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Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in **Schedule 2 (Mapping)**.
- (3) The categories of development and assessment for development in a zone are in **Part 5 (Tables of assessment)**.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:-
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:-

Residential zones category

- (a) Low density residential zone code;
- (b) Medium density residential zone code;
- (c) High density residential zone code;

Centre zones category

- (d) Principal centre zone code;
- (e) District centre zone code;
- (f) Local centre zone code;
- (g) Neighbourhood centre zone code;

Industry zones category

- (h) Low impact industry zone code;
- (i) Medium impact industry zone code;
- (j) High impact industry zone code;

(k) Waterfront and marine industry zone code;

Recreation zones category

(l) Sport and recreation zone code;

(m) Open space zone code;

Environmental zones category

(n) Environmental management and conservation zone code;

Other zones category

(o) Community facilities zone code;

(p) Emerging communities zone code;

(q) Limited development (constrained land) zone code;

(r) Mixed use zone code;

(s) Rural zone code;

(t) Rural residential zone code; and

(u) Specialised centre zone code.

6.2 Zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to assessable development:-

- (a) within the Low density residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.1.2 Purpose

- (1) The purpose of the low density residential zone is to provide for:-
 - (a) a variety of low density dwelling types, including dwelling houses; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:-
 - (a) development is predominantly for low density, low-rise residential uses on a range of lot sizes;
 - (b) limited non-residential developments that cater for the day to day needs of local residents occurs where that development does not have a significant adverse impact on the prevailing residential character, amenity, or surrounding residents;
 - (c) development incorporates a high level of residential amenity, personal health and safety and protection for property;
 - (d) development provides for a range of lot sizes, unless otherwise specified in a precinct;
 - (e) development in Precinct LDR1 (Minimum lot size 2,000m²):
 - (i) is primarily for dwelling houses;
 - (ii) maintains a lower residential density than the broader low density residential zone;
 - (iii) protects the prevailing park residential character and amenity of the precinct; and
 - (iv) provides large residential lots for a semi-rural residential style living;
 - (f) development is provided with the full range of urban services to support the needs of the community;
 - (g) development supports an efficient land use pattern that:-
 - (i) is well connected to other parts of the urban fabric and planned future development;
 - (ii) provides for the creation of walkable and legible residential neighbourhoods that integrate with active transport networks;
 - (iii) encourages public transport accessibility and use; and
 - (iv) maximises the efficient extension and safe operation of infrastructure; and

- (h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.1.3 Assessment benchmarks

Table 6.2.1.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Residential uses			
PO1	Unless otherwise specified in a precinct, development provides for low density housing types, primarily in the form of dwelling houses and dual occupancies that promote variety in housing size and choice	AO1	No acceptable outcome provided.
PO2	Limited other residential uses such as residential care facilities and retirement facilities may be established in the zone, unless otherwise specified in a precinct, where such uses are compatible with the prevailing scale and residential character of surrounding development.	AO2	No acceptable outcome provided.
Non-residential uses			
PO3	Development may provide for limited non-residential uses including community uses, emergency services, sales offices, and shops (limited to corner stores) which:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the local residential character and amenity of the area; (d) wherever possible, are co-located with other non-residential uses in the zone; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.	AO3	No acceptable outcome provided.
General			
PO4	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	AO4	No acceptable outcome provided.
PO5	Development in the zone provides for an attractive, open and low density form of urban residential living ¹ .	AO5	No acceptable outcome provided.
PO6	To maintain the low intensity character and residential amenity of the zone, development has a low-rise built form with a maximum building height of:- (a) 8.5m above ground level; or (b) 10.0m above ground level where located on slopes exceeding 15%.	AO6	No acceptable outcome provided.
PO7	Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development.	AO7	No acceptable outcome provided.

¹ Editor's note—the planned density for development in the Low density residential zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

Performance outcomes		Acceptable outcomes	
PO8	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ² and minimises the consumption of energy and water.	AO8	No acceptable outcome provided.
PO9	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO9	No acceptable solution provided.
PO10	Development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO10.1	Access to electricity and telecommunication infrastructure is available for the site.
		AO10.2	Access to reticulated water and sewerage is available.
		OR	Adequate area is available for on-site servicing for water supply and sewerage treatment and disposal.
		AO10.3	The site has direct access to a gazetted road.
		AO10.4	Sufficient stormwater drainage is available at the lawful point of discharge from the site.
PO11	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note - The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a coordinated, efficient and financially sustainable manner.	AO11	No acceptable solution provided.
Development in Precinct LDR1 (Minimum lot size 2,000m²)			
PO12	Development in Precinct LDR1 (Minimum lot size 2,000m ²):- (a) is primarily limited to dwelling houses and does not involve dual occupancies or other forms of multi-unit residential development; and (b) maintains relatively large lot sizes and avoids re-subdivision of existing residential lots.	AO12.1	Dual occupancies and multi-unit residential uses are not established in Precinct LDR1.
		AO12.2	Development in Precinct LDR1 maintains a minimum lot size of 2,000m ² .

² Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to assessable development:-

- (a) within the Medium density residential zone code as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Medium density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.2.2 Purpose

- (1) The purpose of the medium density residential zone is to provide for:-
 - (a) medium density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the Medium density residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides a mix of well-designed and visually attractive medium density residential uses in a low to medium-rise format, predominantly comprising multiple residential uses for permanent residents supported by community uses and small-scale services and facilities that cater for local residents;
 - (b) development ensures that there is no unreasonable loss of amenity for surrounding development;
 - (c) development is provided with the full range of urban services to support the needs of the community;
 - (d) residential development encourages and facilitates urban consolidation³;
 - (e) the scale, density and layout of development facilitates an efficient land use pattern that supports compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and facilities and educational opportunities;
 - (f) development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds; and
 - (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

³ Editor's note— the planned density for development in the Medium density residential zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

6.2.2.3 Assessment benchmarks

Table 6.2.2.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Residential uses			
PO1	Development provides for a compatible mix of low and medium density residential dwelling choices and forms, predominantly for permanent living, including dwelling houses, dual occupancies and multiple dwellings (such as townhouses, villas, terraces and row houses).	AO1	No acceptable outcome provided.
PO2	Other medium density residential uses such as hostels, relocatable home parks, residential care facilities, retirement facilities, short term accommodation and tourist parks may also be provided where their operation and scale is compatible with, and does not detract from, the intended residential character and amenity of the zone.	AO2	No acceptable outcome provided.
Non-residential uses			
PO3	Development may provide for limited non-residential uses including community uses, emergency services, parks, sales offices, shops (limited to corner stores) and utility installations which:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the local residential character and amenity of the area; (d) wherever possible, are co-located with other non-residential uses in the zone; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.	AO3	No acceptable outcome provided.
General			
PO4	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	AO4	No acceptable outcome provided.
PO5	Development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 11.0m above ground level.	AO5	No acceptable outcome provided.
PO6	Multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development, having regard to:- (a) microclimate impacts, including the extent and duration of any overshadowing; (b) privacy and overlooking impacts; (c) impacts upon views and vistas; and	AO6	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(d) building massing and scale relative to its surroundings.		
PO7	Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the scale and character of surrounding development.	AO7	No acceptable outcome provided.
PO8	New development in the zone protects and is sympathetic to the cultural heritage values and key character elements of existing development ⁴ .	AO8	No acceptable outcome provided.
PO9	Development is sited, located and designed to be responsive to the Fraser Coast's sub-tropical climate ⁵ and minimises the consumption of energy and water.	AO9	No acceptable outcome provided.
PO10	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through design, operation and management.	AO10	No acceptable outcome provided.
PO11	Development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO11.1 Access to electricity and telecommunication infrastructure is available for the site. AO11.2 Access to reticulated water and sewerage is available. AO11.3 The site has direct access to a sealed gazetted road. AO11.4 Sufficient stormwater drainage is available at the lawful point of discharge from the site.	
PO12	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note – The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a coordinated, efficient and financially sustainable manner.	AO12	No acceptable outcome provided.

⁴ Editor's note—parts of the Medium density residential zone include premises that are subject to the Heritage and neighbourhood character overlay. Development within these parts of the zone will need to comply with the Heritage and neighbourhood character overlay code contained in **Part 8 (Overlays)**.

⁵ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

6.2.3 High density residential zone code

6.2.3.1 Application

This code applies to assessable development:-

- (a) within the High density residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the High density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.3.2 Purpose

- (1) The purpose of the high density residential zone is to provide for:-
 - (a) high density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The overall outcomes of the High density residential zone code seeks to ensure:-
 - (a) development is provided in a medium to higher-rise building format, predominantly comprising multi-unit residential uses, to accommodate a mix of both visitors and permanent residents;
 - (b) allocated precincts along the Esplanade at Scarness, Torquay and Urangan are consolidated as vibrant, well-designed and visually attractive mixed use tourist nodes. In addition to supporting higher density residential accommodation, a range of retail, commercial and entertainment activities are provided in these allocated precincts to service the needs of both visitors and surrounding residents;
 - (c) multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development;
 - (d) development is well-designed, visually attractive and maintains a high level of residential amenity for the residents of that development;
 - (e) development is provided with the full range of urban services to support the needs of the community;
 - (f) residential development encourages and facilitates urban consolidation⁶;
 - (g) the scale, density and layout of development facilitates an efficient land use pattern that supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;
 - (h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

⁶ Editor's note - the planned density for development in the High density residential zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

- (i) development in **Precinct HDR1 (Hervey Bay tourism nodes)** provides for the establishment of tourist facilities and services to complement visitor accommodation and enhance the attractiveness of tourist nodes.

6.2.3.3 Assessment benchmarks

Table 6.2.3.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Residential uses			
PO1	Development provides a range of medium to high density residential dwelling choices and multi-storey forms including hostels, multiple dwellings, residential care facilities, retirement facilities and short-term accommodation.	AO1	No acceptable outcome provided.
Non-residential uses			
PO2	Development may provide for limited non-residential uses including community uses, emergency services, parks, sales offices, shops (limited to corner stores) and utility installations which:- (a) directly support the day-to-day needs of the community; (b) are of a small scale and low intensity; (c) are compatible with the local residential character and amenity of the area; (d) wherever possible, are co-located with other non-residential uses in the zone; (e) are accessible to the population they serve and are located on the major road network rather than local residential streets; and (f) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts.	AO2	No acceptable outcome provided.
General			
PO3	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	AO3	No acceptable outcome provided.
PO4	Unless otherwise specified in a precinct, development has a medium to higher-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 20.0m above ground level.	AO4	No acceptable outcome provided.
PO5	Multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development, having regard to:- (a) microclimate impacts, including the extent and duration of any overshadowing; (b) privacy and overlooking impacts; (c) impacts upon views and vistas; and (d) building massing and scale relative to its surroundings.	AO5	No acceptable outcome provided.
PO6	Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development.	AO6	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
PO7	Development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds.	AO7	No acceptable outcome provided.
PO8	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ⁷ and minimises the consumption of energy and water.	AO8	No acceptable outcome provided.
PO9	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO9	No acceptable outcome provided.
PO10	Development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO10.1	Access to electricity and telecommunication infrastructure is available for the site.
		AO10.2	Access to reticulated water and sewerage is available.
		AO10.3	The site has direct access to a sealed gazetted road.
		AO10.4	Sufficient stormwater drainage is available at the lawful point of discharge from the site.
PO11	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note - The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a coordinated, efficient and financially sustainable manner.	AO11	No acceptable outcome provided.
Development in Precinct HDR1 (Hervey Bay tourism nodes)			
PO12	Development in Precinct HDR1 (Hervey Bay tourism nodes) provides for:- (a) higher density residential and mixed use development; (b) a maximum building height of 26.0m above ground level; (c) a range of non-residential uses which:- (i) complement tourist accommodation and enhance the attractiveness and function of the area as a visitor destination; and (ii) offer food, shopping, entertainment and personal services to residents and visitors including food and drink outlets, function facilities, indoor sport and recreation, offices and shops.	AO12	No acceptable outcome provided.
PO13	Development provides for uses that do not unreasonably detract from the mixed use character and amenity of the precinct, and do not compromise the viability of the Fraser Coast hierarchy of centres as described in Table 6.2.3.3.2 (Fraser Coast Hierarchy of	AO13	No acceptable outcome provided.

⁷ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

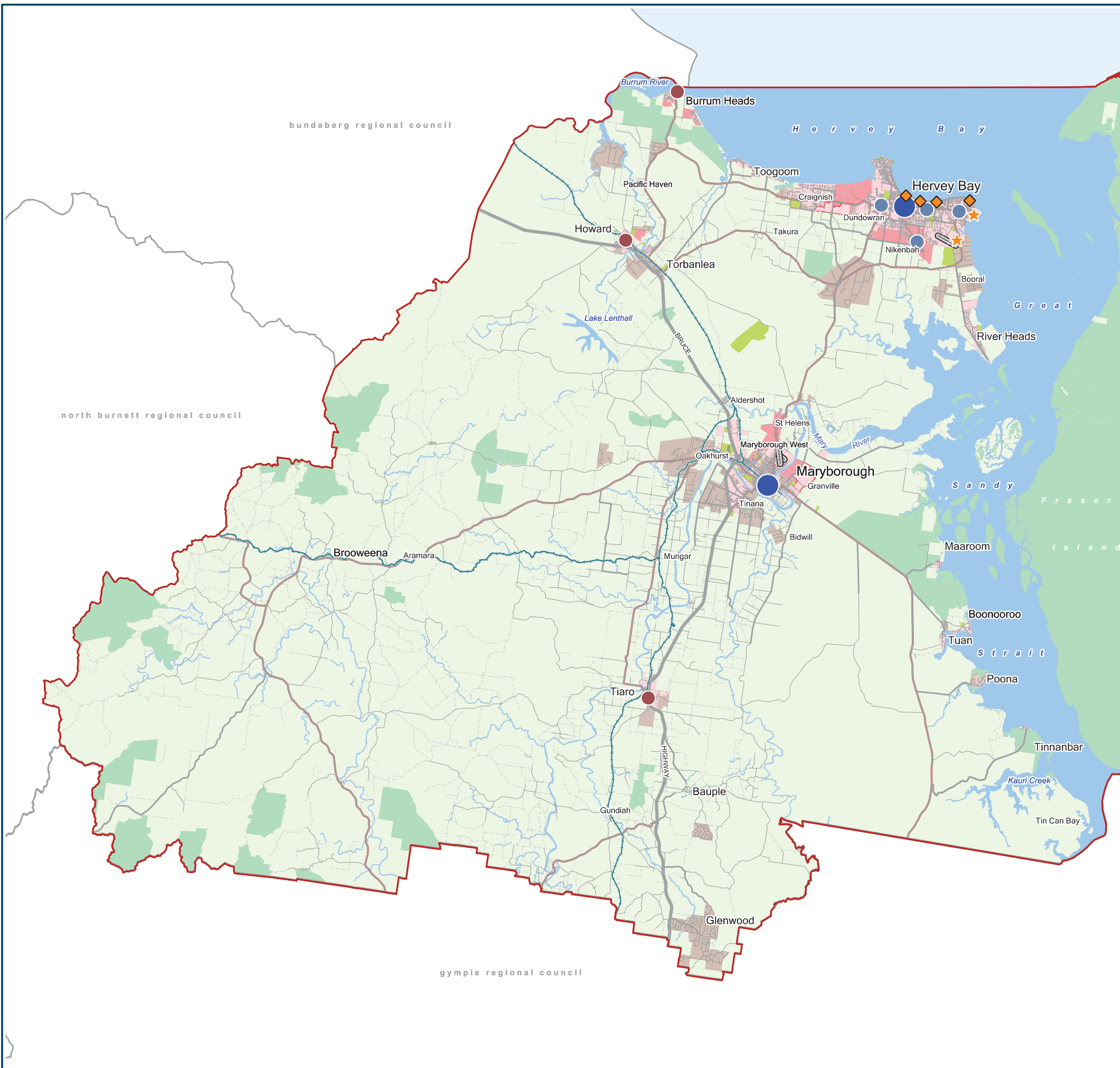
Performance outcomes		Acceptable outcomes	
	Centres) and spatially shown on Figure 6a .		
PO14	Development provides for accommodation for permanent residents attracted to the esplanade setting and proximity to a range of services and facilities, with the level of residential amenity commensurate with a mixed use setting.	AO14	No acceptable outcome provided.
PO15	Buildings and use areas are sited and designed to maximise activity along primary street frontages.	AO15	No acceptable outcome provided.

Table 6.2.3.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	Principal Activity Centres are located at Maryborough (CBD) and Pialba in Hervey Bay. They:- <ul style="list-style-type: none"> • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	District (Rural and Coastal) Centres are located at Burrum Heads, River Heads, Tiaro and Howard. They:- <ul style="list-style-type: none"> • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	District (Urban) Centres are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:- <ul style="list-style-type: none"> • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	Local Centres provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services.
Specialist Activity Centres	Specialist Activity Centres are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:- <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	Tourism Activity Centres are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:- <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

Figure 6a – Fraser Coast Hierarchy of Centres (High Density Residential Zone Code)

Figure 6a – Fraser Coast Hierarchy of Centres (High Density Residential Zone Code)



Legend

Hierarchy of Centres

- Principal Activity Centre
- District Activity Centre - Urban
- District Activity Centre - Rural
- ★ Specialist Activity Centre
- ◆ Tourism Activity Centre

Land Use Categories

- Urban Area
- Urban Expansion Area
- Future Urban Area
- Rural Residential Area
- Rural Area
- Major Sport and Recreation Open Space Area
- Protected Area

Major Transport Elements

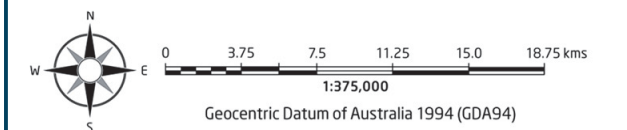
- Highway
- Arterial Road or Sub-Arterial Road
- Rail Line

Other Elements

- Ocean and Major Waterbodies
- Waterway
- Fraser Coast Regional Council Boundary

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Fraser Coast
Hierarchy of Centres
(High Density Residential Zone Code)

FIGURE 6a

6.2.4 Principal centre zone code

6.2.4.1 Application

This code applies to assessable development:-

- (a) within the Principal centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Principal centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.4.2 Purpose

- (1) The purpose of the principal centre zone is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:-
 - (a) form the core of an urban area; and
 - (b) service the local government area.
- (2) The purpose of the Principal centre zone code will be achieved through the following overall outcomes:
 - (a) development supports the role of the zone as the regional focus and location of the highest order and intensity of business activities, community activities and entertainment activities;
 - (b) uses and activities include key concentrations of high order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses capable of servicing the planning scheme area in an active and vibrant mixed use environment;
 - (c) the scale and level of intensity of development is consistent with the intended role and function of the particular centre as specified in the applicable local plan code;
 - (d) higher density residential activities are provided that are complementary to the predominant non-residential uses and business functions of the zone;
 - (e) development is consistent with the Fraser Coast hierarchy of centres⁸;
 - (f) development provides for any premises used for a department store or discount department store to be located in the respective retail or mixed use core areas of the Maryborough and Hervey Bay principal regional activity centres;
 - (g) development provides for an efficient pattern of land use where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities and all development has a clear connection to the pedestrian, bicycle, public transport and road transport networks and infrastructure;
 - (h) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to

⁸ The Fraser Coast hierarchy of centres is described in **Table 6.2.4.3.2 (Fraser Coast Hierarchy of Centres)** in **Part 6 (Zone Codes)** for development subject to code assessment, and the settlement pattern theme of **Part 3 Strategic Framework** for development subject to impact assessment.

matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;

- (i) development is provided with the full range of urban services to support the needs of the community; and
- (j) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.4.3 Assessment benchmarks

Table 6.2.4.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development supports the role of the zone as the regional focus and location of the highest order and intensity of retailing, entertainment, commercial (particularly offices), administrative and government services, and community and cultural facilities within the Fraser Coast region.	AO1	No acceptable outcome provided.
<i>Residential uses</i>			
PO2	Development provides a compatible mix of medium and high density residential activities, including short-term accommodation uses that are complementary to the predominant non-residential uses and business functions of the zone, with residential buildings incorporating non-residential uses at street level to activate the public realm ⁹ .	AO2	No acceptable outcome provided.
<i>Business activities</i>			
PO3	Development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular principal activity centre as specified in the Fraser Coast hierarchy of centres as described in Table 6.2.4.3.2 (Fraser Coast Hierarchy of Centres) and spatially shown on Figure 6b .	AO3	No acceptable outcome provided.
PO4	Development provides for any premises used for a department store or discount department store to be located in the respective retail or mixed use core areas of the Maryborough and Hervey Bay principal activity centres.	AO4	No acceptable outcome provided.
PO5	Unless otherwise specified in a local plan code, development has a built form that is compatible with the intended scale and character of the streetscape and surrounding area.	AO5	Development has a maximum building height of 20.0m above ground level.
<i>General</i>			
PO6	Wherever possible, business uses and community activities are co-located and designed to contribute to safety, security and vitality of the centre.	AO6	No acceptable solution provided.
PO7	The built form and urban design of development incorporates a high standard of architecture, urban design and	AO7	No acceptable solution provided.

⁹ Editor's note - The planned density for development in the Principal centre zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

Performance outcomes		Acceptable outcomes	
	landscaping that creates attractive and functional buildings, streets and places in keeping with the primary role and focus of the zone as a regional hub.		
PO8	Development contributes to the creation of an active, safe and legible public realm and, where appropriate, incorporates significant public open spaces including plazas, parks and gardens.	AO8	No acceptable solution provided.
PO9	New development respects the heritage values of existing development to maintain and reinforce a unique sense of place and local identity.	AO9	No acceptable solution provided.
PO10	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ¹⁰ and minimises the use of water and energy.	AO10	No acceptable solution provided.
PO11	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO11	No acceptable solution provided.
PO12	Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	AO12	No acceptable solution provided.
PO13	Development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure.	AO13	No acceptable solution provided.
PO14	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO14	No acceptable solution provided.

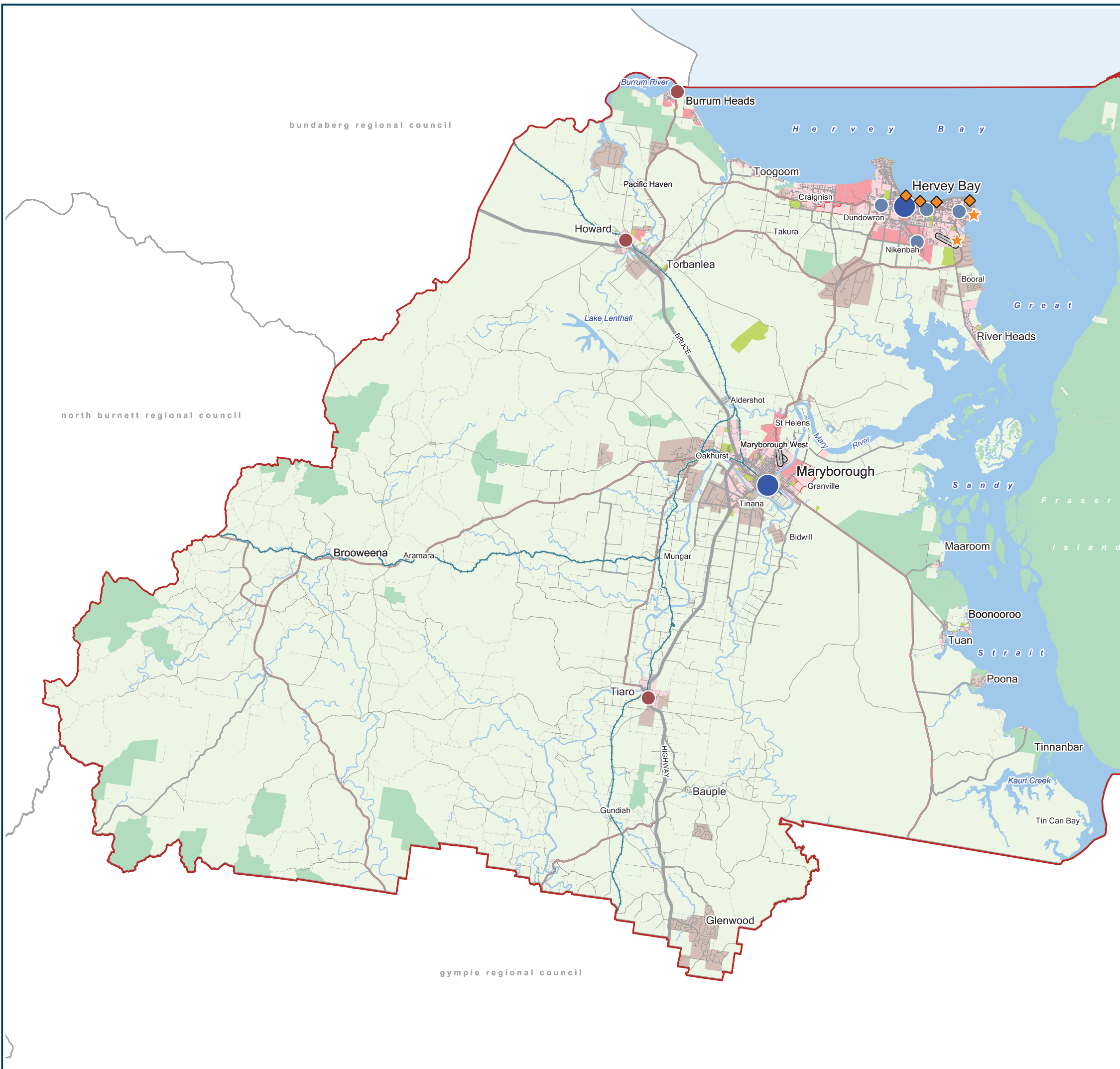
Table 6.2.4.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	<p>Principal Activity Centres are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-</p> <ul style="list-style-type: none"> • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	<p>District (Rural and Coastal) Centres are located at Burrum Heads, River Heads, Tiaro and Howard. They:-</p> <ul style="list-style-type: none"> • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	<p>District (Urban) Centres are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:-</p>

¹⁰ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

	<ul style="list-style-type: none"> • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	Local Centres provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services.
Specialist Activity Centres	Specialist Activity Centres are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:- <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	Tourism Activity Centres are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:- <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

Figure 6b – Fraser Coast Hierarchy of Centres (Principal Centre Zone Code)



Legend

Hierarchy of Centres

- Principal Activity Centre
- District Activity Centre - Urban
- District Activity Centre - Rural
- ★ Specialist Activity Centre
- ◆ Tourism Activity Centre

Land Use Categories

- Urban Area
- Urban Expansion Area
- Future Urban Area
- Rural Residential Area
- Rural Area
- Major Sport and Recreation Open Space Area
- Protected Area

Major Transport Elements

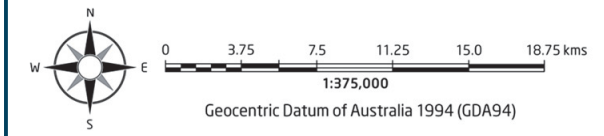
- Highway
- Arterial Road or Sub-Arterial Road
- Rail Line

Other Elements

- Ocean and Major Waterbodies
- Waterway
- Fraser Coast Regional Council Boundary

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Fraser Coast
Hierarchy of Centres
(Principal Centre Zone Code)

FIGURE 6b

6.2.5 District centre zone code¹¹

6.2.5.1 Application

This code applies to assessable development:-

- (a) within the District centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the District centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.5.2 Purpose

- (1) The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The purpose of the District centre zone code will be achieved through the following overall outcomes:
 - (a) a mix of retail, commercial, residential, offices, administrative, health services, community, cultural and small-scale entertainment and recreational activities that is capable of servicing a district is provided. Development will complement but not compete with the role and function of the principal activity centres by serving the needs of district level catchments and distinct communities in centres that are highly accessible and well connected to the catchment areas and communities that they serve;
 - (b) beyond existing uses, development provides for a limited range of residential activities, including caretaker's accommodation, dwelling units (e.g. shop top housing) and multi-unit residential uses, where such activities are ancillary to and support the predominant business functions of the zone¹²;
 - (c) development is well-designed, contributes to a high quality public realm and promotes public transport use, walking and cycling;
 - (d) district centres are to be developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low-rise building format, where significant off-site impacts are avoided;
 - (e) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;
 - (f) development responds to land constraints including topography and flooding;
 - (g) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises; and
 - (h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

¹¹ Note - the District centre zone comprises both district (urban) centres and district (rural) centres.

¹² Editor's note - the planned density for development in the District Centre zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

6.2.5.3 Assessment benchmarks

Table 6.2.5.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development provides for a range of retail uses, including shops and shopping centres, that service the district level needs of:- (a) surrounding smaller centres and residential areas in the case of district (urban) centres; and (b) distinct communities in a rural or coastal setting as well as tourism and surrounding primary production industries in the case of district (rural) centres.	AO1	No acceptable outcome provided.
PO2	In addition to retail uses, development provides for a mix of other uses including food and drink outlets (e.g. local restaurant and dining facilities), local health care services, offices (e.g. banks and real estate agencies) and an appropriate range of community activities and support services to promote an active, mixed use environment.	AO2	No acceptable outcome provided.
<i>Non-business activity uses</i>			
PO3	Service industry and utility installation uses may be established where such uses are compatible with the character and amenity of surrounding development.	AO3	No acceptable outcome provided.
<i>Residential uses</i>			
PO4	Development provides for a limited range of residential activities, including caretaker's accommodation, dwelling units (e.g. shop top housing) and multi-unit residential uses, where such activities:- (a) are ancillary to and support the predominant business functions of the zone; (b) form part of mixed use premises with buildings incorporating non-residential uses at street level to activate the public realm.	AO4	No acceptable outcome provided.
<i>General</i>			
PO5	Development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the Fraser Coast hierarchy of centres as described in Table 6.2.5.3.2 (Fraser Coast Hierarchy of Centres) and spatially shown on Figure 6c . For development in the District centre zone, this includes consideration of the following:- (a) the function and role of existing shopping centres in district (urban) centres is maintained; (b) new shopping centres in district (urban) centres have a maximum retail and commercial gross leasable area in the order of 5,000m ² ; (c) not more than one full-line supermarket is established in each allocated district (urban) centre, unless there is a demonstrated need and there are no adverse impacts on the Hervey Bay	AO5	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(d) principal activity centre; and higher order shopping facilities, including department stores and discount department stores, are not established in the District centre zone.		
PO6	Development has a predominantly low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.	AO6	Development has a maximum building height of 8.5m above ground level.
PO7	Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.	AO7	No acceptable outcome provided.
PO8	Development in district (rural) centres maintains and reinforces the traditional “main street” character of the centre and is sensitive to the rural setting and context of the town.	AO8	No acceptable outcome provided.
PO9	Development is located, designed and operated to be responsive to the Fraser Coast’s sub-tropical climate ¹³ and minimises the use of water and energy.	AO9	No acceptable outcome provided.
PO10	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO10	No acceptable outcome provided.
PO11	Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	AO11	No acceptable outcome provided.
PO12	Development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure.	AO12	No acceptable outcome provided.
PO13	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO13	No acceptable outcome provided.

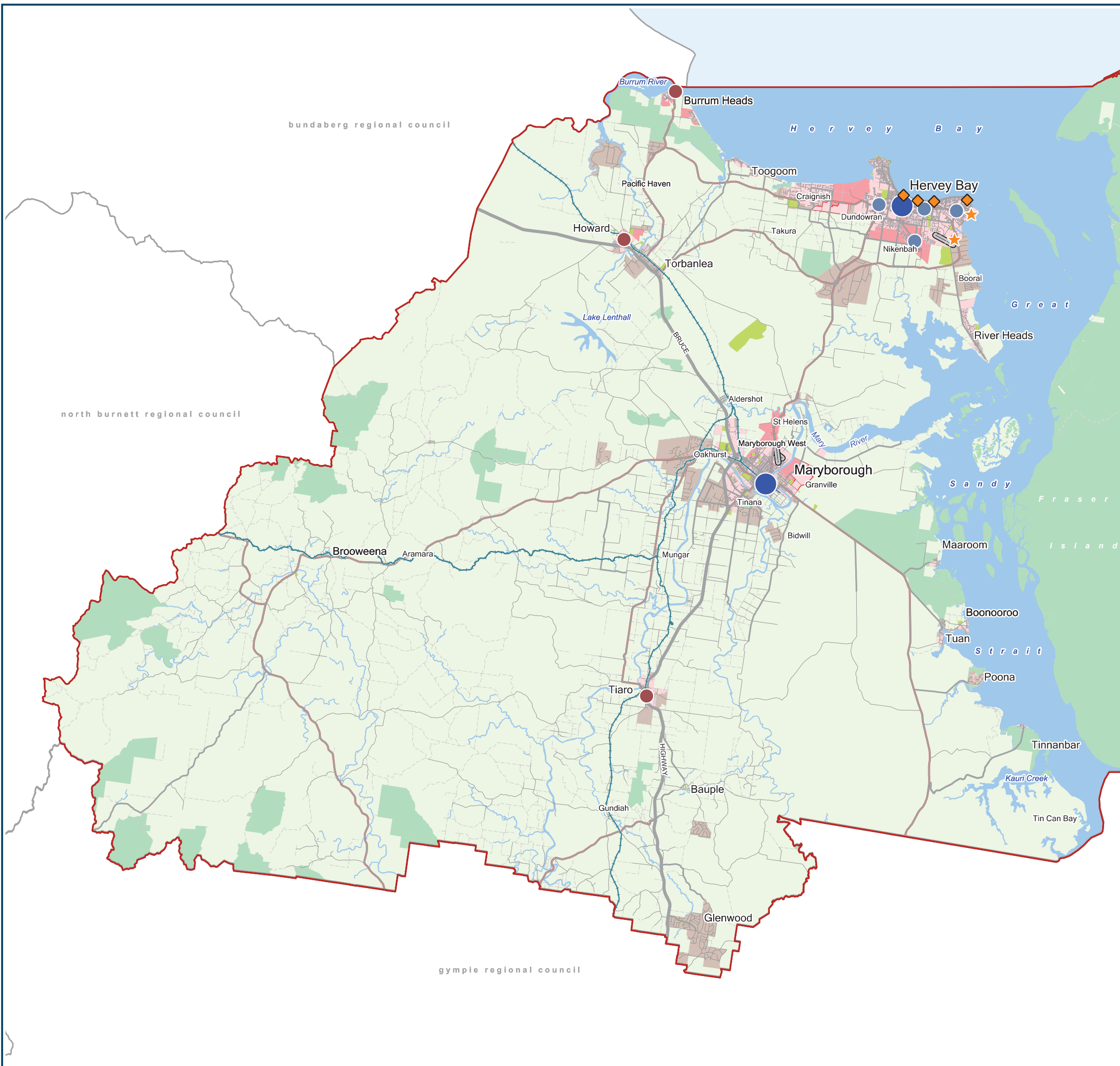
Table 6.2.5.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	<p>Principal Activity Centres are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-</p> <ul style="list-style-type: none"> • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	<p>District (Rural and Coastal) Centres are located at Burrum Heads, River Heads, Tiaro and Howard. They:-</p>

¹³ Editor’s note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

	<ul style="list-style-type: none"> • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	<p>District (Urban) Centres are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:-</p> <ul style="list-style-type: none"> • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	<p>Local Centres provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services.</p>
Specialist Activity Centres	<p>Specialist Activity Centres are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:-</p> <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	<p>Tourism Activity Centres are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:-</p> <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

Figure 6c – Fraser Coast Hierarchy of Centres (District Centre Zone Code)



Legend

Hierarchy of Centres

- Principal Activity Centre (Large Blue Circle)
- District Activity Centre - Urban (Medium Blue Circle)
- District Activity Centre - Rural (Red Circle)
- Specialist Activity Centre (Yellow Star)
- Tourism Activity Centre (Orange Diamond)

Land Use Categories

- Urban Area (Light Pink)
- Urban Expansion Area (Red)
- Future Urban Area (Light Red)
- Rural Residential Area (Brown)
- Rural Area (Light Green)
- Major Sport and Recreation Open Space Area (Yellow-Green)
- Protected Area (Dark Green)

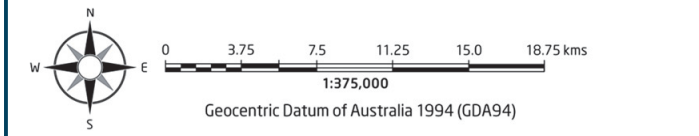
Major Transport Elements

- Highway (Thick Grey Line)
- Arterial Road or Sub-Arterial Road (Thin Grey Line)
- Rail Line (Blue Line with Cross-ticks)

Other Elements

- Ocean and Major Waterbodies (Blue)
- Waterway (Light Blue)
- Fraser Coast Regional Council Boundary (Red Outline)

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Fraser Coast Hierarchy of Centres (District Centre Zone Code)

FIGURE 6c

6.2.6 Local centre zone code

6.2.6.1 Application

This code applies to assessable development:-

- (a) within the Local centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Local centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.6.2 Purpose

- (1) The purpose of the local centre zone is to provide for:-
 - (a) a limited variety of commercial, community and retail activities to service local residents; and
 - (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.
- (2) The purpose of the Local centre zone code will be achieved through the following overall outcomes:-
 - (a) a range of convenience retail, commercial, and community uses is provided that supports the local community;
 - (b) development complements, but does not compete with, the role and function of higher order activity centres by meeting the convenience service needs of smaller rural or coastal townships or discrete residential areas and providing local employment opportunities. It includes local shopping, local employment nodes, commercial, residential, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the activity centre, but is not the predominant use;
 - (c) local centres are to be developed as well-designed, safe and visually attractive centres, predominantly in a low-rise building format, where significant off-site impacts are avoided;
 - (d) development provides a high level of amenity and is reflective of the surrounding character of the area;
 - (e) development provides for infrastructure and services that are commensurate with the centre's location and setting and the nature and scale of development that is intended to occur in the zone;
 - (f) development promotes public transport use, walking and cycling;
 - (g) development responds to land constraints including topography and flooding;
 - (h) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises; and
 - (i) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.6.3 Assessment benchmarks

Table 6.2.6.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development provides for a range of business and entertainment uses that service the local level convenience needs of residents and surrounding tourism or primary production industries and offers locally-based employment opportunities. These uses include, but are not limited to, food and drink outlets, hardware and trade supplies, offices, shops, shopping centres and veterinary services.	AO1	No acceptable outcome provided.
PO2	Development provides for a range of complementary community uses in appropriate locations to encourage community interaction and support the health, safety and wellbeing of local residents. These uses include community uses, health care services and emergency services.	AO2	No acceptable outcome provided.
PO3	Low impact industry, service industry and utility installation uses may be established where such uses are compatible with the character and amenity of surrounding development.	AO3	No acceptable outcome provided.
<i>Residential uses</i>			
PO4	Beyond existing uses, development provides for a limited range of residential activities, including caretaker's accommodation, dwelling units (e.g. shop top housing) and multi-unit residential uses, where such activities:- (a) are ancillary to and support the predominant business functions of the zone; and (b) form part of mixed use premises with buildings incorporating non-residential uses at street level to activate the public realm.	AO4	No acceptable outcome provided.
<i>Hierarchy of centres</i>			
PO5	Development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the Fraser Coast hierarchy of centres as described in Table 6.2.6.3.2 (Fraser Coast Hierarchy of Centres) . For development in the Local centre zone, this includes consideration of the following:- (a) the function and role of existing shopping centres in the zone is maintained and not significantly expanded; (b) new shopping centres have a maximum retail and commercial gross leasable area in the order of 1,200m ² ; and (c) higher order shopping facilities, including full-line supermarkets, department stores and discount department stores, are not established in the zone.	AO5	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
General			
PO6	Development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.	AO6	Development has a maximum building height of 8.5m above ground level.
PO7	Development incorporates a high standard of architecture, urban design and landscaping that creates an attractive and functional “main street” setting.	AO7	No acceptable outcome provided.
PO8	Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.	AO8	No acceptable outcome provided.
PO9	Development is located, designed and operated to be responsive to the Fraser Coast’s sub-tropical climate ¹⁴ and minimises the use of water and energy.	AO9	No acceptable outcome provided.
PO10	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO10	No acceptable outcome provided.
PO11	Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	AO11	No acceptable outcome provided.
PO12	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO12	No acceptable outcome provided.

Table 6.2.6.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	<p>Principal Activity Centres are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-</p> <ul style="list-style-type: none"> • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	<p>District (Rural and Coastal) Centres are located at Burrum Heads, River Heads, Tiaro and Howard. They:-</p> <ul style="list-style-type: none"> • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	<p>District (Urban) Centres are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen’s Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:-</p> <ul style="list-style-type: none"> • serve catchments of district significance within the coastal

¹⁴ Editor’s note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

	<p>urban area; and</p> <ul style="list-style-type: none"> • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	<p>Local Centres provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services.</p>
Specialist Activity Centres	<p>Specialist Activity Centres are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:-</p> <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	<p>Tourism Activity Centres are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:-</p> <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

6.2.7 Neighbourhood centre zone code

6.2.7.1 Application

This code applies to assessable development:-

- (a) within the Neighbourhood centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Neighbourhood centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.7.2 Purpose

- (1) The purpose of the neighbourhood centre zone is to provide for:-
 - (a) a small variety of uses and activities to service local residents; and
 - (b) other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices.
- (2) The purpose of the Neighbourhood centre zone code will be achieved through the following overall outcomes:-
 - (a) neighbourhood centres are to be developed as well-designed, safe and visually attractive centres, predominantly in a low-rise building format, where significant off-site impacts are avoided;
 - (b) development provides for a limited range of small scale day-to-day convenience, retail, commercial and community uses to support the basic convenience of localised residential catchments. The zone also accommodates existing standalone business or entertainment activities which do not form part of a higher order activity centre;
 - (c) business activities are of a small-scale and limited intensity to maintain and reinforce the role and function of higher order activity centres as the preferred location for retail and business activities in the Fraser Coast;
 - (d) development is designed to be compatible with and complement the predominantly residential amenity of the surrounding area;
 - (e) development is supported by appropriate infrastructure and essential services;
 - (f) development responds to land constraints including topography, bushfire and flooding;
 - (g) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises; and
 - (h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.7.3 Assessment benchmarks

Table 6.2.7.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development provides for the convenience and day-to-day retail and commercial needs of localised residential catchments, with uses including small-scale shops, food and drink outlets, local health care services, small-scale offices and veterinary services.	AO1	No acceptable outcome provided.
PO2	Service industry, utility installation and emergency services uses may be established in the zone where they are compatible with the amenity of surrounding residential development.	AO2	No acceptable outcome provided.
<i>Residential uses</i>			
PO3	Development provides for a limited range of residential activities, including caretaker's accommodation, dwelling units (e.g. shop top housing) and multi-unit residential uses, where such activities:- (a) are ancillary to and support the predominant business functions of the zone; and (b) form part of mixed use premises with buildings incorporating non-residential uses at street level to activate the public realm.	AO3	No acceptable outcome provided.
<i>General</i>			
PO4	Development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.	AO4	Development has a maximum building height of 8.5m above ground level.
PO5	Development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places.	AO5	No acceptable outcome provided.
PO6	Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.	AO6	No acceptable outcome provided.
PO7	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ¹⁵ and minimises the use of water and energy.	AO7	No acceptable outcome provided.
PO8	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO8	No acceptable outcome provided.
PO9	Development provides for infrastructure and services that are commensurate with the centre's location and setting and the nature and scale of development that is intended to occur in the zone.	AO9	No acceptable outcome provided.

¹⁵ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO10	No acceptable outcome provided.

6.2.8 Low impact industry zone code

6.2.8.1 Application

This code applies to assessable development:-

- (a) within the Low impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Low impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.8.2 Purpose

(1) The purpose of the low impact industry zone is to provide for:-

- (a) service industry and low impact industry; and
- (c) other uses and activities that:-
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

Editor's note—**Table SC1.3.1 (Industry thresholds)** in **Schedule 1 (Definitions)** provides examples of low impact industry, medium impact industry, high impact industry and special industry uses.

(2) The purpose of the Low impact industry zone code will be achieved through the following overall outcomes:-

- (a) uses in the zone are predominantly for low intensity, low impact and service industrial activities being of a nature, scale and intensity that are compatible with intended development in the surrounding area;
- (b) non-industrial development in the zone is limited to uses that are ancillary to and directly support the on-going industrial use of the zone; or uses which are compatible with industrial uses and which are located and designed to not compromise the ongoing operation and viability of industrial uses or of existing or planned centres;
- (c) existing and planned industrial uses are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;
- (d) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive uses;
- (e) development positively contributes to the image of the Fraser Coast through a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;
- (f) development is provided with the full range of urban services to support the needs of the community;
- (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

- (h) development in **Precinct LII1 (City Reach)** provides a transition of development intensity from the Maryborough CBD through to the adjacent high impact industry area on Kent Street. Compatible land uses are encouraged to ensure that commercial, tourism, entertainment and recreation activities are established along the Mary River's edge closest to Maryborough CBD and at the end of Wharf Street, whilst industry uses occur closer to the established industrial area along Kent Street.

6.2.8.3 Assessment benchmarks

Table 6.2.8.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Industrial uses			
PO1	Uses in the zone are predominantly for low intensity, low impact industrial activities, including low impact industry, research and technology industry, service industry and warehouse uses.	AO1	No acceptable outcome provided.
Non-industrial uses			
PO2	Non-industrial uses, including caretakers' accommodation and food and drink outlets (e.g. take-away stores and snack bars) may be established where ancillary to and directly supporting the ongoing industrial use of the zone.	AO2	No acceptable outcome provided.
PO3	Other non-industrial uses which are not ancillary to, but are compatible with, industrial uses, including agricultural supplies stores, hardware and trade supplies, service stations and veterinary services, may also be established in the zone. Such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial uses.	AO3	No acceptable outcome provided.
General			
PO4	Development has a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area.	AO4	Development has a maximum building height of 10.0m above ground level.
PO5	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ¹⁶ and minimises the consumption of energy and water.	AO5	No acceptable outcome provided.
PO6	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO6	No acceptable outcome provided.
PO7	Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	AO7	No acceptable outcome provided.
PO8	Development is provided with the full range of urban services to support industry and employment needs, including parks,	AO8	No acceptable outcome provided.

¹⁶ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.		
PO9	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO9	No acceptable outcome provided.
Development in Precinct LI1 (City Reach)			
PO10	<p>Development in Precinct LI1 (City Reach) provides for the following:-</p> <ul style="list-style-type: none"> (a) uses and activities contribute to the establishment of a vibrant and active mixed-use river-side precinct that accommodates a range of tourism, recreation, business, community, and industry uses; (b) the maritime functions of the precinct is promoted with appropriately located port services and landings providing safe and efficient access points for the docking of vessels, the loading and unloading of goods and passengers and the launching and retrieval of vessels; (c) development within this precinct is sited and designed in a flood resilient manner, recognising the flood hazard area and associated constraints of the City Reach precinct; (d) buildings and structures are designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development, with a maximum building height of 15.0m above ground level; and (e) development provides and maintains a high level of amenity, safety and design quality and is set amongst attractive landscaped grounds. 	AO10	<p>No acceptable outcome provided.</p> <p>Note—in relation to performance outcome PO10(a), the types of uses and activities encouraged within Precinct LI1 (City Reach) includes:-</p> <ul style="list-style-type: none"> (a) tourism activities – tourist park; (b) business activities – port services (marina), food and drink outlet, markets, offices, sales office and shops; (c) entertainment activities – clubs, function facilities and tourist attractions; (d) industry activities – low impact industry, marine industry, research and technology industry, service industry and warehouses; (e) community activities – community uses; and (f) recreation activities – parks.

6.2.9 Medium impact industry zone code

6.2.9.1 Application

This code applies to assessable development:-

- (a) within the Medium impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Medium impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.9.2 Purpose

(1) The purpose of the Medium impact industry zone is to provide for:-

- (a) medium impact industry; and
- (b) other uses and activities that:-
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

Editor's note—**Table SC1.3.1 (Industry thresholds)** in **Schedule 1 (Definitions)** provides examples of low impact industry, medium impact industry, high impact industry and special industry uses.

(2) The purpose of the Medium impact industry zone code will be achieved through the following overall outcomes:-

- (a) uses in the zone are predominantly for low to medium intensity industrial activities (other than special industry uses) at a larger scale and higher intensity relative to the Low impact industry zone;
- (b) activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions;
- (c) development is of a low-scale built form that is consistent with the streetscape and the surrounding built form;
- (d) development positively contributes to the image of the Fraser Coast through a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;
- (e) development responds to land constraints including topography and flooding;
- (f) service and low impact industry uses may be appropriate where they are not detrimentally affected by, and do not compromise, the operations of medium impact industry uses;
- (g) non-industrial uses such as offices and food and drink outlets that are ancillary to, and directly support, the industrial area, are facilitated;
- (h) development has access to the appropriate level of transport infrastructure (for example railways, highways, airports and seaports);
- (i) existing and planned industrial uses are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;

- (j) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive uses;
- (k) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and
- (l) development in **Precinct MII1 (Hervey Bay entrance)** sensitively responds to the precinct's location and setting at the gateway entrance to Hervey Bay's coastal urban area.

6.2.9.3 Assessment Benchmarks

Table 6.2.9.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Industrial uses			
PO1	Uses in the zone are predominantly for low to medium intensity and low to medium impact industrial activities, including low impact industry, medium impact industry, bulk landscape supplies, research and technology industry, service industry, transport depot, and warehouse uses.	AO1	No acceptable outcome provided.
Non-industrial uses			
PO2	Non-industrial uses, including caretakers accommodation and food and drink outlets (e.g. take-away stores and snack bars), may be established where ancillary to and directly supporting the ongoing industrial use of the zone.	AO2	No acceptable outcome provided.
PO3	Other non-industrial uses which are not ancillary to, but are compatible with, industrial uses, including agricultural supplies stores, hardware and trade supplies, service stations and veterinary services, may also be established in the zone. Such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial uses.	AO3	No acceptable outcome provided.
General			
PO4	Development provides for a range of lot sizes to cater for varying industry needs and user requirements.	AO4	No acceptable outcome provided.
PO5	Development has a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area.	AO5	Development has a maximum building height of 15.0m above ground level.
PO6	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ¹⁷ and minimises the consumption of energy and water.	AO6	No acceptable outcome provided.
PO7	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO7	No acceptable outcome provided.

¹⁷ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
PO8	Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	AO8	No acceptable outcome provided.
PO9	Development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO9	No acceptable outcome provided.
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO10	No acceptable outcome provided.
Development in Precinct MII1 (Hervey Bay entrance)			
PO11	Development in Precinct MII 1 (Hervey Bay entrance) provides for:- (a) a development footprint that does not visually dominate the precinct's location and setting at the gateway entrance to Hervey Bay's coastal urban area; (b) the preservation of views to the coast by adopting a lower intensity and scale of development and built form in the more elevated (southern) parts of the precinct; (c) vegetated buffer strips adjacent to the Maryborough-Hervey Bay Road frontage to screen and soften the development footprint as viewed from this transport corridor; (d) land requirements for the future upgrading of the Maryborough-Hervey Bay Road; and (e) vehicular access from Scrub Hill Road, with no direct access from Maryborough-Hervey Bay Road.	AO11	No acceptable outcome provided.

6.2.10 High impact industry zone code

6.2.10.1 Application

This code applies to assessable development:-

- (a) within the High impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the High impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.10.2 Purpose

(1) The purpose of the High impact industry zone is to provide for:-

- (a) high impact industry; and
- (b) other uses and activities that:-
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

Editor's note—**Table SC1.3.1 (Industry thresholds)** in **Schedule 1 (Definitions)** provides examples of low impact industry, medium impact industry, high impact industry and special industry uses.

(2) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:-

- (a) uses in the zone are predominantly for higher intensity, higher impact industrial activities at a larger scale and higher intensity relative to the Medium impact industry zone;
- (b) development has a built form that is consistent with the intended scale and character of the surrounding area;
- (c) development positively contributes to the image of the Fraser Coast through a high quality of built form and landscaping in keeping with the expectations of a modern, safe and attractive industrial environment;
- (d) development responds to land constraints including topography and flooding;
- (e) non-industrial uses such as offices or food and drink outlets that are ancillary to, and directly support, the industrial area are facilitated;
- (f) development has access to the appropriate level of transport infrastructure (for example railways, highways, airports and seaports);
- (g) existing and planned industrial uses are protected from the intrusion of incompatible uses;
- (h) development has access to appropriate infrastructure and essential services;
- (i) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive uses; and

- (j) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.10.3 Assessment benchmarks

Table 6.2.10.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Industrial uses			
PO1	Uses in the zone are predominantly for higher intensity, higher impact industrial activities that have the potential to generate significant offsite impacts, including medium impact industry and high impact industry uses.	AO1	No acceptable outcome provided.
PO2	Other industry uses that are compatible with medium impact and high impact industry uses may also be established in the zone.	AO2	No acceptable outcome provided.
Non-industrial uses			
PO3	Non-industrial uses, including caretakers accommodation and food and drink outlets (e.g. take-away stores and snack bars), may be established where ancillary to and directly supporting the ongoing industrial use of the zone. Such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial uses.	AO3	No acceptable outcome provided.
General			
PO4	Development provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format and land consumptive industry uses.	AO4	No acceptable outcome provided.
PO5	Development has a built form that is compatible with the intended scale and character of the streetscape and surrounding area whilst accommodating industry operating requirements.	AO5	Development has a maximum building height of 20.0m above ground level.
PO6	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ¹⁸ and minimises the consumption of energy and water.	AO6	No acceptable outcome provided.
PO7	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO7	No acceptable outcome provided.
PO8	Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	AO8	No acceptable outcome provided.
PO9	Development is provided with the full range of urban services to support industry and employment needs, including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO9	No acceptable outcome provided.
PO10	Development does not adversely impact on	AO10	No acceptable outcome provided.

¹⁸ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.		

6.2.11 Waterfront and marine industry zone code

6.2.11.1 Application

This code applies to assessable development:-

- (a) within the Waterfront and marine industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Waterfront and marine industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.11.2 Purpose

- (1) The purpose of the waterfront and marine industry zone is to provide for:-
 - (a) marine industry; and
 - (b) other uses and activities that:-
 - (i) need to be on or near water or a marine environment; or
 - (ii) support industry activities and do not compromise the future use of premises for industry activities.
- (2) The purpose of the Waterfront and marine industry zone code will be achieved through the following overall outcomes:-
 - (a) the waterfront and marine industry zone is predominantly used for waterfront and marine industry uses. However it may include a limited range of non-industrial uses and business that are allied and compatible with waterfront and marine industry where they do not compromise the long term use of the land for industrial purposes;
 - (b) development incorporates high quality urban design and landscaping to create an attractive, functional and legible waterfront industry precinct that is sympathetic to the non-urban character and amenity of the surrounding area;
 - (c) waterfront and marine industry land uses contribute to the local and regional economies and provide for the establishment of advanced industrial technologies;
 - (d) development responds to the environmental constraints of coastal areas and waterways as well as land constraints such as topography and flooding;
 - (e) the zone is protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of premises for marine industry uses;
 - (f) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive uses; and
 - (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.11.3 Assessment benchmarks

Table 6.2.11.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Industrial uses			
PO1	The waterfront and marine industry zone is predominantly used for marine industry uses, including ship and boat building, marine equipment manufacturing, marine and maritime service providers, marine vessel refitting and marine vessel maintenance operations.	AO1	No acceptable outcome provided.
PO2	Other industry activities may be established in the zone where they require access to a navigable waterway or provide support or complementary services to marine industry uses.	AO2	No acceptable outcome provided.
Non-industrial uses			
PO3	Development provides for limited non-marine industry uses including caretaker's accommodation, car parks, emergency services, food and drink outlets, landings, parks, service stations, telecommunications facilities, and utility installations where these uses are ancillary to and directly support the ongoing viability and operation of marine industry uses.	AO3	No acceptable outcome provided.
Provision of marine services and repair infrastructure			
PO4	The first stage of development in the waterfront and marine industry zone incorporates a single integrated area for marine services and repair infrastructure for use by all existing and future operators located in the zone, comprising of:- (a) a canal basin adjacent to the Mary River; (b) a boat ramp into the canal basin; (c) a straddle lift for vessels up to 30m in length; (d) hardstand area (with a minimum area of approximately 2 hectares); (e) equipment for the removal, treatment and disposal of sewage and other solid and liquid waste from vessels, including bilge water; (f) equipment for the removal and storage of fuel from vessels; (g) a vessel wash down facility designed and constructed to industry best practice standards; and (h) a location for an enclosed pressure sand blasting and painting facility.	AO4	No acceptable outcome provided.
General			
PO5	Development has a built form that meets the functional needs of marine industry uses and is also sympathetic to the non-urban character and amenity of the surrounding area.	AO5	Development has a maximum building height above ground level of:- (a) 20.0m for buildings and structures used for the manufacturing, servicing or repair of vessels; and (b) 12.5m for all other buildings and structures.

Performance outcomes		Acceptable outcomes	
PO6	Development in the Waterfront and marine industry zone incorporates high quality urban design and landscaping to create an attractive, functional and legible waterfront industry precinct.	AO6	No acceptable outcome provided.
PO7	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ¹⁹ and minimises the consumption of energy and water.	AO7	No acceptable outcome provided.
PO8	Development mitigates any adverse impacts on adjoining areas of environmental significance, including rivers, creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO8	No acceptable outcome provided.
PO9	Development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO9	No acceptable outcome provided.
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO10	No acceptable outcome provided.

¹⁹ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

6.2.12 Sport and recreation zone code

6.2.12.1 Application

This code applies to assessable development:-

- (a) within the Sport and recreation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Sport and recreation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.12.2 Purpose

- (1) The purpose of the Sport and recreation zone is to provide for:-
 - (a) a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The purpose of the Sport and recreation zone code will be achieved through the following overall outcomes:-
 - (a) development in the zone provides for a range of recreation activities that meet the active sport and recreational needs of residents and visitors, including indoor sport and recreation, outdoor sport and recreation and park uses. It includes built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management, where required to meet community needs;
 - (b) ancillary uses and facilities that are provided where they support the ongoing safe, comfortable and efficient operation of the predominant recreation activities;
 - (c) development maintains a high level of amenity and mitigates adverse impacts on existing and planned development in the locality;
 - (d) existing and planned recreation activities are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of premises for sport and recreation purposes;
 - (e) development provides for infrastructure and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone; and
 - (f) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.12.3 Assessment benchmarks

Table 6.2.12.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development in the zone predominantly accommodates formalised recreation activities that support organised team and	AO1	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	individual sports and recreational pursuits including sporting fields, golf courses, outdoor courts, indoor sport centres, public swimming pools, equestrian facilities, and active leisure facilities such as water parks.		
PO2	Ancillary uses and facilities that support the predominant recreation activities including caretaker's accommodation, clubs, community uses, function facilities, amenities blocks, kiosks, shelters, spectator stands, picnic tables, and lighting infrastructure may be established in the zone where they support the ongoing safe, comfortable and efficient operation of recreation activities.	AO2	No acceptable outcome provided.
PO3	Premises may be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing facilities and do not unduly impact on the amenity and character of the surrounding area.	AO3	No acceptable outcome provided.
General			
PO4	The co-location and multiple use of sport and recreation fields and facilities by complementary recreation activities is encouraged.	AO4	No acceptable outcome provided.
PO5	Areas used for recreation activities complement and, where possible, are connected to other parts of the broader regional open space network including land included in the Open space zone and the Environmental management and conservation zone.	AO5	No acceptable outcome provided.
PO6	Development in the zone provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality.	AO6	No acceptable outcome provided.
PO7	The scale, intensity and built form of development is compatible with the intended scale and character of the streetscape and surrounding area.	AO7	No acceptable outcome provided.
PO8	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO8	No acceptable outcome provided.
PO9	Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas.	AO9	No acceptable outcome provided.
PO10	Development provides for infrastructure and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone.	AO10	No acceptable outcome provided.

6.2.13 Open space zone code

6.2.13.1 Application

This code applies to assessable development:-

- (a) within the Open space zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Open space zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.13.2 Purpose

- (1) The purpose of the open space zone is to provide for:-
 - (a) local, district and regional parks for the use of residents and visitors; and
 - (b) facilities and infrastructure that support, and are required by, users of the parks.
- (2) The purpose of the Open space zone code will be achieved through the following overall outcomes:-
 - (a) development predominantly provides for the informal active recreational needs of residents and visitors where built form is not essential to the enjoyment of the space;
 - (b) open space is safe and accessible to the general public for a range of outdoor activities;
 - (c) where required to meet community needs, development may include shelters, amenity facilities, picnic tables, playgrounds and infrastructure to support safe access and essential management;
 - (d) open space is protected from the intrusion of incompatible uses;
 - (e) the use of open space areas does not affect the amenity of adjacent areas, particularly residential areas;
 - (f) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and
 - (g) the zone may also accommodate open space required for environmental protection, foreshore management, drainage or amenity purposes.

6.2.13.3 Assessment benchmarks

Table 6.2.13.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development in the Open space zone predominantly provides for parks and other small-scale and low intensity recreation activities that primarily cater for the informal active recreational needs of residents and visitors.	PO1	No acceptable outcome provided.
PO2	Limited other uses, including food and drink outlets (such as kiosks) and	AO2	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	community uses, which are ancillary to and support the use and enjoyment of open space may also be established in the zone.		
PO3	Open space may be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing open space facilities and do not unduly impact on the amenity and character of the surrounding area.	AO3	No acceptable outcome provided.
General			
PO4	Development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.	AO4	No acceptable outcome provided.
PO5	Development in the zone provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality.	AO5	No acceptable outcome provided.
PO6	Development avoids or mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO6	No acceptable outcome provided.
PO7	Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to open space areas.	AO7	No acceptable outcome provided.
PO8	Development provides for infrastructure and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone.	AO8	No acceptable outcome provided.
PO9	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO9	No acceptable outcome provided.

6.2.14 Environmental management and conservation zone code

6.2.14.1 Application

This code applies to assessable development:-

- (a) within the Environmental management and conservation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Environmental management and conservation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.14.2 Purpose

- (1) The purpose of the environmental management and conservation zone is to provide for the protection and maintenance of areas that support one or more of the following:-
 - (a) biological diversity;
 - (b) ecological integrity;
 - (c) naturally occurring landforms;
 - (d) coastal processes.
- (2) The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes:-
 - (a) areas identified as having significant natural environmental values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural significance are:-
 - (i) protected for their importance in contributing to ecological sustainability; and
 - (ii) appropriately managed to the general exclusion of most forms of development;
 - (b) development is of a low-intensity and is designed and sited to ensure that it does not impact on the environmental values of the site;
 - (c) activities that do not compromise the values of the area, such as ecotourism and outdoor recreation, are facilitated where a demonstrated community need exists;
 - (d) low intensity development, providing for appreciation of the significant values of the area, may be facilitated where a demonstrated community need exists and such development is consistent with the management intent or plan for the area;
 - (e) development maintains the scenic values and landscape character of the zone, particularly prominent ridgelines, escarpments, significant landmarks, and coastal views and vistas;
 - (f) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and
 - (g) development preserves, protects and rehabilitates land to maintain biodiversity, ecological processes, water quality, landscape character, scenic amenity, cultural heritage significance and community wellbeing.

6.2.14.3 Assessment benchmarks

Table 6.2.14.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development is predominantly limited to existing uses or new uses of a low-intensity (including single dwelling houses) and does not impact on the environmental values of the site.	AO1	No acceptable outcome provided.
PO2	Parks and associated facilities may be established in the zone where such development:- (a) supports environmental values and provides opportunities for appreciation or study of those values; (b) promotes nature-based tourism activities and other low intensity, low key activities that are compatible with and have a direct connection with the environmental values; and (c) provides opportunities for recreational pursuits that have a direct connection with the environmental values of the land.	AO2	No acceptable outcome provided.
PO3	Low impact utility installations may be provided where such activities are located, designed and operated to avoid significant impacts on ecological systems and processes.	AO3	No acceptable outcome provided.
<i>General</i>			
PO4	Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone. Such infrastructure and services are designed and operated to maintain public safety and environmental health.	AO4	No acceptable outcome provided.
PO5	Natural features such as creeks, gullies, waterways, wetlands, flora and fauna communities, habitats, vegetation and bushland are protected and buffered from activities in the zone and adjoining land uses.	AO5	No acceptable outcome provided.

6.2.15 Community facilities zone code²⁰

6.2.15.1 Application

This code applies to assessable development:-

- (a) within the Community facilities zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Community facilities zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.15.2 Purpose

- (1) The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:-
 - (a) educational establishments; and
 - (b) hospitals; and
 - (c) transport and telecommunication networks; and
 - (d) utility installations.
- (2) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:-
 - (a) a range of activities are provided including; community activities, recreation activities and other activities at varying degrees of scale and intensity, whether under public or private ownership, which meet the social, educational, spiritual, cultural or health needs of the Fraser Coast's existing and future communities;
 - (b) development provides for the effective operation of, and public accessibility to, community related activities. These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature;
 - (c) development in the zone caters primarily for specified uses, facilities and works which include:-
 - (i) land used, owned or operated by Federal, State or local government for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, public hospitals, utility installations and transport networks;
 - (ii) uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation; or
 - (iii) private community services and facilities including educational establishments, places of worship, private hospitals and community uses;
 - (d) a limited range of allied and compatible uses are provided to fulfil ancillary functions required for community facilities land to function effectively;

²⁰ Editor's note—Community facilities zone annotations are identified on the zone maps in **Schedule 2 (Mapping)** and are further described in **Schedule 1 (Definitions)**. Community facilities zone annotations describe the preferred land use and development intent for premises to which the annotation applies.

- (e) development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development;
- (f) development provides for infrastructure and services that are commensurate with its location and setting and the nature and scale of development that is intended to occur on the site; and
- (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.15.3 Assessment benchmarks

Table 6.2.15.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development in the zone provides the role and function intended for the particular Community facility zone annotations outlined in Schedule 1 (Definitions) .	AO1	No acceptable outcome provided.
PO2	A limited range of allied and compatible uses are provided to fulfil ancillary functions required for community facilities land to function effectively.	AO2	No acceptable outcome provided.
<i>General</i>			
PO3	Community facilities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public.	AO3	No acceptable outcome provided.
PO4	Development accommodates the specific operational, functional and locational needs of the particular use, whilst being of scale, appearance and intensity that is compatible with intended development in the surrounding area.	AO4	No acceptable outcome provided.
PO5	Existing and planned community facilities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing community facilities or prejudice appropriate new activities.	AO5	No acceptable outcome provided.
PO6	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ²¹ and minimises the use of water and energy.	AO6	No acceptable outcome provided.
PO7	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO7	No acceptable outcome provided.
PO8	Development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the site.	AO8	No acceptable outcome provided.
PO9	Development is provided with a level of infrastructure and essential services that is commensurate with the location, nature,	AO9	No acceptable outcome provided.

²¹ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	scale and intensity of the use.		
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO10	No acceptable outcome provided.

6.2.16 Emerging community zone code

6.2.16.1 Application

This code applies to assessable development:-

- (a) within the Emerging community zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Emerging community zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.16.2 Purpose

- (1) The purpose of the emerging community zone is to:-
 - (a) identify land that is intended for an urban purpose in the future; and
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The purpose of the Emerging communities zone code will be achieved through the following overall outcomes:-
 - (a) development for urban purposes is undertaken in accordance with a plan of development that appropriately addresses the matters identified in the performance outcomes of this code, and which is implemented via a preliminary approval pursuant to a variation request under section 50 of the Act and where applicable, development is in accordance with any local area planning undertaken by the Council, as specified in a local plan code²²;
 - (b) interim land uses and other development is limited in order to ensure that the future potential of land to be used for well-planned urban purposes is not compromised;
 - (c) development that is likely to compromise appropriate longer term land uses is prevented or discouraged;
 - (d) development ensures that land that is converted to urban purposes is developed in an efficient, coordinated and sustainable manner to facilitate the creation of safe, healthy and sustainable new urban communities that:
 - (i) compromise interconnected residential neighbourhoods;
 - (ii) are effectively integrated with existing communities; and
 - (iii) are provided with necessary supporting services, facilities, infrastructure and open space;
 - (e) development and infrastructure provision in the zone occurs in a logical, orderly and efficient manner and is appropriately integrated with, and connected to, the surrounding urban fabric;

²² Editor's note—not all land included in the Emerging community zone has been subject to local area planning undertaken by the Council. In these cases, development proponents will need to undertake their own structure/master planning exercises to formulate a plan of development that demonstrates compliance with the outcomes for the Emerging community zone code.

- (f) development in the zone sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements;
- (g) development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and
- (h) development in **Precinct EC1 (Hervey Bay entrance)** sensitively responds to the precinct's location and setting at the gateway entrance to Hervey Bay's coastal urban area.

6.2.16.3 Assessment benchmarks

Table 6.2.16.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Prior to development for urban purposes:- (a) interim land uses and other development is predominantly limited to existing uses and low-impact rural and domestic uses, to ensure that the future potential of land to be used for urban purposes is not compromised; and (b) development avoids the sporadic or premature creation of additional lots.	AO1	No acceptable outcome provided.
PO2	Unless otherwise specified in a local plan code, development provides for a low-rise building form that is compatible with the character of the surrounding area, with a maximum building height of:- (a) 8.5m above ground level; or (b) 10.0m above ground level where located on slopes exceeding 15%.	AO2	No acceptable outcome provided.
PO3	Unless otherwise specified in a Local Plan code:- (a) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas; (b) development sensitively responds to the physical constraints of the land and mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management; (c) the scale, density and layout of development facilitates an orderly and efficient land use pattern that:- (i) is well connected to other parts of the urban fabric and planned future development; (ii) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community	AO3	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>services and educational opportunities;</p> <p>(iii) encourages public transport accessibility and use; and</p> <p>(iv) maximises the efficient extension and safe operation of infrastructure;</p> <p>(d) development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate and minimises the use of water and energy; and</p> <p>(e) conflicts with the existing or potential productive use of adjoining or nearby rural lands are avoided or appropriately managed.</p>		
PO4	New development is effectively integrated with existing development by connecting and extending movement and open space networks, making provision for future linkages and enhancing linkages between disconnected areas.	AO4	No acceptable outcome provided.
PO5	Unless otherwise specified in a Local plan code, development provides for:- (a) a mix of land uses and housing types to meet the needs of the community; (b) a sense of character and community inclusion; and (c) a high level of residential amenity, personal health and safety and protection for property.	AO5	No acceptable outcome provided.
PO6	Development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas.	AO6	No acceptable outcome provided.
PO7	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO7	No acceptable outcome provided.
PO8	Development:- (a) occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development; and (b) is provided with the full range of urban services, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure.	AO8	No acceptable outcome provided.
Development in Precinct EC1 (Hervey Bay entrance)			
PO9	Development in Precinct EC1 (Hervey Bay entrance) provides for:- (a) a development footprint that does not visually dominate the precinct's location and setting at the gateway entrance to Hervey Bay's coastal urban area; (b) an acoustic and scenic amenity buffer along Maryborough-Hervey	AO9	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>Bay Road to mitigate potential adverse amenity impacts to sensitive land uses and enhance the gateway entry experience to Hervey Bay from the south;</p> <p>(c) vegetation buffering to Maryborough-Hervey Bay Road to be maintained and, where practicable, enhanced so as to screen and soften the development footprint as viewed from this transport corridor;</p> <p>(d) a lower intensity and scale of development in the vicinity of the Ghost Hill ridgeline to protect the scenic amenity and landscape values of this feature; and</p> <p>(e) an open space and recreational corridor linkage along the Ghost Hill ridgeline.</p>		
PO10	The enhancement of, and connections to, the proposed rail trail pedestrian and cyclist link forming the eastern boundary of the precinct are provided.	AO10	No acceptable outcome provided.
PO11	No direct access is provided to Maryborough-Hervey Bay Road.	AO11	No acceptable outcome provided.
PO12	Land required for the future upgrading of Maryborough-Hervey Bay Road is identified and set aside from development.	AO12	No acceptable outcome provided.

6.2.17 Limited development (constrained land) zone code

6.2.17.1 Application

This code applies to assessable development:-

- (a) within the Limited development (constrained land) zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Limited development (constrained land) zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.17.2 Purpose

- (1) The purpose of the limited development zone is to identify land that is significantly affected by one or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography.

Editor's Note – Constraints can include the following:-

- (a) areas that comprise public safety areas for airports or are affected by the ANEF such that they are considered to have potential adverse public health and safety impacts or unacceptable impacts on amenity;
 - (b) odour, noise or other emissions that are likely to have significant adverse impacts on public health and safety or unacceptable impacts on amenity; and
 - (c) areas at risk of extreme flooding that pose severe restrictions on the ability of the land to be developed for urban purposes.
- (2) The purpose of the Limited development (constrained land) zone code will be achieved through the following overall outcomes:-
 - (a) new uses within the zone are of a low intensity, predominantly non-urban or of a rural nature that is commensurate to the constraints associated with the site;
 - (b) development is designed and sited to reduce the potential risks to people and property from the known constraints associated with the site; and
 - (c) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.17.3 Assessment benchmarks

Table 6.2.17.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development is predominantly limited to existing uses or new uses of a low-intensity (including single dwelling houses), non-urban or rural nature.	AO1	Residential, business and industrial uses are generally not located in the zone dependent on the nature and severity of constraints associated with the site. Editor's note—compliance with AO1 may be demonstrated by report(s) from a suitably qualified person(s) demonstrating that the risks to people and property posed by the constraints on the premises can be appropriately avoided, mitigated, and managed.
PO2	Where development is proposed, it is of a low-intensity and scale and is compatible	AO2	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	with the nature of the constraints present on the site.		
PO3	Low-impact, small-scale rural living opportunities and rural activities based on rural production are facilitated where compatible with the local character and amenity of the area.	AO3	No acceptable outcome provided.
Reconfiguring a lot			
PO4	Development ensures that no additional lots are created in the zone, unless the subdivision is for the purposes of accommodating any of the following uses:- (a) emergency services; (b) water cycle management infrastructure; (c) a telecommunications facility; or (d) electricity infrastructure.	AO4	No acceptable outcome provided.
General			
PO5	To maintain the low intensity character of the zone, development has a low-rise built form.	AO5	Development has a maximum building height of:- (a) 8.5m above ground level; or (b) 10.0m above ground level where located on slopes exceeding 15%.
PO6	Development incorporates a high level of residential amenity, personal health and safety and protection for property.	AO6	No acceptable outcome provided.
PO7	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ²³ and minimises the consumption of energy and water.	AO7	No acceptable outcome provided.
PO8	Development avoids or mitigates any adverse impacts on areas of environmental or ecological significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through sensitive location, design, operation and management.	AO8	No acceptable outcome provided.
PO9	Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone.	AO9	No acceptable outcome provided.
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO10	No acceptable outcome provided.

²³ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

6.2.18 Mixed use zone code

6.2.18.1 Application

This code applies to assessable development:-

- (a) within the Mixed use zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Mixed use zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.18.2 Purpose

- (1) The purpose of the mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
- (2) The purpose of the Mixed use zone code will be achieved through the following overall outcomes:-
 - (a) development provides for an appropriate mix of uses that take advantage of their proximity to, and support the ongoing operation of major activity hubs associated with Urangan Harbour and Hervey Bay Airport, unique focal points in Maryborough and integrated resorts established on Fraser Island;
 - (b) development is compatible with the intent of the precinct in which it is located;
 - (c) the range, scale, and intensity of business uses in the zone does not compromise the role and function of the Pialba and Maryborough principal activity centres²⁴ as the primary regional hubs for business activities in the Fraser Coast region;
 - (d) the scale, character and built form of development contributes to a high standard of amenity in keeping with the intended role and function of the particular precinct;
 - (e) where relevant, new development complements and preserves existing heritage and character;
 - (f) development is designed to maximise energy efficiency, water conservation and public/active transport use;
 - (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure;
 - (h) development in **Precinct MU1 (Urangan Harbour)** promotes the establishment of a vibrant and active mixed-use harbour-side precinct that accommodates a range of residential tourism, recreation, business, community and industry uses consistent with the Urangan Harbour Master Plan and associated Planning Scheme Policy for the Urangan Harbour Master Plan in Schedule 6;
 - (i) in addition to providing support services to the aviation sector and Hervey Bay Airport, development in **Precinct MU2 (Hervey Bay Airport Business and**

²⁴ Note - Principal Activity Centres are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-

- (A) contain the largest and most diverse concentration of urban activities;
- (B) have high population densities; and
- (C) are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities;

Industry Park) accommodates a range of complementary business, industry and limited residential uses that contribute to the establishment of a self-contained employment hub;

- (j) development in **Precinct MU3 (Carriers Arms Hotel)** contributes to and enhances the established hotel, motel and conference facilities located in the precinct and caters for a range of residential, business and entertainment uses;
- (k) development in **Precinct MU4 (Dominion Flour Mill)** contributes to the establishment of a vibrant and active mixed –use precinct that accommodates a range of residential, tourism, recreation, business, community and industry uses;
- (l) development in **Precinct MU5 (Fraser Island Resorts)** contributes to and enhances the established integrated resorts located in this precinct that accommodate a range of residential, tourism, recreation, business, community and industry uses; and
- (m) development in Precinct MU6 (Maryborough Residential Airpark) provides for an alternative lifestyle choice that is tailored to aviation enthusiasts who own and operate private aircrafts as a dominant mode of transport. This precinct supports residential uses with associated air services such as hangers with direct access to the Maryborough airport runways.

6.2.18.3 Assessment benchmarks

Table 6.2.18.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
General uses			
PO1	Emergency services, telecommunications facilities and utility installations are established in the zone where appropriately designed and located to assist in maintaining public health, contribute to the comfort and safety of employees, residents and visitors, and integrate with the built form and character of the precinct.	AO1	No acceptable outcome provided.
PO2	Development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety in a mixed use setting, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial premises and sensitive uses.	AO2	No acceptable outcome provided.
General			
PO3	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ²⁵ and minimises the consumption of energy and water.	AO3	No acceptable outcome provided.
PO4	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO4	No acceptable outcome provided.
PO5	Industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network.	AO5	No acceptable outcome provided.
PO6	Development encourages public transport accessibility and use and provides for	AO6	No acceptable outcome provided.

²⁵ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the zone.		
PO7	Development is provided with the full range of urban services, where available, to support industry, employment and community needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO7	No acceptable outcome provided.
PO8	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO8	No acceptable outcome provided.
Development in Precinct MU1 (Urangan Harbour)			
PO9	Development in Precinct MU1 (Urangan Harbour) is consistent with the outcomes sought in Figure 6.2.18A Urangan Harbour Master Plan, Schedule 2 – Mixed Use Zone Precinct 1 Sub-precinct Zone Map and Table 6.2.18.3.2 Urangan Harbour Master Plan Sub-Precinct Design and Land Use Intent .	AO9	No acceptable outcome provided.
PO10	Development in Precinct MU1 (Urangan harbour) is consistent with the maximum building heights identified on Figure 6.2.18B Urangan Harbour Master Plan Building Heights . ²⁶	AO10	No acceptable outcome provided.
PO11	Buildings protruding the Obstacle Limitations Surface are to incorporate safety lighting and other markings to the building to the satisfaction of the Hervey Bay Airport and the Civil Aviation Safety Authority (CASA) to ensure that they are clearly visible for the purpose of the airport operations.	AO11	No acceptable outcome provided.
PO12	The form, type and arrangement of buildings, streets and public spaces support development and urban design outcomes which:- (a) create a compact and walkable community with key focal points; (b) create an active place characterised by a high quality public space and safe pedestrian areas which encourage community interaction; (c) provide built form which supports a mix of land uses that provide activity during the day and at night; (d) appropriately interfaces with existing residential development within and adjoining the Urangan Harbour Master Plan boundary and mitigates impacts from density or height by providing: i. visual buffers and setbacks or graduation in height;	AO12	No acceptable outcome provided.

²⁶ Editor's note— Where located within the 80 (20 storeys) building height designation, any proposal protruding the Obstacle Limitations Surface as outlined in the Airport and Aviation Facilities Overlay will need to obtain approval from the Hervey Bay Airport and the Civil Aviation Safety Authority (CASA) on the proposed building height and design. The development will need to comply with any requirements imposed by the Airport Manager and/or CASA to ensure operational and safety measures for the airport are maintained.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> ii. appropriate access arrangements; and iii. complementary uses. (e) all buildings address the street, reinforce streetscapes and integrate with the public spaces, with service areas and car parking located to the rear of buildings, in particular promoting building design which reinforces the Esplanade as the main boulevard and gateway into the Master Plan area; (f) enhance the relationship with the waterfront; (g) contribute to an articulated streetscape along key pedestrian and street connections; (h) conserve and enhance local site characteristics, settings, landmarks and views; (i) maximise views to Fraser Island and the Great Sandy Strait where ever possible; (j) provide a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance of public spaces and activated street frontages; (k) provide adequate visual and noise amenity; and (l) ensure sites have sufficient dimensions to accommodate buildings, landscaping, parking, access and circulation areas. 		
PO13	<p>Development supports sustainable outcomes where:-</p> <ul style="list-style-type: none"> (a) landscaping and building design are of a high standard, providing adequate safety, privacy, comfort and responsiveness to the sub-tropical climate and coastal hazards; (b) development has regard to environmental values; (c) ecosystems and natural physical processes are maintained and incorporated as features within the Master Plan area; and (d) the visual amenity of the locality and streetscape is enhanced. 	AO13	No acceptable outcome provided.
PO14	<p>Development delivers a well-designed street and movement network which:-</p> <ul style="list-style-type: none"> (a) creates an attractive and appealing place for residents, workers and visitors, with a street pattern that facilitates safe and efficient movement of private vehicles, buses, cyclists and pedestrians. Development: <ul style="list-style-type: none"> i. is permeable, legible and connected to surrounding areas; ii. connects to and takes into consideration impacts to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic; iii. provides a safe and pleasant movement network for pedestrians, 	AO14	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>cyclists and vehicles that has a clear structure and maximises walking, cycling and public transport effectiveness;</p> <p>iv. provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping; and</p> <p>v. supports improvements to pedestrian and cycle connections within the Master Plan area which link to the broader network and support movement to key destinations such as shops, parks and community facilities both internal and external to the Master Plan area;</p> <p>(b) promotes physical and visual connectivity through the Master Plan area;</p> <p>(c) has regard to location and design of passenger and vehicle parking requirements, including overnight and worker spaces and car queuing requirements which seek to minimise conflicts between different users of the Urangan Harbour;</p> <p>(d) establishes a waterfront promenade and boardwalk which contributes to the various public spaces, has an appropriate interface with adjoining development and enhances the public's access and enjoyment of the marina and the broader Urangan Harbour;</p> <p>(e) delivers specific road, pedestrian and cycle connections detailed in the sub-precinct outcomes and as shown in Figure 6.2.18.A Urangan Harbour Master Plan;</p> <p>(f) ensures car parking areas are appropriately designed, not visually dominant and do not detract from the building's relationship with the street;</p> <p>(g) upgrades of existing footpaths along the Esplanade to be a high quality shared path suitable for both pedestrian and cyclist movement; and</p> <p>(h) provides end of trip facilities for pedestrians and cyclists.</p>		
PO15	<p>The design, siting and layout of development has regard to the environment and:-</p> <p>(a) seeks to first avoid, then minimise and mitigate impacts arising from development within the Master Plan area to sensitive ecological values or Matters of State Environmental Significance;</p> <p>(b) utilises planting strategies which are site responsive and reflect the subtropical nature of the Fraser Coast and retaining existing vegetation where practical;</p> <p>(c) maintains and improves water quality and the functioning and characteristics of the existing hydrological network (including surface and groundwater interactions) and addresses overland</p>	AO15	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	flow paths.		
PO16	<p>Development delivers parks and public spaces which:-</p> <ul style="list-style-type: none"> (a) protects the recreational function of the open space areas; (b) provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions; (c) contribute to the achievement of an integrated, high quality open space network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors; (d) provide opportunities for the community to engage with the coastal habitats of Hervey Bay and the Great Sandy Strait through new and improved areas of waterfront public open space; (e) are accessible for all users; (f) the waterfront promenade and boardwalk is designed to contribute to the open space and provide opportunities for the public to access and enjoy the waterfront; (g) are landscaped to assist in creating neighbourhood identity and way finding and link park areas in the Master Plan area through vegetated corridors; (h) are designed and embellished to suit their anticipated use; (i) incorporate appropriate erosion and sediment control techniques; and (j) may act as buffers between residential development and incompatible uses. 	AO16	No acceptable outcome provided.
PO17	<p>Development employs a risk management approach and will:-</p> <ul style="list-style-type: none"> (a) be sited, designed and constructed to be sympathetic to the natural limitations of the site; (b) be designed to not impact on operational and safety requirements of the Hervey Bay Airport where a building may be in close proximity to or protrude the Obstacle Limitations Surface (OLS). (c) mitigate impacts from erosion prone areas; (d) mitigate impacts from contaminated land; (e) minimise soil erosion and siltation during construction; (f) ensure that people and property are safe from potential hazards including acid sulfate soils, coastal hazards and flooding through assessment of risk and avoiding or mitigating adverse impacts; (g) have regard to the projected impacts of a variable climate; (h) have regard to maritime uses within the Master Plan area; and (i) ensure stormwater runoff is adequately managed throughout the Master Plan area. 	AO17	No acceptable outcome provided.

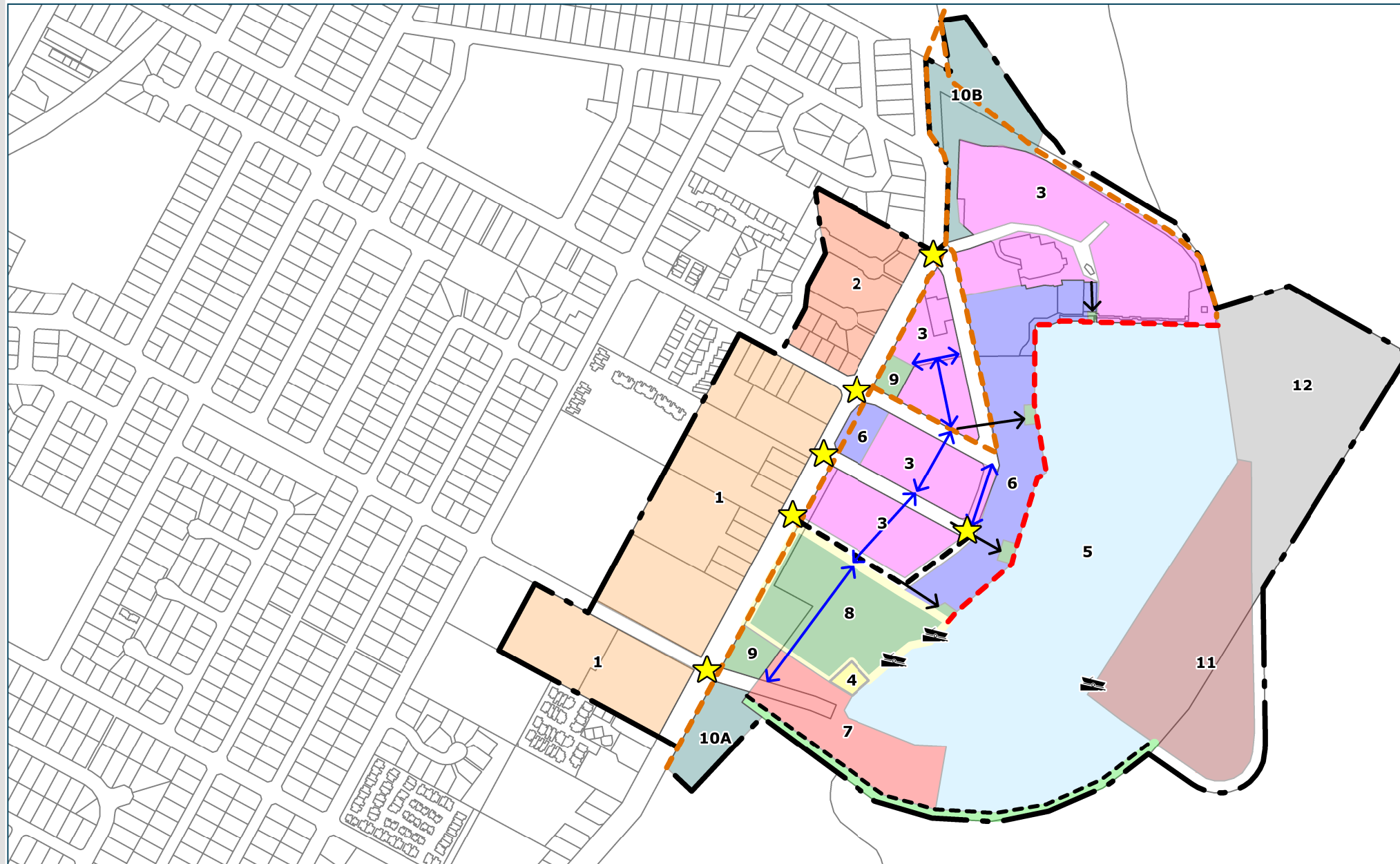
Performance outcomes		Acceptable outcomes	
PO18	<p>Development will protect existing or planned trunk infrastructure and ensure infrastructure and services are:-</p> <p>(a) provided in a timely, orderly, integrated and coordinated manner to support urban uses and works;</p> <p>(b) available or capable of being made available (including key infrastructure such as roads, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications); and</p> <p>(c) located and designed to maximise efficiency and ease of maintenance.</p>	AO18	No acceptable outcome provided.
Development in Precinct MU2 (Hervey Bay Airport Business and Industry Park)			
PO19	<p>Development in Precinct MU2 (Hervey Bay Airport Business and Industry Park) provides for the following:-</p> <p>(a) the provision of support services to the aviation sector and the Hervey Bay Airport, as well as accommodating a range of complementary business, industry and limited residential uses that contribute to the establishment of a self-contained employment hub, including:-</p> <p>(i) residential activities – caretaker's accommodation, hostel, short-term accommodation;</p> <p>(ii) business activities – food and drink outlets, offices, small-scale shops, showrooms and veterinary services; and</p> <p>(iii) industry activities – low impact industry, marine industry, medium impact industry, research and technology industry, service industry and warehouses;</p> <p>(b) a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area, with a maximum building height of 10.0m above ground level; and</p> <p>(c) avoidance of adverse impacts on the safe and continued functioning of the Hervey Bay Airport.</p>	AO19	No acceptable outcome provided.
Development in Precinct MU3 (Carriers Arms Hotel)			
PO20	<p>Development in Precinct MU3 (Carriers Arms Hotel) provides for the following:-</p> <p>(a) uses and activities contribute to and enhance the established hotel, motel and conference facilities in the precinct including:-</p> <p>(i) residential activities – caretaker's accommodation, dwelling unit, multiple dwelling and short-term accommodation;</p> <p>(ii) business activities – food and drink outlet, offices and shops; and</p> <p>(iii) entertainment activities – function facilities, hotels and tourist attractions; and</p> <p>(b) buildings and structures contribute to the establishment of a consolidated and compact precinct, with a maximum</p>	AO20	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	building height of 11.0m above ground level.		
Development in Precinct MU4 (Dominion Flour Mill)			
PO21	<p>Development in Precinct MU4 (Dominion Flour Mill) provides for the following:-</p> <p>(a) uses and activities contribute to the establishment of a vibrant and active mixed-use precinct that accommodates a range of residential, tourism, recreation, business, community, and industry uses including:-</p> <p>(i) residential activities – caretaker’s accommodation, dwelling unit, home based business, multiple dwelling and short-term accommodation;</p> <p>(ii) business activities – food and drink outlet, markets, offices, sales office and shops;</p> <p>(iii) entertainment activities – clubs, function facilities, hotels, theatres (other than a cinema) and tourist attractions;</p> <p>(iv) industry activities – low impact industry and service industry;</p> <p>(v) community activities – child care centres and community uses; and</p> <p>(vi) recreation activities – indoor sport and recreation and parks;</p> <p>(b) reuse of the Dominion Flour Mill buildings is highly encouraged to promote opportunity for urban renewal of the precinct to reflect and respect an area important to Maryborough’s industrial history;</p> <p>(c) design of new buildings and structures is respectful of the heritage listed features located within and adjacent to the precinct;</p> <p>(d) buildings and structures are designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development, with a maximum building height of 15.0m above ground level; and</p> <p>(e) a high level of amenity, safety and design quality is provided and development is set amongst attractive landscaped grounds.</p>	AO21	No acceptable outcome provided.
Development in Precinct MU5 (Fraser Island resorts)			
PO22	<p>Development in Precinct MU5 (Fraser Island Resorts) provides for the following:-</p> <p>(a) uses and activities contribute to and enhance the established integrated resorts that accommodate a range of residential, tourism, recreation, business, community, and industry uses including:-</p> <p>(i) residential activities – caretaker’s accommodation, dwelling unit, resort complex and short-term accommodation;</p> <p>(ii) business activities – food and drink outlet, offices, sales office and shops;</p> <p>(iii) entertainment activities – clubs,</p>	AO22	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>function facilities, hotels, theatres (other than a cinema) and tourist attractions;</p> <p>(iv) industry activities – low impact industry, transport depot and service industry necessary to service the resident and visitor population;</p> <p>(v) community activities – health care services and community uses; and</p> <p>(vi) recreation activities – indoor sport and recreation and parks;</p> <p>(b) design of new buildings and structures is respectful of the Fraser Island environmental character that is predominant throughout the Island's communities;</p> <p>(c) buildings and structures are designed and located to be respectful of the environmental and cultural values of the Island and are sympathetic to the existing scale and character of surrounding development, with a maximum building height of 11.0m above ground level; and</p> <p>(d) a high level of amenity, safety and design quality is provide and maintained and development is set amongst attractive native landscaped grounds with retention of native vegetation wherever possible.</p>		
Development in Precinct MU6 (Maryborough Residential Airpark)			
PO23	<p>Development in Precinct MU6 (Maryborough Residential Airpark) provides for the following:-</p> <p>(a) the provision of residential development including air services (i.e. hangers) whether attached or separate to the dwelling houses, that seek access to the Maryborough Airport runways;</p> <p>(b) Subdivision of land for the Maryborough residential airpark is to be in the form of a Community Management Title only;</p> <p>(c) a predominantly low-rise built form that is sympathetic to the scale and character of the neighbouring residential area, with a maximum building height of 8.5m above ground level; and</p> <p>(d) avoidance of adverse impacts on the safe and continued functioning of the Maryborough Airport.</p>	AO23	No acceptable outcome provided.






















Figure 6.2.18A

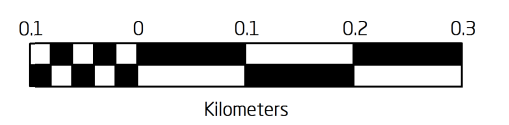
Urangan Harbour Master Plan



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LEGEND

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|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  High Density Residential Sub-precinct 1 |  Open Space & Recreation (Car Trailer Parking) Sub-precinct 8 |  New Roads |
|  SOHO Opportunity Sub-precinct 2 |  Open Space & Recreation Sub-precinct 9 |  Pedestrian Network |
|  Mixed Use Development Sub-precinct 3 |  Key Recreation Sites Sub-precinct 10A & 10B |  Vista / View Corridors |
|  Community & Club Facilities Sub-precinct 4 |  Special Tourism Opportunities Sub-precinct 11 |  Boardwalk |
|  Marine Facilities (Wet Marina) Sub-precinct 5 |  Wet Marina Investigaton Area Sub-precinct 12 |  DCDB November2014 (Source DNRM) |
|  Retail, Hospitality & Tourism Sub-precinct 6 |  Recreational Fishing Opportunity |  Entry Points, Road Redesign |
|  Marine Facilities (Dry Marina) Sub-precinct 7 | |  Recreational Boat Ramp |
| | |  Master Plan Boundary |

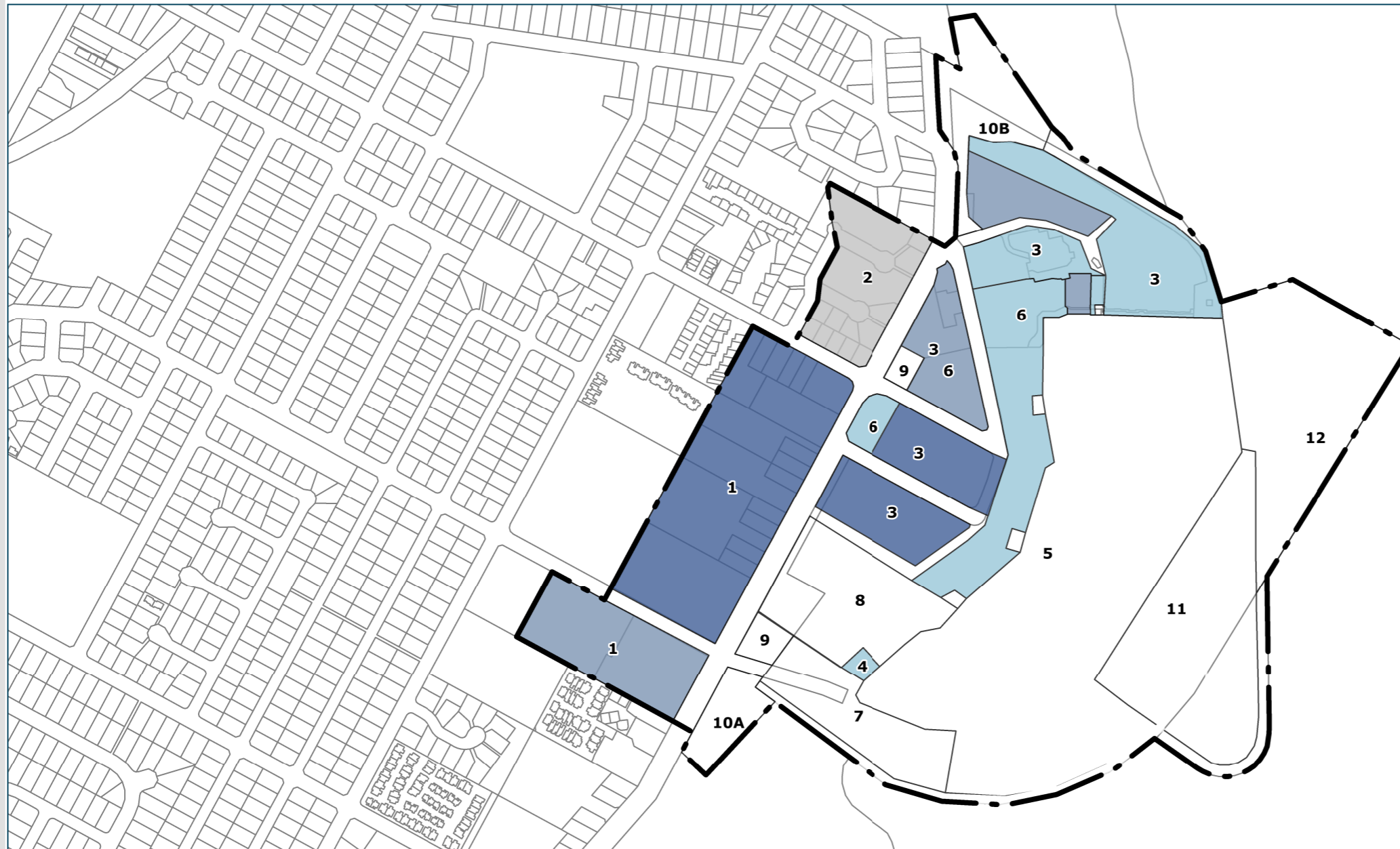


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Urangan Harbour
Master Plan
Elements

FRASER COAST PLANNING SCHEME

URANGAN HARBOUR MASTER PLAN BUILDING HEIGHTS



- 1 High Density Residential Sub-precinct 1
- 2 SOHO Opportunity Sub-precinct 2
- 3 Mixed Use Development Sub-precinct 3
- 4 Community & Club Facilities Sub-precinct 4
- 5 Marine Facilities (Wet Marina) Sub-precinct 5
- 6 Retail, Hospitality & Tourism Sub-precinct 6
- 7 Marine Facilities (Dry Marina) Sub-precinct 7
- 8 Open Space & Recreation (Car Trailer Parking) Sub-precinct 8
- 9 Open Space & Recreation Sub-precinct 9
- 10 Key Recreation Sites Sub-precinct 10A & 10B
- 11 Special Tourism Opportunities Sub-precinct 11
- 12 Wet Marina Investigaton Area Sub-precinct 12

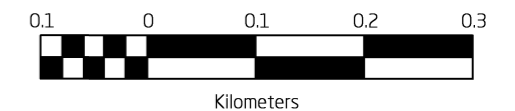
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Building Heights

-  Not Applicable
-  8.5m Building Height (2 Storeys)
-  11m Building Height (3 Storeys)
-  20m Building Height (6 Storeys)
-  80m Building Height (20 Storeys)

-  Boundary
-  DCDB



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Urangan Harbour Master Plan
Building Heights
Elements

figure 6.2.18B

Figure 6.2.18B

Urangan Harbour Master Plan Building Heights

Table 6.2.18.3.2

Urangan Harbour Master Plan Sub-Precinct Design and Land Use Intent

Column 1 Sub-precinct	Column 2 Design and Land Use Outcomes
Sub-precinct 1 High Density Residential	<ul style="list-style-type: none"> - Promote high density residential development that will cater for both long and short term accommodation with boutique and resort style commercial uses, restaurants and bars at the ground level fronting the Esplanade. - Promote a strong linkage with the Urangan Harbour and create an interactive boulevard along the Esplanade to create an engaging and pedestrian friendly locality.
Sub-precinct 2 SOHO Opportunity	<ul style="list-style-type: none"> - SOHO refers to small office / home office where certain types of uses occur in residential areas adjacent to a key urban development area, employment node, retail precinct or tourism node. - This sub-precinct has been identified as a suitable SOHO opportunity locality that could support the commercial, retail, tourism and short term accommodation uses being promoted within the Urangan Harbour Master Plan sub-precincts. - The types of complementary SOHO opportunities could include beauty services, tour booking office, professional services, boutique dentist and medical services and small café/barista. - The intent of this sub-precinct is to maintain the dominant residential amenity within the locality, whilst encouraging small bespoke commercial enterprises on sites where fronting the Esplanade or Miller Street. - The residential use types encouraged in the sub-precinct include dwelling houses, multiple dwellings and retirement living.
Sub-precinct 3 Mixed Use Development	<ul style="list-style-type: none"> - Promote a range of uses that are complementary to the Urangan Harbour marina and tourism activities. - The types of uses encouraged within this sub-precinct includes short and long term accommodation, backpackers, retail, small scale commercial uses and function facilities. - The Mixed Use Development sub-precinct is also located on key entry sites into the Urangan Harbour from the Esplanade therefore the built form and landscaping is to be of a high standard to create an attractive entry statement. - The Mixed Use Development sub-precincts intent is to encourage high quality accommodation uses with supporting retail, hospitality and commercial activities that create a sense of place upon arrival into the Urangan Harbour area and support the marina.
Sub-precinct 4 Community and Club Facilities	<ul style="list-style-type: none"> - Accommodate marine based public services such as volunteer Marine Rescue, Coastguard, Police/Customs/Border Protection, sailing clubs and training facilities. - The intent of this sub-precinct is to co-locate similar public service and community based organisations to share common facilities and training areas and create a focal point within the Urangan Harbour area for maritime public services.
Sub-precinct 5 Marine Facilities (Wet Marina)	<ul style="list-style-type: none"> - To continue providing recreational, commercial and live-on boat moorings and berths and dredge spoil disposal operations. - The commercial moorings and berths will accommodate a range of commercial activities including tourism, fishing, boat charter, barge and short-term berths. - Any expansion of the marina or relocation or construction of an additional seawall will avoid or mitigate impacts on areas of ecological significance including the values of the Great Sandy Marina Park and protected and endangered species and their habitat such as Dugong and Sea Turtles.
Sub-precinct 6 Retail, Hospitality	<ul style="list-style-type: none"> - Seeks to encourage a range of commercial, retail and tourism uses within the sub-precinct ranging from restaurants and cafes, clubs

and Tourism	<p>and licensed premises, take away and fish monger stores, convenience store, retail shopping, booking offices, marine tourism (i.e. aquarium) and function facilities.</p> <ul style="list-style-type: none"> - The intent of this sub-precinct is to encourage commercial and tourism activities that complement the marina activities and the surrounding short-term accommodation uses whilst also providing an engaging tourism marina attraction for the Fraser Coast.
Sub-precinct 7 Marine Facilities (Dry Marina)	<ul style="list-style-type: none"> - Provide the operational and industrial services essential for a marina. This includes mechanical / electrical services, boat builders, sail makers and marine trimmers, travel lift, fuelling facilities, dry storage (boat yard, etc) and commercial fish receivables. These uses and services are essential for the daily operations and maintenance of the marina, moored boats and commercial vessels and will be accommodated collectively at the southern end of the marina to provide opportunity to share services, facilities and ease of access to the services for the boats.
Sub-precinct 8 Open Space and Recreation (Car Trailer Parking)	<ul style="list-style-type: none"> - To create passive recreational areas as well as sufficient car and trailer parking facilities with direct access to the recreational boat ramps proposed for this sub-precinct. - The open space areas will also provide amenities such as toilets and change facilities, pontoons, fish cleaning and wash down areas and there will also be bike and pedestrian networks linking the open space sub-precinct to other areas within the Urangan Harbour.
Sub-precinct 9 Open Space and Recreation	<ul style="list-style-type: none"> - To create passive recreational areas that provides beautiful green space settings throughout the Urangan Harbour, and also provide for views and vistas through the harbour out towards Fraser Island. - The open space areas will also provide amenities such as toilets and change facilities, playgrounds and BBQ facilities and there will also be bike and pedestrian networks linking the open space and recreation sub-precinct to other areas within the Urangan Harbour.
Sub-precinct 10 Key Recreation Areas A & B	<ul style="list-style-type: none"> - Key Recreation Area A is intended to be a “high profile park” that will provide for market and festival activities, beautifully landscaped parklands and also contribute to the Boat Harbour Drive entry statement into the Urangan Harbour. - Key Recreation Area B is intended to be a major recreational swimming area for surrounding residents and visitors staying within the Urangan Harbour precinct. Amenities and facilities will be provided for as well as a maintained park area for picnic and BBQ facilities. - These two key recreation areas will be linked to the Urangan Harbour by pedestrian and bicycle networks and a boardwalk extended from the “swimming area” to the marina.
Sub-precinct 11 Special Tourism Opportunities	<ul style="list-style-type: none"> - Identifies part of the existing dredge material disposal and rehandling facility as a potential resort and commercial opportunity providing a unique location and visitor experience with vistas of Fraser Island and the Great Sandy Strait. - Building design and height will need to demonstrate iconic characteristics and sustainability due to the location and view lines from sub-precincts 3, 6 and 9. - This Special Investigations sub-precinct will need to demonstrate that the characteristics of the site are suitable for development, particularly considering potential contamination of the dredge spoil and that the reclaimed land is structurally suitable for the development. - The operational demands for the existing dredge material disposal and rehandling facility are to be maintained in accordance with the dredge management plan for the Urangan Harbour including the future planned expansion. If the dredge disposal facility is to be relocated, the new facility will: <ul style="list-style-type: none"> o meet the operational demands for future dredging operations;

	<ul style="list-style-type: none"> and ○ avoid or mitigate impacts on areas of ecological significance including the values of the Great Sandy Marine Park and protected and endangered species and their habitat such as Dugong and Sea Turtles; and ○ avoid or mitigate impacts on fisheries and commercial fishers.
Sub-precinct 12 Wet Marina Investigation Area	<ul style="list-style-type: none"> - Identifies a potential opportunity to extend the wet marina beyond the existing harbour wall to allow for fixed pontoon style moorings for short term visitation by larger vessels currently unable to navigate the Urangan Harbour. - This area will be subject to investigations into demand, design, climatic exposure, management, impacts on the environment and provision of services including sewerage pump out and vehicular access to this precinct. - Any expansion of the wet marina in this precinct will: <ul style="list-style-type: none"> ○ avoid or mitigate impacts on areas of ecological significance including the values of the Great Sandy Marine Park and protected and endangered species and their habitat such as Dugong and Sea Turtles. ○ avoid or mitigate impacts on fisheries and commercial fishers.

Editor's note-the **Planning Scheme Policy for the Urangan Harbour Master Plan** provides guidance for satisfying certain outcomes of the Mixed Use Zone Code for development within Precinct MU1 (Urangan Harbour).

6.2.19 Rural zone code

6.2.19.1 Application

This code applies to assessable development:-

- (a) within the Rural zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Rural zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.19.2 Purpose

- (1) The purpose of the rural zone is to:-
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with:-
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The purpose of the Rural zone code will be achieved through the following overall outcomes:-
 - (a) activities in rural areas are sustainably managed to protect, maintain, and enhance the character, visual amenity and ecological sustainability of the area;
 - (b) activities protect and manage significant natural features, resources, and processes, including the capacity for primary production;
 - (c) development provides for a broad range of rural uses, including animal husbandry, aquaculture, cropping, permanent plantations, intensive horticulture, roadside stalls, wholesale nurseries and wineries. More intensive rural uses including animal keeping, intensive animal industry and rural industry are also established in the zone provided that adverse environmental and amenity impacts are avoided or appropriately managed;
 - (d) non-rural uses that are compatible with a rural setting and support rural enterprise or tourism are facilitated where they complement or provide a service to rural areas and do not compromise the use of the land for rural activities;
 - (e) development does not alienate or fragment agricultural land unless:-
 - (i) there is an overriding need for the development in terms of public benefit; and
 - (ii) no other site is suitable for the particular purpose;
 - (f) intensive rural uses are not located adjacent to sensitive land uses, and are designed and operated to maintain the rural character and amenity of the zone;
 - (g) the built form of development in the zone integrates with and complements the predominant rural character and scale of the zone, and sensitively responds to the environmental and topographical features of the landscape;

- (h) development in rural areas provides for the maintenance or enhancement of the scenic and landscape values of the area;
- (i) development provides for infrastructure and services that are commensurate with a rural location and setting and the nature and scale of development that is intended to occur in the zone; and
- (j) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.19.3 Assessment benchmarks

Table 6.2.19.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Rural uses			
PO1	Development provides for a broad range of rural uses as listed in the rural activities in Schedule 1 (Definitions) , including intensive rural uses, provided that adverse environmental and amenity impacts are avoided or appropriately managed.	AO1	No acceptable outcome provided.
Residential uses			
PO2	Permanent residential accommodation is limited to dwelling houses, dual occupancies and caretaker's accommodation on existing lots. Non-resident workforce accommodation and short-term accommodation which complement rural uses and promote the sustainable use of rural land may also be established in the zone.	AO2	No acceptable outcome provided.
Non-rural uses			
PO3	Non-rural uses are located, designed and operated to minimise conflicts with existing and future rural uses and activities on the surrounding rural lands.	AO3	No acceptable outcome provided.
General			
PO4	Development adjacent to the Waterfront and marine industry zone at Granville is compatible with the continuing operation and viability of marine industries in the locality.	AO4	No acceptable outcome provided.
PO5	Intensive rural uses are not located adjacent to sensitive land uses, and are designed and operated to maintain the rural character and amenity of the zone.	AO5	No acceptable outcome provided.
PO6	Extractive industries may be established in the zone provided that such uses are appropriately designed, operated and managed to minimise significant nuisance and environmental impacts on surrounding premises.	AO6	No acceptable outcome provided.
PO7	Development does not alienate or fragment agricultural land classification (ALC) Class A and Class B land unless:- (a) there is an overriding need for the development in terms of public benefit; and (b) no other site is suitable for the particular purpose.	AO7	No acceptable outcome provided.
PO8	To maintain the rural character and amenity of the zone, development has a low-rise	AO8	Development has a maximum building height above ground level of:-

Performance outcomes		Acceptable outcomes	
	built form.		(a) 8.5m where the site has up to 15% slope, or 10m where the site has more than 15% slope for residential and other non-rural activities; and (b) 10.0m for rural activities.
PO9	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ²⁷ and minimises the consumption of energy and water.	AO9	No acceptable outcome provided.
PO10	Development avoids or mitigates any adverse impacts on areas of environmental or ecological significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through sensitive location, design, operation and management.	AO10	No acceptable outcome provided.
PO11	Development provides for infrastructure and services that are commensurate with a rural location and setting and the nature and scale of development that is intended to occur in the zone.	AO11	No acceptable outcome provided.
PO12	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO12	No acceptable outcome provided.

²⁷ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

6.2.20 Rural residential zone code

6.2.20.1 Application

This code applies to assessable development:-

- (a) within the Rural residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Rural residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.20.2 Purpose

- (1) The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for low density residential purposes, in the form of dwelling houses within a semi-rural setting;
 - (b) development in the zone is low density and semi-rural in nature, and sensitively responds to localised character and amenity considerations;
 - (c) rural activities are to be limited to small-scale activities that do not impact on the rural residential amenity of the zone;
 - (d) low impact activities such as hobby farms, small-scale eco-tourism and outdoor recreation are encouraged where the impacts of such uses can be minimised;
 - (e) the built form of development integrates with and complements the predominant rural residential character and scale of the zone, and is sympathetic to the environmental and topographical features of the landscape;
 - (f) development incorporates a high level of rural residential amenity, personal health and safety and protection for property;
 - (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and
 - (h) in identified precincts, development provides for relatively smaller rural residential lot sizes to cater for different lifestyle options and be responsive to prevailing subdivision patterns.

6.2.20.3 Assessment benchmarks

Table 6.2.20.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Preferred uses</i>			
PO1	Development is predominantly residential in nature with some small-scale and low intensity rural activities provided for where such activities are compatible with the predominant residential uses.	AO1	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
Residential lot sizes			
PO2	Unless otherwise specified in a precinct, development provides for relatively large residential lot sizes to maintain the prevailing lower residential density of the zone.	AO2	No acceptable outcome provided.
Non-residential uses			
PO3	Non-residential uses are limited to small-scale and low intensity rural activities that are compatible with the prevailing rural residential character and amenity of the zone.	AO3	No acceptable outcome provided.
General			
PO4	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	AO4	No acceptable outcome provided.
PO5	To maintain the low intensity character and rural residential amenity of the zone, development has a low-rise built form with a maximum building height of: (a) 8.5m above ground level where the site has up to 15% slope; or (b) 10m above ground level where the site has more than 15% slope.	AO5	No acceptable outcome provided.
PO6	Development for residential uses adjacent to rural land does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes.	AO6	No acceptable outcome provided.
PO7	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ²⁸ and minimises the consumption of energy and water.	AO7	No acceptable outcome provided.
PO8	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO8	No acceptable outcome provided.
PO9	Development is provided with an appropriate level of services and infrastructure that maintains public health, ensures the safety of buildings and works and avoids negative impacts on the natural environment.	AO9	No acceptable outcome provided.
PO10	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note - The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a	AO10	No acceptable outcome provided.

²⁸ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	coordinated, efficient and financially sustainable manner.		
Development in identified zone precincts			
PO11	To cater for different lifestyle options and be responsive to prevailing subdivision patterns, development provides for relatively smaller rural residential lot sizes to be established in the following precincts:- (a) Precinct RR1 (Minimum lot size of 4,000m²); and (b) Precinct RR2 (Minimum lot size of 1ha (10,000m²).	AO11	No acceptable outcome provided.

6.2.21 Specialised centre zone code

6.2.21.1 Application

This code applies to assessable development:-

- (a) within the Specialised centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Specialised centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.21.2 Purpose

- (1) The purpose of the specialised centre zone is to provide for one or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.
- (2) The purpose of the Specialised centre zone code will be achieved through the following overall outcomes:-
 - (a) development is to provide for one or more specialised uses being activities which because of their size, requirement for high levels of accessibility to private motor vehicle traffic, or other characteristics, are best located outside of activity centres, adjacent to major roads;
 - (b) development provides for a range of retail business uses that have large floor plates and require high levels of visibility and accessibility to major roads;
 - (c) development provides for a particular mix or type of centre activities that cannot be accommodated in other centre zones;
 - (d) development is consistent with the Fraser Coast hierarchy of centres²⁹ and does not provide for higher order and other retail facilities better suited to establishing within an activity centre;
 - (e) development provides a high level of amenity and complements the character of the surrounding area;
 - (f) development is located, designed and operated in a manner that does not adversely impact on the amenity of surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety; and
 - (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.21.3 Assessment benchmarks

Table 6.2.21.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development provides for a range of retail business uses, predominantly in the form	AO1	No acceptable outcome provided.

²⁹ The Fraser Coast hierarchy of centres is described in **Table 6.2.21.3.2 (Fraser Coast Hierarchy of Centres)** in **Part 6 (Zone Codes)** for development subject to code assessment, and the settlement pattern theme of **Part 3 Strategic Framework** for development subject to impact assessment.

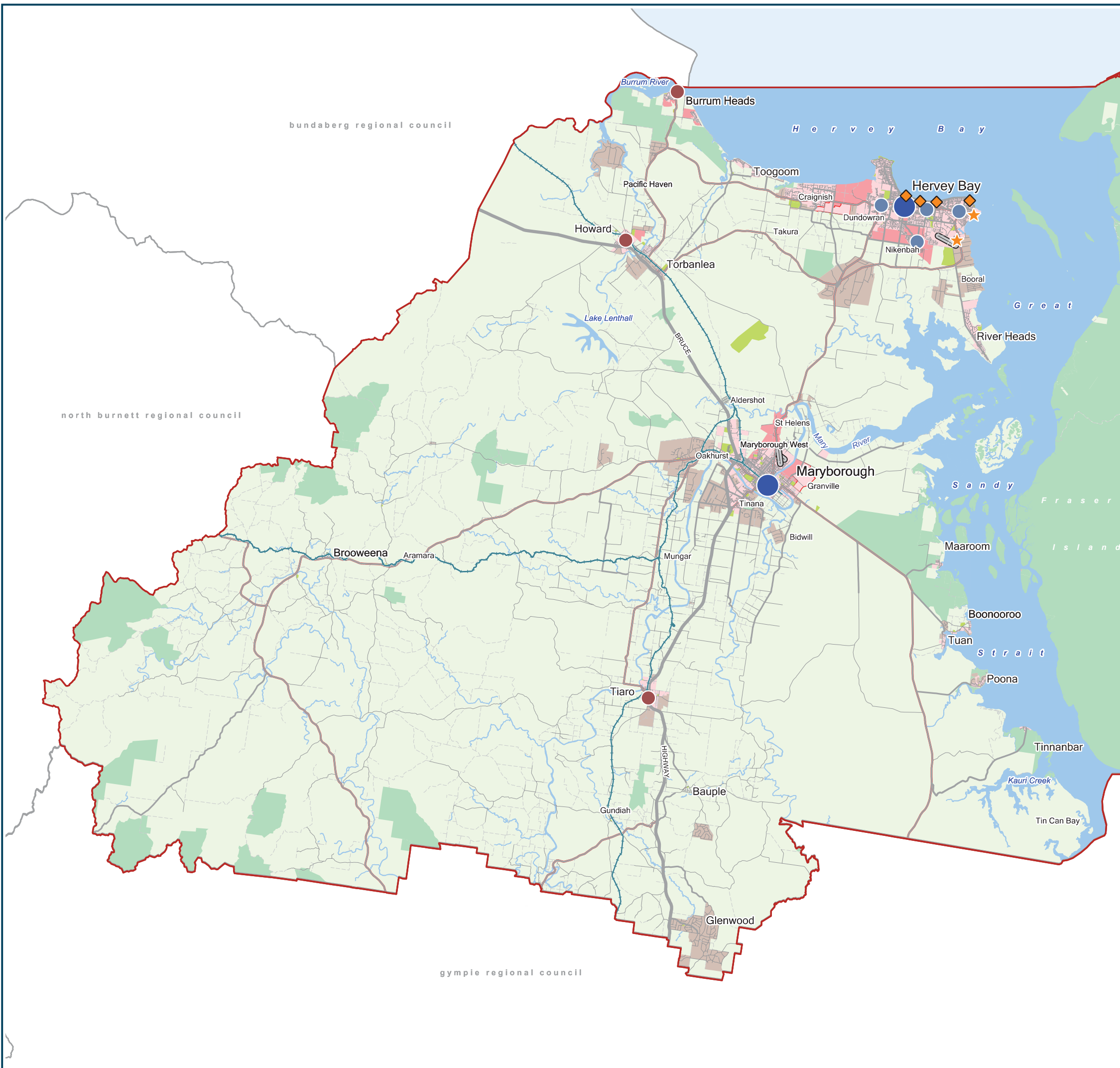
Performance outcomes		Acceptable outcomes	
	of showrooms, garden centres, hardware and trade supplies and outdoor sales that have large floor plates or require high levels of visibility and accessibility to major roads.		
PO2	Development also provides for other business uses and some industrial uses which because of their scale or characteristics are not suited to establish in another centre zone.	AO2	No acceptable outcome provided.
PO3	Development in the zone is consistent with the hierarchy of centres as described in Table 6.2.21.3.2 (Fraser Coast Hierarchy of Centres) and spatially shown on Figure 6d , and does not provide for higher order and other retail facilities better suited to establishing within an activity centre, including supermarkets, department stores and discount department stores.	AO3	No acceptable outcome provided.
General			
PO4	Development incorporates a high standard of urban design and landscaping that creates attractive and functional buildings, streets and places.	AO4	No acceptable outcome provided.
PO5	For that part of the zone adjoining the links mobility corridor in Hervey Bay, development provides semi-active frontages, break out areas and sensitive landscape treatments that enhance the functioning of the links mobility corridor as a high quality active transport corridor and allow for passive observation of the corridor.	AO5	No acceptable outcome provided.
PO6	Development is designed and operated to be responsive to the Fraser Coast's sub-tropical climate ³⁰ and minimise the use of water and energy.	AO6	No acceptable outcome provided.
PO7	Development has a built form that is sympathetic to the intended scale and character of the streetscape and surrounding area.	AO7	Development has a maximum building height of 10.0m above ground level.
PO8	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO8	No acceptable outcome provided.
PO9	Development is provided with the full range of urban services to support the needs of the community, including parks, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure.	AO9	No acceptable outcome provided.
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO10	No acceptable outcome provided.

³⁰ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Table 6.2.21.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	<p>Principal Activity Centres are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-</p> <ul style="list-style-type: none"> • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	<p>District (Rural and Coastal) Centres are located at Burrum Heads, River Heads, Tiaro and Howard. They:-</p> <ul style="list-style-type: none"> • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	<p>District (Urban) Centres are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:-</p> <ul style="list-style-type: none"> • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	<p>Local Centres provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services.</p>
Specialist Activity Centres	<p>Specialist Activity Centres are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:-</p> <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	<p>Tourism Activity Centres are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:-</p> <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.

Figure 6d – Fraser Coast Hierarchy of Centres (Specialised Centre Zone Code)



Legend

Hierarchy of Centres

- Principal Activity Centre
- District Activity Centre - Urban
- District Activity Centre - Rural
- ★ Specialist Activity Centre
- ◆ Tourism Activity Centre

Land Use Categories

- Urban Area
- Urban Expansion Area
- Future Urban Area
- Rural Residential Area
- Rural Area
- Major Sport and Recreation Open Space Area
- Protected Area

Major Transport Elements

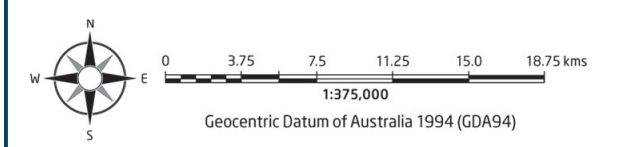
- Highway
- Arterial Road or Sub-Arterial Road
- Rail Line

Other Elements

- Ocean and Major Waterbodies
- Waterway
- Fraser Coast Regional Council Boundary

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Fraser Coast
Hierarchy of Centres
(Specialised Centre Zone Code)

FIGURE 6d