

9.3 Use codes

9.3.1 Business uses code

9.3.1.1 Application

This code applies to accepted development subject to requirements and assessable development identified as requiring assessment against the Business uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Business uses code is to ensure that business uses and other centre activities:-
 - (a) are developed in a manner consistent with the Fraser Coast hierarchy of centres; and
 - (b) are of a high quality design which reflects good centre design principles and appropriately responds to local character, environment and amenity considerations.

- (2) The purpose of the Business uses code will be achieved through the following overall outcomes:-
 - (a) a business use or centre activity is consistent with and reinforces the Fraser Coast hierarchy of centres;
 - (b) a business use or centre activity incorporates building and landscape design that responds to the region's sub-tropical climate as well as the character of the particular local area;
 - (c) a business use or centre activity is integrated into its surrounds and reflects high quality town centre design, streetscape and landscaping principles; and
 - (d) a business use or centre activity avoids or mitigates adverse impacts upon the amenity, privacy or environmental quality of nearby residential uses.

9.3.1.3 Assessment benchmarks and requirements

Table 9.3.1.3.1 Assessment benchmarks for assessable development – general requirements

| Performance outcomes | | Acceptable outcomes | |
|---|---|---------------------|---|
| Fraser Coast hierarchy of centres | | | |
| PO1 | The business use or centre activity is of a type, scale and intensity that is consistent with and reinforces the Fraser Coast hierarchy of centres as described in Table 9.3.1.3.11 (Fraser Coast Hierarchy of Centres) and spatially shown on Figure 9a . | AO1 | No acceptable outcome provided. |
| Building features and articulation | | | |
| PO2 | The business use or centre activity is in a building which:- <ol style="list-style-type: none"> (a) provides visual interest through form and facade design; (b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces; | AO2.1 | The building has articulated and textured facades that incorporates some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:- <ol style="list-style-type: none"> (a) wide colonnades, verandahs, |

| Performance outcomes | | Acceptable outcomes | |
|--|--|---|--|
| | <p>(c) takes advantage of local climatic conditions in ways that reduce demand on non-renewable energy sources for cooling and heating; and</p> <p>(d) responds to the character and amenity of neighbouring premises and the streetscape.</p> | <p>AO2.2</p> <p>AO2.3</p> | <p>awnings, balconies and eaves;</p> <p>(b) recesses, screens and shutters; and</p> <p>(c) windows that are protected from excessive direct sunlight during warmer months.</p> <p>The building is articulated and finished in ways that respond to significant built form elements of adjacent buildings and the streetscape such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.</p> <p>Where the building facade is adjacent to the street or in a publicly accessible area, the building facade does not incorporate recesses of sufficient size to conceal a person.</p> |
| PO3 | Where the business use or centre activity involves the development of a tall building, the building is designed to display the functional differences between the ground level and the above ground level spaces. | AO3 | A building having a height of more than 8.5m incorporates built form elements that help to differentiate between the podium and other building levels. |
| PO4 | <p>The business use or centre activity is in a building which has a top level and roof form that is shaped to:-</p> <p>(a) provide a visually attractive skyline silhouette; and</p> <p>(b) screen mechanical plant and equipment from view.</p> | AO4 | No acceptable outcome provided. |
| Streetscape and on-site landscaping | | | |
| PO5 | <p>The business use or centre activity provides appropriate streetscape and on-site landscaping that:-</p> <p>(a) creates a high level of comfort, safety and visual attractiveness for users; and</p> <p>(b) is consistent with the function, location and setting of the premises.</p> | <p>AO5.1</p> <p>AO5.2</p> <p>AO5.3</p> <p>AO5.4</p> <p>AO5.5</p> | <p>Existing significant vegetation is retained and integrated within the landscaping concept for new development.</p> <p>OR</p> <p>Where existing significant vegetation is to be removed or damaged to make way for new development, it is replaced with mature vegetation of the same or similar species within or adjacent to the development site.</p> <p>For locations other than main streets or retail/mixed use core areas, streets are provided with turfed verges and constructed footpaths.</p> <p>Where provided, street trees are located between footpaths and the street or parking lanes.</p> <p>Shade trees are provided throughout public and semi-public spaces and provide shade to footpaths, activity areas and open car parking areas.</p> <p>Street furniture including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains are co-ordinated with other elements of the streetscape.</p> |

| Performance outcomes | | Acceptable outcomes | |
|---|---|--|--|
| | | <p>AO5.6</p> <p>For locations other than main streets or retail/mixed use core areas, a minimum of 10% of the site comprises deep planted landscaping.</p> <p>AO5.7</p> <p>On-site landscaping is provided in accordance with the following:-</p> <ul style="list-style-type: none"> (a) shade trees, low planting and hard landscaping are provided along street frontages not occupied by buildings or driveways by a planting bed of at least 2m wide where adjacent to a street frontage or public open space; (b) car parking areas are provided with a minimum of 1 shade tree for every 6 parking spaces; (c) trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by raised kerbs, wheel stops or bollards as required; (d) storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas; (e) landscape planting utilises locally endemic and/or other native species as specified in the Planning scheme policy for development works; (f) within heritage places or neighbourhood character areas, non-native/endemic species that form part of the landscape character of an area or place are used; (g) a landscaped buffer strip is provided between the business use or centre activity and any adjacent residential use which:- <ul style="list-style-type: none"> (i) has a minimum landscaped buffer strip width of 2m; (ii) is planted with a variety of screening trees and shrubs; and (iii) incorporates a minimum 1.8m high solid screen fence where acoustic attenuation is required; and (h) planting is provided on top of podium levels and on the roof or roof level of car parking structures. | |
| Environmental management and amenity of residential premises | | | |
| PO6 | The business use or centre activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises or other sensitive receptors. | AO6.1 | <p>Undesirable visual, noise and odour impacts on public spaces and residential uses, are avoided or appropriately managed by:-</p> <ul style="list-style-type: none"> (a) where necessary and appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site context and setting; (b) ensuring that noise emissions do not cause noise-related environmental harm or nuisance; (c) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and |

| Performance outcomes | | Acceptable outcomes | |
|------------------------------|--|---|--|
| | | AO6.2 | <p>(d) not locating site service facilities and areas along any frontage to a public street or other urban space.</p> <p>Glare conditions or excessive 'light spill' onto adjacent sites and public spaces are avoided or minimised through measures such as:-</p> <p>(a) careful selection and location of light fixtures;</p> <p>(b) use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and</p> <p>(c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.</p> |
| PO7 | Development involving live entertainment or amplified sound provides a satisfactory level of acoustic amenity for surrounding sensitive land uses, having regard to the location and setting of the development. | AO7 | No acceptable outcome provided. |
| PO8 | Where the business use or centre activity requires acoustic attenuation measures to mitigate adverse impacts on nearby residential premises, such measures are designed and constructed to be compatible with the local streetscape. | AO8 | No acceptable outcome provided. |
| PO9 | The business use or centre activity maintains the reasonable privacy and amenity of residential premises such that the use of indoor and outdoor living areas by residents is not unreasonably diminished. | AO9 | <p>Where the development is adjacent to an existing or approved building containing residential uses, the reasonable privacy and amenity of such uses is maintained by:-</p> <p>(a) siting and orienting buildings to minimise the likelihood of overlooking occurring;</p> <p>(b) having windows and outdoor areas, (including balconies and terraces) located and designed so that they do not look into dwellings or rooming units; and</p> <p>(c) incorporating screening over building openings.</p> |
| Mixed use development | | | |
| PO10 | Where the business use or centre activity is part of a mixed use building or development, residents are provided with reasonable levels of privacy and security. | AO10.1 AO10.2 AO10.3 | <p>Entry areas for the residents of and visitors to dwellings or rooming units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.</p> <p>Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users.</p> <p>Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of and visitors to residential accommodation.</p> |

Table 9.3.1.3.2 Assessment benchmarks for assessable development – if located in a main street or a retail/mixed use core area²

| Performance outcomes | | Acceptable outcomes | |
|---|---|---------------------|--|
| <i>Relationship of buildings to streets and public spaces</i> | | | |
| PO1 | The business use or centre activity is in a building that clearly defines, frames or encloses the street and other useable public and semi-public open space. | AO1.1 | Buildings are built to the street frontage and other urban spaces for all or most of their length so as to create a continuous or mostly continuous edge. |
| | | AO1.2 | Windows and entrances to buildings are positioned to provide for casual surveillance of adjacent public and semi-public places. |
| PO2 | The business use or centre activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather. | AO2 | Development provides adequate and appropriate shelter along or around the street in the form of an awning, colonnade, verandah or the like with a width of 3.2m to 4m or that is otherwise consistent with the width of shelter provided to adjoining premises. |
| PO3 | The business use or centre activity is in a building which is designed to create vibrant and active streets and public spaces. | AO3.1 | Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear or relatively clear windows and glazed doors. |
| | | AO3.2 | The ground storey level of the building incorporates activities that are likely to foster casual, social and business interaction for extended periods such as shops, restaurants and the like. |
| | | AO3.3 | Development minimises vehicular access across active street frontages. |
| <i>Building mass and composition</i> | | | |
| PO4 | The business use or centre activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:- (a) Is closely related to streets, public spaces and pedestrian routes; (b) for multi-level buildings, maintains some area free of buildings at ground level to create a foyer/forecourt entrance for pedestrian access and other functions associated with the building. (c) ensures access to attractive views and prevailing cooling breezes; and (d) avoids excessively large building floor plates and building facades. | AO4.1 | Site cover does not exceed:- (a) 70% for that part of a building not exceeding 8.5m in height; and (b) 40% for that part of a building exceeding 8.5m in height. |
| | | AO4.2 | Buildings are set back from street frontages:- (a) not more than 3m for that part of a building not exceeding 8.5m in height; and (b) at least 6m for that part of a building exceeding 8.5m in height. |
| | | AO4.3 | Buildings are set back from other site boundaries:- (a) 0m if not exceeding 8.5m in height and adjoining an existing built-to-boundary wall or vacant land on an adjoining site; (b) at least 3m if not exceeding 8.5m in height and adjoining an existing wall with openings on an adjoining site; and (c) at least 6m for that part of a building exceeding 8.5m in height. |

² Note—for the purposes of this code, a 'main street or retail/mixed use core area' refers to traditional street based areas within the historic town centres of townships and cities that incorporate a mix of retail, residential, community, and administration uses.

| Performance outcomes | | Acceptable outcomes | |
|----------------------|--|---------------------|--|
| | | AO4.4 | Any projection above the podium level outside the boundaries of the building envelope is limited to balconies that do not project more than 1.5m into the setback. |
| | | AO4.5 | All storeys of a building above the third storey have a plan area that does not exceed 1,000m ² in plan area with no horizontal facade exceeding 45m. |

Table 9.3.1.3.3 Assessment benchmarks for assessable development – if not located in a main street or a retail/mixed use core area³

| Performance outcomes | | Acceptable outcomes | |
|---|--|---------------------|---|
| Relationship of buildings to streets and streetscape character | | | |
| PO1 | The business use or centre activity is in a building that has a positive street front address and helps create or maintain an attractive and coherent local streetscape character. | AO1.1 | The building addresses the street and has its main entrances fronting the street. |
| | | AO1.2 | Windows and entrances to buildings are positioned to provide for casual surveillance of surrounding streets and adjacent semi-public places. |
| PO2 | The layout and design of development provides for:- (a) a high level of comfort, safety and convenience to pedestrians; and (b) functional and integrated car parking and access arrangements that do not unduly dominate the street. | AO2 | No acceptable outcome provided. |
| Building mass, composition and siting | | | |
| PO3 | The business use or centre activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:- (a) does not unduly dominate its setting; (b) maintains the visual continuity and pattern of buildings and landscape elements within the street; (c) ensures access to attractive views and prevailing cooling breezes; and (d) avoids excessively large building floor plates and building facades. | AO3.1 | Site cover does not exceed:- (a) 50% for that part of a building not exceeding 8.5m in height; and (b) 40% for that part of a building exceeding 8.5m in height. |
| | | AO3.2 | Buildings are set back from street frontages at least 6m. |
| | | AO3.3 | Buildings are set back from other site boundaries:- (a) 0m if not exceeding 8.5m in height and adjoining an existing built-to-boundary wall on an adjoining site; (b) at least 3m if not exceeding 8.5m in height and not adjoining an existing built-to-boundary wall on an adjoining site; and (c) at least 6m for that part of a building exceeding 8.5m in height. |
| | | AO3.4 | All storeys of a building above the third storey have a plan area that does not exceed 1,000m ² in plan area with no horizontal facade exceeding 45m. |

³ Note—for the purposes of this code, a 'main street or retail/mixed use core area' refers to traditional street based areas within the historic town centres of townships and cities that incorporate a mix of retail, residential, community, and administration uses.

Table 9.3.1.3.4 Assessment benchmarks for assessable development – corner stores in residential areas

| Performance outcomes | | Acceptable outcomes | |
|----------------------|---|---------------------|---|
| PO1 | A corner store in a residential area:- (a) is appropriately located in the residential area taking account of the size and configuration of the neighbourhood and the location of other existing retail facilities; and (b) is compatible with the scale and intensity of development in the neighbourhood. | AO1.1 | The corner store is located on a site that is more than 400m radial distance from:- (a) any existing shop; or (b) any land included in a centre zone. |
| | | AO1.2 | The site cover of the building in which the corner store is located does not exceed 50%. |

Table 9.3.1.3.5 Assessment benchmarks for assessable development – requirements for large format retail uses, bulky goods centres and other land consumptive uses⁴

| Performance outcomes | | Acceptable outcomes | |
|----------------------|---|---------------------|--|
| PO1 | Buildings and structures are sited, oriented and designed to:- (a) provide visual interest; (b) reduce the apparent scale and bulk of buildings, to the extent practicable; (c) maintain an appropriate address to the street frontage; and (d) minimise amenity impacts on adjoining sensitive land uses and the streetscape. | AO1.1 | Development is oriented to address the primary street frontage. |
| | | AO1.2 | Development has a maximum site cover of:- (a) 75% if an integrated bulky goods centre; or (b) 70% otherwise. |
| | | AO1.3 | Buildings incorporate articulated facades including:- (a) freestanding wall panels; (b) pedestrian awnings to front and side elevations; (c) articulated wall panels; and (d) textural and material variation. |
| | | AO1.4 | Buildings have a minimum setback of:- (a) 15m to a primary street frontage; (b) 10m to a secondary street frontage; and (c) 5m to other site boundaries. |
| PO2 | Development incorporates an internal pedestrian and vehicular movement system that:- (a) facilitates safe and efficient access from higher order roads; (b) minimises the number of vehicle access points; (c) accommodates vehicle access, servicing, loading, and parking access on-site; and (d) prevents conflicts between pedestrians and vehicles in car parking areas. | AO2 | No acceptable outcome provided. |
| Car wash | | | |
| PO3 | Where the business use involves a car wash, automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use | AO3 | No acceptable outcome provided. |

⁴ Note—for the purposes of this code, large format retail uses, bulky goods centres and other land consumptive uses includes a car wash, garden centre, hardware and trade supplies, outdoor sales and showroom as defined in **Schedule 1 (Definitions)** of the planning scheme. For these uses, where there is inconsistency between the assessment benchmarks in this table and the assessment benchmarks contained elsewhere in this code, the provisions in this table will prevail to the extent of the inconsistency.

| Performance outcomes | | Acceptable outcomes | |
|----------------------|---|---------------------|--|
| | such facilities are standing wholly within the site; and (b) an adequate buffer and/or separation distance is provided to any adjoining residential use or other sensitive land use. | | |

Table 9.3.1.3.6 Assessment benchmarks for assessable development and requirements for accepted development – outdoor sales

| Performance outcomes | | Acceptable outcomes | |
|----------------------|--|---------------------|--|
| PO1 | Development involving outdoor sales protects the visual amenity of the locality and mitigates any adverse amenity impacts. | AO1.1 | Outdoor use areas visible from the street, other public places or adjoining premises:- (a) do not result in significant adverse visual or amenity impacts; and (b) are maintained in a neat and tidy condition at all times. |
| | | AO1.2 | The display, sale, hire or lease of products associated with the outdoor sales use is contained within the boundaries of the site. |
| | | AO1.3 | Shade trees, low planting and hard landscaping are provided along street frontages not occupied by buildings or driveways by a planting bed of at least 2m wide where adjacent to a street frontage or public open space. |

Table 9.3.1.3.7 Assessment benchmarks for assessable development – business activities and entertainment activities that operate primarily outside of daylight hours

| Performance outcomes | | Acceptable outcomes | |
|----------------------|--|---------------------|---------------------------------|
| PO1 | Development provides for any business or entertainment activity that operates primarily outside of daylight hours, such as a function facility or nightclub entertainment facility, to be designed to:- (a) minimise adverse amenity impacts, including impacts associated with excessive noise; and (b) enhance public safety and security. | AO1 | No acceptable outcome provided. |

Table 9.3.1.3.8 Assessment benchmarks for assessable development and requirements for accepted development – locational criteria for adult stores

| Performance outcomes | | Acceptable outcomes | |
|----------------------|--|---------------------|--|
| PO1 | New adult stores are appropriately located and are not in close proximity to an existing prescribed use ⁵ . | AO1 | The distance between the boundary of land occupied by a prescribed use and the entrance of a proposed adult store is the greater of the following:- (a) more than 200m according to the shortest possible route a person may lawfully take, by vehicle or on foot; or (b) more than 100m measured in a |

⁵ Note—for the purposes of this code, a prescribed use includes a child care centre, educational establishment (where catering for children of primary or secondary school age) and place of worship.

| Performance outcomes | Acceptable outcomes |
|----------------------|---------------------|
| | straight line. |

Table 9.3.1.3.9 Construction Phase – stormwater management design objectives

| Issue | | Design Objectives |
|---|--|---|
| Drainage control | Temporary drainage works | <ol style="list-style-type: none"> Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> Distribute area open for <12 months – 1 in 2 year ARI event; Distributed area open for 12-24 months – 1 in 5 year ARI event; Distributed area open for >24 months – 1 in 10 year ARI event; Design capacity excludes minimum 150mm freeboard; and Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity. |
| Erosion control | Erosion control measures | <ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time Divert water run-off from undisturbed areas around disturbed areas Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods Implement erosion control methods corresponding to identified erosion risk rating |
| Sediment control | Sediment control measures Design storm for sediment control basins Sediment basin dewatering | <ol style="list-style-type: none"> Determine appropriate sediment control measures using: <ul style="list-style-type: none"> Potential soil loss; or Monthly erosivity; or Average monthly rainfall; Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> Design storm for sediment basin sizing is 80th five-day event or similar; Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> TSS < 50 mg/L TSS; and Turbidity not >10% receiving waters turbidity; and pH 6.5-8.5. |
| Water quality | Litter and other waste hydrocarbons and other contaminants | <ol style="list-style-type: none"> Avoid wind-blown litter; remove grass pollutants; Ensure there is no visible oil or grease sheen on released waters; Dispose of waste containing contaminants at authorised facilities. |
| Waterway stability and flood flow management | Changes to the natural waterway hydraulics and hydrology | <ol style="list-style-type: none"> For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site. |

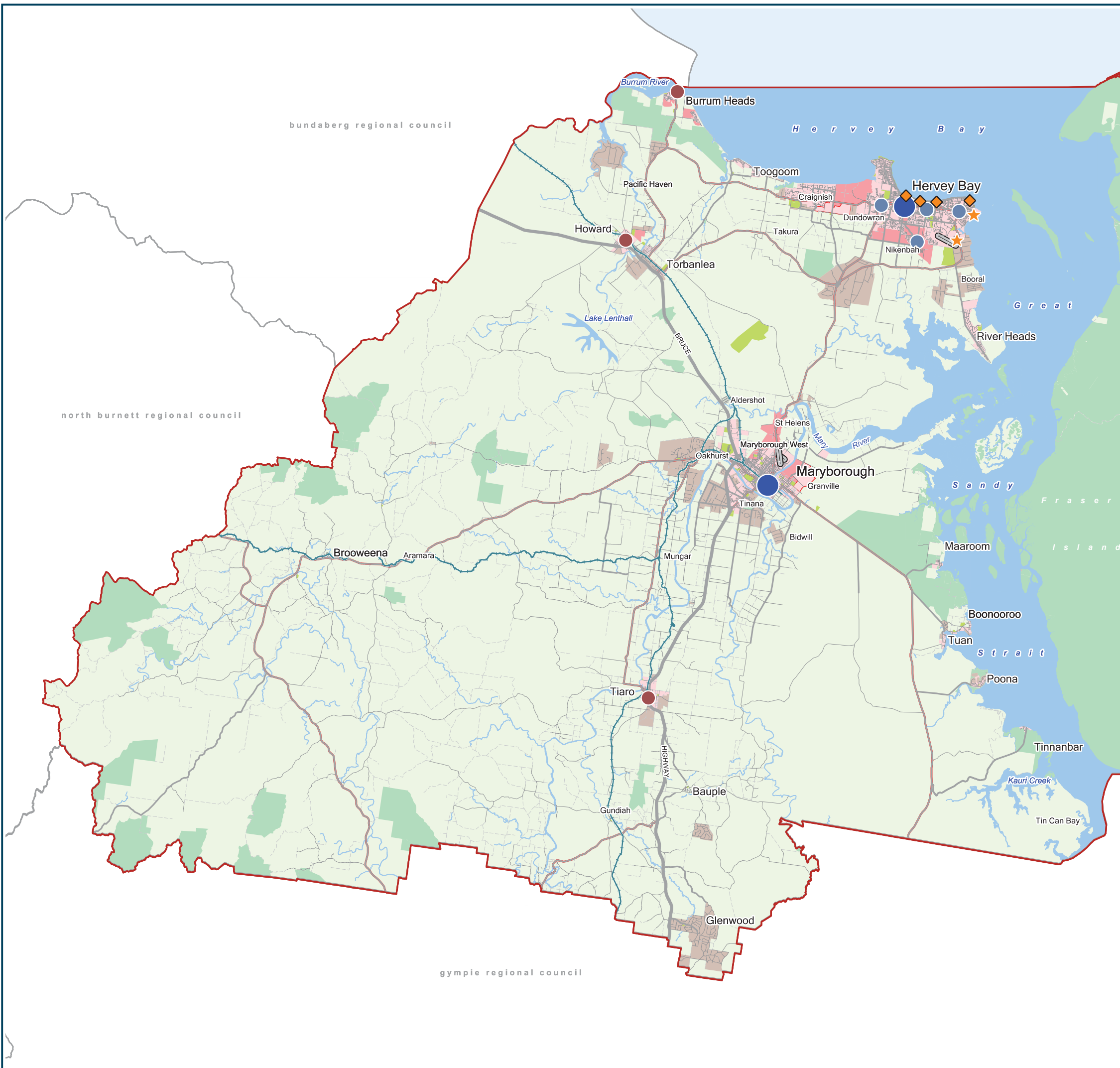
Table 9.3.1.3.10 Post Construction Phase – stormwater management design objectives

| Climatic region | Design objectives Minimum reductions in mean annual load from unmitigated development (%) | | | | Application |
|----------------------------|--|-----------------------|---------------------|------------------------|---|
| | Total suspended solids (TSS) | Total Phosphorus (TP) | Total nitrogen (TN) | Gross pollutants >5 mm | |
| Central Queensland (South) | 85 | 60 | 45 | 90 | Development for urban purposes within population centres greater than 3000 persons. |
| All | N/A | N/A | N/A | N/A | Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater. |

Table 9.3.1.3.11 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 9a – Fraser Coast Hierarchy of Centres (Business Uses 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

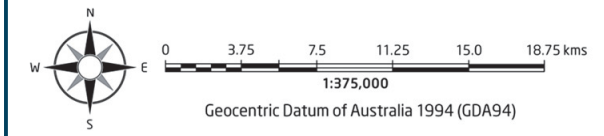
- Highway
- Arterial Road or Sub-Arterial Road
- Rail Line

Other Elements

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

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Fraser Coast
Hierarchy of Centres
(Business Uses Code)

FIGURE 9a