable outcomes
	<p>The development of a use within the accommodation activities group (other than an ancillary secondary dwelling) is provided with an open space area in accordance with the following:</p> <ul style="list-style-type: none"> (a) each dwelling is provided with a private open space area as follows: <ul style="list-style-type: none"> (i) a minimum area directly accessible from the dwelling of fifty (50) square metres (inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of six (6) metres by six (6) metres; or (ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or (b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres. <p>AO3.4</p> <p>If the distance separating a window of a habitable room, a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.
Appearance	
<p>PO4</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> (a) emphasis on entry points; (b) orientation to the street and any public places; (c) inclusion of structures or vegetation to 	<p>AO4.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO4.2</p> <p>If fencing is provided between the road frontage lot boundary and the front building line, the fencing is:</p> <ul style="list-style-type: none"> (a) a maximum height of 1.2 metres; or (b) a maximum height of 1.8 metres if having a

Performance outcomes	Acceptable outcomes
<p>screen any building plant and waste storage areas from view of the street or other public places;</p> <p>(d) minimising the length of unarticulated buildings; and</p> <p>(e) inclusion of vegetation to screen any large unarticulated walls.</p>	<p>minimum transparency of fifty (50) per cent.</p> <p>AO4.3</p> <p>Any waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence; or</p> <p>(b) a wall; or</p> <p>(c) dense vegetation.</p> <p>AO4.4</p> <p>Any building plant is screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence, or</p> <p>(b) a roof design feature; or</p> <p>(c) a wall; or</p> <p>(d) dense vegetation.</p> <p>AO4.5</p> <p>There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p>

Table 6.7.1.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
Outcomes applicable where not located in the Tanby Road Commercial Transition Precinct	
<p>PO5</p> <p>The use contributes to the development of residential neighbourhoods which:</p> <p>(a) comprise the following:</p> <p>(i) preferred uses for the zone (as identified in the overall outcomes for the zone); or</p> <p>(ii) other long-term accommodation activities identified in the overall outcomes for the zone that are designed to be consistent in form and appearance with preferred uses for the zone; or</p> <p>(b) comprise other small-scale relatively low-impact uses that are identified in the overall outcomes for the zone where they service the community or convenience needs of the immediate residential area.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO6</p> <p>The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>The use appropriately integrates with any established dwellings and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>The development of a use that is not within the accommodation activities group occurs only if it does not undermine the viability, role or function of a nearby centre.</p>	No acceptable outcome is nominated.
<p>PO9</p> <p>The development of a use that is not within the accommodation activities group occurs only if it is located at a site adjoining a road that is classified as a collector road or a higher order road in the road hierarchy, and the road:</p> <ul style="list-style-type: none"> (a) is designed to accommodate the traffic generated by the use; (b) provides for convenient and safe access; and (c) can minimise nuisance and disturbance to the surrounding residential area. 	No acceptable outcome is nominated.
Outcomes applicable where located in the Tanby Road Commercial Transition Precinct	
<p>PO10</p> <p>The use contributes to the development of a commercial transition precinct which:</p> <ul style="list-style-type: none"> (a) for the life of the planning scheme, is to slowly transition to a commercial area containing only a limited range of non-residential uses; (b) while in the transitional phase, contains non-residential uses only if they are within an existing building; and (c) is comprised of the following: <ul style="list-style-type: none"> (i) a dwelling house; or (ii) a low-impact non-residential use within the centre activities group (as identified in the overall outcomes for the precinct). 	No acceptable outcome is nominated.
<p>PO11</p> <p>The use contributes to a high level of amenity and an attractive living environment for existing residents in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO12</p> <p>The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Dwelling density	
<p>PO13</p> <p>If the development is for a use within the accommodation activities group, the use is designed in a manner that is compatible with the following:</p> <p>(a) the planned low dwelling density for the zone (as identified in the overall outcomes for the zone); and</p> <p>(b) the ability of the land and infrastructure to support the development.</p>	<p>No acceptable outcome is nominated.</p>
Appearance	
<p>PO14</p> <p>Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.</p>	<p>No acceptable outcome is nominated.</p>
Infrastructure	
<p>PO15</p> <p>Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.</p>	<p>AO15.1</p> <p>The development complies with the requirements of the Development Works Code.</p>

6.7.2. Low-medium density residential zone code

6.7.2.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.7.2.2. Purpose

The purpose of the low-medium density residential zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of residential neighbourhoods comprising a mixture of different long-term accommodation activities as the preferred and dominant land use within the zone;
- (3) to provide for the development of the mixture of different long-term accommodation activities at a low to medium density;
- (4) to provide for the development of a limited range of non-residential uses only if they are compatible with and support preferred land uses and they service the needs of residents in the immediate area; and
- (5) to establish one (1) precinct within the zone where particular development outcomes are specified, and the precinct is identified as follows:
 - (a) the Cooee Bay Accommodation Precinct; and
- (6) to facilitate the achievement of the overall outcomes sought for the zone.

6.7.2.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use within the accommodation activities group which:
 - (i) provides only for the long-term stay of residents;
 - (ii) is designed at a low to medium dwelling density; and
 - (iii) is designed to be consistent with the character of a residential neighbourhood which is predominantly comprised of a mixture of different dwelling types; or
 - (b) a use which supports the long-term accommodation activities of the immediate area; or

- (c) a use which services the convenience needs of residents of the immediate area; and
- (2) the development of a use within the accommodation activities group is a preferred use within the zone in the following circumstances:
 - (a) it is a caretaker's accommodation; or
 - (b) it is a community residence; or
 - (c) it is a dual occupancy; or
 - (d) it is a dwelling house; or
 - (e) it is a dwelling unit; or
 - (f) it is a home based business and it complies strictly with specified design, siting, and operational requirements; and
- (3) if the development is a use within the accommodation activities group and it is not identified in Overall Outcome (2) above, the development occurs within the zone only in the following circumstances:
 - (a) the use is designed to be consistent with the character of the zone and other uses in the immediate area; and
 - (b) the use:
 - (i) is multiple dwellings; or
 - (ii) is non-resident workforce accommodation; or
 - (iii) is a relocatable home park; or
 - (iv) is a residential care facility; or
 - (v) is a retirement facility; or
 - (vi) is rooming accommodation; and
- (4) the development of a use that is not within the accommodation activities group occurs within the zone only in the following circumstances:
 - (a) it is small in scale;
 - (b) it is consistent with the built form and appearance of development in the immediate area;
 - (c) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
 - (d) the use:
 - (i) is an environment facility; or
 - (ii) is a child care centre; or
 - (iii) is a park; or
 - (iv) is a sales office; or
 - (v) shop for the purpose of a general corner store; or
 - (vi) is within the special activities group and it is an essential component of infrastructure servicing the community; and
- (5) development that is likely to have a high impact on sensitive land use does not occur within the zone;
- (6) development contributes to a high level of amenity and an attractive living environment;
- (7) sensitive land use is not located in proximity to established incompatible uses without appropriate design and siting to minimise impacts on amenity;
- (8) the development is compatible with an urban form that is characterised by:

- (a) a low to medium 'net' dwelling density (between fifteen to thirty dwellings per hectare for detached dwellings, and potential for up to fifty dwellings per hectare at locations determined to be suitable for multiple dwellings);
 - (b) the height of buildings does not exceed two (2) storeys above ground level; ;
 - (c) low site cover;
 - (d) provision of private or communal open space for accommodation activities;
 - (e) appealing streetscapes and public places; and
- (9) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area;
- (10) the development is provided with adequate infrastructure and essential services; and

Where located in the Cooee Bay Accommodation Precinct

Note: The overall outcomes of the Cooee Bay Accommodation Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (11) the development is:
- (a) a use within the accommodation activities group which provides for the long-term stay of residents; or
 - (b) a use within the centre activities group which:
 - (i) services the convenience needs of residents of the immediate area; or
 - (ii) is oriented towards supporting the tourism and recreation development potential of the immediate area; and
- (12) the development of a use within the accommodation activities group is a preferred use within the precinct in the following circumstances:
- (a) it is a caretaker's accommodation; or
 - (b) it is a dwelling house; or
 - (c) it is a dwelling unit; or
 - (d) it is a home based business and it complies strictly with specified design, siting, and operational requirements; and
- (13) the development of a use within the accommodation activities group that is not identified in Overall Outcome (12) above, occurs only in the following circumstance:
- (a) it is a dual occupancy and it is located above the ground level storey; or
 - (b) it is multiple dwellings and they are located above the ground level storey; and
- (14) the development of a use within the centre activities group occurs only in the following circumstances:
- (a) it is small in scale; and
 - (b) it is a use within the centre activities group which:
 - (i) is a food and drink outlet; or
 - (ii) is a shop for the purpose of a general corner store.

6.7.2.4. Specific benchmarks for assessment

Table 6.7.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes		Acceptable outcomes
Built form		
PO1		AO1.1

Performance outcomes	Acceptable outcomes
<p>The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.</p>	<p>Building height (for buildings) other than a Class 10a building under the Building Code of Australia does not exceed the following:</p> <ul style="list-style-type: none"> (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent. <p>AO1.2 Building height of a standalone Class 10a building under the Building Code of Australia does not exceed the lesser of the following:</p> <ul style="list-style-type: none"> (a) if there is a dwelling house on the site, the height of the dwelling house; or (b) five (5) metres to the apex of the Class 10a building. <p>AO1.3 The volume of a standalone Class 10a building under the Building Code of Australia, being a garage or shed, does not exceed three (3) per cent of the lot volume. Editor's note: Lot volume is defined in SC1.2 Administrative definitions.</p> <p>AO1.4 A standalone class 10a building under the Building Code of Australia, being a garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage lot boundary located perpendicular to and directly in front of the Class 10a building.</p> <p>AO1.5 Site cover does not exceed fifty (50) per cent.</p>
<p>PO2</p> <p>The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) provision of and maintenance of access to natural light and ventilation; (c) provision of recreational open space for the occupants of dwellings; and (d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or 	<p>AO2.1</p> <p>There is a 1.8 metre high screen fence located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p> <p>AO2.2 Buildings or structures have a setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.2 of Schedule 10.</p>

Performance outcomes	Acceptable outcomes
public places.	<p>AO2.3</p> <p>The development of a use from within the accommodation activities group (other than an ancillary secondary dwelling) is provided with an open space area in accordance with the following:</p> <p>(a) each dwelling is provided with a private open space area as follows:</p> <ul style="list-style-type: none"> (i) a minimum area directly accessible from the dwelling of thirty (30) square metres (inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of four (4) metres by four (4) metres; or (ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or <p>(b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres.</p> <p>AO2.4</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.
Appearance	
<p>PO3</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> (a) emphasis on entry points; (b) orientation to the street and any public 	<p>AO3.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO3.2</p> <p>If fencing is provided between the road frontage lot boundary and the front building line, the fencing is:</p>

Performance outcomes	Acceptable outcomes
<p>places;</p> <p>(c) inclusion of structures or vegetation to screen any building plant and waste storage areas from view of the street or other public places;</p> <p>(d) minimising the length of unarticulated buildings; and</p> <p>(e) inclusion of vegetation to screen any large unarticulated walls.</p>	<p>(a) a maximum height of 1.2 metres; or</p> <p>(b) a maximum height of 1.8 metres if having a minimum transparency of fifty (50) per cent.</p> <p>AO3.3</p> <p>Any waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence; or</p> <p>(b) a wall; or</p> <p>(c) dense vegetation.</p> <p>AO3.4</p> <p>Any building plant is screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence, or</p> <p>(b) a roof design feature; or</p> <p>(c) a wall; or</p> <p>(d) dense vegetation.</p> <p>AO3.5</p> <p>There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p>

Table 6.7.2.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
Where not located in the Cooee Bay Accommodation Precinct the following outcomes apply	
<p>PO4</p> <p>The use contributes to the development of residential neighbourhoods which:</p> <p>(a) comprise the following:</p> <p>(i) preferred uses for the zone (as identified in the overall outcomes for the zone); or</p> <p>(ii) other long-term accommodation activities identified in the overall outcomes for the zone that are designed to be consistent in form and appearance with preferred uses for the zone; or</p> <p>(b) comprise other small-scale relatively low-</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
impact uses that are identified in the overall outcomes for the zone where they service the community or convenience needs of the immediate residential area.	
<p>PO5</p> <p>The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO6</p> <p>The use appropriately integrates with any established dwellings and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>The development of a use that is not within the accommodation activities group occurs only if it does not undermine the viability, role or function of a nearby centre.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>The development of a use that is not within the accommodation activities group occurs only if it is located at a site adjoining a road that is classified as a collector road or a higher order road in the road hierarchy, and the road:</p> <ul style="list-style-type: none"> (a) is designed to accommodate the traffic generated by the use; (b) provides for convenient and safe access; and (c) can minimise nuisance and disturbance to the surrounding residential area. 	No acceptable outcome is nominated.
Where located in the Cooee Bay Accommodation Precinct the following outcomes apply	
<p>PO9</p> <p>The use contributes to the development of the Cooee Bay Accommodation Precinct which:</p> <ul style="list-style-type: none"> (a) is oriented towards supporting the visitor and recreation development potential of the Cooee Bay foreshore and beach, the historic scenic transport route, and the Daniel Park recreation area; and (b) is comprised of the following: <ul style="list-style-type: none"> (i) preferred uses for the precinct (as identified in the overall outcomes for the precinct); or (ii) other long-term accommodation activities (as identified in the overall outcomes for the precinct) which are located above the ground level storey; or (iii) other small-scale relatively low-impact uses that are within the centre activities group (as identified in the overall outcomes for the precinct), where they service the convenience needs of the 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
immediate residential area or they enhance the experience of the visitors of the Cooe Bay foreshore and beach and Daniel Park.	
<p>PO10</p> <p>The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO11</p> <p>The use appropriately integrates with any established dwellings and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO12</p> <p>The development of a use that is not within the accommodation activities group occurs only if it does not undermine the viability, role or function of a nearby centre.</p>	No acceptable outcome is nominated.
Dwelling density	
<p>PO13</p> <p>If the development is for a use within the accommodation activities group, the use is designed in a manner that is compatible with the following:</p> <p>(a) the planned low-medium dwelling density for the zone (as identified in the overall outcomes for the zone); and</p> <p>(b) the ability of the land and infrastructure to support the development.</p>	No acceptable outcome is nominated.
Appearance	
<p>PO14</p> <p>Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.</p>	No acceptable outcome is nominated.
Infrastructure	
<p>PO15</p> <p>Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.</p>	<p>AO15.1</p> <p>The development complies with the requirements of the Development Works Code.</p>

6.7.3. Medium density residential zone code

6.7.3.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.7.3.2. Purpose

The purpose of the medium density residential zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of residential neighbourhoods comprising a mixture of different accommodation activities which provide for the both the long-term and short-term stay of residents and visitors, as the preferred and dominant land use within the zone;
- (3) to provide for the development of residential neighbourhoods comprising a mixture of different accommodation activities at a medium density;
- (4) to provide for the development of a limited range of non-residential uses only if they are compatible with and support preferred land uses and they service the needs of the residents of the immediate area; and
- (5) to establish two (2) precincts within the zone where particular development outcomes are specified, and the precincts are identified as follows:
 - (a) the Major Centre Commercial Transition Precinct; and
 - (b) the Rosslyn Bay Accommodation Precinct; and
- (6) to facilitate the achievement of the overall outcomes sought for the zone.

6.7.3.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use within the accommodation activities group which:
 - (i) provides for the long-term stay of residents; or
 - (ii) provides for the short-term stay of visitors; or
 - (b) a use which supports the accommodation activities of the immediate area; or

- (c) a use which services the convenience needs of residents of the immediate area; and
- (2) the development of a use within the accommodation activities group is a preferred use within the zone in the following circumstances:
 - (a) it is multiple dwellings; or
 - (b) it is a residential care facility; or
 - (c) it is a retirement facility; or
 - (d) it is rooming accommodation; or
 - (e) it is short-term accommodation; or
 - (f) it is a tourist park; and
- (3) the development of a use that is not within the accommodation activities group occurs within the zone only in the following circumstances:
 - (a) it is small in scale;
 - (b) it is consistent with the built form and appearance of development in the immediate area;
 - (c) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
 - (d) the use:
 - (i) is an environment facility; or
 - (ii) is a child care centre; or
 - (iii) is a park; or
 - (iv) is a sales office; or
 - (v) shop for the purpose of a general corner store; or
 - (vi) is within the special activities group and it is an essential component of infrastructure servicing the community; and
- (4) development that is likely to have a high impact on sensitive land use does not occur within the zone;
- (5) development contributes to a high level of amenity and an attractive living environment;
- (6) sensitive land use is not located in proximity to established incompatible uses without appropriate design and siting to minimise impacts on amenity; and
- (7) the development is compatible with an urban form that is characterised by:
 - (a) a medium 'net' dwelling density (in excess of fifty dwellings per hectare);
 - (b) large lot sizes to maximise potential for achieving medium dwelling density outcomes;
 - (c) buildings which do not exceed three (3) storeys above ground level unless prescribed in Figure 6.7.3.4.1.1 – Farnborough Road Height Limits; Figure 6.7.3.4.1.2 – Yeppoon Height Limits; Figure 6.7.3.4.1.3 – Rosslyn Bay Height Limits; or Figure 6.7.3.4.1.4 – Coote Bay Height Limits;
 - (d) moderate site cover;
 - (e) provision of private or communal open space for accommodation activities;
 - (f) appealing streetscapes and public places; and
- (8) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area;
- (9) the development is provided with adequate infrastructure and essential services; and

Where located in the Major Centre Commercial Transition Precinct

Note: The overall outcomes of the Major Centre Commercial Transition Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (10) the development is:
- (a) a use within the accommodation activities group which:
 - (i) provides for the long-term stay of residents; or
 - (ii) provides for the short-term stay of visitors; or
 - (b) a use within the centre activities group or community activities group which:
 - (i) has low-impacts;
 - (ii) is within an existing dwelling house; and
 - (iii) suitably integrates with the established accommodation activities in the immediate area; and
- (11) the development of a use within the centre activities group occurs within the precinct only in the following circumstances:
- (a) it is health care services; or
 - (b) it is an office; and
- (12) the development of a use within the community activities group occurs within the precinct only in the following circumstances:
- (a) it is a child care centre; or
 - (b) it is a community care centre; and
- (13) development, if located on the western side of Braithwaite Street:
- (a) is limited to that part of the lot above the thirteen (13) metre contour and any other planning scheme outcomes relevant to flooding and waterways;
 - (b) has access only from:
 - (i) the existing single access off Braithwaite Street; and
 - (ii) one access point off Jeffries Street; and
 - (c) is for a use:
 - (i) consistent with Overall Outcome (11) or Overall Outcome (12) of this code; or
 - (ii) within the centre activities group which is the continuation of an existing use and which does not involve a drive through facility; and

Editor's note: In consideration of the existing formed access driveway off Braithwaite Street and the single access onto Jeffries Street, it is expected that these sites will be considered as one for any new development proposals (whether the lots are amalgamated or not). This will enhance the potential to develop the land in an efficient and coordinated manner.

Where located in the Rosslyn Bay Accommodation Precinct

Note: The overall outcomes of the Rosslyn Bay Accommodation Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (14) the development is:
- (a) a use within the accommodation activities group which:
 - (i) provides for the long-term stay of residents; or
 - (ii) provides for the short-term stay of visitors; or
 - (b) a use within the centre activities group which:
 - (i) is small in scale;
 - (ii) is an integrated component of the accommodation activities of the immediate area; and
- (15) the development of a use within the accommodation activities group is a preferred use within the precinct in the following circumstances:

- (a) it is a caretaker’s residence (if associated with an established non-residential use); or
 - (b) it is a dwelling unit (if associated with an established non-residential use); or
 - (c) it is multiple dwellings; or
 - (d) it is a resort complex; or
 - (e) it is short-term accommodation; and
- (16) the development of a use within the centres activities group occurs within the precinct in the following circumstances:
- (a) it is a food and drink outlet which may provide for both residents or visitors; and
- (17) development is located, designed and operation in a manner which:
- (a) does not compromise public safety;
 - (b) does not preclude beach or marine access by the public or otherwise adversely obstruct accessibility to public areas;
 - (c) avoids significant adverse impacts on the natural environment;
 - (d) minimises adverse impacts on marine dependent activities; and
 - (e) responds to environmental constraints.

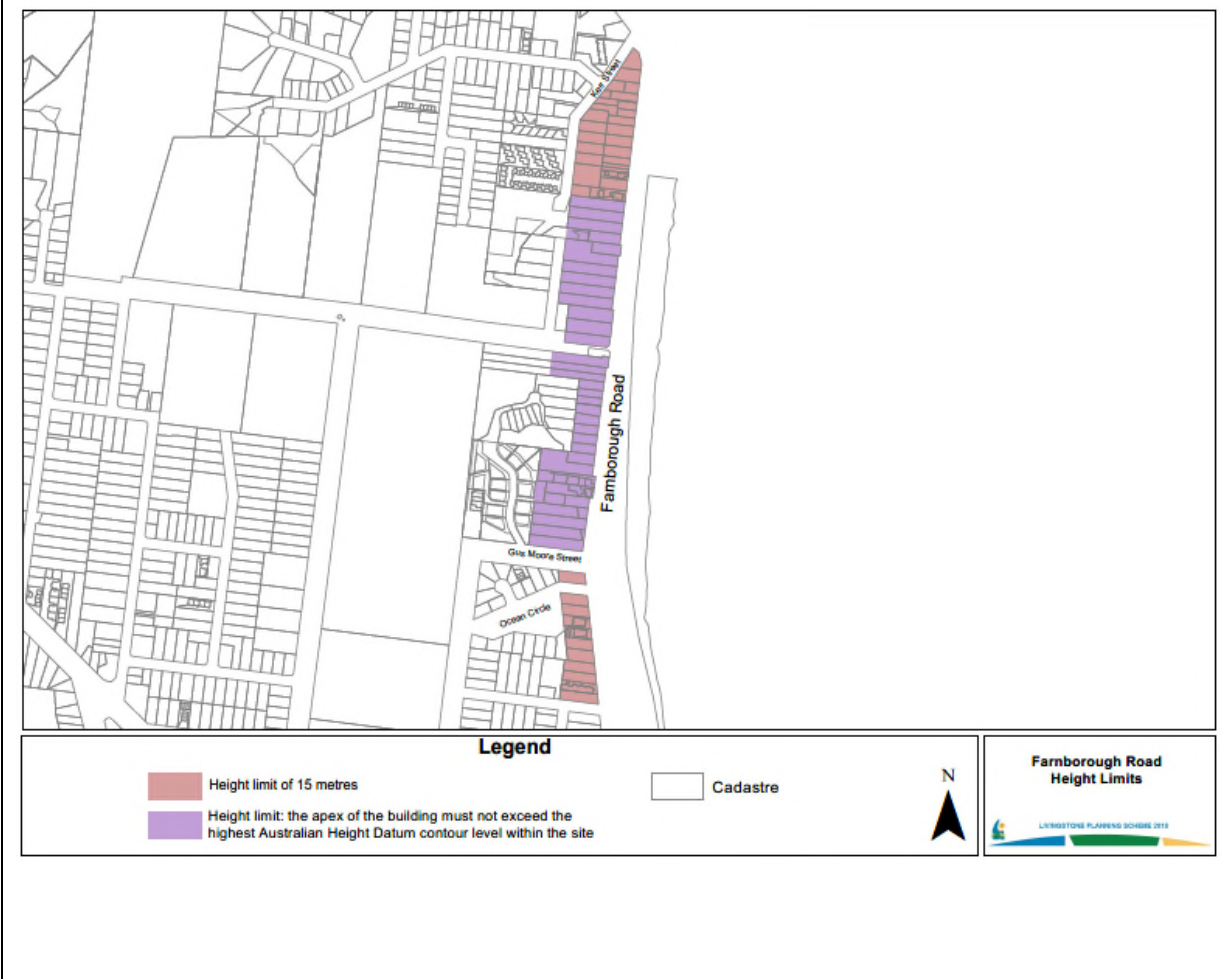
6.7.3.4. Specific benchmarks for assessment

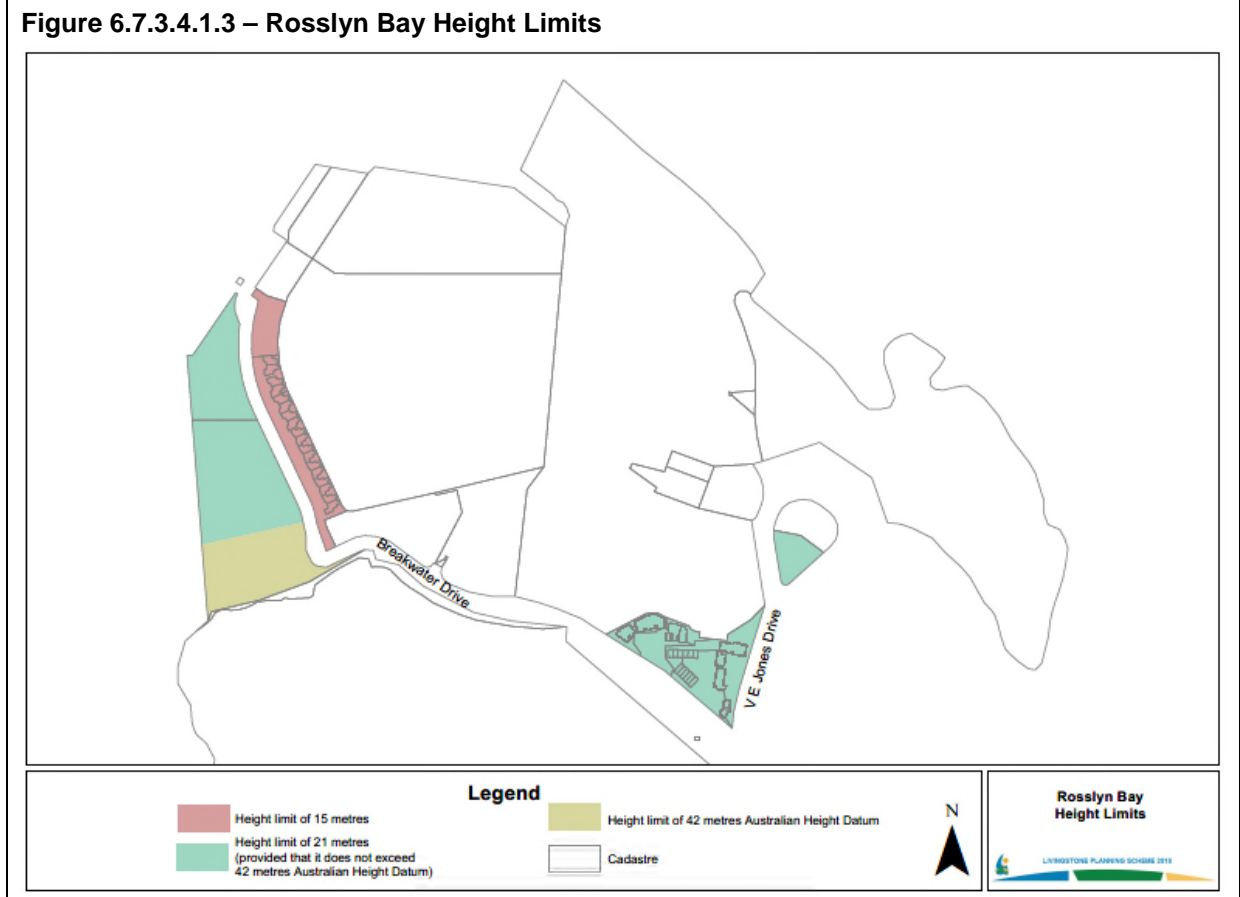
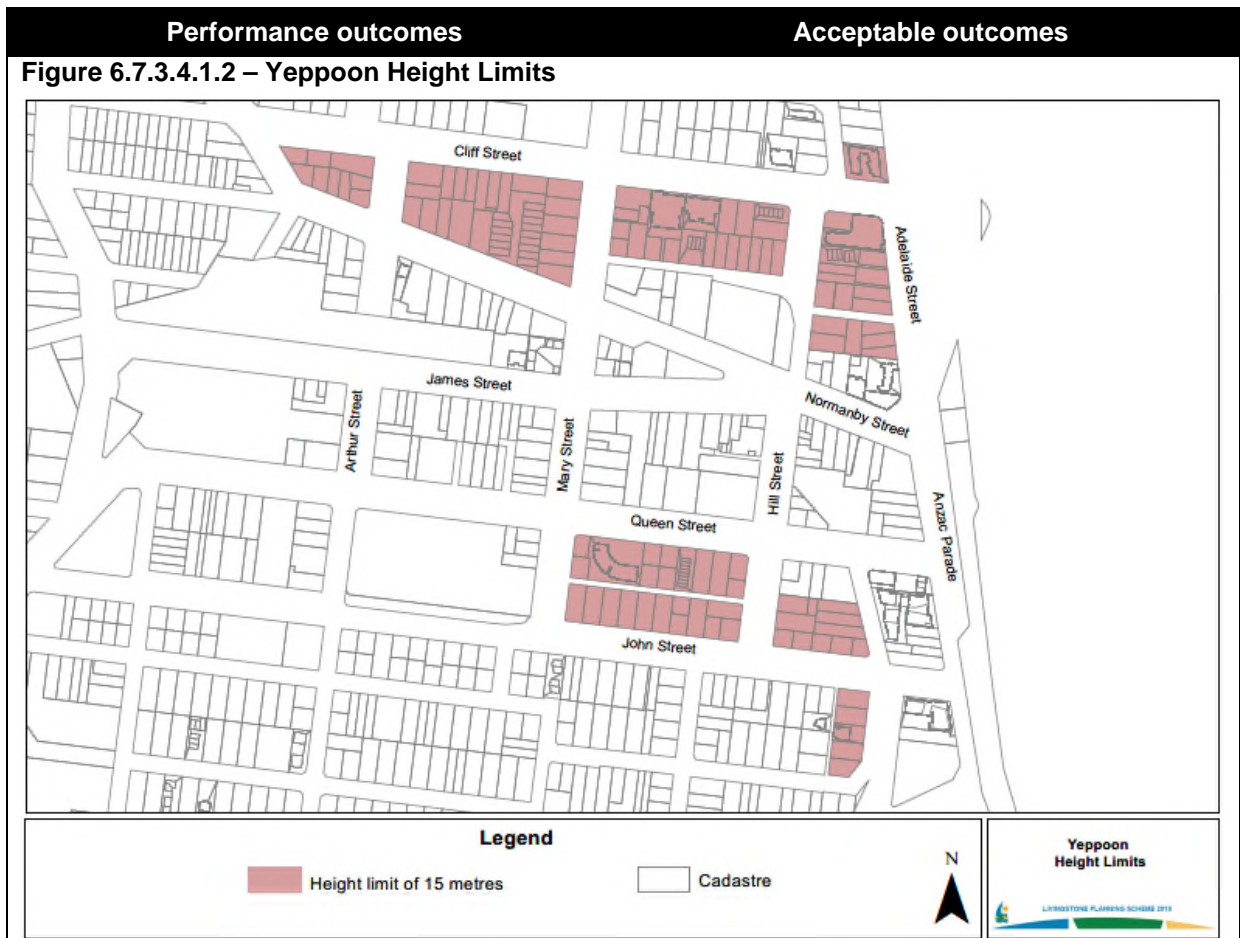
Table 6.7.3.4.1 – Outcomes for development that is accepted subject to developments and assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1</p> <p>The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.</p>	<p>AO1.1</p> <p>Building height (for buildings other than a Class 10a building under the Building Code of Australia) does not exceed the following:</p> <ul style="list-style-type: none"> (a) twelve (12) metres above ground level; or (b) the height limits identified for the specific locations shown on the following figures: <ul style="list-style-type: none"> (i) Figure 6.7.3.4.1.1 – Farnborough Road Height Limits; (ii) Figure 6.7.3.4.1.2 – Yeppoon Height Limits; (iii) Figure 6.7.3.4.1.3 – Rosslyn Bay Height Limits; (iv) Figure. 6.7.3.4.1.4 – Cooee Bay Height Limits. <p>AO1.2</p> <p>Building height of a standalone Class 10a building under the Building Code of Australia does not exceed the lesser of the following:</p> <ul style="list-style-type: none"> (a) if there is a dwelling house on the site, the height of the dwelling house; or (b) five (5) metres to the apex of the Class 10a building. <p>AO1.3</p>

Performance outcomes	Acceptable outcomes
	<p>The volume of a standalone Class 10a building under the Building Code of Australia, being a garage or shed, does not exceed three (3) per cent of the lot volume.</p> <p>Editor's note: Lot volume is defined in SC1.2 Administrative definitions.</p> <p>AO1.4</p> <p>A standalone class 10a building under the Building Code of Australia, being a garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage lot boundary located perpendicular to and directly in front of the Class 10a building.</p> <p>AO1.5</p> <p>Site cover does not exceed the following:</p> <ul style="list-style-type: none"> (a) sixty (60) per cent up to and including the fourth storey; and (b) thirty (30) per cent for every storey above the fourth storey.

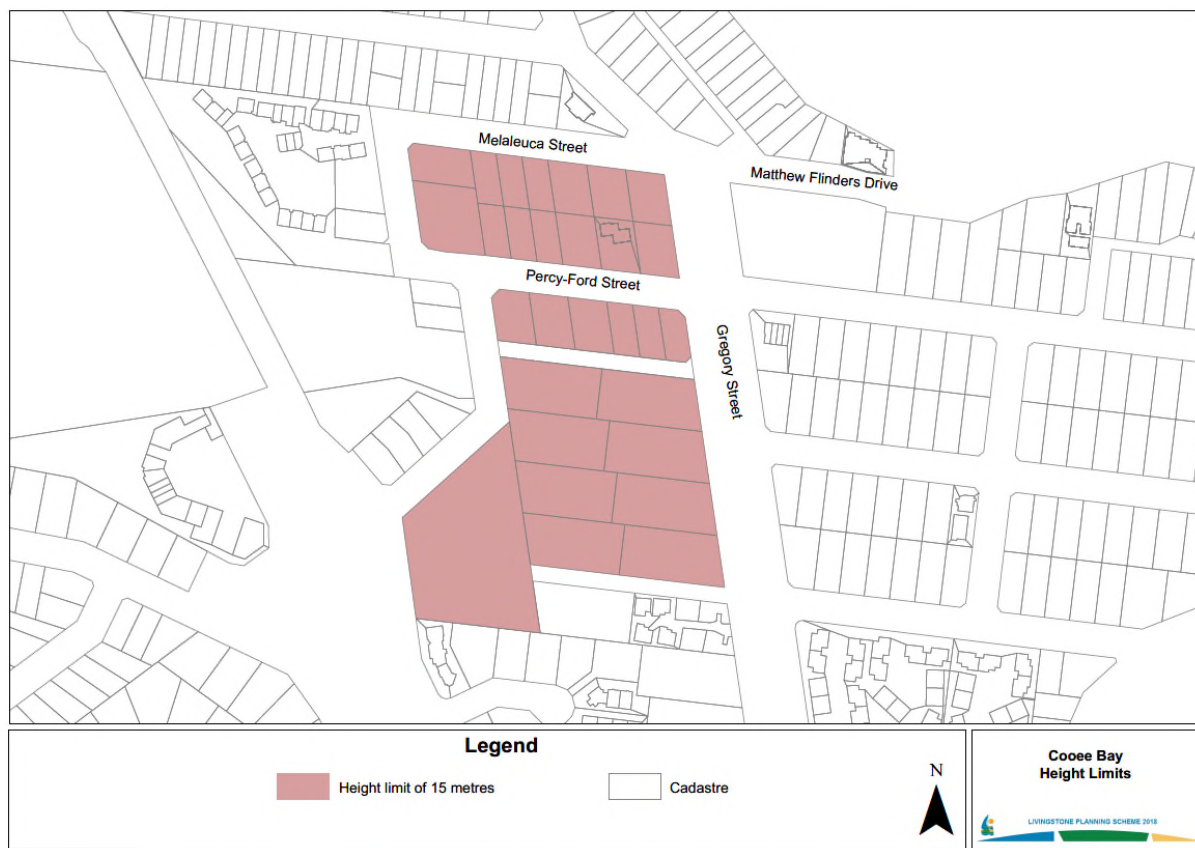
Figure 6.7.3.4.1.1 – Farnborough Road Height Limits





Performance outcomes **Acceptable outcomes**

Figure 6.7.3.4.1.4 – Cooee Bay Height Limits



PO2

The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:

- (a) minimisation of potential sources of nuisance;
- (b) provision of and maintenance of access to natural light and ventilation;
- (c) provision of recreational open space for the occupants of dwellings; and
- (d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places.

AO2.1

There is a 1.8 metre high screen fence located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.

AO2.2

Buildings or structures have a setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.3 of Schedule 10.

AO2.3

The development of a use from within the accommodation activities group (other than an ancillary secondary dwelling) is provided with an open space area in accordance with the following:

- (a) each dwelling is provided with a private open space area as follows:
 - (i) a minimum area directly accessible from the dwelling of thirty (30) square metres

Performance outcomes	Acceptable outcomes
	<p>(inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of four (4) metres by four (4) metres; or</p> <p>(ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or</p> <p>(b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres.</p> <p>AO2.4</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <p>(a) window sill heights a minimum of 1.5 metres above floor level; or</p> <p>(b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or</p> <p>(c) fixed external screens; or</p> <p>(d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.</p>
Appearance	
<p>PO3</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <p>(a) emphasis on entry points;</p> <p>(b) orientation to the street and any public places;</p> <p>(c) inclusion of structures or vegetation to screen any building plant and waste storage areas from view of the street or other public places;</p> <p>(d) minimising the length of unarticulated buildings; and</p> <p>(e) inclusion of vegetation to screen any large unarticulated walls.</p>	<p>AO3.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO3.2</p> <p>If fencing is provided between the road frontage lot boundary and the front building line, the fencing is:</p> <p>(a) a maximum height of 1.2 metres; or</p> <p>(b) a maximum height of 1.8 metres if having a minimum transparency of fifty (50) per cent.</p> <p>AO3.3</p> <p>Any waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence; or</p> <p>(b) a wall; or</p>

Performance outcomes	Acceptable outcomes
	<p>(c) dense vegetation.</p> <p>AO3.4 Any building plant is screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence, or (b) a roof design feature; or (c) a wall; or (d) dense vegetation.</p> <p>AO3.5 There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries between a sensitive land use and an adjacent centre category zone, industry category zone, special purpose zone or a use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p>

Table 6.7.3.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
Outcomes applicable where not located in the Major Centre Commercial Transition Precinct or the Rosslyn Bay Accommodation Precinct	
<p>PO4 The use contributes to the development of residential neighbourhoods which:</p> <p>(a) comprise the following:</p> <p>(i) preferred uses for the zone (as identified in the overall outcomes for the zone); or</p> <p>(ii) other long-term accommodation activities (as identified in the overall outcomes for the zone) that are designed to be consistent in form and appearance with preferred uses for the zone; or</p> <p>(b) comprise other small-scale relatively low-impact uses identified in the overall outcomes for the zone that are not within the accommodation activities group, where they service the community or convenience needs of the immediate residential area.</p>	No acceptable outcome is nominated.
<p>PO5 The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO6</p> <p>The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>The development of a use that is not within the accommodation activities group occurs only if it does not undermine the viability, role or function of a nearby centre.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>The development of a use that is not within the accommodation activities group occurs only if it is located at a site adjoining a road that is classified as a collector road or a higher order road in the road hierarchy, and the road:</p> <ul style="list-style-type: none"> (a) is designed to accommodate the traffic generated by the use; (b) provides for convenient and safe access; and (c) can minimise nuisance and disturbance to the surrounding residential area. 	No acceptable outcome is nominated.
Outcomes applicable where located in the Major Centre Commercial Transition Precinct	
<p>PO9</p> <p>The use contributes to the development of a commercial transition precinct which:</p> <ul style="list-style-type: none"> (a) for the life of the planning scheme, is to slowly transition to a commercial area containing only a limited range of non-residential uses; (b) while in the transitional phase, contains non-residential uses only if they are within an existing building; and (c) is comprised of the following: <ul style="list-style-type: none"> (i) a mixture of different uses within the accommodation activities group; or (ii) a relatively low-impact non-residential use within the centre activities group or community activities group (as identified in the overall outcomes for the precinct). 	No acceptable outcome is nominated.
<p>PO10</p> <p>The use contributes to a high level of amenity and an attractive living environment for existing residents in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO11</p> <p>The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
Outcomes applicable where located in the Rosslyn Bay Accommodation Precinct	
<p>PO12</p> <p>The use is compatible with the development of a</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>medium density residential precinct which:</p> <p>(a) is oriented towards supporting the tourism and recreation development potential of the adjoining Rosslyn Bay harbour and marina;</p> <p>(b) is comprised of the following:</p> <p>(i) a preferred use (as identified in the overall outcomes for the precinct); or</p> <p>(ii) other integrated small-scale non-residential uses (as identified in the overall outcomes for the precinct) which cater to residents and the tourists and visitors of the Rosslyn Bay harbour and marina.</p>	
<p>PO13</p> <p>The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO14</p> <p>The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
Dwelling density	
<p>PO15</p> <p>If the development is for a use within the accommodation activities group, the use is designed in a manner that is compatible with the following:</p> <p>(a) the achievement of the planned medium dwelling density for the zone (as identified in the overall outcomes for the zone); and</p> <p>(b) the ability of the land and infrastructure to support the development.</p>	No acceptable outcome is nominated.
Appearance	
<p>PO16</p> <p>Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.</p>	No acceptable outcome is nominated.
Infrastructure	
<p>PO17</p> <p>Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in</p>	<p>AO17.1</p> <p>The development complies with the requirements of the Development Works Code.</p>

Performance outcomes	Acceptable outcomes
accordance with best practice and endorsed standards for the location, and relative to the needs of the development.	



6.8. Tourism category zone codes

6.8.1. Major tourism zone code

6.8.1.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.8.1.2. Purpose

The purpose of the major tourism zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of major integrated resort complexes and other uses within the accommodation activities group which contribute to the diversity of short-term accommodation options for visitors;
- (3) to provide for the development of a limited range of non-residential uses only if:
 - (a) they have low impacts;
 - (b) they are compatible with and support preferred land uses;
 - (c) they service the needs of tourists and visitors; and
- (4) to establish two (2) precincts and five (5) sub-precincts within the zone where particular development outcomes are specified, and the precincts and sub-precincts are identified as follows:
 - (a) the Capricorn International Resort Precinct; and
 - (b) the Great Keppel Island Precinct;
 - (i) the Accommodation Sub-precinct;
 - (ii) the Resort Complex Sub-precinct;
 - (iii) the Tourist Park Sub-precinct;
 - (iv) the Utilities Sub-precinct;
 - (v) the Village Centre Sub-precinct; and
- (5) to facilitate the achievement of the overall outcomes sought for the zone.

6.8.1.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a resort complex; or
 - (b) another use within the accommodation activity group which provides for the short-term stay of visitors; or
 - (c) a use which supports the accommodation activities located in the zone; and
- (2) development that is likely to have a high impact on sensitive land use does not occur within the zone;
- (3) development contributes to a high level of amenity and an attractive living environment for residents and visitors;
- (4) sensitive land use is not located in proximity to established incompatible uses without appropriate design and siting to minimise impacts on amenity;
- (5) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area;
- (6) the development is provided with adequate infrastructure and essential services; and

Where located in the Capricorn International Resort Precinct

Note: The overall outcomes of the Capricorn International Resort Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (7) the development of a use within the accommodation activities group is a preferred use within the precinct in the following circumstances:
 - (a) it is nature based tourism; or
 - (b) it is a resort complex; or
 - (c) it is short-term accommodation; or
 - (d) it is a tourist park; and
- (8) the development of a use that is not within the accommodation activities group occurs within the precinct only in the following circumstances:
 - (a) it is a use which supports and services the accommodation activities located in the precinct; and
 - (b) it is small in scale; and
 - (c) the use:
 - (i) is an environment facility; or
 - (ii) is a park; or
 - (iii) is within the special activities group and it is an essential component of infrastructure servicing the precinct; and
- (9) the development is compatible with an urban form that is characterised by:
 - (a) a low to medium 'net' dwelling density;
 - (b) the height of buildings does not exceed four (4) storeys above ground level;
 - (c) low site cover;
 - (d) provision of communal open space for accommodation activities;
 - (e) appealing streetscapes and public places;
 - (f) integration with any cultural, historical, natural environment and dominant landscape features at the site and its surrounds; and

Where located in the Great Keppel Island Precinct

Note: The overall outcomes of the Great Keppel Island Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (10) development in the Great Keppel Island Precinct minimises land use conflict and adverse impacts on existing land use by appropriately locating within an identified sub precinct;
- (11) the development is a preferred use within the precinct only in the following circumstances:
- (a) where located in the Accommodation Sub-precinct;
 - (i) the use provides for the long-term stay of residents or the short-term stay of visitors; and
 - (ii) the use is a dwelling house; or
 - (b) where located in the Resort Complex Sub-precinct;
 - (i) the use:
 - (A) is an environment facility; or
 - (B) is a park; or
 - (C) is nature based tourism; or
 - (D) is a resort complex; or
 - (c) where located in the Tourist Park Sub-precinct;
 - (i) the use:
 - (A) is an environment facility; or
 - (B) is a park; or
 - (C) is a tourist park; or
 - (d) where located in the Village Centre Sub-precinct;
 - (i) the use is designed to suitably integrate with and minimise impacts on established uses in the sub-precinct; and
 - (ii) the use:
 - (A) is a bar; or
 - (B) is a caretaker's accommodation; or
 - (C) is a community use; or
 - (D) is a dwelling unit; or
 - (E) is emergency services; or
 - (F) is an environment facility; or
 - (G) is a food and drink outlet; or
 - (H) is a function facility; or
 - (I) is a hotel; or
 - (J) is a park; or
 - (K) is a shop; or
 - (L) is short-term accommodation; or
 - (e) where located in the Utilities Sub-precinct;
 - (i) the use:
 - (A) is emergency services; or
 - (B) is a substation; or

- (C) is a transport depot; or
 - (D) is a utility installation; and
- (12) the development is compatible with an urban form that is characterised by:
- (a) a low net dwelling density;
 - (b) the height of buildings does not exceed two (2) storeys above ground level;
 - (c) low site cover;
 - (g) provision of provision of private or communal open space for accommodation activities;
 - (d) appealing streetscapes and public places; and
 - (e) integration with any cultural, historical, natural environment and dominant landscape features at the site and its surrounds.

6.8.1.4. Specific benchmarks for assessment

Table 6.8.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
Outcomes applicable where located in the Capricorn International Resort Precinct	
<p>PO1</p> <p>The height and bulk of buildings and structures are consistent with the intended character of the precinct and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.</p>	<p>AO1.1</p> <p>Building height and the height of structures does not exceed fifteen (15) metres above ground level.</p> <p>AO1.2</p> <p>A standalone class 10a building under the Building Code of Australia, being a garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage lot boundary located perpendicular to and directly in front of the Class 10a building.</p> <p>AO1.3</p> <p>Site cover does not exceed thirty (30) per cent.</p>
<p>PO2</p> <p>The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) provision of access to natural light and ventilation; (c) provision of open space for recreation; and (d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places. 	<p>AO2.1</p> <p>Buildings or structures have a setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.3 of Schedule 10.</p> <p>AO2.2</p> <p>The development of a use from within the accommodation activities group (other than an ancillary secondary dwelling) is provided with an open space area in accordance with the following:</p> <ul style="list-style-type: none"> (a) each dwelling is provided with a private open space area as follows: <ul style="list-style-type: none"> (i) a minimum area directly accessible from the dwelling of thirty (30) square metres (inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of four (4) metres by

Performance outcomes	Acceptable outcomes
	<p>four (4) metres; or</p> <p>(ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or</p> <p>(b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres.</p> <p>AO2.3</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <p>(a) window sill heights a minimum of 1.5 metres above floor level; or</p> <p>(b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or</p> <p>(c) fixed external screens; or</p> <p>(d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.</p>
Outcomes applicable where located in the Great Keppel Island Precinct	
<p>PO3</p> <p>The height and bulk of buildings and structures are consistent with the intended character of the precinct and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.</p>	<p>AO3.1</p> <p>Building height and the height of structures does not exceed the following:</p> <p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent, provided that no part of the building occurs over the forty-two (42) metres Australian Height Datum contour level; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent, provided that no part of the building occurs over the forty-two (42) metres Australian Height Datum contour level.</p> <p>AO3.2</p> <p>A standalone class 10a building under the Building Code of Australia, being a garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage lot boundary located perpendicular to and directly in front of the Class 10a building.</p>

Performance outcomes	Acceptable outcomes
	<p>AO3.3</p> <p>Site cover does not exceed thirty (30) per cent.</p>
<p>PO4</p> <p>The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) provision of access to natural light and ventilation; (c) provision of open space for recreation; and (d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places. 	<p>AO4.1</p> <p>The development of a sensitive land use is separated from the Utilities Sub-precinct by a densely vegetated and appropriately screened buffer area of at least one-hundred (100) metres.</p> <p>AO4.2</p> <p>Buildings or structures have a setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.3 of Schedule 10.</p> <p>AO4.3</p> <p>The development of a use from within the accommodation activities group (other than an ancillary secondary dwelling) is provided with an open space area in accordance with the following:</p> <ul style="list-style-type: none"> (a) each dwelling is provided with a private open space area as follows: <ul style="list-style-type: none"> (i) a minimum area directly accessible from the dwelling of thirty (30) square metres (inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of four (4) metres by four (4) metres; or (ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or (b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres. <p>AO4.4</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window

Performance outcomes	Acceptable outcomes
	<p>below 1.5 metres above floor level; or</p> <p>(c) fixed external screens; or</p> <p>(d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.</p>
Appearance	
<p>PO5</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <p>(a) emphasis on entry points;</p> <p>(b) orientation to the street and any public places;</p> <p>(c) inclusion of structures or vegetation to screen any building plant and waste storage areas from view of the street or other public places;</p> <p>(d) minimising the length of unarticulated buildings.</p>	<p>AO5.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO5.2</p> <p>If fencing is provided between the road frontage lot boundary and the front building line, the fencing is:</p> <p>(a) a maximum height of 1.2 metres; or</p> <p>(b) a maximum height of 1.8 metres if having a minimum transparency of fifty (50) per cent.</p> <p>AO5.3</p> <p>Any waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence; or</p> <p>(b) a wall; or</p> <p>(c) dense vegetation.</p> <p>AO5.4</p> <p>Any building plant is screened from view of the street and adjoining public places by a one or more of the following:</p> <p>(a) a solid screen fence, or</p> <p>(b) a roof design feature; or</p> <p>(c) a wall; or</p> <p>(d) dense vegetation.</p>

Table 6.8.1.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
Outcomes applicable where located in the Capricorn International Resort Precinct	
<p>PO6</p> <p>The use contributes to the development of a major tourism precinct which:</p> <p>(a) is comprised of the following:</p> <p>(i) a large scale integrated tourist resort complex which includes compatible ancillary supporting activities and facilities; or</p> <p>(ii) other preferred uses (as identified in the overall outcomes for the precinct) which</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
provide short-term accommodation options to support visitor demand.	
<p>PO7</p> <p>The use contributes to a high level of amenity and an attractive living environment for existing residents in the immediate area and visitors staying in the precinct.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
Outcomes applicable where located in the Great Keppel Island Precinct	
<p>PO9</p> <p>The use contributes to the development of a major tourism precinct which:</p> <p>(a) appropriately locates compatible development within specific sub-precincts (as identified in the overall outcomes for the precinct); and</p> <p>(b) is comprised of the following (where appropriately located within a sub-precinct as identified in the overall outcomes for the precinct):</p> <p>(i) a large scale integrated tourist resort complex which includes compatible ancillary supporting activities and facilities; or</p> <p>(ii) other preferred uses (as identified in the overall outcomes for the precinct) which provide short-term accommodation options to support visitor demand; or</p> <p>(iii) a relatively low-impact non-residential use (as identified in the overall outcomes for the precinct) which:</p> <p>(A) support the short-term accommodation activities in the precinct; or</p> <p>(B) service the convenience needs of residents and visitors in the precinct.</p>	No acceptable outcome is nominated.
<p>PO10</p> <p>The use contributes to a high level of amenity and an attractive living environment for existing residents in the immediate area and visitors staying in the precinct.</p>	No acceptable outcome is nominated.
<p>PO11</p> <p>The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
Appearance	

Performance outcomes	Acceptable outcomes
<p>PO12 Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.</p>	<p>No acceptable outcome is nominated.</p>
Infrastructure	
<p>PO13 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.</p>	<p>AO13.1 The development complies with the requirements of the Development Works Code.</p>