

8 Other Development codes

8.1 Preliminary

- (1) Other development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The requirements under the Regulation for development under schedules 6 of the Regulation relevant for the planning scheme are applicable as set out in Part 5.4, Table 5.4.1 to:
 - a) Community residence;
 - b) Particular reconfiguring a lot requiring code assessment (subdividing one lot into two lots and associated operational work).

Note – The following schedules of the Regulation are relevant to the Gympie Regional Council Planning Scheme:

- i. Schedule 6 Part 2 (6) of the Regulation – Material change of use for a Community residence;
- ii. Schedule 12 of the Regulation – Particular reconfiguring a lot requiring code assessment.

- (3) The following are the Other development codes for the Planning Scheme:
 - (a) Reconfiguring a Lot Code;
 - (b) Infrastructure and Operational Work (excluding Advertising Device) Code; and
 - (c) Building Matters Code.

8.2 Other Development Codes

8.2.1. Reconfiguring a Lot Code

8.2.1.2. Purpose

- (1) The purpose of the code is to facilitate a pattern of development that:
 - (a) Reinforces established urban areas to maximise the efficiency of urban land use and provide for a variety of housing options;
 - (b) Provides opportunity for rural residential development where there is good access to services and the exposure to natural hazards is avoided or managed;
 - (c) Promotes energy efficiency and a reduction in greenhouse gas emissions;
 - (d) Avoids unnecessary impacts on the natural environment, features and resources;
 - (e) Results in safe, convenient, cohesive, attractive and well-connected neighbourhoods and an enhanced open space network; and
 - (f) Allows for the efficient and sequential provision of urban infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints and identified hazards.
 - (b) The established pattern of larger residential lots in the Imbil, Goomeri, Kilkivan and Cooloola Cove Precincts is preserved to maintain community expectations of residential separation and character.
 - (c) Rural residential subdivision occurs in limited locations and at an appropriate scale. The established pattern of rural residential development in the Curra, The Palms, Widgee and The Dawn Precincts is maintained in response to community expectations, remoteness of location and the existence of natural features and hazards.
 - (d) Subdivision within the Specialised Centre zone (Monkland Showroom Precinct and Gympie Medical Precinct) does not compromise the intended use of the area.
 - (e) Subdivision within the Victory Heights Local Development Area Precinct and East Deep Creek Local Development Area Precinct occurs in accordance with an approved structure plan and does not compromise the future development potential of the area for industrial purposes.
 - (f) Subdivision within the Industry Investigation zone does not compromise the future longer term development potential of the area for industrial purposes.
 - (g) Subdivision within the Southside Local Development Area Precinct occurs in accordance with an approved structure plan and does not compromise the future development potential of the area for urban purposes.
 - (h) Reconfiguring a lot contributes to good urban design outcomes, energy efficiency, safe and attractive neighbourhoods and functional industrial and commercial areas that are consistent with the intended character of the particular locality.

- (i) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone.
- (j) Reconfiguring a lot does not compromise the viability and productivity of good quality agricultural land or extractive resources and maintains appropriate buffers to these resources.
- (k) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation.
- (l) A structured road hierarchy is created that provides safe and convenient connectivity and circulation for vehicles, pedestrians, cyclists and public transport.
- (m) An integrated public open space network is available to protect valuable features and meet the needs of the community for outdoor recreation and social activities.
- (n) Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to appropriate standards.

8.2.1.3. Assessment benchmarks for assessable development

Table 8. 1 Reconfiguring a lot code

Performance Outcomes	Acceptable Outcomes
Section 1 Where involving a boundary realignment	
<p>PO1 The boundary realignment:</p> <ul style="list-style-type: none"> (a) results in lots that are consistent with the established subdivision pattern of the local area; (b) maintains or improves the utility of the lots; (c) does not create a situation where the use or buildings on the resulting lots become unlawful. 	<p>AO1.1 Lot areas, frontages and dimensions are in accordance with the standards in Table 8.2.</p> <p>or</p> <p>AO1.2 The utility of the lots is maintained or improved where:</p> <ul style="list-style-type: none"> (a) the lots are more regular in shape; or (b) direct access to a road is improved or provided to a landlocked lot; or (c) an existing encroachment is corrected. <p>and</p> <p>AO1.3 The ongoing function and operation of any lawful use on the land is not adversely affected.</p>
Section 2 For all subdivision	
<p>PO2 Subdivision results in the effective use of land and achieves the intended development pattern for the area.</p> <p>Editor's note: The achievement of PO2 will be effectively informed through the preparation of a structure plan for the Precincts, as nominated.</p>	<p>AO2.1 No subdivision will be supported within the Southside Local Development Area Precinct, Victory Heights Local Development Area Precinct or East Deep Creek Local Development Area Precinct or pending these areas being designed to facilitate higher order land use outcomes consistent with an approved structure plan;</p> <p>or</p> <p>AO2.2 Subdivision within all other zones, no Acceptable Outcome Specified.</p>
<p>PO3 Lots are of sufficient size and dimensions to meet the requirements of the users and accommodate the intended form of development.</p>	<p>AO3.1 Lot areas, frontages and dimensions are in accordance with the standards in Table 8.2.</p>
<p>PO4 Lots have lawful, safe and practical access to the existing street network.</p>	<p>AO4.1 Access is provided via either:</p> <ul style="list-style-type: none"> (a) direct road frontage; or (b) access strip (for rear lots); or

Performance Outcomes	Acceptable Outcomes
	<p>(c) access easement (only where the lot commands legal road frontage, and no alternative, safe or practical access to the existing street network is available).</p> <p>AO4.2 New lots, except in the Industry Investigation zone at Kybong and the Rural zone, are provided with direct access to a sealed road.</p> <p>AO4.3 Access easements are a minimum 6m wide.</p>
<p>PO5 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.</p>	<p>AO5.1 Rear lots are limited to subdivisions in the residential zone categories, Township and the Specialised Centre (Gympie Medical Precinct) zones.</p> <p>AO5.2 The minimum lot size for any rear lot as specified in Table 8.2 is to be calculated exclusive of the area of the access handle.</p> <p>AO5.3 Access strip lengths do not exceed:</p> <p>(a) 100m in the Rural Residential zone; or (b) 50m in all other zones specified in AO5.1.</p> <p>AO5.4 Only one rear lot is provided behind each full street frontage regular lot.</p> <p>AO5.5 No more than two rear lot access strips directly adjoin each other.</p> <p>AO5.6 No more than two rear lots gain access from the head of a cul-de-sac.</p> <p>AO5.7 Rear lots are only created where the site gradient is greater than 5%.</p>
<p>PO6 The subdivision integrates with the surrounding development pattern and facilitates orderly and cohesive development on adjacent and nearby lands.</p>	<p>AO6.1 The subdivision incorporates road, cycleway, pedestrian or open space connections to adjoining sites that are designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>PO7 Lots are not constrained by:</p> <p>(a) excessive slope; (b) poor drainage; or (c) instability.</p>	<p>AO7.1 New lots are not:</p> <p>(a) on land steeper than 15% over 50% or more of the lot; (b) on low lying land incapable of being permanently drained or filled and drained; (c) closer than 100m from the level of the highest astronomical tide in tidal areas</p>

Performance Outcomes	Acceptable Outcomes
<p>PO8 Subdivision intended for residential purposes results in lots that take advantage of microclimatic conditions, allow adequate winter solar access, access to summer breeze, energy efficiency and promote subtropical design.</p>	<p>AO8.1 No Acceptable Outcome specified.</p>
<p>PO9 Subdivision facilitates integration of walking and cycling networks using roads and open space links that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.</p>	<p>AO9.1 No Acceptable Outcome specified.</p>
<p>PO10 The road network provides access to potential public transport from new lots.</p>	<p>AO10.1 Where involving the creation of 10 or more new lots with a proposed or potential connection to adjacent developable sites or where involving more than 400m of new roadway, the subdivision design provides sufficient width in the principal road spine to allow the safe through movement of buses.</p>
<p>PO11 Public open space is provided in response to community need.</p>	<p>AO11.1 Public open space is provided in accordance with the Priority Infrastructure Plan.</p>
<p>PO12 Infrastructure services are provided to each lot to ensure:</p> <ul style="list-style-type: none"> (a) safe access; (b) high standard reliable services; and (c) the local environment is not degraded. 	<p>AO12.1 Servicing and infrastructure is provided in accordance with the requirements nominated in the relevant Zone Code.</p> <p>and</p> <p>AO12.2 New lots are connected to electricity and telecommunication services, with underground services provided where the subdivision involves the opening of a new road.</p> <p>or</p> <p>AO12.3 New lots in the Rural and Industry Investigation Zones where not involving the opening of a new road are:</p> <ul style="list-style-type: none"> (a) connected to telecommunication services; (b) connected to electricity; or (c) provide evidence of the ability to satisfactorily utilise an alternative energy source.
<p>Section 3 For all subdivisions affected by an overlay</p>	
<p>Flood hazard</p>	
<p>PO13 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO13.1 New lots are:</p> <ul style="list-style-type: none"> (a) located outside the overlay area; or (b) provided with clear and direct pedestrian

Performance Outcomes	Acceptable Outcomes
	and vehicle evacuation routes off the site.
<p>PO14 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO14.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
Bushfire	
<p>PO15 Development maintains the safety of people and property by avoiding areas of high or medium bushfire hazard or mitigating the risk through lot design and providing adequate road access for firefighting/other emergency vehicles and safe evacuation.</p>	<p>AO15.1 Development is not located on land identified as medium or high bushfire hazard.</p> <p>or</p> <p>AO15.2 Lots are designed so that their size and shape allow for efficient emergency access for firefighting appliances (e.g. by avoiding long narrow lots with long access drives).</p> <p>and</p> <p>AO15.3 Firebreaks are provided by:</p> <ul style="list-style-type: none"> (a) a perimeter road that separates lots from areas of bushfire hazard and the road has: <ul style="list-style-type: none"> (i) a minimum cleared width of 20m; and (ii) a constructed road width and all-weather standard complying with Council's standards; or (b) where it is not practicable to comply with AO15.3(a), fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire maintenance trails: <ul style="list-style-type: none"> (i) have a minimum cleared width of 6m; and (ii) have a formed width and gradient, and erosion controlled devices to Council's standards; and (iii) have vehicular access at each end; and (iv) provide passing bays and turning areas for firefighting appliances; and

Performance Outcomes	Acceptable Outcomes
	<p>(v) are either located on public land, or within an access easement that is granted in favour of Council and the Queensland Fire and Rescue Service; and</p> <p>(vi) sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p> <p>and</p> <p>AO15.4 Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <p>have a maximum gradient of 12.5%; and</p> <p>(a) exclude culs-de-sac, except where a perimeter road isolates the development from hazardous vegetation; or</p> <p>(b) any cul-de-sac is provided with an alternative access linking the cul-de-sac to other through roads.</p>
Conservation significant areas	
<p>PO16 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO16.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO16.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO16.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO16.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Good Quality Agricultural Land	
<p>PO17 Good Quality Agricultural Land and Land for primary production is not alienated, fragmented through reconfiguring a lot.</p>	<p>AO17.1 No Acceptable Outcome specified.</p>

Table 8. 2 Minimum lot dimensions

Zone	Minimum Area	Minimum road frontage	Minimum rectangle contained within a lot
Residential Living other than in a precinct	500m ²	Standard – 15m Cul-de-sac head – 10m Rear lot – 6m	15m x 17m
Residential Living (Goomeri, Kilkivan and Imbil Precincts)	1,000m ²	Standard – 20m Cul-de-sac head – 12m Rear lot – 6m	20m x 25m
Residential Living (Cooloola Cove Precinct)	2,000m ²	Standard – 30m Cul-de-sac head – 12m Rear lot – 6m	30m x 35m
Residential Choice	350m ²	Standard – 12m Cul-de-sac head – 8m Rear lot – 6m	12m x 15m
Character Residential	600m ²	Standard – 15m Cul-de-sac head – 10m Rear lot – 6m	15m x 20m
Character Residential (Imbil Precinct)	1,000m ²	Standard – 20m Cul-de-sac head – 12m Rear lot – 6m	20m x 25m
District Centre	400m ²	Not specified	Not specified
Local Centre	400m ²	Not specified	Not specified
Specialised Centre (Gympie Medical Precinct)	1,000m ²	Standard – 20m Cul-de-sac head – 12m Rear lot – 10m	20m x 25m
Specialised Centre (Monkland Showroom Precinct)	2,000m ²	Standard – 25m	25m x 40m
Low Impact Industry other than in a precinct	1,000m ²	Standard – 20m	20m x 25m
Medium Impact Industry other than in a precinct	2,000m ²	Standard – 30m	30m x 35m
High Impact Industry other than in a precinct	4,000m ²	Standard – 40m	40m x 50m
Industry Investigation at Kybong and Toolara Forest – where additional lots are proposed	100ha	Standard – 500m	Not specified
Rural other than in the Aerodrome Precinct – where additional lots are proposed	100ha	Standard – 100m	Not specified
Rural Residential other than in a precinct	4,000m ²	Standard – 35m Cul-de-sac head – 12m Rear lot – 10m	35m x 50m
Rural Residential (Curra, Widgee, The Dawn and The Palms Precincts)	2ha	Standard – 80m Cul-de-sac head – 15m Rear lot – 10m	80m x 125m
Township	1,500m ²	Standard – 25m Cul-de-sac head – 12m Rear lot – 6m	25m x 30m
All other circumstances (including community titles scheme, access easements and leases in any zone)	Not specified	Not specified	Not specified

8.2.2. Infrastructure and Operational Work (excluding Advertising Device) Code

8.2.2.1. Purpose

- (1) The purpose of the code is to provide for the adequate provision of services and control of operational works.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure is provided to an appropriate standard.
 - (b) Vehicle parking and access arrangements reflect the nature and intensity of the proposal.
 - (c) Landscaping softens built form and provides relief from buildings and hard infrastructure.
 - (d) Filling or excavation avoids adverse environmental impacts.
 - (e) Development is established where the impacts of natural hazards are avoided or safely managed.
 - (f) Development is reflective of and responsive to the environmental constraints of the land.

8.2.2.2. Assessable benchmarks for assessable development and requirements for Accepted development

Table 8. 3 Infrastructure and operational work (excluding advertising device) code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Erosion and sediment control measures are appropriately implemented where development poses a risk to the environment through land or water quality degradation.	AO1.1 Erosion and sediment control measures are designed and provided in accordance with standards contained in Planning Scheme Policy 1: Development Standards.
PO2 Stormwater runoff is managed to protect water quality and quantity values.	AO2.1 Stormwater management systems are designed and provided in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.
Section 2 Filling or excavation	
PO3 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.	AO3.1 No Acceptable Outcome specified.
PO4 Development protects public utilities.	AO4.1 Development does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater or telecommunications system.
PO5 Development avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO5.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) have a cross-fall of 1 in 100; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with the standards contained in Planning Scheme Policy1-Development Standards; and (c) excavations have not intercepted ground water; and

Performance Outcomes	Acceptable Outcomes
	(d) earthworks do not have a negative impact on the flooding characteristics of upstream or downstream properties.
<p>PO6 Development results in stable slopes with appropriate gradients.</p>	<p>AO6.1 Development is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>PO7 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level and does not increase the potential for flood damage either on site or on other properties.</p>	<p>AO7.1 Works do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a nett increase in filling. <p>and</p> <p>AO7.2 Works either:</p> <ul style="list-style-type: none"> (a) do not result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (b) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times elsewhere on the floodplain.
Section 3 Infrastructure	
<p>PO8 Development is provided with infrastructure which:</p> <ul style="list-style-type: none"> (d) conforms with industry standards for quality; (e) is reliable and service failures are minimised; and (f) is functional and readily augmented. 	<p>AO8.1 Infrastructure is provided, designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
Section 4 Landscaping	
<p>PO9 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO9.1 Landscaping is provided in accordance with Table 8.5 Minimum Landscaping Dimensions.</p> <p>and</p> <p>AO9.2 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of:</p> <ul style="list-style-type: none"> (a) groundcovers, shrubs (understorey), and trees (canopy); and (b) a drip irrigation system, mulching and border barriers in accordance with Planning Scheme Policy 1: Development Standards. <p>and</p> <p>AO9.3 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO10 Plant species are appropriate for the location and avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO10.1 Plant species are provided and located in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>Section 5 Vehicle parking & access</p>	
<p>PO11 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO11.1 Vehicle parking spaces are provided on-site in accordance with Table 8.4.</p> <p>and</p> <p>AO11.2 Driveway crossings are provided to the standards contained in Planning Scheme Policy 1: Development Standards.</p> <p>and</p> <p>AO11.3 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>Section 6 For development affected by one or more overlays</p>	
<p>Flood hazard</p>	
<p>PO12 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO12.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO12.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO13 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO13.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO13.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO13.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO13.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO13.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO13.6 Non-residential buildings and structures:</p> <p>(a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and</p> <p>(b) allow for the flow through of flood water on the ground floor.</p> <p>and</p> <p>AO13.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO14 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO14.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(b) do not result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p>PO15 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO15.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO15.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO16 Essential infrastructure (e.g. onsite electricity, gas, water supply, sewerage and telecommunications) maintain its function during a DFE.</p>	<p>AO16.1 Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are located above the DFE; or designed and constructed to exclude floodwater intrusion/infiltration.</p> <p>and</p> <p>AO16.2 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p>
<p>PO17 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO17.1 No Acceptable Outcome specified.</p>
Potential and actual acid sulfate soils	
<p>PO18 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants. <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO18.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO18.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
Good Quality Agricultural Land	
<p>PO19 Good Quality Agricultural Land and Land for primary production is not alienated, fragmented (including by reconfiguring a lot) or developed for incompatible land uses.</p>	<p>AO19.1 No Accepted Outcome specified.</p>

Performance Outcomes	Acceptable Outcomes
Key resource areas	
Resource/Processing Area PO20 The long term availability of the extractive resource for extraction or processing is maintained.	AO20.1 Development is for extractive industry or directly associated with extractive industry. or AO20.2 Development is for other uses that would not constrain existing or future extractive activities. or AO20.3 Development is for a temporary use.
Resource/Processing Area PO21 Development in the resource/processing area avoids or mitigates adverse impacts on areas of state or regional biodiversity significance.	AO21.1 No Acceptable Outcome specified.
Separation Area for a resource/processing area PO22 Development does not increase the number of people living in the separation area.	AO22.1 No Acceptable Outcome specified.
Separation Area for a resource/processing area PO23 To the greatest extent practicable development minimises the potential adverse effects from existing or future extractive industries on people working or congregating in the separation area.	AO23.1 The numbers of people working or congregating in the separation area are not increased. or AO23.2 Development is compatible with the potential effects arising from existing or future extractive industry. or AO23.3 Development incorporates design, orientation, and construction measures that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels. or AO23.4 The use operates outside the normal hours of operation for existing or future extractive industry of 6am to 6pm (Monday to Friday) and 6am to 12pm (Saturday).
Separation Area for a resource/processing area PO24 Extractive industry development does not compromise the function of the separation area in providing a buffer between extractive/processing operations and any incompatible uses outside the separation area.	AO24.1 Extractive industry development avoids any adverse impacts on existing development or development foreshadowed by the planning scheme outside of the separation area.

Performance Outcomes	Acceptable Outcomes
<p>Transport route's separation area PO25 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO25.1 No Acceptable Outcome specified.</p>
<p>Access to the transport route PO26 Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials</p>	<p>AO26.1 The number of properties with access points to the transport route is not increased.</p> <p>or</p> <p>AO26.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
<p>Where overriding need in the public interest is demonstrated PO27 Development mitigates the potential adverse effects of noise, dust, ground vibration, or air blast overpressure from an existing or future extraction, processing and transportation of extractive materials to the greatest extent practicable.</p>	<p>AO27.1 Development incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extraction, processing and transportation of extractive materials by:</p> <ul style="list-style-type: none"> (a) locating buildings and structures the greatest distance practicable from the resource/processing area and associated transportation route; and (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthest from the resource/processing area and associated transportation route; and (c) minimising openings in walls closest to these effects; and (d) providing mechanical ventilation to living areas sensitive to these effects; and (e) using appropriate construction insulation and glazing materials.
<p>Conservation significant areas</p>	
<p>PO28 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO28.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO28.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO28.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO28.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
Bushfire	
<p>PO29 Development maintains the safety of people and property by avoiding areas of high or medium bushfire hazard or mitigating the risk through lot design and providing adequate road access for firefighting/other emergency vehicles and safe evacuation.</p>	<p>AO29.1 Development is not located on land identified as medium or high bushfire hazard.</p> <p>or</p> <p>AO29.2 Lots are designed so that their size and shape allow for efficient emergency access for firefighting appliances (e.g. by avoiding long narrow lots with long access drives).</p> <p>and</p> <p>AO29.3 Firebreaks are provided by:</p> <ul style="list-style-type: none"> (a) a perimeter road that separates lots from areas of bushfire hazard and the road has: <ul style="list-style-type: none"> (i) a minimum cleared width of 20m; and (ii) a constructed road width and weather standard complying with Council's standards; or (b) where it is not practicable to comply with AO29.3(a), fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire maintenance trails: <ul style="list-style-type: none"> (i) have a minimum cleared width of 6m; and (ii) have a formed width and gradient, and erosion controlled devices to Council's standards; and (iii) have vehicular access at each end; and (iv) provide passing bays and turning areas for firefighting appliances; and (v) are either located on public land, or within an access easement that is granted in favour of Council and the Queensland Fire and Rescue Service; and (c) sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response. <p>and</p> <p>AO29.4 Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> (a) have a maximum gradient of 12.5%; and

Performance Outcomes	Acceptable Outcomes
	<p>(b) exclude culs-de-sac, except where a perimeter road isolates the development from hazardous vegetation; or</p> <p>(c) any cul-de-sac is provided with an alternative access linking the cul-de-sac to other through roads.</p>

Table 8. 4 Minimum vehicle parking requirements

Use	Vehicle Parking Requirement
Agricultural supplies store	1 space per 40m ² or part thereof of gross floor area.
Bulk landscape supplies Outdoor sales	1 space per 100m ² of outdoor use area.
Child care centre	1 space per 50m ² or part thereof of gross floor area; and Off-street set down areas for a minimum of 2 vehicles; and 1 space for a light rigid bus.
Club	1 space per 50m ² or part thereof of gross floor area.
Community care centre	1 space per 30m ² or part thereof of gross floor area.
Crematorium Place of worship	1 space per 30m ² or part thereof of gross floor area; and 1 space per 10 people able to be seated in any facility for the conduct of services.
Dual occupancy	1 space per dwelling.
Food and drink outlet Office Service industry Shop Shopping centre	Gross floor area up to 2,000m ² – 1 space per 30m ² or part thereof; and Gross floor area between 2,000m ² and 3,000m ² – 1 space per 20m ² or part thereof; and Gross floor area over 3,000m ² – 1 space per 10m ² or part thereof; and Where involving a food and drink outlet with a drive-through facility unobstructed queuing space for at least 8 vehicles.
Function facility	1 space per 25m ² or part thereof of gross floor area.
Funeral parlour	1 space per 30m ² or part thereof of gross floor area; and 1 space per 10 people able to be seated in any facility for the conduct of funeral or memorial services.
Garden centre	1 space per 30m ² or part thereof of gross floor area; and 1 space per 30m ² or part thereof of external use area.
Hardware and trade supplies Showroom	1 space per 40m ² or part thereof of gross floor area.
Health care services	1 space per 30m ² or part thereof of gross floor area; and where a medical centre – 1 space for an ambulance.
High impact industry Noxious or hazardous industry Marine industry	1 space per 100m ² or part thereof of gross floor area; and 1 space per 200m ² or part thereof of external use area.
Hospital	1 space per 6 beds; and ambulance parking.
Hotel	1 space per unit of accommodation; and 1 space per 40m ² or part thereof of gross floor area; and If involving a drive-through facility, unobstructed queuing space for at least 8 vehicles.
Low impact industry Medium impact industry	1 space per 100m ² or part thereof of gross floor area.
Multiple dwelling	1 space per dwelling; and 1 visitor space per 3 dwellings; and If in Tin Can Bay, 1 boat parking space per 3 dwellings.
Nightclub entertainment facility	1 space per 30m ² or part thereof of gross floor area.
Residential care facility	1 space per 3 beds; and 1 space for an ambulance.
Relocatable home park Tourist park	1 space per accommodation site; and 1 visitor/worker space per 5 accommodation sites.

Use	Vehicle Parking Requirement
Retirement facility	1 space per 2 dwellings; and 1 bus parking space per 20 dwellings; and 1 visitor/worker space per 5 dwellings.
Service station	5 spaces.
Short-term accommodation	<ul style="list-style-type: none"> ▪ Motel: 1 space per unit of accommodation; and 1 visitor space per 5 units of accommodation; and 1 space for the manager's residence and office; and 1 bus parking space per 20 units of accommodation. ▪ In all other circumstances: 1 space per 4 beds; and 1 bus parking space per 20 beds.
Theatre	1 space per 10 people able to be seated.
All other uses	Sufficient vehicle and bus parking having regard to the nature, scale and intensity of the use.
Where the calculated number of vehicle parking spaces results in a fraction, the required number is rounded up to the next whole number.	

Table 8. 5 Landscaping

Zone	Residential Uses	Non-residential Uses	Outdoor Vehicle Parking Areas (more than 20 vehicle spaces)
<ul style="list-style-type: none"> ▪ Residential Living ▪ Residential Choice ▪ Character Residential 	Street frontage – minimum width 2m	Street frontage – minimum width 2m; and Where adjoining a residential zone: Common boundary – minimum width 3m	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ Township 	Street frontage – minimum width 2m; and Where adjoining a non-residential use: Common boundary – minimum width 2m	Street frontage – minimum width 2m; and Where adjoining a residential use: Common boundary – minimum width 2m	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ District Centre ▪ Local Centre 	Not specified	Where adjoining a residential zone: Street frontage – minimum width 2m; and Common boundary – minimum width 2m	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ Specialised Centre (Gympie Medical Precinct) 	Street frontage – minimum width 2m; and Where adjoining a non-residential use: Common boundary – minimum width 2m	Street frontage – minimum width 2m; and Where adjoining a residential use: Common boundary – minimum width 2m	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ Specialised Centre (Monkland Showroom Precinct) ▪ Medium Impact Industry 	Not specified	Street frontage – minimum width 2m unless adjoining a major State-controlled road – minimum 3m	1 shade tree per 6 vehicle spaces
<ul style="list-style-type: none"> ▪ High Impact Industry 	Not specified	Street frontage – minimum width 2m unless adjoining a major State-controlled road – minimum 6m	1 shade tree per 6 vehicle spaces

Zone	Residential Uses	Non-residential Uses	Outdoor Vehicle Parking Areas (more than 20 vehicle spaces)
▪ Low Impact Industry	Not specified	Street frontage – minimum width 2m unless adjoining a major State-controlled road – minimum 3m; and Where adjoining a residential zone: Common boundary – minimum width 3m	1 shade tree per 6 vehicle spaces
▪ Waterfront and Marine Industry	Not specified	Street frontage – minimum width 2m	1 shade tree per 6 vehicle spaces
▪ Limited Development	Street frontage – minimum width 2m; and Where adjoining a non-residential use: Common boundary – minimum width 2m	Street frontage – minimum width 2m unless adjoining a major State-controlled road – minimum 3m; and Where adjoining a residential zone: Common boundary – minimum width 3m	1 shade tree per 6 vehicle spaces
▪ All other zones	Not specified	Not specified	Not specified

8.2.3. Building Matters Code

- (1) The purpose of the code is to regulate certain building matters where development not associated with a material change of use is proposed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The built form is consistent with the intended character of the zone.
 - (b) The demolition or removal of Local Heritage Places does not impact on the traditional character of the area.

Table 8.6 Building matters code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
PO1 Building design, setbacks, height and site coverage are consistent with the intended character of the relevant zone.	AO1.1 Buildings have a maximum site coverage, minimum frontage setback, minimum side or rear boundary clearance and maximum height above ground level as specified in Table 8.7.
Section 2 Building work in the Character Residential zone or on a site identified as Heritage Character – Local on the Heritage and Neighbourhood Character overlay	
PO2 Buildings are compatible with the residential character of the surrounding area.	AO2.1 New garages, carports and outbuildings represent less than 50% of the area of the front elevation of the building. and AO2.2 New garages, carports and outbuildings are contained behind a line parallel to the street frontage and passing through the mid-point of the existing building. or

	AO2.3 New garages, carports and outbuildings forward of a line parallel to the street frontage and passing through the mid-point of the existing building match the form and materials of the existing building.
Section 3 Demolition or removal of a Local Heritage Place identified as Heritage Character – Local on the Heritage and Neighbourhood Character overlay	
PO3 Development contributes to or maintains the traditional character and built form of a Local Heritage Place.	AO3.1 A Local Heritage Place is not demolished or removed.

Table 8.7 Criteria for building work

Zone	Site Coverage	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Height
Character Residential Residential Living Residential Choice Limited Development	50%	Residential: Primary street – 6m Secondary street – 4.5m Non-residential – 6m	Residential: Ground level – 1.5m Above ground level – 2.0m Non-residential – 5m where adjoining a residential use	2 storeys
Township	Residential – 50% Non-residential – 40%	No closer than building on adjoining sites otherwise 6m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Caretaker's accommodation – 5m where adjoining a non-residential use	2 storeys
Rural Residential	25%	15m	15m	2 storeys
Industry Investigation Rural	Not specified	25m from a State-controlled road or road identified as a Stock Route 15m from any other street frontage Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	15m Caretaker's accommodation – 15m where adjoining a non-residential use	8.5m Caretaker's accommodation – 2 storeys
Principal Centre	Not specified	Where adjoining residential zoned land – 3m	Where adjoining residential zoned land – 3m Where adjoining non-residential zoned land – no minimum	3 storeys

Zone	Site Coverage	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Height
District Centre Local Centre	Not specified	Where adjoining residential zoned land – 6m	Where adjoining residential zoned land – 5m	2 storeys
Specialised Centre (Gympie Medical Precinct)	50%	6m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Where adjoining residential zoned land – 5m In all other circumstances – 3m Caretaker's accommodation – 5m where adjoining a non-residential use	2 storeys
Specialised Centre (Monkland Showroom Precinct)	60%	Primary street – 6m Secondary street – 3m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Caretaker's accommodation – 5m where adjoining a non-residential use	10m Caretaker's accommodation – 2 storeys
Sport and Recreation	Not specified	6m	Where adjoining a residential zone – 15m	Not specified
High Impact Industry	Not specified	10m to a State-controlled road In all other circumstances – 7.5m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Caretaker's accommodation – 5m where adjoining a non-residential use	15m Caretaker's accommodation – 2 storeys

Zone	Site Coverage	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Height
Medium Impact Industry	Not specified	7.5m to a State-controlled road In all other circumstances – 6m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Caretaker's accommodation – 5m where adjoining a non-residential use	10m Caretaker's accommodation – 2 storeys
Low Impact Industry	60%	6m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Where adjoining non-industrial zoned land – 5m Caretaker's accommodation – 5m where adjoining a non-residential use	8.5m Caretaker's accommodation – 2 storeys
Waterfront and Marine Industry	Not specified	6m Caretaker's accommodation – 6m or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey	Caretaker's accommodation – 5m where adjoining a non-residential use	10m Caretaker's accommodation – 2 storeys
Extractive Industry	Not specified	10m	Not specified	15m
Tourist Accommodation:				
▪ Precinct A	50%	6m	Ground level – 1.5m Above ground level – 2.0m	2 storeys
▪ Precinct B	50%	6m	Ground level – 1.5m Above ground level – 2.0m	3 storeys
▪ Precinct C	50%	6m	Ground level – 1.5m Above ground level – 2.0m	6 storeys
▪ Precinct D	Not specified	Not specified	Where directly adjoining Precinct E – 5m	2 storeys
▪ Precinct E	50%	6m	Ground level – 1.5m Above ground level – 2.0m	3 storeys

Zone	Site Coverage	Street Frontage Setback/s	Side/Rear Boundary Setback/s	Height
All other zones	Not specified	Not specified	Not specified	Not specified