

## Division 11 – Comprehensive Development Zones

### 3.22 Tables of Assessment and Assessment Benchmarks

**Table 12A - Material Change of Use**

| Column 1<br>Defined Purpose  | Column 2<br>Categories of development and<br>assessment  | Column 3<br>Assessment benchmarks for<br>assessable development<br>and<br>Requirements for accepted<br>development  |
|--|--|---|
| <b>(1) ACCEPTED DEVELOPMENT:</b>   |  |   |
| Local utility  | <b>Accepted development</b><br>If on Council owned land. | There are no assessment requirements.   |
| Park   | <b>Accepted development</b><br>All circumstances.        | There are no assessment requirements.   |
| Road   | <b>Accepted development</b><br>All circumstances.        | There are no assessment requirements.   |
| <b>(2) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT ASSESSABLE DEVELOPMENT WITHIN THE ZONE:</b>   |  |   |
| <b>(a) If in the Comprehensive Development Zone – Great Barrier Reef International Resort</b>  |  |   |
| The particular use nominated in Column 2 of the Great Barrier Reef International Resort Schedule (refer to Great Barrier Reef International Resort Code) | <b>Code assessable</b><br>All circumstances.             | <p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> <li>Great Barrier Reef International Resort Code</li> <li>Natural Features Code – Elements relating to special management areas overlaying the extent of the areas shown on PSM 4</li> <li>Capricorn Coast Landscape Code</li> </ul> <p>For each use nominated in Column 2 of the Great Barrier Reef International Schedule comprising all or part of a defined purpose<sup>143</sup> below the following corresponding specific use code also applies:</p> <p>For Accommodation Buildings:</p> <ul style="list-style-type: none"> <li>Short-Term Accommodation Code</li> </ul> <p>For an Annexed Apartment:</p> <ul style="list-style-type: none"> <li>Annexed Apartment Code</li> </ul> <p>For a Bed and Breakfast:</p> <ul style="list-style-type: none"> <li>Short-Term Accommodation Code</li> </ul> <p>For a Caretaker's Residence:</p> |

<sup>143</sup> Defined purposes are defined in Schedule 1, Division 1 to this planning scheme.

| Column 1<br>Defined Purpose   | Column 2<br>Categories of development and assessment  | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development  |
|---|---|---|
|   |   | <ul style="list-style-type: none"> <li>• Caretaker's Residence Code</li> </ul> <p>For a Child Care Centre:</p> <ul style="list-style-type: none"> <li>• Child Care Centre Code</li> </ul> <p>For a Display Home:</p> <ul style="list-style-type: none"> <li>• Display Home Code</li> </ul> <p>For a Dual Occupancy:</p> <ul style="list-style-type: none"> <li>• Dual Occupancy Code</li> </ul> <p>For a Home-based Business:</p> <ul style="list-style-type: none"> <li>• Home-based Business Code</li> </ul> <p>For Multiple Dwelling Units:</p> <ul style="list-style-type: none"> <li>• Multiple Dwelling Units Code</li> </ul> <p>For Outdoor Recreation:</p> <ul style="list-style-type: none"> <li>• Outdoor Recreation Code</li> </ul> <p>For a Retirement Village:</p> <ul style="list-style-type: none"> <li>• Retirement Village Code</li> </ul> |
| Other Purposes  | <p><b>Impact assessable</b><br/>All circumstances.</p>  | <ul style="list-style-type: none"> <li>• All assessment benchmarks in the planning scheme to the extent relevant to the development; and</li> <li>• Any other 'relevant matter' (other than a person's personal circumstances, financial or otherwise) permitted under the Act.</li> </ul>  |
| (b) If in the Comprehensive Development Zone – Great Keppel Island  |   |   |
| <p>The particular use nominated in Column 2 of the Great Keppel Island Schedule (refer to Great Keppel Island Code)</p> | <p><b>Accepted development with requirements</b><br/>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.</p> <p><b>Code assessable</b><br/>Except if impact assessable or if nominated as accepted development with requirements but:</p> <p>(a) unable to comply with the applicable acceptable solutions in the applicable codes; or</p> <p>(b) unable to comply with the nominated circumstance for accepted development with requirements.</p> <p><b>Impact assessable</b><br/>If comprising buildings or structures</p> | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Great Keppel Island Code</li> <li>• Natural Features Code – Elements relating to special management areas overlaying the extent of the areas shown on PSM 5.</li> </ul> <p><u>For impact assessable</u></p> <ul style="list-style-type: none"> <li>• All assessment benchmarks in the planning scheme to the</li> </ul>   |

| Column 1<br>Defined Purpose  | Column 2<br>Categories of development and assessment   | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development   |
|--|--|--|
|  | higher than 7.5 metres above ground level.   | extent relevant to the development; and <ul style="list-style-type: none"> <li>Any other 'relevant matter' (other than a person's personal circumstances, financial or otherwise) permitted under the Act.</li> </ul>  |
| Other Purposes   | <b>Impact assessable</b><br>All circumstances  | <ul style="list-style-type: none"> <li>All assessment benchmarks in the planning scheme to the extent relevant to the development; and</li> <li>Any other 'relevant matter' (other than a person's personal circumstances, financial or otherwise) permitted under the Act.</li> </ul> |
| (c) If in the Comprehensive Development Zone – Rosslyn Bay   |  |  |
| The particular use nominated in the precinct description column in the Rosslyn Bay Schedule (refer to Rosslyn Bay Code)                | <b>Code assessable</b><br>All circumstances  | <u>Applicable Codes</u> <ul style="list-style-type: none"> <li>Rosslyn Bay Code</li> <li>Natural Features Code – Elements relating to special management areas overlaying the extent of the areas shown on PSM 6.</li> <li>Capricorn Coast Landscape Code</li> </ul>                   |
| Other Purposes   | <b>Impact assessable</b><br>All circumstances  | <ul style="list-style-type: none"> <li>All assessment benchmarks in the planning scheme to the extent relevant to the development; and</li> <li>Any other 'relevant matter' (other than a person's personal circumstances, financial or otherwise) permitted under the Act.</li> </ul> |
| (d) If in the Comprehensive Development Zone – Capricorn International Resort  |  |  |
| The particular use nominated in Column 1 of the Capricorn International Resort Schedule (refer to Capricorn International Resort Code) | <b>Accepted development with requirements</b><br>All circumstances except if code assessable.<br><b>Code assessable</b><br>If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes. | <u>Applicable Codes</u> <ul style="list-style-type: none"> <li>Capricorn International Resort Code</li> <li>Natural Features Code – Elements relating to special management areas overlaying the extent of the areas shown on PSM 7</li> <li>Capricorn Coast Landscape Code</li> </ul> |
| Other Purposes   | <b>Impact assessable</b>   | <ul style="list-style-type: none"> <li>All assessment benchmarks in</li> </ul>   |

| Column 1<br>Defined Purpose  | Column 2<br>Categories of development and assessment   | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development   |
|--|--|--|
|  | All circumstances.                                     | <p>the planning scheme to the extent relevant to the development; and</p> <ul style="list-style-type: none"> <li>Any other 'relevant matter' (other than a person's personal circumstances, financial or otherwise) permitted under the Act.</li> </ul>  |
| (e) If in the Comprehensive Development Zone – Stannage                                    |  |  |
| The particular use nominated in Column 2 of the Stannage Schedule (refer to Stannage Code) | <p><b>Code assessable</b><br/>All circumstances.</p>   | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>Stannage Code</li> <li>Natural Features Code – Elements relating to special management areas overlaying the extent of the areas shown on PSM 8.</li> </ul> <p>For each use nominated in Column 2 of the Stannage Schedule comprising all or part of a defined purpose<sup>144</sup> below the following corresponding specific use code also applies:</p> <p>For an Annexed Apartment:</p> <ul style="list-style-type: none"> <li>Annexed Apartment Code</li> </ul> <p>For a Bed and Breakfast:</p> <ul style="list-style-type: none"> <li>Short-Term Accommodation Code</li> </ul> <p>For a Caretaker's Residence:</p> <ul style="list-style-type: none"> <li>Caretaker's Residence Code</li> </ul> <p>For a Child Care Centre:</p> <ul style="list-style-type: none"> <li>Child Care Centre Code</li> </ul> <p>For a Dual Occupancy:</p> <ul style="list-style-type: none"> <li>Dual Occupancy Code</li> </ul> <p>For a Home-based Business:</p> <ul style="list-style-type: none"> <li>Home-based Business Code</li> </ul> <p>For Outdoor Recreation:</p> <ul style="list-style-type: none"> <li>Outdoor Recreation Code</li> </ul> |
| Other Purposes   | <p><b>Impact assessable</b><br/>All circumstances.</p> | <ul style="list-style-type: none"> <li>All assessment benchmarks in the planning scheme to the extent relevant to the</li> </ul>   |

<sup>144</sup> Defined purposes are defined in Schedule 1, Division 1 to this planning scheme.

| Column 1<br>Defined Purpose                             | Column 2<br>Categories of development and assessment  | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development   |
|---|---|--|
|   |   | development; and <ul style="list-style-type: none"> <li>Any other 'relevant matter' (other than a person's personal circumstances, financial or otherwise) permitted under the Act.</li> </ul> |
| (f) If in the Comprehensive Development Zone – Seaspray |   |  |
| Accommodation building                                  | <b>Code assessable</b><br>If located in the Residential Medium Density precinct on PSM 11 - Seaspray Structure Map.   | <u>Applicable Codes</u> <ul style="list-style-type: none"> <li>Seaspray Code</li> <li>Short-Term Accommodation Code</li> </ul>   |
| Annexed apartment                                       | <b>Code assessable</b><br>If located in the Residential Low Density precinct on PSM 11 - Seaspray Structure Map.  | <u>Applicable Codes</u> <ul style="list-style-type: none"> <li>Seaspray Code</li> <li>Annexed Apartment Code</li> </ul>  |
| Display home  | <b>Code assessable</b><br>If located in the Residential Low Density precinct on PSM 11 - Seaspray Structure Map.  | <u>Applicable Codes</u> <ul style="list-style-type: none"> <li>Seaspray Code</li> <li>Display Home Code</li> </ul>   |
| Dual occupancy  | <b>Accepted development with requirements</b><br>If located in the Residential Medium Density precinct on PSM 11 – Seaspray Structure Map.<br><br><b>Code assessable</b><br>If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.                                     | <u>Applicable Codes</u> <ul style="list-style-type: none"> <li>Seaspray Code</li> <li>Dual Occupancy Code</li> </ul>   |
| Dwelling house  | <b>Accepted development with requirements</b><br>If located in the Residential Low Density precinct or Residential Medium Density precinct on PSM 11 – Seaspray Structure Map.<br><br><b>Code assessable</b><br>If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes. | <u>Applicable Codes</u> <ul style="list-style-type: none"> <li>Seaspray Code</li> </ul>  |
| Home-based business                                     | <b>Accepted development with requirements</b><br>All circumstances if not code assessable.<br><br><b>Code assessable</b><br>If nominated as accepted development  | <u>Applicable Codes</u> <ul style="list-style-type: none"> <li>Seaspray Code</li> <li>Home-Based Business Code</li> </ul>  |

| Column 1<br>Defined Purpose | Column 2<br>Categories of development and assessment   | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development |
|-----------------------------|--|--|
|                             | with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.   |  |
| Indoor entertainment        | <b>Code assessable</b><br>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><br>• Seaspray Code   |
| Indoor sports facility      | <b>Code assessable</b><br>If for a cricket centre located in the Open Space precinct on PSM 11 – Seaspray Structure Map.   | <u>Applicable Codes</u><br>• Seaspray Code   |
| Market                      | <b>Code assessable</b><br>If located in the Community Village Centre precinct or the Open Space precinct on PSM 11 – Seaspray Structure Map.   | <u>Applicable Codes</u><br>• Seaspray Code<br>• Market Code  |
| Multiple dwelling           | <b>Code assessable</b><br>If located in the Residential Medium Density precinct on PSM 11 - Seaspray Structure Map.  | <u>Applicable Codes</u><br>• Seaspray Code<br>• Multiple Dwelling Unit Code                            |
| Office                      | <b>Accepted development with requirements</b><br>If:<br>(a) located in the Community Village Centre precinct on PSM 11 – Seaspray Structure Map; and<br>(b) not exceeding 250m <sup>2</sup> GFA and in a single tenancy<br><b>Code assessable</b><br>If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes. | <u>Applicable Codes</u><br>• Seaspray Code   |
| Outdoor recreation          | <b>Code assessable</b><br>If located in the Open Space precinct on PSM 11 - Seaspray Structure Map.  | <u>Applicable Codes</u><br>• Seaspray Code<br>• Outdoor Recreation Code                                |
| Restaurant                  | <b>Accepted development with requirements</b><br>If:<br>(a) located in the Community Village Centre precinct on PSM 11 – Seaspray Structure Map; and<br>(b) not exceed 100m <sup>2</sup> GFA;<br>or  | <u>Applicable Codes</u><br>• Seaspray Code   |

| Column 1<br>Defined Purpose | Column 2<br>Categories of development and assessment  | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development   |
|-----------------------------|---|--|
|                             | <p>(c) for the purposes of a café and located in the Open Space precinct</p> <p><b>Code assessable</b></p> <p>If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p>   |  |
| Shop                        | <p><b>Accepted development with requirements</b></p> <p>If:</p> <p>(a) located in the Community Village Centre precinct on PSM 11 – Seaspray Structure Map; and</p> <p>(b) not exceeding 250m<sup>2</sup> GFA for a single tenancy</p> <p><b>Code assessable</b></p> <p>If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p>   | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Seaspray Code</li> </ul>   |
| Special use                 | <p><b>Accepted development with requirements</b></p> <p>If:</p> <p>(a) located in the Community Village Centre precinct on PSM 11 – Seaspray Structure Map; and</p> <p>(b) for a community hall or centre for community-based interest group not exceeding 300m<sup>2</sup> GFA or except if Code assessable</p> <p><b>Code assessable</b></p> <p>If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p> | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Seaspray Code</li> </ul>   |
| Other purposes              | <p><b>Impact assessable</b></p> <p>If:</p> <p>(a) a defined purpose listed in (f) above but not meeting the specified circumstance for the nominated level of assessment; or</p> <p>(b) a purpose not listed in (f) above or not defined in this planning scheme</p>  | <ul style="list-style-type: none"> <li>• All assessment benchmarks in the planning scheme to the extent relevant to the development; and</li> <li>• Any other ‘relevant matter’ (other than a person’s personal circumstances, financial or otherwise) permitted under the Act.</li> </ul> |

| Column 1<br>Defined Purpose  | Column 2<br>Categories of development and assessment   | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development   |
|--|--|--|
| <b>(3) ASSESSABLE DEVELOPMENT AFFECTED BY A SPECIAL MANAGEMENT AREA:</b> |  |  |
| Agriculture  | <p><b>Accepted development with requirements</b></p> <p>If:</p> <p>(a) accepted development with requirements for all other circumstances listed in Column 2 of this table; and</p> <p>(b) located on land identified in the Good Quality Agricultural Land special management area<sup>145</sup>; and</p> <p>(c) not affected by another special management area.</p> <p><b>Code assessable</b></p> <p>Other than accepted development with requirements.</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"> <li>• Great Barrier Reef International Resort Code</li> </ul> <p>If in the Comprehensive Development Zone – Great Keppel Island</p> <ul style="list-style-type: none"> <li>• Great Keppel Island Code</li> </ul> <p>If in the Comprehensive Development Zone – Rosslyn Bay</p> <ul style="list-style-type: none"> <li>• Rosslyn Bay Code</li> </ul> <p>If in the Comprehensive Development Zone – Capricorn International Resort</p> <ul style="list-style-type: none"> <li>• Capricorn International Resort Code</li> </ul> <p>If in the Comprehensive Development Zone – Stanage</p> <ul style="list-style-type: none"> <li>• Stanage Code</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>• all Special Management Area Codes applicable because the proposals is in or adjacent to a special management area.</li> </ul> <p>and</p> <p>For Forestry Business:</p> <ul style="list-style-type: none"> <li>• Forestry Business Code</li> </ul> |
| All, except for agriculture  | <p><b>Accepted development with requirements</b></p> <p>If for all other circumstances listed in Column 2 the proposal is accepted development with requirements:</p> <p>(a) located on land identified in the Capricorn Coast Landscape special management area<sup>146</sup>; 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</p>                                    | <p>If in the Comprehensive Development Zone – Great Barrier Reef International Resort:</p> <ul style="list-style-type: none"> <li>• Great Barrier Reef International Resort Code</li> </ul> <p>If in the Comprehensive Development Zone – Great Keppel Island</p> <ul style="list-style-type: none"> <li>• Great Keppel Island Code</li> </ul> <p>If in the Comprehensive Development Zone – Rosslyn Bay</p> <ul style="list-style-type: none"> <li>• Rosslyn Bay Code</li> </ul>  |

<sup>145</sup> Refer to Overlay Maps O4A and O4B

<sup>146</sup> Refer to Overlay Maps O9

| Column 1<br>Defined Purpose             | Column 2<br>Categories of development and assessment   | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development   |
|---|--|--|
| All, except for agriculture (continued) | <p>50m AHD; or</p> <p>(iii) will not involve development on a site with natural ground level slopes greater than 15%.</p> <p><b>Code assessable</b><br/>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>or</p> <p>(d) adjacent<sup>147</sup> to:</p> <p>(i) an Extractive Resources special management area; or</p> | <p>If in the Comprehensive Development Zone – Capricorn International Resort</p> <ul style="list-style-type: none"> <li>• Capricorn International Resort Code</li> </ul> <p>If in the Comprehensive Development Zone – Stanage</p> <ul style="list-style-type: none"> <li>• Stanage Code</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>• all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above, and</li> <li>• all Special Management Area Codes applicable to the proposals because of its location in or adjacent to a special management area on Overlay Maps O1 to O8 or listed in Schedule 3</li> </ul> <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"> <li>• Great Barrier Reef International Resort Code</li> </ul> <p>If in the Comprehensive Development Zone – Great Keppel Island</p> <ul style="list-style-type: none"> <li>• Great Keppel Island Code</li> </ul> <p>If in the Comprehensive Development Zone – Rosslyn Bay:</p> <ul style="list-style-type: none"> <li>• Rosslyn Bay Code</li> </ul> <p>If in the Comprehensive Development Zone – Capricorn International Resort</p> <ul style="list-style-type: none"> <li>• Capricorn International Resort Code</li> </ul> <p>If in the Comprehensive Development Zone – Stanage</p> <ul style="list-style-type: none"> <li>• Stanage Code</li> </ul> <p>and</p> <p>For all circumstances:</p> <ul style="list-style-type: none"> <li>• all Specific Use Codes or Issue Codes applicable to the</li> </ul> |

<sup>147</sup> Refer to Schedule 1, Division 2 for the definition of “adjacent”.

| Column 1<br>Defined Purpose | Column 2<br>Categories of development and assessment  | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development  |
|-----------------------------|---|---|
|                             | <p>(ii) a Protected Area special management area; or</p> <p>(iii) a Waterway special management area; or</p> <p>(iv) a Wetlands special management area, on Overlay Maps O1 to O3.</p> <p>or</p> <p>(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 <sup>148</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>• on identified known or potential acid sulfate soils; or</li> <li>• at or below 5m AHD; or</li> <li>• below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> <li>• excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>• filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul> <p>(g) on land identified in the Capricorn Coast Landscape special management area on Overlay Map O9 and not accepted development with requirements.</p> <p>(h) in the Farnborough Groundwater special management area and involving:</p> <p>(i) an on-site sewerage treatment facility;</p> | <p>proposal under (2)(a) above and</p> <p>For circumstances (a), (b), (c), (d) and (f):</p> <ul style="list-style-type: none"> <li>• Natural Features Code - The applicable element(s) are those corresponding to the special management area(s) affecting the location.</li> </ul> <p>For circumstance (e):</p> <ul style="list-style-type: none"> <li>• Cultural Features Code - The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>For circumstance (g):</p> <ul style="list-style-type: none"> <li>• Capricorn Coast Landscape Code.</li> </ul> <p>and</p> <p>For circumstance (h):</p> <ul style="list-style-type: none"> <li>• Natural Features Code [Element (m) – Water Supply Catchment and Farnborough Groundwater special management area].</li> </ul> |

<sup>148</sup> Refer to Overlay Maps O8A & O8B.

| Column 1<br>Defined Purpose | Column 2<br>Categories of development and assessment   | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development |
|-----------------------------|--|--|
|                             | (ii) use or works using the groundwater resource for commercial gain <sup>149</sup> ; or<br>(iii) animal related activities <sup>150</sup> . |  |

**Table 12B - Development other than Material Change of Use**

| Column 1<br>Nature of Development   | Column 2<br>Categories of development and assessment  | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development  |
|---|---|---|
| <b>(1) BUILDING WORKS NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>                         |   |   |
| <b>(a) If in the Comprehensive Development Zone – Great Barrier Reef International Resort</b> |   |   |
| All   | <p><b>Code assessable</b></p> <p>If:</p> <p>(a) covering greater than 100m<sup>2</sup> at ground level;</p> <p>or</p> <p>(b) comprising a retaining structure greater than 1 metre in height;</p> <p>or</p> <p>(c) in the Acid Sulfate Soils special management area<sup>151</sup>:</p> <p>(i) located:</p> <p style="padding-left: 40px;">on identified known or potential acid sulfate soils;</p> <p style="padding-left: 40px;">or</p> <p style="padding-left: 40px;">at or below 5m AHD; or below 20m AHD where construction will involve excavation below 5m AHD;</p> <p>and</p> <p>(ii) involving:</p> <p style="padding-left: 40px;">excavating or otherwise removing 100m<sup>3</sup> or more of material; or</p> <p style="padding-left: 40px;">filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or</p> | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Great Barrier Reef International Resort Code</li> </ul> <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> <li>• Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> <li>• Capricorn Coast Landscape Code</li> </ul> |

<sup>149</sup> Carrying out operational work for taking or interfering with water is assessable development under Schedule 8 to the IPA.

<sup>150</sup> Refer to Schedule 1, Division 1 (1)(a) for the meaning of animal related activities.

<sup>151</sup> Refer to Overlay Maps O8A & O8B.

| Column 1<br>Nature of Development                                  | Column 2<br>Categories of development and assessment  | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development   |
|--|---|--|
|  | more.   |  |
| (b) If in the Comprehensive Development Zone – Great Keppel Island |   |  |
| All  | <p><b>Code assessable</b></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 area <sup>152</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>• on identified known or potential acid sulfate soils; or</li> <li>• at or below 5m AHD; or</li> <li>• below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> <li>• excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>• filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul> | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Great Keppel Island Code</li> </ul> <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> <li>• Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> |

<sup>152</sup> Refer to Overlay Maps O8A & O8B.

| Column 1<br>Nature of Development                          | Column 2<br>Categories of development and assessment  | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development  |
|--|---|---|
| (c) If in the Comprehensive Development Zone – Rosslyn Bay |   |   |
| All  | <p><b>Code assessable</b></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 <sup>153</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>• on identified known or potential acid sulfate soils;</li> <li>or</li> <li>• at or below 5m AHD; or</li> <li>• below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> <li>• excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>• filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul> | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Rosslyn Bay Code</li> </ul> <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> <li>• Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> <li>• Capricorn Coast Landscape Code</li> </ul> |

<sup>153</sup> Refer to Overlay Maps O8A & O8B.

| Column 1<br>Nature of Development   | Column 2<br>Categories of development and assessment   | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development   |
|---|--|--|
| (d) If in the Comprehensive Development Zone – Capricorn International Resort |  |  |
| All   | <p><b>Code assessable</b></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 <sup>154</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>• on identified known or potential acid sulfate soils; or</li> <li>• at or below 5m AHD; or</li> <li>• below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> <li>• excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>• filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul> | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Capricorn International Resort Code</li> </ul> <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> <li>• Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> <li>• Capricorn Coast Landscape Code</li> </ul> |

<sup>154</sup> Refer to Overlay Maps O8A & O8B.

| Column 1<br>Nature of Development                     | Column 2<br>Categories of development and assessment   | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development  |
|---|--|---|
| (e) If in the Comprehensive Development Zone – Stange |  |   |
| All   | <p><b>Code assessable</b></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<sup>155</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>• on identified known or potential acid sulfate soils; or</li> <li>• at or below 5m AHD; or</li> <li>• below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> <li>• excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>• filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul> <p>or</p> <p>(e) in the Mainland Conservation (Foreshore Management) precinct [refer section 3.23(4) – Stange Structure Map]</p> | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Stange Code</li> </ul> <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> <li>• Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> |

<sup>155</sup> Refer to Overlay Maps O8A & O8B.

| Column 1<br>Nature of Development   | Column 2<br>Categories of development and assessment   | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development   |
|---|--|--|
| <b>(2) OPERATIONAL WORKS NOT ASSOCIATED WITH MATERIAL CHANGE OF USE OR RECONFIGURING A LOT:</b> |  |  |
| Clearing <sup>156</sup>   | <p><b>Code assessable</b></p> <p>Other than in association with an accepted development with requirements use or an approved assessable use</p>  | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Clearing Code</li> </ul> <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> <li>• Capricorn Coast Landscape Code</li> </ul>  |
| Placement of an on-premises sign  | <p><b>Accepted development with requirements</b></p> <p>All circumstances except if code assessable</p> <p><b>Code assessable</b></p> <p>If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p>   | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Signs Code</li> </ul>  |
| Landscaping   | <p><b>Code assessable</b></p> <p>If in the Comprehensive Development Zone – Great Barrier Reef International Resort.</p>   | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Great Barrier Reef International Resort Code</li> </ul>  |
| Engineering work  | <p><b>Code assessable</b></p> <p>If:</p> <p>(a) in a special management area on the Natural Features or Resources Overlays;</p> <p>or</p> <p>(b) in connection with a Telecommunications facility (medium impact);</p> <p>or</p> <p>(c) in the Comprehensive Development Zone - Great Barrier Reef International Resort;</p> <p>or</p> <p>(d) in the Comprehensive Development Zone - Rosslyn Bay;</p> <p>or</p> | <p><u>Applicable Codes for code assessable</u></p> <p>For circumstance (a):</p> <ul style="list-style-type: none"> <li>• Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>For circumstance (b):</p> <ul style="list-style-type: none"> <li>• Telecommunications Facility Code</li> </ul> <p>For circumstance (c):</p> <ul style="list-style-type: none"> <li>• Great Barrier Reef International Resort Code</li> </ul> <p>For circumstance (d):</p> <ul style="list-style-type: none"> <li>• Rosslyn Bay Code</li> </ul> |

<sup>156</sup> Carrying out operational work that is the clearing of native vegetation on freehold land, indigenous land or on leasehold land used for agriculture (including grazing) may also be assessable development under Schedule 8 to the IPA

| Column 1<br>Nature of Development                                 | Column 2<br>Categories of development and assessment  | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development   |
|---|---|--|
|   | <p>(e) in the Capricorn Coast Landscape special management area and involving filling or excavation that results in batter slopes that:</p> <p>(i) have a vertical height greater than 3 metres; or</p> <p>(ii) are steeper than 1 on 4.</p> <p><b>Impact assessable</b><br/>If involving extraction of gravel, rock, sand, stone or other similar material which are not used in connection with construction of the premises.</p> | <p>For circumstance (e):</p> <ul style="list-style-type: none"> <li>Capricorn Coast Landscape Code</li> </ul> <p><u>For impact assessable</u></p> <ul style="list-style-type: none"> <li>All assessment benchmarks in the planning scheme to the extent relevant to the development; and</li> <li>Any other 'relevant matter' (other than a person's personal circumstances, financial or otherwise) permitted under the Act.</li> </ul>   |
| <b>(3) OPERATIONAL WORKS ASSOCIATED WITH RECONFIGURING A LOT:</b> |   |  |
| All   | <p><b>Code assessable</b><br/>All circumstances.</p>  | <p><u>Applicable Codes</u><br/>For all circumstances:</p> <ul style="list-style-type: none"> <li>Clearing Code</li> <li>Signs Code</li> </ul> <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> <li>Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>If in the Comprehensive Development Zone – Great Barrier Reef International Resort:</p> <ul style="list-style-type: none"> <li>Great Barrier Reef International Resort Code</li> </ul> <p>If in the Comprehensive Development Zone – Great Keppel Island</p> <ul style="list-style-type: none"> <li>Great Keppel Island Code</li> </ul> <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> <li>Capricorn Coast Landscape Code</li> </ul> |

| Column 1<br>Nature of Development | Column 2<br>Categories of development and assessment      | Column 3<br>Assessment benchmarks for assessable development and Requirements for accepted development  |
|-----------------------------------|---|---|
| <b>(4) RECONFIGURING A LOT:</b>   |   |   |
| All                               | <p><b>Code assessable</b><br/>All circumstances.</p>      | <p><u>Applicable Codes</u><br/>If in the Comprehensive Development Zone – Great Barrier Reef International Resort:</p> <ul style="list-style-type: none"> <li>• Great Barrier Reef International Resort Code</li> </ul> <p>If in the Comprehensive Development Zone – Great Keppel Island</p> <ul style="list-style-type: none"> <li>• Great Keppel Island Code</li> </ul> <p>If in the Comprehensive Development Zone – Rosslyn Bay</p> <ul style="list-style-type: none"> <li>• Rosslyn Bay Code</li> </ul> <p>If in the Comprehensive Development Zone – Capricorn International Resort</p> <ul style="list-style-type: none"> <li>• Capricorn International Resort Code</li> </ul> <p>If in the Comprehensive Development Zone – Stanage</p> <ul style="list-style-type: none"> <li>• Stanage Code</li> </ul> <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> <li>• Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> <li>• Capricorn Coast Landscape Code</li> </ul> |
| <b>(5) OTHER:</b>                 |   |   |
| All                               | <p><b>Accepted development</b><br/>All circumstances.</p> | There are no assessment requirements.   |

### 3.23 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) Preferred land use:
    - (A) is any use nominated in Column 2 of the Great Barrier Reef International Resort Schedule only if it is located in the corresponding precinct nominated in Column 1 of the Great Barrier Reef International Resort Schedule.
  - (ii) Development occurs only if it is structured in accordance with the precinct layout illustrated on PSM 4 - Great Barrier Reef International Resort Structure Map.
  - (iii) Buildings are designed and constructed:
    - (A) to be low-rise and human in scale with heights less than 12 metres;
    - (B) to be sensitive to climatic conditions;
    - (C) to be energy efficient;
    - (D) using materials and finishes that are compatible with the natural coastal setting of the surrounding area.
  - (iv) Development does not adversely impact on:
    - (A) the Cawarral Creek waterway; or
    - (B) erosion prone areas.
  - (v) Development is provided with physical infrastructure commensurate with the scale and density of development.
  - (vi) The maximum gross floor area of retail and commercial purposes does not exceed 5,500m<sup>2</sup> cumulatively.
  - (vii) Development does not restrict to a lesser level than existing at the commencement day of the planning scheme 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) Land use

|                          |   |
|--------------------------|---|
| <b>Specific Outcomes</b> | <b>Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements</b> |
|--------------------------|---|

|    |   |    |                             |
|----|---|----|-----------------------------|
| O1 | Land use is a preferred use (as identified in the overall outcomes of this code). | S1 | No solutions are nominated. |
|----|---|----|-----------------------------|

(ii) Subdivision design

| Specific Outcomes |  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |                           |
|-------------------|--|--|---------------------------|
| O2                | Reconfigured lots are designed and developed: <ul style="list-style-type: none"> <li>• with sufficient area and suitable proportions for preferred uses;</li> <li>• with suitable areas within each lot for the location of relevant activities and works;</li> </ul> and <ul style="list-style-type: none"> <li>• in a manner that does not expose people and works to unacceptable risks from erosion or other hazards.</li> </ul> | S2   | No solution is nominated. |

(iii) Density

| Specific Outcomes |  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |                           |
|-------------------|--|--|---------------------------|
| O3                | 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. | S3   | No solution is nominated. |

(iv) Built Form

| Specific Outcomes |  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |                           |
|-------------------|--|--|---------------------------|
| O4                | Uses and works are located, designed and operated to minimise adverse impacts on: <ul style="list-style-type: none"> <li>• existing environmental conditions relating to air, water and soil,</li> <li>• the amenity of adjacent properties and public spaces,</li> <li>• visual quality of landscapes in terms of:               <ul style="list-style-type: none"> <li>– reducing ribbon development and sprawl,</li> <li>– loss of green break separations,</li> </ul> </li> <li>• obstructing significant local and distant views of prominent natural features and landmarks, and</li> <li>• the health and safety of people using the premises and adjacent premises.</li> </ul> | S4   | No solution is nominated. |

| Specific Outcomes |   |
|-------------------|---|
| O5                | Buildings and structures are: <ul style="list-style-type: none"> <li>constructed of materials and finishes compatible with other development in the area;</li> <li>integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, and outlook ; and</li> <li>designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces</li> </ul> |
| S5                | No solution is nominated.   |
| O6                | 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.  |
| S6                | No solution is nominated.   |

(v) Cultural Heritage Values

| Specific Outcomes |   |
|-------------------|---|
| O7                | 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 detraction, public accessibility or physical change, damage or removal. |
| S7                | No solution is nominated.   |

(vi) Flood Immunity<sup>157</sup>

| Specific Outcomes | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements                    |
|-------------------|---|
| O8                | Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage. |
| S8                | No solution is specified.   |

(vii) Community safety

| Specific Outcomes | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements  |
|-------------------|---|
| O9                | Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> <li>opportunities for surveillance;</li> <li>clear definition of boundaries between</li> <li>private and public spaces; and</li> <li>robust construction materials.</li> </ul> |
| S9                | No solution is specified.   |

<sup>157</sup> The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

(viii) Vehicle parking and movement

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| <p>O10 Development is provided with an on-site parking and movement system designed and constructed to:</p> <ul style="list-style-type: none"> <li>• be integrated with the site layout including:               <ul style="list-style-type: none"> <li>– direct access to a road providing a level of service required to accommodate traffic generated by the use; and</li> <li>– appropriately designed footpath crossovers; and</li> <li>– provision for safe pedestrian movement between public footpath and facility entry points; and</li> </ul> </li> <li>• accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and</li> <li>• facilitate non-discriminatory accessibility; and</li> <li>• provide for safe and efficient loading and unloading of goods; and</li> <li>• allow for vehicle queuing necessary for the use;</li> <li>• provide for passenger set down/pick up necessary for the use; and</li> <li>• facilitate public access to the foreshore and riparian open space networks.</li> </ul> | <p>S10 No solution is specified.</p>   |

(b) Infrastructure

| Specific Outcomes |  |     |                           |
|-------------------|--|-----|---------------------------|
| O11               | <p>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:</p> <ul style="list-style-type: none"> <li>• comprise components and materials that are: <ul style="list-style-type: none"> <li>– readily accessible and available; and</li> <li>– robust and reliable in terms of operational life and purpose; and</li> <li>– easily maintained without unnecessarily requiring specialist expertise or equipment; and</li> </ul> </li> <li>• are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems; and</li> <li>• meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme; and</li> <li>• are constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> | S11 | No solution is nominated. |
| O12               | <p>In addition to O12 and despite any conflict:</p> <ul style="list-style-type: none"> <li>• 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; and</li> <li>• Svendsens Road is: <ul style="list-style-type: none"> <li>– trafficable in a combined Q100 and Zone A<sup>158</sup> storm tide hazard event, and</li> <li>– 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.</li> </ul> </li> </ul>   | S12 | No solution is nominated. |
| O13               | <p>In addition to O12 and despite any conflict, a concrete reservoir is constructed on an lot of not less than 2,000m<sup>2</sup>.</p>   | S13 | No solution is nominated. |

<sup>158</sup> 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<br>Precinct | Column 2<br>Uses <sup>160</sup>      | Column 3<br>Maximum Size<br>(ha) of Preferred<br>Use Area | Column 4<br>Maximum Number of<br>Dwelling Units or<br>Lots in Preferred Use<br>Area | Column 5<br>Maximum<br>Height<br>(metres) |
|----------------------|--------------------------------------|---|---|---|
| 1                    | Apartment Resort Hotel               | 5.7   | 200   | 12  |
| 2                    | Hillside Condominiums                | 4.7   | 125   | 12  |
| 3                    | Health Club Resort/Fitness<br>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<br>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)   | -   | -   |

<sup>160</sup> For the meaning of these uses, refer to section 3.21(2) of this code.

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**The next page contains the following Planning Scheme Map:**

**PSM 4 - Great Barrier Reef International Resort Structure Map**

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*Intentionally blank for PSM4*

### 3.24 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) Preferred land use:
    - (A) is any use nominated in Column 2 of the Great Keppel Island Schedule only if it is located in the corresponding precinct nominated in Column 1 of the Great Barrier Reef International Resort Schedule.
  - (ii) Development occurs only if it is:
    - (A) integrated with the natural environment facilitating recreational opportunities of the Island's natural character, and
    - (B) environmentally responsive to climatic conditions and provides for the protection of dominant landscape features, including forested ridgelines, rocky outcrops and foreshore areas.
  - (iii) 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.
  - (iv) Development is provided with physical infrastructure commensurate with the scale and density of development.

#### (2) Elements

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

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| O1 Land use is a preferred use (as identified in the overall outcomes of this code). | S1 No solutions are nominated.   |

#### (ii) Subdivision design

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| O2 Reconfigured lots are designed and developed: <ul style="list-style-type: none"> <li>• with sufficient area and suitable proportions for preferred uses;</li> <li>• with suitable areas within each lot for the location of relevant activities and works;</li> </ul> and: <ul style="list-style-type: none"> <li>• in a manner that does not expose people and works to unacceptable risks from erosion or other hazards.</li> </ul> | S2 No solution is nominated.   |

(iii) Density

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| O3 Density of development is compatible with the Island's natural character as expressed by the outcomes sought for the Comprehensive Development Zone - Great Keppel Island. | S3 The maximum population capacity of short-term accommodation is 30 persons per hectare.                          |

(iv) Built Form

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements   |
|---|--|
| O4 Uses and works are located, designed and operated to minimise adverse impacts on: <ul style="list-style-type: none"> <li>existing environmental conditions relating to air, water and soil,</li> <li>the natural character of the Island, and</li> <li>the health and safety of people using the premises and adjacent premises.</li> </ul>  | S4 (a) Development including clearing does not occur on land with slopes exceeding 15% or above 40m AHD.<br>(b) Clearing does not occur outside the immediate building envelope <sup>161</sup> .<br>(c) Buildings and structures are lower than the level of the tree canopy within the site.  |
| O5 Buildings and structures are: <ul style="list-style-type: none"> <li>constructed of materials and finishes compatible with other development on the Island; and</li> <li>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.</li> </ul> | S5 (a) Building Appearance <ul style="list-style-type: none"> <li>(i) Buildings incorporate the following features pitched roofs, roof overhangs, verandahs, fenestration and wall articulation.</li> <li>(ii) External building surface finishes are neutral colours.</li> </ul> (b) Built Form <ul style="list-style-type: none"> <li>(i) Height<br/>Buildings and structures do not exceed 7.5 metres in height.</li> <li>(ii) Site Cover<br/>The maximum area of a site covered by buildings and structures does not exceed 25%.</li> <li>(iii) Articulation<br/>On land with slopes greater than 15%, buildings are terraced or stepped up/down the slope to reflect contour levels.</li> </ul> |

<sup>161</sup> 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 | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements   |
|-------------------|--|
|                   | <p>(c) Landscaping</p> <p>(i) For sites fronting the Esplanade, a minimum 6 metres wide landscaped strip is provided between the building and the Esplanade.</p> <p>(ii) Landscaping does not include hard stand areas or turfed areas.</p> <p>(iii) Landscape planting uses native plant species endemic to the Island.</p> <p>(iv) Landscaping is not reliant on irrigation.</p> |

(v) Aquifer Protection

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| <p>O6 There are no significant adverse effects on the aquifer in terms of:</p> <ul style="list-style-type: none"> <li>• surface and groundwater hydrology (both upstream and downstream);</li> <li>• water quality; or</li> <li>• quantity and availability of raw water.</li> </ul> | S6 No solution is nominated.   |

(vi) Cultural Heritage Values

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| <p>O7 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.</p> | S7 No solution is nominated.   |

(b) Infrastructure

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements   |
|---|--|
| <p>O8 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:</p> <ul style="list-style-type: none"> <li>• comprise components and materials that are: <ul style="list-style-type: none"> <li>– readily accessible and available; and</li> <li>– robust and reliable in terms of operational life and purpose; and</li> <li>– easily maintained without unnecessarily requiring specialist expertise or equipment; and</li> </ul> </li> <li>• are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems; and</li> <li>• meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme; and</li> <li>• are constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> | <p>S8 Water supply, sewerage, drainage, power and communications are:</p> <ul style="list-style-type: none"> <li>(a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and</li> <li>(b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> |

(3) Great Keppel Island Schedule

| Column 1<br>Precinct                    | Column 2<br>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   |

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**The next page contains the following Planning Scheme Map:**  
**PSM 5 - Great Keppel Island Structure Map**

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### 3.25 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) Preferred land use:
    - (A) in the marina precinct, is any use nominated in the precinct description column in the Rosslyn Bay Schedule, which is located in the corresponding precinct and which does not exceed the corresponding maximum development criteria for gross floor area, unit numbers, other particulars, and height as stated in the Rosslyn Bay Schedule.
    - (B) in the harbour precinct, is a use that:
      - a. focuses on the primary functions of the boat harbour as a hub for boating relating, recreational and commercial fishing and water-based transport services; and
      - b. optimises the unique physical and locational features of the area.
  - (ii) Residential uses are located within the marina precinct<sup>162</sup> and are designed to be safe and to minimise conflicts with other activities.
  - (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

- (a) 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.

#### (3) Elements

- (a) Land use and development

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<sup>162</sup> The Rosslyn Bay Structure Map identifies the marina precinct and the harbour precinct. The marina precinct includes the Keppel Bay Marina development.

(i) Land use

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| O1 Land use is a preferred use (as identified in the overall outcomes of this code). | S1 No solutions are nominated.   |

(ii) Subdivision design

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| O2 Reconfigured lots are designed and developed: <ul style="list-style-type: none"> <li>• with sufficient area and suitable proportions for preferred or consistent uses;</li> <li>• with adequate frontage for safe and convenient vehicular and pedestrian access;</li> <li>• with suitable areas within each lot for the location of relevant activities and works;</li> </ul> and <ul style="list-style-type: none"> <li>• in a manner that does not expose people and works to unacceptable risks from flooding or other hazards.</li> </ul> | S2 No solution is nominated.   |

(iii) Built Form

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| O3 Uses and works are located, designed and operated to minimise adverse impacts on: <ul style="list-style-type: none"> <li>• existing environmental conditions relating to air, water and soil,</li> <li>• the amenity of adjacent properties and public spaces,</li> <li>• visual quality of landscapes in terms of: <ul style="list-style-type: none"> <li>– reducing ribbon development and sprawl,</li> <li>– loss of green break separations,</li> </ul> </li> <li>• obstructing significant local and distant views of prominent natural features and landmarks, and</li> <li>• the health and safety of people using the premises and adjacent premises.</li> </ul> | S3 No solution is nominated.   |

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| <p>O4 Buildings and structures are:</p> <ul style="list-style-type: none"> <li>• constructed of materials and finishes compatible with other development in the area;</li> <li>• 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</li> <li>• designed to adequately screen when viewed from adjacent premises and public spaces: <ul style="list-style-type: none"> <li>– materials stored outside buildings; and</li> <li>– maintenance and other facilities such as waste receptacles, cloths drying areas etc.</li> </ul> </li> </ul> | <p>S4 No solution is nominated.</p>  |

(iv) Cultural Heritage Values

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| <p>O5 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.</p> | <p>S5 No solution is nominated.</p>  |

(v) Flood Immunity<sup>163</sup>

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| <p>O6 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.</p> | <p>S6 No solution is nominated.</p>  |

<sup>163</sup> The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

(vi) Community safety

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| <p>O7 Personal safety and property security are optimised through the design of buildings and spaces incorporating:</p> <ul style="list-style-type: none"> <li>• opportunities for surveillance;</li> <li>• clear definition of boundaries between private and public spaces; and</li> <li>• robust construction materials.</li> </ul> | <p>S7 No solution is nominated.</p>  |

(vii) Vehicle parking and movement

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| <p>O8 Development is provided with an on-site parking and movement system designed and constructed to:</p> <ul style="list-style-type: none"> <li>• be integrated with the site layout including: <ul style="list-style-type: none"> <li>– direct access to a road providing a level of service required to accommodate traffic generated by the use; and</li> <li>– appropriately designed footpath crossovers; and</li> <li>– provision for safe pedestrian movement between public footpath and facility entry points; and</li> <li>– accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and</li> </ul> </li> <li>• facilitate non-discriminatory accessibility; and</li> <li>• provide for the minimum number of car parking spaces indicated in the Rosslyn Bay Schedule below; and</li> <li>• provide for safe and efficient loading and unloading of goods; and</li> <li>• allow for vehicle queuing necessary for the use; and</li> <li>• provide for passenger set down/pick up necessary for the use; and</li> <li>• facilitate public access to the foreshore and riparian open space networks.</li> </ul> | <p>S8 No solution is nominated.</p>  |

(b) Infrastructure

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| <p>O9 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:</p> <ul style="list-style-type: none"> <li>• comprise components and materials that are: <ul style="list-style-type: none"> <li>– readily accessible and available; and</li> <li>– robust and reliable in terms of operational life and purpose; and</li> <li>– easily maintained without unnecessarily requiring specialist expertise or equipment; and</li> </ul> </li> <li>• are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems; and</li> <li>• meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme; and</li> <li>• are constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> <p>Note:</p> <ul style="list-style-type: none"> <li>• The minimum basis for design of water supply for total site development as detailed in the Rosslyn Bay Schedule is 825 equivalent persons.</li> <li>• The minimum basis for design of sewerage for the total site development as detailed in the Rosslyn Bay Schedule is 1257 equivalent persons.</li> </ul> | <p>S9 No solution is nominated.</p>  |

(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 <sup>2</sup>         | 14m            |   | 50%           | 250                            |
| 2          | Marina basin  | 14.1ha                       | n/a            | 350 berths  | n/a           |                                |
| 3          | Tourist accommodation and associated activities comprising: | (10,550m <sup>2</sup> total) | 26m            |   | 30% total     | as per Schedule 2              |
|            | retail;   | 600m <sup>2</sup>            |                | 600m <sup>2</sup>                                   |               |                                |
|            | tavern;   | 1000m <sup>2</sup>           |                | 1000m <sup>2</sup>                                  |               |                                |
|            | liquor shop;  | 270m <sup>2</sup>            |                | 270m <sup>2</sup>                                   |               |                                |

| Precinct # | Precinct description  | Maximum development criteria |                |   |               | Car parking (minimum # spaces) |
|------------|---|------------------------------|----------------|---|---------------|--------------------------------|
|            |   | Precinct area                | Height (m AHD) | Gross floor area / unit numbers / other particulars | Site coverage |                                |
|            | tourist accommodation & restaurant.   | 8,225m <sup>2</sup>          |                | 8,225m <sup>2</sup>                                 |               |                                |
| 4          | Waterfront villas <sup>164</sup>  | 12,260m <sup>2</sup>         | 15.5m          | 24 units  | 35%           | 48                             |
| 5          | Townhouses <sup>165</sup>   | 16,000m <sup>2</sup>         | 23m            | 50 x 2bdrm units                                    | 30%           | 75 (at least 50 covered)       |
| 6          | Condominiums <sup>166</sup>   | 14,500m <sup>2</sup>         | 23m            | 127 units   | 30%           | 150 (all under cover)          |
| 7          | Apartments <sup>167</sup>   | 8,200m <sup>2</sup>          | 42m            | 100 units   | 25%           | 150                            |
| 8          | Marine retail: comprising a mix of marine retail and residential merging into hardstand area at precinct #10. | 3,100m <sup>2</sup>          | 14m            | residential densities - 125 person/ hectare         | 35%           | as per Schedule 2              |
| 9          | Public access   | 7,512m <sup>2</sup>          | 8m             | n/a   | 5%            | 15                             |
| 10         | Marine hardstand servicing and maintenance of boats but not boat building activities.                         | 8,170m <sup>2</sup>          | 14m            | n/a   | 5%            | as per Schedule 2              |

<sup>164</sup> previously described as Residential 1 in the original approval Schedule

<sup>165</sup> previously described as Residential 2 in the original approval Schedule

<sup>166</sup> previously described as Residential 3 in the original approval Schedule

<sup>167</sup> previously described as Residential 4 in the original approval Schedule

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**The next page contains the following Planning Scheme Map:**

**PSM 6 - Rosslyn Bay Structure Map**

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### 3.26 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) Preferred land use:
    - (A) is any use nominated in Column 1 of the Capricorn International Resort Schedule only if it does not exceed the corresponding maximum extent for the use nominated in Column 2 of the Capricorn International Resort Schedule.
  - (ii) Development is:
    - (A) located in accordance with PSM 7 - Capricorn International Resort Structure Map; and
    - (B) integrated with the natural environment and 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.
  - (iii) 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.
  - (iv) Development is provided with physical infrastructure commensurate with the scale and density of development.
  - (v) 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) Land use

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| O1 Land use is a preferred use (as identified in the overall outcomes of this code). | S1 No solutions are nominated.   |

(ii) Subdivision design

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| <p>O2 Reconfigured lots are designed and developed:</p> <ul style="list-style-type: none"> <li>• with sufficient area and suitable proportions for preferred or consistent uses;</li> <li>• with adequate frontage for safe and convenient vehicular and pedestrian access;</li> <li>• with suitable areas within each lot for the location of relevant activities and works;</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>• in a manner that does not expose people and works to unacceptable risks from flooding or other hazards.</li> </ul> | <p>S2 No solution is nominated.</p>  |

(iii) Built Form

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements                         |
|---|--|
| <p>O3 Uses and works are located, designed and operated to minimise adverse impacts on:</p> <ul style="list-style-type: none"> <li>• existing environmental conditions relating to air, water and soil,</li> <li>• visual quality of landscapes in terms of: <ul style="list-style-type: none"> <li>– reducing ribbon development and sprawl,</li> <li>– loss of green break separations,</li> </ul> </li> <li>• obstructing significant local and distant views of prominent natural features and landmarks, and</li> <li>• the health and safety of people using the premises and adjacent premises.</li> </ul>   | <p>S3 Development does not exceed the maximum extent for the use nominated in Column 2 of the Capricorn International Resort Schedule.</p> |
| <p>O4 Buildings and structures are:</p> <ul style="list-style-type: none"> <li>• constructed of materials and finishes compatible with other development in the area;</li> <li>• integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, and outlook; and</li> <li>• designed to adequately screen when viewed from adjacent premises and public spaces: <ul style="list-style-type: none"> <li>– materials stored outside buildings; and</li> <li>– maintenance and other facilities such as waste receptacles, cloths drying areas etc.</li> </ul> </li> </ul> | <p>S4 Development does not exceed the maximum extent for the use nominated in Column 2 of the Capricorn International Resort Schedule.</p> |

(iv) Cultural Heritage Values

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| O5 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 detraction, public accessibility or physical change, damage or removal. | S5 No solution is nominated.   |

(v) Flood Immunity<sup>168</sup>

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements   |
|--|--|
| O6 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage. | S6 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. |

(vi) Community safety

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| O7 Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> <li>opportunities for surveillance;</li> <li>clear definition of boundaries between private and public spaces; and</li> <li>robust construction materials.</li> </ul> | S7 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.       |

(vii) Vehicle parking and movement

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements  |
|---|---|
| O8 Development is provided with an on-site parking and movement system designed and constructed to: <ul style="list-style-type: none"> <li>be integrated with the site layout including: <ul style="list-style-type: none"> <li>direct access to a road providing a level of service required to</li> </ul> </li> </ul> | S8 (a) Parking is provided on-site: <ul style="list-style-type: none"> <li>(i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and</li> <li>(ii) laid out, constructed and maintained in accordance with the standards nominated in</li> </ul> |

<sup>168</sup> The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements  |
|---|---|
| <p>accommodate traffic generated by the use; and</p> <ul style="list-style-type: none"> <li>– appropriately designed footpath crossovers; and</li> <li>– provision for safe pedestrian movement between public footpath and facility entry points; and</li> <li>• accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and</li> <li>• facilitate non-discriminatory accessibility; and</li> <li>• provide for safe and efficient loading and unloading of goods; and</li> <li>• allow for vehicle queuing necessary for the use; and</li> <li>• provide for passenger set down/pick up necessary for the use; and</li> <li>• facilitate public access to the foreshore and riparian open space networks.</li> </ul> | <p>Division 2 of Schedule 2 to this planning scheme.</p> <ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> <li>(d) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> <li>(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.</li> </ul> |

(b) Infrastructure

| Specific Outcomes  | Probable Solutions for Assessable Development and Acceptable Solutions for Accepted Development subject to requirements   |
|--|---|
| <p>O9 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:</p> <ul style="list-style-type: none"> <li>• comprise components and materials that are: <ul style="list-style-type: none"> <li>– readily accessible and available; and</li> <li>– robust and reliable in terms of operational life and purpose; and</li> <li>– easily maintained without unnecessarily requiring specialist expertise or equipment; and</li> </ul> </li> <li>• meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme; and</li> <li>• are constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> | <p>S9 Water supply, sewerage, drainage, roads, power and communications are:</p> <ul style="list-style-type: none"> <li>(a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and</li> <li>(b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> |

(3) Capricorn International Resort Schedule

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

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**The next page contains the following Planning Scheme Map:**

- **PSM 7 - Capricorn International Resort Structure Map**

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### 3.27 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) Preferred land use:
    - (A) is any use nominated in Column 2 of the Stanage Schedule of this code if it is located in the corresponding precinct nominated in Column 1 of the Stanage Schedule.
  - (ii) The development of short and long term accommodation uses occurs as low density styles of housing and short-term visitor accommodation is in low intensity lodgings.
  - (iii) The development of non-residential uses occurs if it directly supports that population of Stanage and the surrounding rural area.
  - (iv) Non-residential uses are developed in response to an economic demand of the residents of Stanage and the surrounding rural area.
  - (v) 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.
  - (vi) Uses and works are located, designed and managed to:
    - (A) be compatible with other uses and works;
    - (B) maintain the safety of people and works; and
    - (C) minimise adverse effects on the natural environment and landscape values of Stanage Bay and its environment.
  - (vii) Buildings and structures have heights that are low-rise and do not exceed 9 metres.
  - (viii) 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) Land use

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| O1 Land use is a preferred use (as identified in the overall outcomes of this code). | S1 No solutions are nominated.   |

(ii) Subdivision design

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| O2 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.  | S2 No solution is nominated.   |
| O3 Reconfiguring a lot which does not result in additional lots creates lots that 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. | S3 No solution is nominated.   |

(iii) Density

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| O4 Density of residential development is compatible with local amenity expressed by the outcomes sought for the Comprehensive Development Zone - Stanage. | S4 No more than one (1) dwelling house is constructed on any lot.  |

(iv) Water quality

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| O5 There are no significant adverse effects on identified areas in terms of:<br>(a) surface and groundwater hydrology (both upstream and downstream).<br>(b) water quality.<br>(c) quantity and availability of raw water. | S5 No solution is nominated.   |

(v) Built Form

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements  |
|--|---|
| <p>O6 Uses and works are located, designed and operated to minimise adverse impacts on:</p> <ul style="list-style-type: none"> <li>• existing environmental conditions relating to air, water and soil;</li> <li>• visual quality of landscapes in terms of:               <ul style="list-style-type: none"> <li>– reducing ribbon development and sprawl,</li> <li>– loss of green break separations,</li> </ul> </li> <li>• obstructing significant local and distant views of prominent natural features and landmarks, and</li> <li>• the health and safety of people using the premises and adjacent premises.</li> </ul>  | <p>S6 (a) Development does not occur land which:</p> <ul style="list-style-type: none"> <li>(i) has a natural ground level slope greater than 15%; or</li> <li>(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</li> </ul> <p>(b) Non-residential purposes are buffered from adjoining properties used for residential purposes by provision of:</p> <ul style="list-style-type: none"> <li>(i) a solid screen fence minimum 1.8 metres high along common side and rear boundaries;</li> <li>(ii) landscaping minimum 2 metres wide along the main road frontage;</li> <li>(iii) landscaping minimum 3 metres wide adjacent to side and rear boundaries common with premises used for residential purposes; and</li> </ul> <p>(c) Night lighting is designed, constructed and operated in accordance with <i>Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting</i>.</p> |
| <p>O7 Buildings and structures are:</p> <ul style="list-style-type: none"> <li>• a height that is low rise and not exceeding 9 metres;</li> <li>• constructed of materials and finishes compatible with other development in the area;</li> <li>• integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, and outlook; and</li> <li>• designed to adequately screen when viewed from adjacent premises and public spaces:               <ul style="list-style-type: none"> <li>– materials stored outside buildings; and</li> <li>– maintenance and other facilities such as waste receptacles, cloths drying areas etc.</li> </ul> </li> </ul> | <p>S7 Built Form</p> <p>(a) Height<br/>Buildings and structures do not exceed 9 metres in height.</p> <p>(b) Setbacks<br/>Buildings and structures are setback at least 6 metres from road frontage(s).</p>   |

(vi) Cultural Heritage Values

| Specific Outcomes | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|-------------------|--|
|-------------------|--|

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| 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 detraction, public accessibility or physical change, damage or removal. | S8 No solution is nominated.   |

(vii) Flood Immunity<sup>169</sup>

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements   |
|--|--|
| O9 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage. | S9 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. |

(viii) Community safety

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|--|--|
| O10 Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> <li>• opportunities for surveillance;</li> <li>• clear definition of boundaries between private and public spaces; and</li> <li>• robust construction materials.</li> </ul> | S10 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.      |

(ix) Vehicle parking and movement

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements  |
|--|---|
| O11 Development is provided with an on-site parking and movement system designed and constructed to: <ul style="list-style-type: none"> <li>• be integrated with the site layout including: <ul style="list-style-type: none"> <li>– direct access to a road providing a level of service required to accommodate traffic generated by the use; and</li> </ul> </li> </ul> | S11 (a) Parking is provided on-site: <ul style="list-style-type: none"> <li>(i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and</li> <li>(ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2</li> </ul> |

<sup>169</sup> The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements   |
|--|--|
| <ul style="list-style-type: none"> <li>- appropriately designed footpath crossovers; and</li> <li>- provision for safe pedestrian movement between public footpath and facility entry points; and</li> <li>- accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and</li> <li>• facilitate non-discriminatory accessibility; and</li> <li>• provide for safe and efficient loading and unloading of goods; and</li> <li>• allow for vehicle queuing necessary for the use; and</li> <li>• provide for passenger set down/pick up necessary for the use; and</li> <li>• facilitate public access to the foreshore and riparian open space networks.</li> </ul> | <p>of Schedule 2 to this planning scheme.</p> <ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> <li>(d) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> <li>(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.</li> </ul> |

(b) Infrastructure

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements   |
|--|--|
| <p>O12 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:</p> <ul style="list-style-type: none"> <li>• comprise components and materials that are: <ul style="list-style-type: none"> <li>- readily accessible and available; and</li> <li>- robust in terms of operational life and purpose; and</li> <li>- easily maintained without unnecessarily requiring specialist expertise or equipment; and</li> </ul> </li> <li>• are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems; and</li> <li>• meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme; and</li> <li>• are constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> | <p>S12 Water supply, sewerage, drainage, roads, power and communications are:</p> <ul style="list-style-type: none"> <li>(a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and</li> <li>(b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> |

(4) Stanage Schedule

| Column 1<br>Precinct                                    | Column 2<br>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                      |
| Village precinct at Plumtree only                       | Service station                             |
| Village precinct at Plumtree only                       | Shop  |
| Conservation or Foreshore Management precincts          | Short-term accommodation <sup>1</sup>       |
| 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                           |

Editor's notes:

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

**The next page contains the following Planning Scheme Map:  
PSM 8 - Stanage Structure Map**

*Intentionally blank for PSM8*

### 3.28 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) Preferred land use:
    - (A) is any use nominated in Column 2 of Part A of the Seaspray Schedule if located in the corresponding precinct identified in Column 1 of Part A.
    - (B) Is any use nominated in Column 2 of Part B of the Seaspray Schedule if located in the corresponding precinct identified in Column 1 provided that the use does not exceed the corresponding maximum gross floor area nominated in Column 3 of Part B the schedule.
  - (ii) Land use (other than preferred land use) occurs only if it is a use nominated in Column 2 of Part C of the Seaspray Schedule which is located in the corresponding precinct in column 1 of Part C of the Seaspray schedule and it is developed:
    - (A) to be compatible with surrounding uses by being of similar scale, intensity and character; and
    - (B) to support preferred land use and the enjoyment of the particular precincts by residents; and
    - (C) to not adversely affect the amenity of the locality.
  - (iii) Residential development is characterised by a high level of amenity and comprises a range of residential accommodation styles including short term and long term accommodation.
  - (iv) 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.
  - (v) 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.
  - (vi) 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.
  - (vii) 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.
  - (viii) The landscape and visual quality of the site is preserved from adverse impacts of development with particular emphasis on maintaining the ecological function of vegetated ridgelines and open headland as important character elements.

- (ix) Buildings and structures are designed and located commensurate to site specific opportunities and constraints.
- (x) Buildings and structures have heights that are low-rise and do not exceed 8.5 metres in a residential precinct or 12 metres in the community village centre precinct.
- (xi) Development is provided with appropriate physical and social infrastructure necessary for the scale and density of development that does not detract from the Built Form 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) Land use

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements |
|---|--|
| <p>O1 Land use:</p> <ul style="list-style-type: none"> <li>(a) is a preferred use (as identified in the overall outcomes of this code); or</li> <li>(b) is a use (as identified in the overall outcomes of this code) which:               <ul style="list-style-type: none"> <li>(i) is compatible with surrounding development by being of similar scale, intensity and character; and</li> <li>(ii) supports preferred land use and the enjoyment of the particular precincts by residents; and</li> <li>(iii) does not adversely affect the amenity of the locality.</li> </ul> </li> </ul> | <p>S1 No solutions are nominated.</p>  |

(ii) Subdivision Design

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements  |
|---|---|
| <p>O2 Reconfigured lots are designed and developed:</p> <ul style="list-style-type: none"> <li>with sufficient area and suitable proportions for preferred or consistent uses;</li> <li>with adequate frontage for safe and convenient vehicular and pedestrian access;</li> <li>with suitable areas within each lot for the location of relevant activities and works;</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>in a manner that does not expose people and works to unacceptable risks from flooding or other hazards.</li> </ul> | <p>S2 (a) Lots are developed with areas and dimensions that comply with the design standards set out in Table S8 below; and</p> <p>(b) Development envelopes are shown on lots in Residential precincts identified on PSM 11 – Seaspray Structure Map that:</p> <ul style="list-style-type: none"> <li>(i) have an area less than 700m<sup>2</sup>; or</li> <li>(ii) have a slope of natural ground level greater than 15%; or</li> <li>(iii) are subject to vegetation protection covenant; or</li> <li>(iv) are constrained by infrastructure<sup>170</sup>.</li> </ul> |

**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 <sup>2</sup> , provided that no more than 25 % of allotments in any stage are less than 500m <sup>2</sup> | 12m for lots < 600m <sup>2</sup><br>20m for lots > 600m <sup>2</sup> | Between 1:1.5 & 1:3 |
| Residential (medium density) | If subsequent to an MCU for either dual occupancy or multiple dwelling – 250m <sup>2</sup>                     |  | Between 1:1.5 & 1:3 |
|                              | Otherwise – 1,200m <sup>2</sup>  | 20   |                     |
| Village Centre               | 1,350m <sup>2</sup>  | 20   | Between 1:1.5 & 1:3 |

(iii) Residential Site Density

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements   |
|--|--|
| <p>O3 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.</p> | <p>S3 (a) No more than one (1) Dwelling house is constructed on any lot.</p> <p>(b) Multi-unit residential purposes do not exceed one dwelling unit per 250 m<sup>2</sup>.</p> |

(iv) Amenity and Character

<sup>170</sup> 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.

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements   |
|--|--|
| <p>O4 Uses and works are located, designed and operated to minimise adverse impacts on:</p> <ul style="list-style-type: none"> <li>• existing environmental conditions relating to air, water and soil;</li> <li>• the amenity of adjacent properties and public spaces;</li> <li>• visual quality and scenic amenity values of the site;</li> <li>• the health and safety of people using the premises and adjacent premises; and</li> <li>• landscape quality as identified in the Capricorn Coast Landscape Study.</li> </ul> | <p>S4</p> <ul style="list-style-type: none"> <li>(a) Service Areas<br/>Rubbish bin storage areas are fully screened from view at the property boundary.</li> <li>(b) Plant and Equipment<br/>Mechanical plant and equipment are fully screened from view at the property boundary.</li> <li>(c) Driveway are designed and constructed to the following criteria: <ul style="list-style-type: none"> <li>(i) Maximum gradient 15%;</li> <li>(ii) Maximum width of vegetation clearing/disturbance is 3.5 metres over the nominal driveway centre line.</li> </ul> </li> <li>(d) Areas subject to excavation and fill are revegetated with endemic species immediately following construction;</li> <li>(e) Retaining walls do not exceed 1.2 metres vertical height.</li> </ul> |

| Specific Outcomes   | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements  |                         |                    |             |     |                          |    |          |                |                           |    |                              |    |                          |    |
|---|---|-------------------------|--------------------|-------------|-----|--------------------------|----|----------|----------------|---------------------------|----|------------------------------|----|--------------------------|----|
| <p>O5 Buildings and structures are:</p> <ul style="list-style-type: none"> <li>• a height that is low-rise and not exceeding 8.5 metres in a residential precinct or 12 metres in the community village centre precinct;</li> <li>• constructed of materials and finishes compatible with other development in the area and its setting;</li> <li>• integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, and outlook;</li> <li>• designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces;</li> <li>• with architecture exhibiting decks and balconies, and open courtyards; and</li> <li>• designed and constructed to remain below the existing tree canopy at the highest elevation of the site; and</li> <li>• sited: <ul style="list-style-type: none"> <li>– within the boundaries of an approved development envelope if located in a residential precinct; or</li> <li>– where in a residential precinct and there is no approved building envelope, the development is setback sufficiently to allow for breezes, landscaping, and access to sunlight between neighbours; and</li> </ul> </li> <li>• appropriately setback from residential precincts if located in the community village centre precinct, in order to minimise impacts on sensitive land use.</li> </ul> | <p>S5 (a) Built Form</p> <p>(i) Height<br/>Buildings and structures do not exceed:</p> <table border="1" data-bbox="965 495 1388 685"> <thead> <tr> <th>Precinct<sup>172</sup></th> <th>Maximum Height (m)</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>8.5</td> </tr> <tr> <td>Community Village Centre</td> <td>12</td> </tr> </tbody> </table> <p>(ii) Site Coverage<br/>Buildings and structures do not exceed:</p> <table border="1" data-bbox="965 831 1388 1126"> <thead> <tr> <th>Precinct</th> <th>Site Cover (%)</th> </tr> </thead> <tbody> <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> </tbody> </table> <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</p> <p>(i) Existing vegetation outside the building footprint and driveway is retained and incorporated into the site landscaping</p> | Precinct <sup>172</sup> | 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 <sup>172</sup>   | 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  |                         |                    |             |     |                          |    |          |                |                           |    |                              |    |                          |    |

<sup>172</sup> Refer to PSM 11 - Seaspray Structure Map

| Specific Outcomes | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements  |
|-------------------|---|
|                   | <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"> <li>- Minimum 6 metres from a principal road frontage; and</li> <li>- Minimum 3 metres from a secondary road frontage; and</li> <li>- Minimum 1.5 metres from side or rear property boundaries;</li> <li>- Minimum 1.5 metres to vegetation buffers shown on PSM 11.</li> </ul> <p>(iii) In the Community Village Centre precinct, development is setback as follows::</p> <ul style="list-style-type: none"> <li>- Minimum 6 metres from a principal road frontage,</li> </ul> <p>(iv) Minimum 10 metres from a boundary with land in another precinct</p> |

(v) Community safety

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements  |
|--|---|
| <p>O6 Personal safety and property security are optimised through the design of buildings and spaces incorporating:</p> <ul style="list-style-type: none"> <li>• opportunities for surveillance;</li> <li>• clear definition of boundaries between private and public spaces; and</li> <li>• robust construction materials.</li> </ul> | <p>S6 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.</p> |

(vi) Vehicle parking and movement

| Specific Outcomes  | Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements  |
|--|---|
| <p>O7 Development is provided with an on-site parking and movement system designed and constructed to:</p> <ul style="list-style-type: none"> <li>• be integrated with the site layout including: <ul style="list-style-type: none"> <li>○ direct access to a road providing a level of service required to accommodate traffic generated by the use; and</li> <li>○ appropriately designed footpath crossovers; and</li> <li>○ provision for safe pedestrian movement between public footpath and facility entry points; and</li> </ul> </li> <li>• accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and</li> <li>• facilitate non-discriminatory accessibility; and</li> <li>• provide for safe and efficient loading and unloading of goods; and</li> <li>• allow for vehicle queuing necessary for the use; and</li> <li>• provide for passenger set down/pick up necessary for the use; and</li> <li>• facilitate public access to the foreshore and riparian open space networks.</li> </ul> | <p>S7</p> <ul style="list-style-type: none"> <li>(a) Parking is provided on-site: <ul style="list-style-type: none"> <li>(i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and</li> <li>(ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.</li> </ul> </li> <li>(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.</li> <li>(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.</li> <li>(d) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 of this planning scheme.</li> <li>(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.</li> </ul> |

(b) Infrastructure

| Specific Outcomes  | Probable Solutions for Assessable Development and Acceptable Solutions for Accepted Development subject to requirements   |
|--|---|
| <p>O8 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:</p> <ul style="list-style-type: none"> <li>• comprise components and materials that are: <ul style="list-style-type: none"> <li>○ readily accessible and available; and</li> <li>○ robust and reliable in terms of operational life and purpose; and</li> <li>○ easily maintained without unnecessarily requiring specialist expertise or equipment; and</li> </ul> </li> <li>• are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems; and</li> <li>• meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme; and</li> <li>• are constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> | <p>S8 Water supply, sewerage, drainage, roads, power and communications are:</p> <ul style="list-style-type: none"> <li>(a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and</li> <li>(b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> |

(4) Seaspray Schedule

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

| <b>Column 1<br/>Precincts</b> | <b>Column 2<br/>Uses</b>   | <b>Column 3<br/>Maximum GFA (m<sup>2</sup>)</b> |
|-------------------------------|--|---|
| Community Village Centre      | Market   | -   |
|                               | Office   | 250   |
|                               | Restaurant   | 100   |
|                               | Shop   | 250   |
|                               | Special use  | 300   |
| <b>Part C</b>                 |  |   |
| <b>Column 1<br/>Precincts</b> | <b>Column 2<br/>Uses</b>   |   |
| Residential (low density)     | Display home<br>Garden centre<br>Local utility<br>Special use  |   |
| Residential (medium density)  | Accommodation building<br>Annexed apartment<br>Display home<br>Garden centre<br>Local utility<br>Special use |   |
| Community Village Centre      | Restaurant   |   |
| Open Space                    | Licensed club associated with an on-site sporting or recreational facility<br>Garden centre                  |   |
| Conservation                  | Park   |   |

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**The next page contains the following Planning Scheme Map:  
PSM 11 – Seaspray Structure Map**

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*Intentionally blank for PSM11*