

Division 11 – Comprehensive Development Zones

3.20 Tables of Assessment Categories and Assessment Criteria

Table 12A - Material Change of Use

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) EXEMPT DEVELOPMENT:		
Local utility	Exempt If on Council owned land	
Park	Exempt All circumstances	
Road	Exempt All circumstances	
(2) SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT WITHIN THE ZONE:		
(a) If in the Comprehensive Development Zone – Great Barrier Reef International Resort		
The particular use nominated in Column 2 of the Great Barrier Reef International Resort Schedule [refer section 3.19(4)]	Code assessable All circumstances	<u>Applicable Codes</u> For all circumstances: <ul style="list-style-type: none"> ▶ Great Barrier Reef International Resort Code ▶ Natural Features Code – Elements relating to special management areas overlaying the extent of the areas shown on PSM 4 ▶ Capricorn Coast Landscape Code For each use nominated in Column 2 of the Great Barrier Reef International Schedule comprising all or part of a defined purpose ¹³⁷ below the following corresponding specific use code also applies: <ul style="list-style-type: none"> ▶ For Accommodation Buildings: <ul style="list-style-type: none"> – Short-Term Accommodation Code ▶ For an Annexed Apartment: <ul style="list-style-type: none"> – Annexed Apartment Code ▶ For a Bed and Breakfast: <ul style="list-style-type: none"> – Short-Term Accommodation Code ▶ For a Caretaker's Residence: <ul style="list-style-type: none"> – Caretaker's Residence Code ▶ For a Child Care Centre: <ul style="list-style-type: none"> – Child Care Centre Code

¹³⁷ Defined purposes are defined in Schedule 1, Division 1 to this planning scheme.

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
		<ul style="list-style-type: none"> ▶ For a Display Home: <ul style="list-style-type: none"> – Display Home Code ▶ For a Dual Occupancy: <ul style="list-style-type: none"> – Dual Occupancy Code ▶ For a Home-based Business: <ul style="list-style-type: none"> – Home-based Business Code ▶ For Multiple Dwelling Units: <ul style="list-style-type: none"> – Multiple Dwelling Units Code ▶ For Outdoor Recreation: <ul style="list-style-type: none"> – Outdoor Recreation Code ▶ For a Retirement Village: <ul style="list-style-type: none"> – Retirement Village Code
Other Purposes	Impact assessable All circumstances	
(b) If in the Comprehensive Development Zone – Great Keppel Island		
The particular use nominated in Column 2 of the Great Keppel Island Schedule [refer section 3.20(3)]	Self-assessable If in the precinct nominated in Column 1 of the Great Keppel Island Schedule corresponding to the purpose nominated in Column 2 of the Great Keppel Island Schedule Code assessable Except if impact assessable or if nominated as Self-assessable but: <ul style="list-style-type: none"> ▶ unable to comply with the applicable Self-assessment Solutions; or ▶ unable to comply with the nominated circumstance for self-assessment. Impact assessable If comprising buildings or structures higher than 7.5 metres above ground level.	<u>Applicable Codes</u> <ul style="list-style-type: none"> ▶ Great Keppel Island Code ▶ Natural Features Code – Elements relating to special management areas overlaying the extent of the areas shown on PSM 5.
Other Purposes	Impact assessable All circumstances	
(c) If in the Comprehensive Development Zone – Rosslyn Bay		
The particular use nominated in the precinct description column in the Rosslyn Bay Schedule [refer section 3.21(4)]	Code assessable All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> ▶ Rosslyn Bay Code ▶ Natural Features Code – Elements relating to special management areas overlaying the extent of the areas shown on PSM 6. ▶ Capricorn Coast Landscape Code
Other Purposes	Impact assessable All circumstances	

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
(d) If in the Comprehensive Development Zone – Capricorn International Resort		
The particular use nominated in Column 1 of the Capricorn International Resort Schedule [refer section 3.22(4)]	Self-assessable All circumstances except if Code assessable Code assessable If unable to comply with the applicable Self-assessment Solutions	<u>Applicable Codes</u> <ul style="list-style-type: none"> ▮ Capricorn International Resort Code ▮ Natural Features Code – Elements relating to special management areas overlaying the extent of the areas shown on PSM 7 ▮ Capricorn Coast Landscape Code
Other Purposes	Impact assessable All circumstances	
(e) If in the Comprehensive Development Zone – Stanage		
The particular use nominated in Column 2 of the Stanage Schedule [refer section 3.23(4)]	Code assessable All circumstances	<ul style="list-style-type: none"> ▮ Stanage Code ▮ Natural Features Code – Elements relating to special management areas overlaying the extent of the areas shown on PSM 8. <p>For each use nominated in Column 2 of the Stanage Schedule comprising all or part of a defined purpose¹³⁸ below the following corresponding specific use code also applies:</p> <ul style="list-style-type: none"> ▮ For an Annexed Apartment: <ul style="list-style-type: none"> – Annexed Apartment Code ▮ For a Bed and Breakfast: <ul style="list-style-type: none"> – Short-Term Accommodation Code ▮ For a Caretaker's Residence: <ul style="list-style-type: none"> – Caretaker's Residence Code ▮ For a Child Care Centre: <ul style="list-style-type: none"> – Child Care Centre Code ▮ For a Dual Occupancy: <ul style="list-style-type: none"> – Dual Occupancy Code ▮ For a Home-based Business: <ul style="list-style-type: none"> – Home-based Business Code ▮ For Outdoor Recreation: <ul style="list-style-type: none"> – Outdoor Recreation Code
Other Purposes	Impact assessable All circumstances	

¹³⁸ Defined purposes are defined in Schedule 1, Division 1 to this planning scheme.

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
(f) If in the Comprehensive Development Zone – Seaspray		
Accommodation building	Code assessable If located in the Residential Medium Density precinct on PSM 11 - Seaspray Structure Map	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code Short-Term Accommodation Code
Annexed apartment	Code assessable If located in the Residential Low Density precinct on PSM 11 - Seaspray Structure Map	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code Annexed Apartment Code
Display home	Code assessable If located in the Residential Low Density precinct on PSM 11 - Seaspray Structure Map	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code Display Home Code
Dual occupancy	Self assessable If located in the Residential Medium Density precinct on PSM 11 – Seaspray Structure Map Code assessable If nominated as self-assessable, but unable to comply with the Acceptable Solutions of the applicable codes	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code Dual Occupancy Code
Dwelling house	Self assessable If located in the Residential Low Density precinct or Residential Medium Density precinct on PSM 11 – Seaspray Structure Map Code assessable If nominated as self-assessable, but unable to comply with the Acceptable Solutions of the applicable codes	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code
Home-based business	Self assessable All circumstances Code assessable If nominated as self-assessable, but unable to comply with the Acceptable Solutions of the applicable codes	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code Home-Based Business Code
Indoor entertainment	Code assessable If for an unlicensed club or scout and guide activities located in the Open Space precinct on PSM 11 – Seaspray Structure Map	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code
Indoor sports facility	Code assessable If for a cricket centre located in the Open Space precinct on PSM 11 – Seaspray Structure Map	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code
Market	Code assessable If located in the Community Village Centre precinct or the Open Space precinct on PSM 11 – Seaspray Structure Map	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code Market Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Multiple dwelling	Code assessable If located in the Residential Medium Density precinct on PSM 11 - Seaspray Structure Map	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code Multiple Dwelling Unit Code
Office	Self assessable If: <ul style="list-style-type: none"> located in the Community Village Centre precinct on PSM 11 – Seaspray Structure Map; and not exceeding 250m² GFA and in a single tenancy Code assessable If nominated as self-assessable, but unable to comply with the circumstances or the Acceptable Solutions of the applicable codes	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code
Outdoor recreation	Code assessable If located in the Open Space precinct on PSM 11 - Seaspray Structure Map	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code Outdoor Recreation Code
Restaurant	Self Assessable If: <ul style="list-style-type: none"> located in the Community Village Centre precinct on PSM 11 – Seaspray Structure Map; and not exceed 100m² GFA; or for the purposes of a café and located in the Open Space precinct Code assessable If nominated as self-assessable, but unable to comply with the circumstances or the Acceptable Solutions of the applicable codes	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code
Shop	Self Assessable If: <ul style="list-style-type: none"> located in the Community Village Centre precinct on PSM 11 – Seaspray Structure Map; and not exceeding 250m² GFA for a single tenancy Code assessable If nominated as self-assessable, but unable to comply with the circumstances or the Acceptable Solutions of the applicable codes	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code
Special use	Self Assessable If: <ul style="list-style-type: none"> located in the Community Village Centre precinct on PSM 11 – Seaspray Structure Map; and for a community hall or centre for community-based interest group not 	<u>Applicable Codes</u> <ul style="list-style-type: none"> Seaspray Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>exceeding 300m² GFA or except if Code assessable</p> <p>Code assessable</p> <p>If nominated as self-assessable, but unable to comply with the circumstances or the Acceptable Solutions of the applicable codes</p>	
Other purposes	<p>Impact assessable</p> <p>If:</p> <ul style="list-style-type: none"> ▶ a defined purpose listed in (f) above but not meeting the specified circumstance for the nominated level of assessment; or ▶ a purpose not listed in (f) above or not defined in this planning scheme 	<u>Applicable Codes</u>
(3) ASSESSABLE DEVELOPMENT AFFECTED BY A SPECIAL MANAGEMENT AREA:		
Agriculture	<p>Self-assessable</p> <p>If:</p> <ul style="list-style-type: none"> (a) self-assessable for all other circumstances listed in Column 2 of this table; and (b) located on land identified in the Good Quality Agricultural Land special management area¹³⁹; and (c) not affected by another special management area. <p>Code assessable</p> <p>Other than self-assessable</p>	<p><u>Applicable Codes</u></p> <p>If in the Comprehensive Development Zone – Great Barrier Reef International Resort:</p> <ul style="list-style-type: none"> ▶ Great Barrier Reef International Resort Code <p>If in the Comprehensive Development Zone – Great Keppel Island</p> <ul style="list-style-type: none"> ▶ Great Keppel Island Code <p>If in the Comprehensive Development Zone – Rosslyn Bay</p> <ul style="list-style-type: none"> ▶ Rosslyn Bay Code <p>If in the Comprehensive Development Zone – Capricorn International Resort</p> <ul style="list-style-type: none"> ▶ Capricorn International Resort Code <p>If in the Comprehensive Development Zone – Stanage</p> <ul style="list-style-type: none"> ▶ Stanage Code <p>and</p> <ul style="list-style-type: none"> ▶ all Special Management Area Codes applicable because the proposals is in or adjacent to a special management area. <p>and</p> <p>For Forestry Business:</p> <ul style="list-style-type: none"> ▶ Forestry Business Code
All, except for agriculture	<p>Self-assessable</p> <p>If for all other circumstances listed in</p>	If in the Comprehensive Development Zone – Great Barrier Reef International Resort:

¹³⁹ Refer to Overlay Maps O4A and O4B

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
All, except for agriculture (cont'd)	<p>Column 2 the proposal is self-assessable:</p> <p>(a) located on land identified in the Capricorn Coast Landscape special management area¹⁴⁰; and</p> <p>(i) will not involve buildings or structures more than 9 metres in height; or</p> <p>(ii) will not involve development above 50m AHD; or</p> <p>(iii) will not involve development on a site with natural ground level slopes greater than 15%.</p>	<p>▶ Great Barrier Reef International Resort Code</p> <p>If in the Comprehensive Development Zone – Great Keppel Island</p> <p>▶ Great Keppel Island Code</p> <p>If in the Comprehensive Development Zone – Rosslyn Bay</p> <p>▶ Rosslyn Bay Code</p> <p>If in the Comprehensive Development Zone – Capricorn International Resort</p> <p>▶ Capricorn International Resort Code</p> <p>If in the Comprehensive Development Zone – Stanage</p> <p>▶ Stanage Code</p> <p>and</p> <p>▶ all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above, and</p> <p>▶ all Special Management Area Codes applicable to the proposals because of its location in or adjacent to a special management area on Overlay Maps O1 to O8 or listed in Schedule 3</p>
	<p>Code assessable</p> <p>If located:</p> <p>(a) in any of the following special management areas on Overlay Map O1:</p> <p>(i) Protected areas;</p> <p>(ii) Water Supply Catchment; or</p> <p>(iii) Extractive Resources.</p> <p>or</p> <p>(b) in a special management area on Overlay Maps O2, O3, O5 and O6.</p> <p>or</p> <p>(c) in the Good Quality Agricultural Land special management area on Overlay Maps O4A and O4B and not for agriculture.</p>	<p><u>Applicable Codes</u></p> <p>If in the Comprehensive Development Zone – Great Barrier Reef International Resort:</p> <p>▶ Great Barrier Reef International Resort Code</p> <p>If in the Comprehensive Development Zone – Great Keppel Island</p> <p>▶ Great Keppel Island Code</p> <p>If in the Comprehensive Development Zone – Rosslyn Bay:</p> <p>▶ Rosslyn Bay Code</p> <p>If in the Comprehensive Development Zone – Capricorn International Resort</p> <p>▶ Capricorn International Resort Code</p> <p>If in the Comprehensive Development Zone – Stanage</p>

¹⁴⁰ Refer to Overlay Maps O9

¹⁴¹ Refer to Schedule 1, Division 2 for the definition of “adjacent”.

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>or</p> <p>(d) adjacent¹⁴¹ to:</p> <ul style="list-style-type: none"> (i) an Extractive Resources special management area; or (ii) a Protected Area special management area; or (iii) a Waterway special management area; or (iv) a Wetlands special management area, <p>on Overlay Maps O1 to O3.</p> <p>or</p>	<p>► Stange Code</p> <p>and</p> <p>For all circumstances:</p> <p>► all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above</p> <p>and</p> <p>For circumstances (a), (b), (c), (d) and (f):</p> <p>► Natural Features Code - The applicable element(s) are those corresponding to the special management area(s) affecting the location.</p>
	<p>(e) in or adjacent to in or adjacent to a Heritage Places special management.</p> <p>(f) in the Acid Sulfate Soils special management area ¹⁴²:</p> <ul style="list-style-type: none"> (i) located: <ul style="list-style-type: none"> ► on identified known or potential acid sulfate soils; or ► at or below 5m AHD; or ► below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <ul style="list-style-type: none"> (ii) involving: <ul style="list-style-type: none"> ► excavating or otherwise removing 100m³ or more of material; or ► filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. <p>(g) on land identified in the Capricorn Coast Landscape special management area on Overlay Map O9 and not self-assessable.</p> <p>(h) in the Farnborough Groundwater special management area and involving:</p> <ul style="list-style-type: none"> (i) an on-site sewerage treatment facility; 	<p>For circumstance (e):</p> <p>► Cultural Features Code - The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</p> <p>For circumstance (g):</p> <p>► Capricorn Coast Landscape Code.</p> <p>and</p> <p>For circumstance (h):</p> <p>► Natural Features Code [Element (m) – Water Supply Catchment and Farnborough Groundwater special management area].</p>

¹⁴² Refer to Overlay Maps O8A & O8B.

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
	(ii) use or works using the groundwater resource for commercial gain ¹⁴³ ; or (iii) animal related activities ¹⁴⁴ .	

Table 12B - Development other than Material Change of Use

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) BUILDING WORKS NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
(a) If in the Comprehensive Development Zone – Great Barrier Reef International Resort		
All	Code assessable If: (a) covering greater than 100m ² at ground level; or (b) comprising a retaining structure greater than 1 metre in height; or (c) in the Acid Sulfate Soils special management area ¹⁴⁵ : (i) located: • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; and (ii) involving: • excavating or otherwise removing 100m ³ or more of material; or • filling on land below 5m AHD involving 500m ³ or more of material with an average depth of 0.5m or more.	Applicable Codes • Great Barrier Reef International Resort Code If in a special management area identified on the Natural Features or Resources Overlay: • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. If in the Capricorn Coast Landscape special management area: • Capricorn Coast Landscape Code

¹⁴³ Carrying out operational work for taking or interfering with water is assessable development under Schedule 8 to the IPA.

¹⁴⁴ Refer to Schedule 1, Division 1 (1)(a) for the meaning of animal related activities.

¹⁴⁵ Refer to Overlay Maps O8A & O8B.

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(b) If in the Comprehensive Development Zone – Great Keppel Island		
All	<p>Code assessable</p> <p>If:</p> <p>(a) exceeding the maximum height specified as the self-assessment solution in the applicable code;</p> <p>or</p> <p>(b) exceeding the maximum self cover specified as the self-assessment solution in the applicable code;</p> <p>or</p> <p>(c) comprising a retaining structure greater than 1 metre in height;</p> <p>or</p> <p>(d) in the Acid Sulfate Soils special management area¹⁴⁶:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. 	<p>Applicable Codes</p> <ul style="list-style-type: none"> • Great Keppel Island Code <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.

¹⁴⁶ Refer to Overlay Maps O8A & O8B.

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(c) If in the Comprehensive Development Zone – Rosslyn Bay		
All	<p>Code assessable</p> <p>If:</p> <p>(a) exceeding the maximum height for a consistent use specified in the Rosslyn Bay Schedule [refer section 3.21(4)];</p> <p>or</p> <p>(b) exceeding the maximum gross floor area/unit numbers/other particulars for a consistent use specified in the Rosslyn Bay Schedule [refer section 3.21(4)];</p> <p>or</p> <p>(c) comprising a retaining structure greater than 1 metre in height;</p> <p>or</p> <p>(d) in the Acid Sulfate Soils special management area ¹⁴⁷:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. 	<p>Applicable Codes</p> <ul style="list-style-type: none"> • Rosslyn Bay Code <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code

¹⁴⁷ Refer to Overlay Maps O8A & O8B.

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(d) If in the Comprehensive Development Zone – Capricorn International Resort		
All	<p>Code assessable</p> <p>If:</p> <p>(a) exceeding the maximum height specified as the self-assessment solution in the applicable code;</p> <p>or</p> <p>(b) exceeding the maximum extent for a consistent use specified in Column 2 of the Capricorn International Resort Schedule [refer section 3.22(3)];</p> <p>or</p> <p>(c) comprising a retaining structure greater than 1 metre in height;</p> <p>or</p> <p>(d) in the Acid Sulfate Soils special management area ¹⁴⁸:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. 	<p>Applicable Codes</p> <ul style="list-style-type: none"> • Capricorn International Resort Code <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code

¹⁴⁸ Refer to Overlay Maps O8A & O8B.

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(e) If in the Comprehensive Development Zone – Stanage		
All	<p>Code assessable</p> <p>If:</p> <p>(a) exceeding the maximum height specified as the self-assessment solution in the applicable code;</p> <p>or</p> <p>(b) on land below the Q100 flood level;</p> <p>or</p> <p>(c) comprising a retaining structure greater than 1 metre in height;</p> <p>or</p> <p>(d) in the Acid Sulfate Soils special management area ¹⁴⁹:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. <p>or</p> <p>(e) in the Mainland Conservation (Foreshore Management) precinct [refer section 3.23(4) – Stanage Structure Map]</p>	<p>Applicable Codes</p> <ul style="list-style-type: none"> • Stanage Code <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.
(2) OPERATIONAL WORKS NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
Clearing ¹⁵⁰	<p>Code assessable</p> <p>Other than in association with a self-assessable use or an approved assessable use</p>	<p>Applicable Codes</p> <ul style="list-style-type: none"> • Clearing Code <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code

¹⁴⁹ Refer to Overlay Maps O8A & O8B.

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Placement of an on-premises sign	Self-assessable All circumstances except if Code assessable Code assessable If nominated as self-assessable, but unable to comply with the self-assessment solutions of the applicable code	<u>Applicable Codes</u> <ul style="list-style-type: none"> Signs Code
Landscaping	Code assessable If in the Comprehensive Development Zone – Great Barrier Reef International Resort.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Great Barrier Reef International Resort Code
Engineering work	Code assessable If: (a) in a special management area on the Natural Features or Resources Overlays; or (b) in connection with a Telecommunications facility (medium impact); or (c) in the Comprehensive Development Zone - Great Barrier Reef International Resort; or (d) in the Comprehensive Development Zone - Rosslyn Bay; or (e) in the Capricorn Coast Landscape special management area and involving filling or excavation that results in batter slopes that: (i) have a vertical height greater than 3 metres; or (ii) are steeper than 1 on 4. Impact assessable If involving extraction of gravel, rock, sand, stone or other similar material which are not used in connection with construction of the premises.	<u>Applicable Codes</u> For circumstance (a): <ul style="list-style-type: none"> Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. For circumstance (b): <ul style="list-style-type: none"> Telecommunications Facility Code For circumstance (c): <ul style="list-style-type: none"> Great Barrier Reef International Resort Code For circumstance (d): <ul style="list-style-type: none"> Rosslyn Bay Code For circumstance (e): <ul style="list-style-type: none"> Capricorn Coast Landscape Code

¹⁵⁰ Carrying out operational work that is the clearing of native vegetation on freehold land, indigenous land or on leasehold land used for agriculture (including grazing) may also be assessable development under Schedule 8 to the IPA

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(3) OPERATIONAL WORKS ASSOCIATED WITH RECONFIGURING:		
All	Code assessable All circumstances	<u>Applicable Codes</u> For all circumstances: <ul style="list-style-type: none"> • Clearing Code • Signs Code If in a special management area identified on the Natural Features or Resources Overlay: <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. If in the Comprehensive Development Zone – Great Barrier Reef International Resort: <ul style="list-style-type: none"> • Great Barrier Reef International Resort Code If in the Comprehensive Development Zone – Great Keppel Island <ul style="list-style-type: none"> • Great Keppel Island Code If in the Capricorn Coast Landscape special management area: <ul style="list-style-type: none"> • Capricorn Coast Landscape Code
(4) RECONFIGURING A LOT:		
All	Code assessable All circumstances	<u>Applicable Codes</u> If in the Comprehensive Development Zone – Great Barrier Reef International Resort: <ul style="list-style-type: none"> • Great Barrier Reef International Resort Code If in the Comprehensive Development Zone – Great Keppel Island <ul style="list-style-type: none"> • Great Keppel Island Code If in the Comprehensive Development Zone – Rosslyn Bay <ul style="list-style-type: none"> • Rosslyn Bay Code If in the Comprehensive Development Zone – Capricorn International Resort <ul style="list-style-type: none"> • Capricorn International Resort Code If in the Comprehensive Development Zone – Stanage <ul style="list-style-type: none"> • Stanage Code

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
		<p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> ► Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> ► Capricorn Coast Landscape Code
(5) OTHER:		
All	Exempt All circumstances	

3.21 Great Barrier Reef International Resort Code

(1) Purpose

- (a) The purpose of the Great Barrier Reef International Resort Code is the achievement of the overall outcomes sought for the Comprehensive Development Zone - Great Barrier Reef International Resort.
- (b) The overall outcomes sought for the Comprehensive Development Zone - Great Barrier Reef International Resort are:
 - (i) Development comprises low to medium density residential uses, tourist facilities and associated community and recreational facilities located in accordance with the precincts illustrated on PSM 4 - Great Barrier Reef International Resort Structure Map , and
 - (ii) Buildings are designed and constructed in an appropriate character in terms of:
 - (A) human scale;
 - (B) sensitive to climatic conditions;
 - (C) energy efficiency;
 - (D) materials and finishes in keeping with the natural coastal setting of the area.
 - (iii) Development does not adversely impact on:
 - (A) the Cawarral Creek waterway; or
 - (B) erosion prone areas.
 - (iv) Development is provided with physical infrastructure commensurate with the scale and density of development.
 - (v) The maximum gross floor area of retail and commercial purposes does not exceed 5,500m².
 - (vi) Development does not restrict to a lesser level than existing at the commencement day or preclude access to:
 - (A) the beach by the public; or
 - (B) other public land/facilities.

(2) Interpretation

Except as specifically defined in this planning scheme (refer Schedule 1), terms used in this code to describe purposes have the meaning defined by the approval issued by Council in May 1998 for the rezoning and appearing in the Queensland Government Gazette on 6 August 1998.

(3) Elements

(a) Land use and development

(i) Consistent uses

Specific Outcomes

- O1 (a) Only uses consistent with the overall outcomes for, and preferred for development within the Comprehensive Development Zone - Great Barrier Reef International Resort are established in the zone.
- (b) The following uses and use classes are consistent with, and preferred within the Comprehensive Development Zone - Great Barrier Reef International Resort:
- (i) a use nominated in Column 2 of the Great Barrier Reef International Resort Schedule which is located in the corresponding precinct nominated in Column 1 of the Great Barrier Reef International Resort Schedule.

(ii) Inconsistent uses

Specific Outcomes

- O2 Uses other than preferred uses nominated in O1 do not establish in the Comprehensive Development Zone - Great Barrier Reef International Resort, do not comply with the overall outcomes sought for the Comprehensive Development Zone - Great Barrier Reef International Resort and conflict with this code.

(iii) Subdivision design

Specific Outcomes

- O3 Reconfigured lots are designed and developed with:
- ▀ sufficient area and suitable proportions for preferred uses;
 - ▀ suitable areas within each lot for the location of relevant activities and works;
- and:
- ▀ do not expose people and works to unacceptable risks from erosion or other hazards.

(iv) Density

Specific Outcomes

- O4 Development does not exceed the maximum number of dwelling units or lots nominated in Column 4 of the Great Barrier Reef International Resort Schedule for the corresponding precinct nominated in Column 1 of the Schedule.

(v) Character and Amenity

Specific Outcomes

- O5 Uses and works are located, designed and operated to minimise adverse impacts on:
- ▀ existing environmental conditions relating to air, water and soil,
 - ▀ the amenity of adjacent properties and public spaces,
 - ▀ visual quality of landscapes in terms of:
 - reducing ribbon development and sprawl,
 - loss of green break separations,
 - ▀ obstructing significant local and distant views of prominent natural features and landmarks, and
 - ▀ the health and safety of people using the premises and adjacent premises.

Specific Outcomes

- O6 Buildings and structures are:
- ▶ of a type and scale which have an attractive, functional appearance;
 - ▶ constructed of materials and finishes compatible with other development in the area;
 - ▶ integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking; and
 - ▶ designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces
- O7 Development within a precinct nominated in Column 1 of the Great Barrier Reef International Resort Schedule does not exceed the maximum height nominated in Column 5 of the Schedule corresponding to that precinct.

(vi) Cultural Heritage Values

Specific Outcomes

- O8 Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual detracting, public accessibility or physical change, damage or removal.

 (vii) Flood Immunity¹⁵¹
Specific Outcomes

- O9 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.

(viii) Community safety

Specific Outcomes

- O10 Personal safety and property security are optimised through the design of buildings and spaces incorporating:
- ▶ opportunities for surveillance;
 - ▶ clear definition of boundaries between private and public spaces; and
 - ▶ robust construction materials.

¹⁵¹ The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

(ix) Vehicle parking and movement

Specific Outcomes

- O11 Development is provided with an on-site parking and movement system designed and constructed to:
- ▶ be integrated with the site layout including:
 - direct access to a road providing a level of service required to accommodate traffic generated by the use; and
 - appropriately designed footpath crossovers; and
 - provision for safe pedestrian movement between public footpath and facility entry points; and
 - ▶ accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and
 - ▶ facilitate non-discriminatory accessibility; and
 - ▶ provide for safe and efficient loading and unloading of goods; and
 - ▶ allow for vehicle queuing necessary for the use;
 - ▶ provide for passenger set down/pick up necessary for the use; and
 - ▶ facilitate public access to the foreshore and riparian open space networks.

(b) Infrastructure

Specific Outcomes

- O12 Water supply, sewerage, drainage, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:
- ▶ comprise components and materials that are:
 - readily accessible and available; and
 - robust and reliable in terms of operational life and purpose; and
 - easily maintained without unnecessarily requiring specialist expertise or equipment; and
 - ▶ are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems.
- O13 In addition to O12 and despite any conflict:
- ▶ access to the land is from Svendsens Road and only from the three (3) intersections indicated on PSM 4 - Great Barrier Reef International Resort Structure Map;
 - ▶ Svendsens Road is:
 - trafficable in a combined Q100 and Zone A¹⁵² storm tide hazard event, and
 - constructed for the full frontage of each lot within the Comprehensive Development Zone – Great Barrier Reef International Resort that abuts the road up to the southernmost intersection with the proposed internal road system, as identified on PSM 4 - Great Barrier Reef International Resort Structure Map;
- O14 In addition to O12 and despite any conflict, a concrete reservoir is constructed on an lot of not less than 2,000m².

¹⁵² Zone A is defined as being the storm tide hazard event up to 4.2 metres AHD.

(4) Great Barrier Reef International Resort Schedule

Column 1 Precinct	Column 2 Uses ¹⁵³	Column 3 Maximum Size (ha) of Preferred Use Area	Column 4 Maximum Number of Dwelling Units or Lots in Preferred Use Area	Column 5 Maximum Height (metres)
1	Apartment Resort Hotel	5.7	200	12
2	Hillside Condominiums	4.7	125	12
3	Health Club Resort/Fitness Centre	2.5	-	9
4	Apartment Resort Hotel	8.1	200	12
5	Conference Teaching Facility	4.2	-	12
6	Corporate Lodges	3.3	40	9
7	Golf Course Condominiums	7.5	75	9
8	Country Club	4.6	100	12
9	Golf Course Lots	-	224	9
10	Retirement Village	3.7	270	12
11	Beachfront Lots	4.9	40	12
12	Beachfront Inn	3.4	60	12
13	Beach Club/Water Sports Centre	2.9	-	12
14	Racquet Club/Site Marketing	3.7	-	12
15	Residential Lots	-	669	9
16	Security	-	-	12
17	Village Shopping	4.2	-	12
18	Parkland/Public Open Space	39.2	-	-
19	Public Carpark/Beach Access	1.0	-	-
20	Golf Course	-	-	12
21	Open Space	(refer to 18)	-	-

¹⁵³ For the meaning of these uses, refer to section 3.21(2) of this code.

Leave page for:

PSM 4 - Great Barrier Reef International Resort Structure Map

3.22 Great Keppel Island Code

(1) Purpose

- (a) The purpose of the Great Keppel Island Code is the achievement of the overall outcomes sought for the Comprehensive Development Zone - Great Keppel Island.
- (b) The overall outcomes sought for the Comprehensive Development Zone - Great Keppel Island are:
 - (i) Development comprises low-intensity resort facilities, camping accommodation including associated works and is:
 - (A) located in accordance with the precincts illustrated on PSM 5 - Great Keppel Island Structure Map, and
 - (B) integrated with the natural environment facilitating visitor's enjoyment of the Island's natural character, and
 - (C) well designed, sensitive to climatic conditions and provides for the protection of dominant landscape features, including forested ridgelines, rocky outcrops and foreshore areas.
 - (ii) Development does not adversely impact on:
 - (A) the operation of the existing airstrip at Fisherman's Beach; or
 - (B) the western aquifer; or
 - (C) erosion prone areas.
 - (iii) Development is provided with physical infrastructure commensurate with the scale and density of development.

(2) Elements

- (a) Land use and development
 - (i) Consistent uses

Specific Outcomes	
O1	<ul style="list-style-type: none"> (a) Only uses consistent with the overall outcomes for, and preferred for development within the Comprehensive Development Zone - Great Keppel Island are established in the zone. (b) The following uses and use classes are consistent with, and preferred within the Comprehensive Development Zone - Great Keppel Island: <ul style="list-style-type: none"> (i) a use nominated in Column 2 of the Great Keppel Island Schedule which is located in the corresponding precinct nominated in Column 1 of the Great Keppel Island Schedule.

- (ii) Inconsistent uses

Specific Outcomes	
O2	Uses other than preferred uses nominated in O1 do not establish in the Comprehensive Development Zone - Great Keppel Island do not comply with the overall outcomes sought for the Comprehensive Development Zone - Great Keppel Island and conflict with this code.

(iii) Subdivision design

Specific Outcomes

- O3 Reconfigured lots are designed and developed with:
- ▶ sufficient area and suitable proportions for preferred uses;
 - ▶ suitable areas within each lot for the location of relevant activities and works;
- and:
- ▶ do not expose people and works to unacceptable risks from erosion or other hazards.

(iv) Density

Specific Outcomes	Self-assessment Solution
O4 Density of development is compatible with the Island's natural character and setting as expressed by the outcomes sought for the Comprehensive Development Zone - Great Keppel Island.	S4 The maximum population capacity of short-term accommodation is 30 persons per hectare.

(v) Character and Amenity

Specific Outcomes	Self-assessment Solution
O5 Uses and works are located, designed and operated to minimise adverse impacts on: <ul style="list-style-type: none"> ▶ existing environmental conditions relating to air, water and soil, ▶ the natural character of the Island, and ▶ the health and safety of people using the premises and adjacent premises. 	S5 <ul style="list-style-type: none"> (a) Development including clearing does not occur on land with slopes exceeding 15% or above 40m AHD. (b) Clearing does not occur outside the immediate building envelope¹⁵⁴. (c) Buildings and structures are lower than the level of the tree canopy within the site.
O6 Buildings and structures are: <ul style="list-style-type: none"> ▶ of a type and scale which have an attractive, functional appearance and appropriate to the Island setting; ▶ constructed of materials and finishes compatible with other development on the Island; and ▶ integrated with the physical attributes of the Island, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping and outlook. 	S6 <ul style="list-style-type: none"> (a) Building Appearance <ul style="list-style-type: none"> (i) Buildings incorporate the following features pitched roofs, roof overhangs, verandahs, fenestration and wall articulation. (ii) External building surface finishes are neutral colours. (b) Built Form <ul style="list-style-type: none"> (i) Height <p>Buildings and structures do not exceed 7.5 metres in height.</p> (ii) Site Cover <p>The maximum area of a site covered by buildings and structures does not exceed 25%.</p> (iii) Articulation <p>On land with slopes greater than 15%, buildings are terraced or stepped up/down the slope to</p>

¹⁵⁴ For the purposes of this self-assessment solution, "immediate building envelope" means the building envelope (refer to Schedule 1, Division 2) plus the area immediately adjoining the outer edge of its perimeter for a distance of 5 metres perpendicular to and beyond any roof line.

Specific Outcomes	Self-assessment Solution
	reflect contour levels.
	(c) Landscaping
	(i) For sites fronting the Esplanade, a minimum 6 metres wide landscaped strip is provided between the building and the Esplanade.
	(ii) Landscaping does not include hard stand areas or turfed areas.
	(iii) Landscape planting uses native plant species endemic to the Island.
	(iv) Landscaping is not reliant on irrigation.

(vi) Aquifer Protection

Specific Outcomes
O7 There are no significant adverse effects on the aquifer in terms of: <ul style="list-style-type: none"> ▶ surface and groundwater hydrology (both upstream and downstream); ▶ water quality; or ▶ quantity and availability of raw water.

(vii) Cultural Heritage Values

Specific Outcomes
O8 Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual detracting, public accessibility or physical change, damage or removal.

(b) Infrastructure

Specific Outcomes	Self-assessment Solutions
O9 Water supply, sewerage, drainage, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which: <ul style="list-style-type: none"> ▶ comprise components and materials that are: <ul style="list-style-type: none"> – readily accessible and available; and – robust and reliable in terms of operational life and purpose; and – easily maintained without unnecessarily requiring specialist expertise or equipment; and ▶ are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems. 	S9 Water supply, sewerage, drainage, power and communications are: <ul style="list-style-type: none"> (a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and (b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.

(3) Great Keppel Island Schedule

Column 1 Precinct	Column 2 Uses
Accommodation and Associated Facilities	
A	Existing island cabins, camping park, tourist facilities and associated works
B	Staff quarters and administrative related facilities
C	Existing airstrip
D	Existing dwelling house
Village Commercial	Arts and crafts centre, Restaurant, Shop or Take-away food store
Conservation	Local utility

Leave page for:

PSM 5 - Great Keppel Island Structure Map

3.23 Rosslyn Bay Code

(1) Purpose

- (a) The purpose of the Rosslyn Bay Code is the achievement of the overall outcomes sought for the Comprehensive Development Zone – Rosslyn Bay.
- (b) The overall outcomes sought for the Comprehensive Development Zone – Rosslyn Bay are:
 - (i) Development comprises a mix of uses and works that:
 - (A) focus on the primary functions of the boat harbour as a hub for boating relating to pleasure, recreational and commercial fishing and water-based transport services; and
 - (B) integrate uses for short and long term accommodation with a marina resort complex to optimise the unique physical and locational features of the zoned area;
 - (ii) Residential uses are located within the marina precinct¹⁵⁵ and designed to minimise conflicts with other activities and to provide for safe, pleasant and attractive areas in which accommodation is provided or to which the public has unregulated resort.
 - (iii) Development is well serviced with infrastructure commensurate with the harbour's functions and uses and works are located and designed to maximise the efficient extension and safe operation of infrastructure;
 - (iv) Uses are developed with facilities appropriate for parking of vehicles and water crafts towed on trailers.
 - (v) Commercial activities are:
 - (A) limited to those which support the harbour's function including servicing the needs of day trippers to both the marina and harbour areas and other local convenience services for short and long term residents of the marina area; and
 - (B) located and designed to maximise their efficient operation and the safety of users.
 - (vi) Development does not preclude beach access by the public or otherwise adversely obstruct accessibility to public areas.

(2) Interpretation

Except as specifically defined in this planning scheme (refer Schedule 1), terms used in this code to describe purposes have the meaning assigned by the rezoning approval issued by Council in May 1990 for the rezoning appearing in the Queensland Government Gazette on 8 August 1991.

¹⁵⁵ The Rosslyn Bay Structure Map identifies the marina precinct and the harbour precinct. The marina precinct includes the Keppel Bay Marina development.

(3) Elements

(a) Land use and development

(i) Consistent uses

Specific Outcomes

- O1 (a) Only uses consistent with the overall outcomes for, and preferred for development within the Comprehensive Development zone – Rosslyn Bay are established in the zone.
- (b) The following uses and use classes are consistent with, and preferred within the Comprehensive Development zone – Rosslyn Bay:
- (i) a use is nominated in the precinct description column in the Rosslyn Bay Schedule [refer paragraph (4):below] does not exceed the maximum development criteria for gross floor area/unit numbers/ other particulars and height nominated in the Schedule and is located in within the marina precinct as nominated on PSM 6 - Rosslyn Bay Structure Map.

(ii) Inconsistent uses

Specific Outcomes

- O2 Uses other than preferred uses nominated in O1 do not establish in the Comprehensive Development – Rosslyn Bay, do not comply with the overall outcomes sought for the Comprehensive Development – Rosslyn Bay Zone and conflict with this code.

(iii) Subdivision design

Specific Outcomes

- O3 Reconfigured lots are designed and developed with:
- ▶ sufficient area and suitable proportions for preferred or consistent uses;
 - ▶ adequate frontage for safe and convenient vehicular and pedestrian access;
 - ▶ suitable areas within each lot for the location of relevant activities and works,
- and:
- ▶ do not expose people and works to unacceptable risks from flooding or other hazards.

(iv) Character and Amenity

Specific Outcomes

- O4 Uses and works are located, designed and operated to minimise adverse impacts on:
- ▶ existing environmental conditions relating to air, water and soil,
 - ▶ the amenity of adjacent properties and public spaces,
 - ▶ visual quality of landscapes in terms of:
 - reducing ribbon development and sprawl,
 - loss of green break separations,
 - ▶ obstructing significant local and distant views of prominent natural features and landmarks, and
 - ▶ the health and safety of people using the premises and adjacent premises.

Specific Outcomes

O5 Buildings and structures are:

- ▶ of a type and scale which have an attractive, functional appearance;
- ▶ constructed of materials and finishes compatible with other development in the area;
- ▶ integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking; and
- ▶ designed to adequately screen when viewed from adjacent premises and public spaces:
 - materials stored outside buildings; and
 - maintenance and other facilities such as waste receptacles, cloths drying areas etc.

(v) Cultural Heritage Values

Specific Outcomes

- O6 Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual detracting, public accessibility or physical change, damage or removal.

(vi) Flood Immunity¹⁵⁶

Specific Outcomes

- O7 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage with building floor levels at or above 4.225 metres AHD.

(vii) Community safety

Specific Outcomes

- O8 Personal safety and property security are optimised through the design of buildings and spaces incorporating:
- ▶ opportunities for surveillance;
 - ▶ clear definition of boundaries between private and public spaces; and
 - ▶ robust construction materials.

(viii) Vehicle parking and movement

Specific Outcomes

- O9 Development is provided with an on-site parking and movement system designed and constructed to:
- ▶ be integrated with the site layout including:
 - direct access to a road providing a level of service required to accommodate traffic generated by the use; and
 - appropriately designed footpath crossovers; and
 - provision for safe pedestrian movement between public footpath and facility entry points; and
 - accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and
 - ▶ facilitate non-discriminatory accessibility; and

¹⁵⁶ The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

Specific Outcomes

- ▶ provide for the minimum number of car parking spaces indicated in the Rosslyn Bay Schedule below; and
- ▶ provide for safe and efficient loading and unloading of goods; and
- ▶ allow for vehicle queuing necessary for the use; and
- ▶ provide for passenger set down/pick up necessary for the use; and
- ▶ facilitate public access to the foreshore and riparian open space networks.

(b) Infrastructure**Specific Outcomes**

O10 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:

- ▶ comprise components and materials that are:
 - readily accessible and available; and
 - robust and reliable in terms of operational life and purpose; and
 - easily maintained without unnecessarily requiring specialist expertise or equipment; and
- ▶ are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems.

Note:

- ▶ The minimum basis for design of water supply for total site development as detailed in the Rosslyn Bay Schedule is 825 equivalent persons.
- ▶ The minimum basis for design of sewerage for the total site development as detailed in the Rosslyn Bay Schedule is 1257 equivalent persons.

(4) Rosslyn Bay Schedule – Marina precinct

Precinct #	Precinct description	Maximum development criteria				Car parking (minimum # spaces)
		Precinct area	Height (m AHD)	Gross floor area / unit numbers / other particulars	Site coverage	
1	Marina centre & commercial	15,700m ²	14m		50%	250
2	Marina basin	14.1ha	n/a	350 berths	n/a	
3	Tourist accommodation and associated activities comprising:	(10,550m ² total)	26m		30% total	as per Schedule 2
	▶ retail;	600m ²		600m ²		
	▶ tavern;	1000m ²		1000m ²		
	▶ liquor shop;	270m ²		270m ²		
	▶ tourist accommodation & restaurant.	8,225m ²		8,225m ²		
4	Waterfront villas ¹⁵⁷	12,260m ²	15.5m	24 units	35%	48

¹⁵⁷ previously described as Residential 1 in the original approval Schedule

Precinct #	Precinct description	Maximum development criteria				Car parking (minimum # spaces)
		Precinct area	Height (m AHD)	Gross floor area / unit numbers / other particulars	Site coverage	
5	Townhouses ¹⁵⁸	16,000m ²	23m	50 x 2bdm units	30%	75 (at least 50 covered)
6	Condominiums ¹⁵⁹	14,500m ²	23m	127 units	30%	150 (all under cover)
7	Apartments ¹⁶⁰	8,200m ²	42m	100 units	25%	150
8	Marine retail: <ul style="list-style-type: none"> comprising a mix of marine retail and residential merging into hardstand area at precinct #10. 	3,100m ²	14m	residential densities - 125 person/hectare	35%	as per Schedule 2
9	Public access	7,512m ²	8m	n/a	5%	15
10	Marine hardstand <ul style="list-style-type: none"> servicing and maintenance of boats but not boat building activities. 	8,170m ²	14m	n/a	5%	as per Schedule 2

¹⁵⁸ previously described as Residential 2 in the original approval Schedule

¹⁵⁹ previously described as Residential 3 in the original approval Schedule

¹⁶⁰ previously described as Residential 4 in the original approval Schedule

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PSM 6 - Rosslyn Bay Structure Map

3.24 Capricorn International Resort Code

(1) Purpose

- (a) The purpose of the Capricorn International Resort Code is the achievement of the overall outcomes sought for the Comprehensive Development Zone - Capricorn International Resort.
- (b) The overall outcomes sought for the Comprehensive Development Zone - Capricorn International Resort are:
 - (i) Development comprises resort facilities and key service infrastructure including associated works and is:
 - (A) located in accordance with PSM 7 - Capricorn International Resort Structure Map, and
 - (B) integrated with the natural environment facilitating visitor's enjoyment of the natural character of the coastal setting, and
 - (C) well designed, sensitive to climatic conditions and provides for the protection of dominant landscape features, including coastal wetlands and foreshore areas.
 - (ii) Development does not adversely impact on:
 - (A) the Corio Bay or Iwasaki Wetlands; or
 - (B) the Corio Bay Fish Habitat Area; or
 - (C) erosion prone areas; or
 - (D) groundwater.
 - (iii) Development is provided with physical infrastructure commensurate with the scale and density of development.
 - (iv) Development does not preclude beach access by the public or otherwise adversely obstruct accessibility to public areas.

(2) Elements

- (a) Land use and development
 - (i) Consistent uses

Specific Outcomes		
O1	(a)	Only uses consistent with the overall outcomes for, and preferred for development within the Comprehensive Development Zone – Capricorn International Resort are established in the zone.
	(b)	The following uses and use classes are consistent with, and preferred within the Comprehensive Development Zone – Capricorn International Resort: <ul style="list-style-type: none"> (i) a use is nominated in Column 1 of the Capricorn International Resort Schedule [refer paragraph (4):below], and does not exceed the maximum extent for the use nominated in Column 2 of the Capricorn International Resort Schedule.

(ii) Inconsistent uses

Specific Outcomes

- O2 Uses other than preferred uses nominated in O1 do not establish in the Comprehensive Development Zone – Capricorn International Resort, do not comply with the overall outcomes sought for the Comprehensive Development Zone – Capricorn International Resort and conflict with this code.

(iii) Subdivision design

Specific Outcomes

- O3 Reconfigured lots are designed and developed with:
- ▮ sufficient area and suitable proportions for preferred or consistent uses;
 - ▮ adequate frontage for safe and convenient vehicular and pedestrian access;
 - ▮ suitable areas within each lot for the location of relevant activities and works,
- and:
- ▮ do not expose people and works to unacceptable risks from flooding or other hazards.

(iv) Character and Amenity

Specific Outcomes**Self-assessment Solutions**

- | | |
|--|--|
| <p>O4 Uses and works are located, designed and operated to minimise adverse impacts on:</p> <ul style="list-style-type: none"> ▮ existing environmental conditions relating to air, water and soil, ▮ the amenity of adjacent properties and public spaces, ▮ visual quality of landscapes in terms of: <ul style="list-style-type: none"> – reducing ribbon development and sprawl, – loss of green break separations, ▮ obstructing significant local and distant views of prominent natural features and landmarks, and ▮ the health and safety of people using the premises and adjacent premises. | <p>S4 Development does not exceed the maximum extent for the use nominated in Column 2 of the Capricorn International Resort Schedule.</p> |
| <p>O5 Buildings and structures are:</p> <ul style="list-style-type: none"> ▮ of a type and scale which have an attractive, functional appearance; ▮ constructed of materials and finishes compatible with other development in the area; ▮ integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking; and ▮ designed to adequately screen when viewed from adjacent premises and public spaces: <ul style="list-style-type: none"> – materials stored outside buildings; and – maintenance and other facilities such as waste receptacles, cloths drying areas etc. | <p>S5 Development does not exceed the maximum extent for the use nominated in Column 2 of the Capricorn International Resort Schedule.</p> |

Specific Outcomes	Self-assessment Solutions
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(v) Cultural Heritage Values

Specific Outcomes

- O6 Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual detracting, public accessibility or physical change, damage or removal.

(vi) Flood Immunity¹⁶¹

Specific Outcomes	Self-assessable Solutions
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- | | |
|--|--|
| O7 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage. | S7 Land on which buildings and structures associated with development nominated in Column 1 of Schedule 7 will be constructed has immunity from a flood event of at least the annual exceedence probability specified in Column 2 of Schedule 7 for the development. |
|--|--|

(vii) Community safety

Specific Outcomes	Self-assessment Solutions
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- | | |
|---|--|
| O8 Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> ▀ opportunities for surveillance; ▀ clear definition of boundaries between private and public spaces; and ▀ robust construction materials. | S8 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme. |
|---|--|

(viii) Vehicle parking and movement

Specific Outcomes	Self-assessment Solutions
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- | | |
|---|---|
| O9 Development is provided with an on-site parking and movement system designed and constructed to: <ul style="list-style-type: none"> ▀ be integrated with the site layout including: <ul style="list-style-type: none"> – direct access to a road providing a level of service required to accommodate traffic generated by the use; and – appropriately designed footpath crossovers; and – provision for safe pedestrian movement between public footpath and facility entry points; and ▀ accommodate all modes of transport | S9 (a) Parking is provided on-site: <ul style="list-style-type: none"> (i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and (ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (b) Loading/unloading facilities are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. |
|---|---|

¹⁶¹ The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

Specific Outcomes	Self-assessment Solutions
(including motor vehicles and bicycles) generated by the use; and • facilitate non-discriminatory accessibility; and • provide for safe and efficient loading and unloading of goods; and • allow for vehicle queuing necessary for the use; and • provide for passenger set down/pick up necessary for the use; and • facilitate public access to the foreshore and riparian open space networks.	(c) Vehicle queuing and set-down/pick-up areas are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (d) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme. (e) Bicycle and pedestrian access is integrated with site design to facilitate both on-site movement and connection to the Shire bicycle and pedestrian networks in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.

(b) Infrastructure

Specific Outcomes	Self-assessment Solutions
O10 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which: • comprise components and materials that are: – readily accessible and available; and – robust and reliable in terms of operational life and purpose; and – easily maintained without unnecessarily requiring specialist expertise or equipment; and • are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems.	S10 Water supply, sewerage, drainage, roads, power and communications are: (a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and (b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.

(3) Capricorn International Resort Schedule

Column 1 Uses	Column 2 Maximum extent (GFA)
Area A on PSM 7 – Capricorn International Resort Structure Map	
Golf course	
Area B on PSM 7 – Capricorn International Resort Structure Map	
Accommodation Units	24,850m ²
Bus Depot	755m ²
Caretaker's Residence	128m ²
Caterer's Rooms	1,085m ²
Catering Shops	1,000m ²
Commercial Premises	1,045m ²
Golf course	-
Hotel	925m ²
Licensed Clubs	1,170m ²
Light Industry	525m ²
Motel	7,330m ²
Off-Street Car Parking	-
Public Utility	-
Recreation	-
Service Station	450m ² – includes awning
Shops	200m ²
Transport Terminal	Helipad

Leave page for:

PSM 7 - Capricorn International Resort Structure Map

3.25 Stanage Code

(1) Purpose

- (a) The purpose of the Stanage Code is the achievement of the overall outcomes sought for the Comprehensive Development Zone – Stanage.
- (b) The overall outcomes sought for the Comprehensive Development Zone – Stanage are:
 - (i) Uses are primarily for:
 - (A) the accommodation of a limited number of permanent and part-time residents in low density styles of housing along with short-term visitors accommodated in low intensity lodgings; and
 - (B) non-residential uses that directly support that population of Stanage and the surrounding rural area;
 - (ii) Non-residential uses are developed in response to an economic demand of the residents of Stanage and the surrounding rural area and provide a benefit to such residents.
 - (iii) Development does not result in any adverse impacts on the conservation values associated with natural features and cultural heritage in the area identified on PSM 8 - Stanage Structure Map as the Conservation and Foreshore Management precincts.
 - (iv) Uses and works are located, designed and managed to be compatible with other uses and works, maintain the safety of people and works, and minimise adverse effects on the natural environment and landscape values of Stanage Bay and its environs;
 - (v) Uses are commensurate with the capacity of existing or provided infrastructure necessary to support the use, and uses and works are located and designed to maximise the efficient extension and safe operation of infrastructure.

(2) Interpretation

The term *short-term accommodation* nominated in Column 2 of the Stanage Schedule [refer to section 3.23 (4)] means:

Premises for the purpose of camping areas and/or cabins providing short-term accommodation for fee or reward. The term also includes any manager's office and residence, any amenity buildings, any storage and wash down areas for boats and any recreation facilities that cater exclusively for the occupants of the premises. The term does not include accommodation buildings, caravan park or multiple dwelling units as separately defined.

(3) Elements

(a) Land use and development

(i) Consistent uses

Specific Outcomes

- O1 (a) Only uses consistent with the overall outcomes for, and preferred for development within the Comprehensive Development Zone - Stanage are established in the zone.
- (b) The following uses and use classes are consistent with, and preferred within the Comprehensive Development Zone - Stanage:
- (i) a purpose nominated in Column 2 of the Stanage Schedule is located in the corresponding precinct nominated in Column 1 of the Stanage Schedule.

(ii) Inconsistent uses

Specific Outcomes

- O2 Uses other than consistent uses nominated in O1 do not establish in the Comprehensive Development Zone – Stanage, do not comply with the overall outcomes sought for the Comprehensive Development Zone – Stanage and conflict with this code.

(iii) Subdivision design

Specific Outcomes

- O3 Reconfiguring a lot resulting in additional lots is development that is inconsistent with the overall outcomes sought for the Comprehensive Development Zone – Stanage and conflicts with this code.
- O4 Other than if inconsistent development, reconfigured lots are designed and developed with sufficient area and suitable proportions to accommodate consistent uses and associated activities and works and do not expose people and works to unacceptable risks from natural hazards.

(iv) Density

Specific Outcomes**Self-assessment Solutions**

- | | | | |
|----|--|----|--|
| O5 | Density of residential development is compatible with local amenity expressed by the outcomes sought for the Comprehensive Development Zone - Stanage. | S5 | No more than one (1) Dwelling house is constructed on any lot. |
|----|--|----|--|

(v) Water quality

Specific Outcomes

- O6 There are no significant adverse effects on identified areas in terms of:
- (a) surface and groundwater hydrology (both upstream and downstream).
- (b) water quality.
- (c) quantity and availability of raw water.

(vi) Character and Amenity

Specific Outcomes**Self-assessment Solutions**

- | | | | |
|----|---|----|---|
| O7 | Uses and works are located, designed and operated to minimise adverse impacts on: | S7 | (a) Development does not occur land which: |
| | <ul style="list-style-type: none"> ▶ existing environmental conditions relating to | | <ul style="list-style-type: none"> (i) has a natural ground level slope greater than 15%; or |

Specific Outcomes	Self-assessment Solutions
air, water and soil; the amenity of adjacent properties and public spaces, visual quality of landscapes in terms of: <ul style="list-style-type: none"> reducing ribbon development and sprawl, loss of green break separations, obstructing significant local and distant views of prominent natural features and landmarks, and the health and safety of people using the premises and adjacent premises.	(ii) is within an Erosion Prone Area identified on an Erosion Prone Area Plan prepared by the relevant authority pursuant to section 41A of the <i>Beach Protection Act</i> ; and (b) Non-residential purposes are buffered from adjoining properties used for residential purposes by provision of: <ul style="list-style-type: none"> (i) a solid screen fence minimum 1.8 metres high along common side and rear boundaries; (ii) landscaping minimum 2 metres wide along the main road frontage; (iii) landscaping minimum 3 metres wide adjacent to side and rear boundaries common with premises used for residential purposes; and (c) Night lighting is designed, constructed and operated in accordance with <i>Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting</i> .
O8 Buildings and structures are: <ul style="list-style-type: none"> of a low impact nature which have an attractive, functional appearance; constructed of materials and finishes compatible with other development in the area and in keeping with the existing landscape setting; integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking; and designed to adequately screen when viewed from adjacent premises and public spaces: <ul style="list-style-type: none"> materials stored outside buildings; and maintenance and other facilities such as waste receptacles, cloths drying areas etc. 	S8 Built Form <ul style="list-style-type: none"> (a) Height <p>Buildings and structures do not exceed 9 metres in height.</p> (b) Setbacks <p>Buildings and structures are setback at least 6 metres from road frontage(s).</p>

(vii) Cultural Heritage Values

Specific Outcomes
O9 Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual detracting, public accessibility or physical change, damage or removal.

(viii) Flood Immunity¹⁶²

Specific Outcomes	Self-assessment Solution
O10 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.	S10 Land on which buildings and structures associated with development nominated in Column 1 of Schedule 7 will be constructed has immunity from a flood event of at least the annual exceedence probability specified in Column 2 of Schedule 7 for the development.

(ix) Community safety

Specific Outcomes	Self-assessment Solution
O11 Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> • opportunities for surveillance; • clear definition of boundaries between private and public spaces; and • robust construction materials. 	S11 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.

(x) Vehicle parking and movement

Specific Outcomes	Self-assessment Solution
O12 Development is provided with an on-site parking and movement system designed and constructed to: <ul style="list-style-type: none"> • be integrated with the site layout including: <ul style="list-style-type: none"> – direct access to a road providing a level of service required to accommodate traffic generated by the use; and – appropriately designed footpath crossovers; and – provision for safe pedestrian movement between public footpath and facility entry points; and – accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and • facilitate non-discriminatory accessibility; and • provide for safe and efficient loading and unloading of goods; and • allow for vehicle queuing necessary for the use; and • provide for passenger set down/pick up necessary for the use; and • facilitate public access to the foreshore and riparian open space networks. 	S12 (a) Parking is provided on-site: <ul style="list-style-type: none"> (i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and (ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (b) Loading/unloading facilities are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (c) Vehicle queuing and set-down/pick-up areas are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (d) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme. (e) Bicycle and pedestrian access is integrated with site design to facilitate both on-site movement and connection to the Shire bicycle and pedestrian networks

¹⁶² The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

Specific Outcomes

in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.

(b) Infrastructure**Specific Outcomes**

O13	Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:	S13	Water supply, sewerage, drainage, roads, power and communications are:
	<ul style="list-style-type: none"> ▶ comprise components and materials that are: <ul style="list-style-type: none"> – readily accessible and available; and – robust and reliable in terms of operational life and purpose; and – easily maintained without unnecessarily requiring specialist expertise or equipment; and ▶ are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems. 		<ul style="list-style-type: none"> (a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and (b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.

(4) Stanage Schedule

Column 1 Precinct	Column 2 Use
Village precinct	Annexed apartment
Village precinct at Plumtree only	Arts and crafts centre
Village precinct	Bed and breakfast
All precincts except Foreshore Management	Caretaker's residence
Village precinct	Child care centre
Village precinct	Dwelling house
Village precinct at Plumtree only	General store
Precincts except Foreshore Management	Home-based business
Conservation precinct	Major utility
Village precinct at Plumtree only	Market
Village precinct at Plumtree only	Medical centre
Village precinct at Plumtree only	Office
Village, Conservation or Foreshore Management precincts	Outdoor recreation
Conservation precinct	Park
Village precinct at Plumtree only	Produce store
Village precinct at Plumtree only	Restaurant
Village precinct at Plumtree only	Sales or hire premises

Column 1 Precinct	Column 2 Use
Village precinct at Plumtree only	Service station
Village precinct at Plumtree only	Shop
Conservation or Foreshore Management precincts	Short-term accommodation ¹
Village or Conservation precincts	Special use
Village precinct at Plumtree only	Take-away food store
Conservation precinct	Telecommunications facility (medium impact)
Village precinct at Plumtree only	Veterinary clinic

NOTES:

- 1 Refer to section 3.23(2) – Interpretation – for the relevant meaning of 'short-term accommodation'.

Leave page for:

PSM 8 - Stanage Structure Map

3.26 Seaspray Code

(1) Purpose

- (a) The purpose of the Seaspray Code is the achievement of the overall outcomes for Comprehensive Development Zone – Seaspray.
- (b) The overall outcomes sought for the Comprehensive Development Zone – Seaspray:
 - (i) Development comprises low to medium density residential uses, associated supporting commercial, community and recreational facilities and conservation areas located in accordance with the precincts identified on PSM 11 – Seaspray Structure Map.
 - (ii) Residential development creates attractive living environments characterised by a high level of amenity and comprises a range of residential accommodation styles including short term and long term accommodation.
 - (iii) Development incorporates a community village centre that provides an opportunity for congregation and social interaction, including facilities such as a community hall and limited commercial activities that support the convenience needs and enjoyment of residents and visitors.
 - (iv) Development integrates a network of open spaces that provide for:
 - (A) social and recreational/sporting facilities to service the community with specific emphasis on public access to the foreshore;
 - (B) preservation of natural drainage systems across the site and the associated movement of wildlife.
 - (v) Development does not occur within the Conservation precinct identified on PSM 11 – Seaspray Structure Map except if it is to raise public awareness and education of the natural environment through passive recreation opportunities.
 - (vi) Site biodiversity values are identified and conserved for:
 - (A) maintenance of ecological systems and natural processes, and
 - (B) awareness, education, and appreciation by residents and visitors.
 - (vii) The landscape and visual quality of the site is preserved from adverse impacts of development with particular emphasis on maintaining the integrity of vegetated ridgelines and open headland as important character elements.
 - (viii) Buildings and structures are designed and located sympathetically to site specific opportunities and constraints.
 - (ix) Development is provided with appropriate physical and social infrastructure necessary for the scale and density of development that does not detract from the character and amenity of precincts in which it is located.

(2) Interpretation

The term Conservation precinct nominated in the Seaspray Code refers to the National Park precinct and the Vegetation – National Park Buffer precinct.

(3) Elements

(a) Land use and development

(i) Consistent uses

Specific Outcomes	
O1	<p>(a) Only uses consistent with the overall outcomes for, and preferred for development within the Comprehensive Development Zone – Seaspray are established in the zone.</p> <p>(b) The following uses and use classes are consistent with, and preferred within the Comprehensive Development Zone – Seaspray:</p> <ul style="list-style-type: none"> (i) Uses nominated in Column 2 of Part A of the Seaspray Schedule [refer paragraph (3) below] if located in the corresponding precinct identified in Column 1 of Part A. (ii) Uses nominated in Column 2 of Part B of the Seaspray Schedule [refer paragraph (3) below] if located in the corresponding precinct identified in Column 1 and provided they do not exceed the corresponding maximum gross floor area nominated in Column 3 of Part B the schedule.
O2	<p>Provided the uses nominated in Column 2 of Part C of the Seaspray Schedule [refer to paragraph (3)] are developed:</p> <ul style="list-style-type: none"> • to be compatible with surrounding uses by being of similar scale, intensity and character, and • to support preferred uses and the enjoyment of the particular precinct by residents, and • to not adversely affect the amenity of the locality; and • within the corresponding precinct in Column 1 of Part C of the Seaspray Schedule; <p>they are consistent within the Comprehensive Development Zone – Seaspray:</p>

(ii) Inconsistent uses

Specific Outcomes	
O3	<p>Uses other than preferred uses nominated in O1 do not establish in the Comprehensive Development Zone – Seaspray, do not comply with the overall outcomes sought for the Comprehensive Development Zone – Seaspray and conflict with this code.</p>

(iii) Subdivision Design

Specific Outcomes		Self-assessment Solutions	
O4	Reconfigured lots are designed and developed with: <ul style="list-style-type: none"> • sufficient area and suitable proportions for preferred or consistent uses; • adequate frontage for safe and convenient vehicular and pedestrian access; • suitable areas within each lot for the location of relevant activities and works, and: <ul style="list-style-type: none"> • do not expose people and works to unacceptable risks from flooding or other hazards. 	S4	(a) Lots are developed with areas and dimensions that comply with the design standards set out in Table S8 below; and (b) Development envelopes are shown on lots in Residential precincts identified on PSM 11 – Seaspray Structure Map that: <ul style="list-style-type: none"> (i) have an area less than 700m²; or (ii) have a slope of natural ground level greater than 15%; or (iii) are subject to vegetation protection covenant; or (iv) are constrained by infrastructure¹⁶³.

Table S8 – Design Standards for Subdivision in the comprehensive Development Zone – Seaspray Zone

Precinct	Minimum Lot Size	Design Requirements	
		Minimum Frontage (m)	Dimensions
Residential (low density)	450m ² , provided that no more than 25 % of allotments in any stage are less than 500m ²	12m for lots < 600m ² 20m for lots > 600m ²	Between 1:1.5 & 1:3
Residential (medium density)	If subsequent to an MCU for either dual occupancy or multiple dwelling – 250m ²		Between 1:1.5 & 1:3
	Otherwise – 1,200m ²	20	
Village Centre	1,350m ²	20	Between 1:1.5 & 1:3

(iv) Residential Site Density

Specific Outcomes		Self-assessment Solutions	
O5	Density of residential development is compatible with local amenity expressed by the outcomes sought for each of the precincts comprising the Comprehensive Development Zone – Seaspray and for the zone as a whole.	S5	(a) No more than one (1) Dwelling house is constructed on any lot. (b) Multi-unit residential purposes do not exceed one dwelling unit per 250 m ² .

¹⁶³ In this context, constrained by infrastructure is intended to mean that the provision of infrastructure to part or all of a lot is not possible except by resort to extra-ordinary engineering solutions such as installation of specific equipment such as a pump.

(v) Amenity and Character

Specific Outcomes		Self-assessment Solutions															
O6	Uses and works are located, designed and operated to minimise adverse impacts on: <ul style="list-style-type: none">existing environmental conditions relating to air, water and soil,the amenity of adjacent properties and public spaces,visual quality and scenic amenity values of the site;the health and safety of people using the premises and adjacent premises; andlandscape quality as identified in the Capricorn Coast Landscape Study.	S6	<div><div>(a) Service Areas</div><div>Rubbish bin storage areas are fully screened from view at the property boundary.</div><div>(b) Plant and Equipment</div><div>Mechanical plant and equipment are fully screened from view at the property boundary.</div><div>(c) Driveway are designed and constructed to the following criteria:<div><div>(i) Maximum gradient 15%;</div><div>(ii) Maximum width of vegetation clearing/disturbance is 3.5 metres over the nominal driveway centre line.</div></div><div>(d) Areas subject to excavation and fill are revegetated with endemic species immediately following construction;</div><div>(e) Retaining walls do not exceed 1.2 metres vertical height.</div></div></div>														
O7	Buildings and structures are: <ul style="list-style-type: none">of a type and scale which have an attractive, functional appearance;constructed of materials and finishes compatible with other development in the area and its setting;integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking;designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces;of a tropical vernacular with architecture exhibiting decks and balconies, and open courtyards; anddesigned and constructed to remain below the existing tree canopy at the highest elevation of the site.	S7	<div><div>(a) Built Form</div><div><div><div>(i) Height</div><div>Buildings and structures do not exceed:</div><table><tr><th>Precinct¹⁶⁴</th><th>Maximum Height (m)</th></tr><tr><td>Residential</td><td>8.5</td></tr><tr><td>Community Village Centre</td><td>12</td></tr></table></div><div><div>(ii) Site Coverage</div><div>Buildings and structures do not exceed:</div><table><tr><th>Precinct</th><th>Site Cover (%)</th></tr><tr><td>Residential (low density)</td><td>50</td></tr><tr><td>Residential (medium density)</td><td>50</td></tr><tr><td>Community Village Centre</td><td>80</td></tr></table></div></div></div>	Precinct ¹⁶⁴	Maximum Height (m)	Residential	8.5	Community Village Centre	12	Precinct	Site Cover (%)	Residential (low density)	50	Residential (medium density)	50	Community Village Centre	80
Precinct ¹⁶⁴	Maximum Height (m)																
Residential	8.5																
Community Village Centre	12																
Precinct	Site Cover (%)																
Residential (low density)	50																
Residential (medium density)	50																
Community Village Centre	80																

¹⁶⁴ Refer to PSM 11 - Seaspray Structure Map

Specific Outcomes	Self-assessment Solutions
	<p>(b) Building design</p> <p>(i) Colours used for external finishes on buildings including roofs and walls are not whites, reds, blues or yellows;</p> <p>(ii) Windows, verandahs and openings in the western and southern walls of a dwelling unit are fitted with external screening devices such as shutters, blinds, screens or fixed opaque glazing.</p> <p>(c) Landscaping Existing vegetation outside the building footprint and driveway is retained and incorporated into the site landscaping.</p> <p>(d) Setbacks</p> <p>(i) In Residential precincts on a lot with an approved development envelope, development is within the boundaries of the approved development envelope; or</p> <p>(ii) In Residential precincts on a lot without an approved development envelope, development is setback as follows:</p> <ul style="list-style-type: none"> – Minimum 6 metres from a principal road frontage; and – Minimum 3 metres from a secondary road frontage; and – Minimum 1.5 metres from side or rear property boundaries; – Minimum 1.5 metres to vegetation buffers shown on PSM 11. <p>(iii) In the Community Village Centre precinct, development is setback as follows::</p> <ul style="list-style-type: none"> – Minimum 6 metres from a principal road frontage, – Minimum 10 metres from a boundary with land in another precinct

(vi) Community safety

Specific Outcomes	Self-assessment Solutions
O8 Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> opportunities for surveillance; clear definition of boundaries between private and public spaces; and robust construction materials. 	S8 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.

(vii) Vehicle parking and movement

Specific Outcomes	Self-assessment Solutions
O9 Development is provided with an on-site parking and movement system designed and constructed to: <ul style="list-style-type: none"> be integrated with the site layout including: <ul style="list-style-type: none"> direct access to a road providing a level of service required to accommodate traffic generated by the use; and appropriately designed footpath crossovers; and provision for safe pedestrian movement between public footpath and facility entry points; and accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and facilitate non-discriminatory accessibility; and provide for safe and efficient loading and unloading of goods; and allow for vehicle queuing necessary for the use; and provide for passenger set down/pick up necessary for the use; and facilitate public access to the foreshore and riparian open space networks. 	S9 (a) Parking is provided on-site: <ul style="list-style-type: none"> (i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and (ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (b) Loading/unloading facilities are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (c) Vehicle queuing and set-down/pick-up areas are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (d) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 of this planning scheme. (e) Bicycle and pedestrian access is integrated with site design to facilitate both on-site movement and connection to the Shire bicycle and pedestrian networks in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.

(b) Infrastructure

Specific Outcomes	Self-assessment Solutions
<p>O10 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:</p> <ul style="list-style-type: none"> comprise components and materials that are: <ul style="list-style-type: none"> readily accessible and available; and robust and reliable in terms of operational life and purpose; and easily maintained without unnecessarily requiring specialist expertise or equipment; and are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems. 	<p>S10 Water supply, sewerage, drainage, roads, power and communications are:</p> <ul style="list-style-type: none"> (a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and (b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.

(4) Seaspray Schedule

Part A Preferred Uses	
Column 1 Precincts	Column 2 Uses
Residential (low density)	Annexed apartment Dwelling house Home-based business
Residential (medium density)	Dual occupancy Home-based business Multiple dwelling
Community Village Centre	Market Office
Open Space	Indoor entertainment Market Outdoor recreation
Conservation	Park

Part B		
Column 1 Precincts	Column 2 Uses	Column 3 Maximum GFA (m ²)
Community Village Centre	Market	-
	Office	250
	Restaurant	100
	Shop	250
	Special use	300

Part C	
Column 1	Column 2
Precincts	Uses
Residential (low density)	Display home Garden centre Local utility Special use
Residential (medium density)	Accommodation building Annexed apartment Display home Garden centre Local utility Special use
Community Village Centre	Restaurant
Open Space	Licensed club associated with an on-site sporting or recreational facility Garden centre
Conservation	Park

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PSM 11 – Seaspray Structure Map