

## 2.3 Rural Locality Code

The Rural Locality Code includes:

- the overall outcomes for the Rural Locality;
- the overall outcomes for each zone within the Rural Locality; and
- the performance criteria and acceptable solutions for each zone in the Rural Locality.

Code Assessable development that is consistent with the performance criteria for the applicable zone within this Locality Code is considered to comply with the Rural Locality Code.

### 2.3.1 Overall Outcomes for the Rural Locality

The overall outcomes are the purpose ~~for~~of the Rural Locality ~~Code~~.

The overall outcomes for the Rural Locality are as follows –

- a) The rural locality is characterised by a range of agricultural activities, along with rural townships which support the rural community.
- b) Areas for primary production and good quality agricultural land (GQAL) form the major economic base for the area and these areas are protected from fragmentation and encroachment from incompatible uses.
- c) The rural townships of Howard, Torbanlea and Aldershot provide a range of local services and facilities for the immediate rural community.
- d) Rural service industries and other employment generating activities are suitably located and do not impact on the rural amenity of the area.
- e) The rural environment and the scenic values of the rural area are maintained and enhanced for the enjoyment of the community and tourists.
- f) New and existing extractive industrial operations continue without significant environmental impact and are protected from incompatible development.
- g) Rural residential development is confined to the existing rural residential areas and further expansion of these areas does not occur.
- h) Rural uses are undertaken in an environmentally sensitive manner.
- i) The City's locally and regionally significant natural and cultural assets are preserved.
- j) Adequate infrastructure is provided in an environmentally sensitive manner, based on the rural nature of the locality.
- k) Water quality and waterway corridors, foreshores and catchment areas are not adversely affected by development and activities.
- l) Exposure to natural hazards including bushfires, landslip and storm-surge is minimal.



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## Part 4 – Development Requirements

### 2.3.2 Overall Outcomes for the Rural Zone

The overall outcomes are the purpose for of the Rural Zone. The overall outcomes are as follows –

- a) The rural area incorporates a range of agricultural, animal husbandry and support activities which complement the rural amenity and character.
- b) Good quality agricultural land (GQAL) is protected and is not alienated or fragmented.
- c) Intensive rural activities are located away from sensitive land uses and do not have a detrimental impact on the rural amenity of the area.
- d) Extractive industry operations utilise significant local resources and are appropriately located and designed to mitigate any significant environmental impacts.
- e) Rural and extractive industry activities are protected from the intrusion of incompatible uses.
- f) Rural activities and development are suitably located and appropriately managed to minimise any potential adverse impacts on environmentally sensitive areas and biodiversity values.
- g) The scenic landscape values and the rural character of the area, particularly along the major tourist routes, provide a rural ambience to the area.

#### 2.3.2.1 Development Principles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
<b>Land Use</b>	
<p><b>PC1</b> The following uses are inconsistent with the overall outcomes of the Rural Zone and are not located in this Zone:</p> <ul style="list-style-type: none"> <li>a) <u>Display Home (where associated with a Duplex, Multiple Residential or a Retirement Village);</u></li> <li>b) <u>Display Home (where associated with a House) involving building works other than minor building works;</u></li> <li>c) <u>Duplex;</u></li> <li>d) <u>Motel;</u></li> <li><del>e) Multiple Residential;</del></li> <li><del>f) Relocatable Home Park;</del></li> <li><del>g) Retirement Village;</del></li> <li>h) <u>Any Commercial use (except Outdoor Sales Premises and Veterinary Facility);</u></li> <li>i) <u>Any Industrial use (except Extractive Industry and Equipment and Vehicle Depot);</u></li> <li>j) <u>Child Care Centre;</u></li> <li>k) <u>Hospital; and</u></li> <li>l) <u>Indoor Recreation.</u></li> </ul> <p><del>d) Accommodation building;</del> <del>a) Passenger terminal.</del></p>	No acceptable solution specified.
<b>Building design and siting</b>	
<b>PC2</b> Buildings reflect the rural nature	<b>AS2.1</b> A maximum of one (1) house is located on each



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
of the locality.	<p>lot.</p> <p><del>AS2.2</del> Except for machinery, equipment and storage sheds in the Rural Zone, the height of buildings and other structures does not exceed two (2) storeys and 8.5 metres above natural ground level.</p> <p><del>AS2.3</del> <u>AS2.2</u> Machinery, equipment and storage buildings do not exceed 10 (ten) metres in height.</p> <p><u>AS2.4</u> Shipping Container Storage is setback:</p> <p>a) not less than 40 metres from the frontage to a State Controlled, Arterial or Traffic Distributor, Controlled Distributor and Sub-Arterial Main Street; or</p> <p>b) at least 20 metres from any other road frontage.</p> <p><u>AS2.5</u> Shipping Container Storage is setback at least 20 metres from side and rear boundaries.</p> <p><del>AS2.4</del> All buildings are setback at least 6 metres from the road frontage.</p> <p style="text-align: center;"><b>OR</b></p> <p>Where the site fronts a sub-arterial road, buildings are setback at least 20 metres from the road frontage.</p> <p style="text-align: center;"><b>OR</b></p> <p>Where the site fronts an arterial road, all residential buildings are setback at least 40 metres from the State-controlled road property boundary.</p>
<b>PC3</b> Rural and extractive industry activities are protected from the intrusion of incompatible uses.	No acceptable solution specified.
<b>Noise and Amenity</b>	
<b>PC4</b> Uses are located, designed and operated to avoid significantly changing the light, noise, dust, odour and traffic conditions or other physical conditions experienced by adjoining residents.	No acceptable solution specified.
<b>PC5</b> Residential development is constructed, designed and located to mitigate noise generated from the North Coast Rail line.	<p>Where assessable development –</p> <p><b>AS5.1</b> Noise sensitive uses that are located within 80 metres of the North Coast rail corridor (as shown on the Planning Scheme maps) are designed to meet external noise level criteria being:</p> <p><del>(a)</del> 65dB(a), assessed as the 24 hour average equivalent continuous A-weighted sound pressure level;</p> <p><del>(b)</del> 87 dB(a), assessed as a single event maximum sound pressure level, and</p> <p><del>(c)</del> internal noise level criteria being to achieve an average L<sub>max</sub> (10.00 pm – 6.00 am) not greater than 50dB(a).</p>

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PERFORMANCE CRITERIA		ACCEPTABLE SOLUTION/S	
<p><b>PC6</b> Residential development adjacent to a State controlled road is located, designed and constructed to mitigate traffic noise.</p>	<p><b>AS6.1</b></p>	<p><b>AS6.1</b> a) <u>Where the site fronts a Traffic Distributor, Controlled Distributor or Sub-Arterial Main Street, residential buildings are setback at least 20 metres from the road frontage;</u></p> <p style="text-align: center;"><b>OR</b></p> <p>b) <u>where the site fronts a State controlled or arterial road, residential buildings are setback at least 40 metres from the road frontage.</u></p> <p>Where assessable development <u>(which does not comply with AS6.1 –</u></p> <p><b>AS6.2</b> <u>Where fronting a State controlled, arterial, distributor or sub-arterial main street road,</u> the development meets the following acoustic levels (assessed at the L<sub>10</sub> (18 hour) level) <u>between 6am and midnight:</u></p> <p>a) 60 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40 dB(A) L<sub>90</sub> (8 hour) between 10pm and 6am; or</p> <p>b) 57 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 40 dB(A) L<sub>90</sub> (8 hour) between 10pm and 6am.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: All external levels stated are free-field with the expectation that an additional 2.5 dB(A) increase is applied for the façade correction when the building is constructed. This will achieve a level of equal to or less than 63 dB(A) and 60dB(A), respectively, 1 metre from the most exposed façade of a building.</p> </div> <p><del><b>AS6.1</b> Residential development adjacent to a State controlled road is setback at least 40 metres from the property boundary with the road.</del></p>	
<b>Environmental protection</b>			
<p><b>PC7</b> Rural activities do not alter the natural drainage flow or overland flow paths</p>	<p><b>AS7.1</b></p>	<p>The use does not involve changes to existing site levels and contours in excess of 4.0 metres (except for the creation of a dam where associated with a rural use on the same site).</p>	
<b>Good Quality Agricultural Land</b>			
<p><b>PC8</b> The productivity, viability and use of GQAL and rural land for primary production is maintained.</p>	<p><b>AS8.1</b></p> <p><b>AS8.2</b></p>	<p>Only uses that support economic soil-based production, including Agriculture and Animal Husbandry are located on GQAL.</p> <p>Uses not related to farming, and farming related uses that are not dependent on the agricultural quality of the land, including Aquaculture, Roadside Stall, Animal Husbandry and those aspects of agriculture involving structures, are not located on GQAL.</p> <p>Where assessable development <u>(AS8.3 applies) –</u></p> <p><b>AS8.3</b> Uses sensitive to spray drift, odour, noise, dust smoke, and ash potentially associated with</p>	



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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
	agricultural activities are adequately separated or buffered to avoid significant conflict with such activities and potential activities on GQAL in accordance with the State Government's <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i> .

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### 2.3.3 Overall Outcomes for the Rural Residential Zone

The overall outcomes are the purpose of the Rural Residential Zone. The overall outcomes are as follows –

- a) Rural residential development is low density and semi-rural in nature.
- b) Semi-rural living and limited low intensity rural pursuits are compatible with the rural amenity of the area.
- c) Rural residential areas are confined to the existing rural residential areas only, with some limited in-fill development.
- d) Rural activities are limited to small-scale activities which are compatible with the rural residential nature of the area.
- e) Small-scale commercial activities provide a daily service for the immediate community do not impact on the rural residential amenity of the area.
- f) Domestic infrastructure is contained on site and is environmentally sensitive.
- g) Rural residential areas are appropriately located and have access to community services and facilities.
- h) Rural activities and good quality agricultural land are protected from rural residential land uses.
- i) The environmental and biodiversity values of the area are protected.
- j) The scenic landscape values and the semi-rural character of the area are protected.

#### 2.3.3.1 Development Principles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
<b>Land Use</b>	
<p><b>PC1</b> The following uses are inconsistent with the overall outcomes for the Rural Residential Zone and are not located within this zone:</p> <ul style="list-style-type: none"> <li><del>a) Accommodation Building;</del></li> <li><del>b) Caravan Park;</del></li> <li><del>c) Display Home (where associated with Multiple Residential or a Retirement Village);</del></li> <li><del>d) Motel;</del></li> <li><del>e) Multiple Residential;</del></li> <li><del>f) Relocatable Home Park;</del></li> <li><del>g) Retirement Village;</del></li> <li><del>h) any Commercial use (except <del>Display home/office, Local shop,</del> Outdoor Sales Premises, <del>Temporary Estate Sales Office and</del> Veterinary Facility);</del></li> <li><del>h)i) any Industrial use;</del></li> <li><del>j) any Community use (except Cemetery and Outdoor Recreation);</del></li> <li><del>and</del></li> <li><del>k) Telecommunications Facility - Major.</del></li> <li><del>e) —;</del></li> </ul> <p><del>AS3-1 Child care centre;</del></p>	No acceptable solution specified.



PERFORMANCE CRITERIA		ACCEPTABLE SOLUTION/S
<del>AS3.2 Correctional facility;</del> <del>AS3.3 Indoor recreation; and</del> <del>AS3.4 Passenger terminal.</del>		
<b>PC2</b>	Community services and facilities are easily accessible and conveniently located.	No acceptable solution specified.
<b>Building design and siting</b>		
<b>PC3</b>	Buildings complement the semi-rural nature of the locality.	<p><b>AS3.1</b> A maximum of <del>one house is</del> <u>two (2) dwelling units are</u> located on each lot.</p> <p><del>AS3.2 The height of buildings and other structures is limited to two (2) storeys and a maximum of 8.5 metres above natural ground level.</del></p> <p><del>AS3.3 All buildings are setback at least 6.0 metres from the road frontage.</del></p> <p><b>AS3.2</b> <u>Shipping Container Storage is setback:</u></p> <p>a) <u>not less than 40 metres from the frontage to a State Controlled, Arterial or Traffic Distributor, Controlled Distributor and Sub-Arterial Main Street; or</u></p> <p>b) <u>at least 20 metres from any other road frontage.</u></p> <p><b>AS3.3</b> <u>Shipping Container Storage is setback at least 20 metres from side and rear boundaries.</u></p>
<b>Noise and Amenity</b>		
<b>PC4</b>	Uses are located, designed and operated to avoid significantly changing the light, noise, dust, odour and traffic conditions or other physical conditions experienced by adjoining residents/uses.	No acceptable solution specified.
<b>PC5</b>	Residential development is constructed, designed and located to mitigate traffic noise.	<p><b>AS5.1</b> a) Where the site fronts a Traffic Distributor, Controlled Distributor or Sub-Arterial Main Street, residential buildings are setback at least 20 metres from the road frontage;</p> <p style="text-align: center;"><b>OR</b></p> <p>b) where the site fronts a State controlled or arterial road, residential buildings are setback at least 40 metres from the road frontage.</p> <p>Where assessable development (which does not comply with AS5.1 –</p> <p><b>AS5.2</b> Where fronting a State controlled, arterial, distributor or sub-arterial main street road <del>the</del> development meets the following acoustic levels (assessed at the L<sub>10</sub> (18 hour) level) between 6am and midnight:</p> <p>a) 60 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40 dB(A) L<sub>90</sub> (8 hour) between 10pm and 6am; or</p> <p>b) 57 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 40 dB(A) L<sub>90</sub> (8 hour) between</p>

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PERFORMANCE CRITERIA		ACCEPTABLE SOLUTION/S
		<p>10pm and 6am.</p> <p>Note: All external levels stated are free-field with the expectation that an additional 2.5 dB(A) increase is applied for the façade correction when the building is constructed. This will achieve a level of equal to or less than 63 dB(A) and 60dB(A), respectively, 1 metre from the most exposed façade of a building.</p>
<b>PC6</b>	Residential development is constructed, designed and located to mitigate noise generated from the North Coast Rail line.	<p>Where assessable development (<a href="#">AS6.1 applies</a>) –</p> <p><b>AS6.1</b> Noise sensitive uses that are located within 80 metres of the North Coast rail corridor (as shown on the Planning Scheme maps) are designed to meet external noise level criteria being:</p> <p>(a) 65dB(a), assessed as the 24 hour average equivalent continuous A-weighted sound pressure level;</p> <p>(b) 87 dB(a), assessed as a single event maximum sound pressure level, and</p> <p>(c) internal noise level criteria being to achieve an average Lmax (10.00 pm – 6.00 am) not greater than 50dB(a).</p>
Good Quality Agricultural Land		
<b>PC7</b>	Development is separated or buffered from rural activities and GQAL to maintain the productivity, viability and use of rural land for primary production.	<p><b>AS7.1</b> Residential uses are separated from rural uses in accordance with the following –</p> <p>(a) if rural use involves chemical spray drift – 300 metres;</p> <p>(b) if rural use involves odour – 500 metres;</p> <p>(c) if rural use involves dust, smoke or ash – 150 metres; or</p> <p>(d) if (a) – (c) do not apply – 4.0 metres</p> <p>Where assessable development (<a href="#">AS7.2 applies</a>) –</p> <p><b>AS7.2</b> Uses sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities are adequately separated or buffered to avoid significant conflict with such activities and potential activities on GQAL, in accordance with the State Government’s Planning Guidelines: Separating Agricultural and Residential Land Uses.</p>

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### 2.3.4 Overall Outcomes for the Township Zone

The overall outcomes are the purpose ~~for of~~ the Township Zone. The overall outcomes are as follows –

- a) Howard, Torbanlea and Aldershot provide a wide range of convenience retail, commercial and community facilities at a scale appropriate to support the local rural community.
- b) Development is sympathetically designed and located and reinforces the existing character of the township.
- c) The village areas provide a high level of amenity for residents and tourists.
- d) Development is provided with an appropriate level of infrastructure which does not compromise the environmental values of the locality.
- e) Service industries and other employment generating activities for the immediate local community are suitably located and do not impact upon the rural amenity of the area.
- f) The scale of development is consistent with the built form of existing development.
- g) Development is designed to be sympathetic to the existing character and natural setting of the village.

#### 2.3.4.1 Development Principles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
<b>Land Use</b>	
<p><b>PC1</b> The following uses are inconsistent with the overall outcomes for the Township Zone and are not located within this zone:</p> <p>a) <del>Bed and Breakfast;</del>  b) <del>Display Home (where associated with a House or Duplex);</del>  c) <del>Duplex;</del>  d) <del>House;</del>  e) <del>Relocatable Home Park;</del>  -f) <del>any Rural use;</del>  g) <del>Showroom;</del>  h) <del>any Industrial use (except Service Station and Warehouse);</del>  i) <del>Cemetery; and</del>  e) <del>—</del>  -j) <del>Correctional Facility;</del>  k) <del>Hospital;</del>  l) <del>Shipping Container Storage; and</del>  m) <del>Telecommunications Facility - Major Industrial Uses</del></p>	No acceptable solution specified.
<b>Building design and siting</b>	
<p><b>PC2</b> Development density is compatible with the township character of the area.</p>	<p><b>AS2.1</b> Site cover is a maximum of 40%.  <del>AS2.2 The height of buildings and structures is limited to two (2) storeys and 8.5 metres above natural ground level.</del></p>
<p><b>PC3</b> Buildings are of a scale and form that reflects the character of the township.</p>	<p><b>AS3.1</b> Buildings are designed to incorporate at least one of the following character features –</p> <p>a) <del>verandahs;</del>  b) <del>recesses;</del></p>



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PRFORMANCE CRITERIA		ACCEPTABLE SOLUTION/S
		-c) variations in material and/or colours; and -d) pitch roof forms.
<b>Noise and Amenity</b>		
<b>PC4</b>	Noise levels must not exceed those reasonably expected by the community.	No acceptable solution specified.
<b>PC5</b>	Privacy of adjoining houses/residential units is protected.	<b>AS5.1</b> Where the windows from a non-residential use look directly into a bedroom or living area (if an adjacent dwelling unit (including dwelling units on the same site) screening, such as fixed external screens, is provided.
<b>PC6</b>	Uses are located, designed and operated to avoid significantly altering the light, dust, odour and traffic conditions experienced by occupants of surrounding uses.	No acceptable solution specified.
<b>PC7</b>	Residential development adjacent to State controlled roads is constructed, designed and located to mitigate traffic noise	Where assessable development ( <b>AS7.1 applies</b> ) – <b>AS7.1</b> <u>Where fronting a State controlled, arterial, distributor or sub-arterial main street road</u> the development <del>demonstrates how it</del> meets the following acoustic levels (assessed at the L <sub>10</sub> (18 hour) level) <u>between 6am and midnight</u> : <del>(a)</del> 60 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40dB(A) L <sub>90</sub> (8 hour) between 10pm and 6am; or <del>(b)</del> 57 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 40dB(A) L <sub>90</sub> (8 hour) between 10pm and 6am.  Note: All external levels stated are free-field with the expectation that an additional 2.5dB(A) increase is applied for the façade correction when the building is constructed. This will achieve a level of equal to or less than 63dB(A) and 60dB(A), respectively, 1 metre from the most exposed façade of a building.
<b>Howard Undermining</b>		
<b>PC8</b>	Underground mining has occurred in parts of Howard – future development is located on sites which have not been mined or if the site has been mined, it is capable of accommodating the proposed development.	<b>AS8.1</b> Development does not occur on sites identified as potentially mined properties on the Planning Scheme Overlay Maps.



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2.3.5 Overall Outcomes for the Industry Zone

The overall outcomes are the purpose of the Industry Zone. The overall outcomes are as follows:

- a) The Industry Zone includes the general and higher impact industrial activities.
- b) The type and scale of development is located, designed and managed to:
  - i. maintain the safety of people and works;
  - ii. maintain the amenity for surrounding land uses through buffering;
  - iii. avoid significant adverse effects on the environment; and
  - iv. minimise off-site impacts.
- c) Industrial uses are consolidated to confine potential impacts to the “industrial area”.
- d) Industrial activities are consolidated to provide cost effective infrastructure.
- e) Regionally focused, transport reliant, industrial activities are located in areas close to urban arterial, distributor and sub arterial main street roads.

2.3.5.1 Development Principles

<u>PERFORMANCE CRITERIA</u>	<u>ACCEPTABLE SOLUTION/S</u>
<b>Land Use</b>	
<p><b>PC1</b> The following uses are inconsistent with the overall outcomes of the Industry Zone and are not located in this zone:</p> <ul style="list-style-type: none"> <li>a) any Residential uses (except Caretaker’s Residence);</li> <li>b) any Rural use;</li> <li>c) Licensed Premises;</li> <li>d) Local Shop;</li> <li>e) Medical Centre;</li> <li>f) Office;</li> <li>g) Restaurant;</li> <li>h) Shop;</li> <li>i) Shopping Centre;</li> <li>j) Showroom;</li> <li>k) Veterinary Facility;</li> <li>l) Extractive Industry;</li> <li>m) any Community use (except Cemetery); and</li> <li>n) Shipping Container Storage.</li> </ul>	No acceptable solution specified.
<p><b>PC2</b> Development is suitably designed and located so as not to impact on the amenity of the area.</p>	No acceptable solution provided.
<p><b>PC3</b> Non-industrial development does not hinder the ongoing operation and future economic opportunities of uses expected within the zone.</p>	No acceptable solution provided.
<b>Road Network</b>	
<p><b>PC4</b> Areas proposed for industrial activities that have the potential to generate significant freight to the road network, in a local or regional context, ensures that industrial development:</p>	No acceptable solution specified.



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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
<ul style="list-style-type: none"> <li>a) is consistent with Hervey Bay's Road Hierarchy;</li> <li>b) includes measures to upgrade the road network to meet the imposed demands; and</li> <li>c) does not adversely affect the safety, capacity and operational standards of the existing road system.</li> </ul>	

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**2.3.56 Overall Outcomes for the Services/Trade Zone**

The overall outcomes are the purpose ~~for of~~ the Service/Trade Zone. The overall outcomes ~~for land included in the Service/Trade Zone~~ are as follows:

- a) Development includes low impact services and trades being automotive and light industrial activities.
- b) Development is clean, attractive and visually appealing.
- c) New development achieves a high standard of appearance through good site layout, building design and landscaping.
- d) Development and trade/industry activities present no significant risk from technological hazards to people, property or the environment.
- e) Emissions of contaminants do not result in adverse impacts to surrounding uses/areas.
- f) Service and industrial activities are buffered from adjoining residential and commercial areas.

**2.3.56.1 Development Principles**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
<b>Land Use</b>	
<p><b>PC1</b> The following uses are inconsistent with the overall outcomes of the Services/Trade Zone and are not located in this zone:</p> <ul style="list-style-type: none"> <li>-a) any Residential uses <u>(except Caretaker's Residence)</u>;</li> <li>b) any Rural use;</li> <li><del>c) any Commercial use (except Outdoor sales premises); Licensed Premises;</del></li> <li>d) <u>Medical Centre</u>;</li> <li>e) <u>Office</u>;</li> <li>f) <u>Shop</u>;</li> <li>g) <u>Shopping Centre</u>;</li> <li>h) <u>Showroom</u>;</li> <li>i) <u>Veterinary Facility</u>;</li> <li>j) <u>Extractive Industry</u>;</li> <li>k) <u>Special Industry</u>;</li> <li>l) any Community use; and</li> <li>m) <u>Shipping Container Storage</u>.</li> </ul> <p><del>AS7.2 any Industrial use (except Mechanical repair workshop, Service station and Warehouse);</del></p> <p><del>AS7.3 Public utility; and Telecommunication facility.</del></p>	<p>No acceptable solution specified.</p>
<b>Building Design</b>	
<p><b>PC2</b> The front of the buildings are designed and orientated to address the street.</p>	<p><b>AS2.1</b> The main entry to the building is directly accessible at the front of the building.</p> <p><b>AS2.2</b> The office space of each building is sited and oriented towards the principal road frontage of the site.</p>
<p><b>PC3</b> Buildings are of a scale and form which complements the</p>	<p><del>AS3.1 No acceptable solution specified. The height of buildings and structures is limited to two (2) storeys and 8.5</del></p>



PERFORMANCE CRITERIA		ACCEPTABLE SOLUTION/S	
	rural nature of the area.		<del>metres above natural ground level.</del>
<b>Site Cover</b>			
<b>PC4</b>	The density of development is consistent with the existing built form of the area and provides area for landscaping, access and carparking.	<b>AS4.1</b>	The site cover does not exceed 50% of the total site area.
<b>Waste Storage</b>			
<b>PC5</b>	Waste storage and collection areas should be of sufficient size, screened and located for convenient use.	<b>AS5.1</b>	Waste storage and loading/unloading areas are <a href="#">-a)</a> screened from public view (except where the use is an Outdoor Sales Premises and the storage areas need to be visible) through the use of a 1.8 metre high solid screen fence; and <a href="#">-b)</a> setback at least 3.0 metres to the road frontage and 1.5 metres to any other site boundary with adjoining land not in an Industry Zone.
<b>PC6</b>	On site landscaping is provided to screen development from the road frontage and adjoining development.	<b>AS6.1</b>	Landscape buffering is provided: <a href="#">-a)</a> to a depth of 3.0 metres along the full length of the road frontage of the site; and <a href="#">-b)</a> elsewhere on the site to screen outdoor storage areas and other storage/plant areas from public view.
<b>Howard Undermining</b>			
<b>PC7</b>	Underground mining has occurred in parts of Howard – future development is located on sites which have not been mined or if the site has been mined, it is capable of accommodating the proposed development.	<b>AS7.1</b>	Development does not occur on sites identified as potentially mined properties on the Planning Scheme Overlay Maps.

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## Part 4 – Development Requirements

### 2.3.67 Overall Outcomes for the Low Density Residential Zone

The overall outcomes are the purpose of the Low Density Residential Zone. The overall outcomes are as follows –

- a) Residential neighbourhoods are low density residential in character.
- b) Residential neighbourhoods are located close to the rural townships and provide a high standard of residential amenity.
- c) The scale and density of development is consistent with the existing character of the neighbourhood/township.
- d) Facilities that support the local community are provided in suitable locations.
- e) Development is provided with an appropriate level of infrastructure which does not compromise the environmental values of the locality.

#### 2.3.76.1 Development Principles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
<b>Land Use</b>	
<p><b>PC1</b> The following uses are inconsistent with the overall outcomes for the Low Density Residential Zone and not located within this zone –</p> <ol style="list-style-type: none"> <li>a) <u>Accommodation Building;</u></li> <li>b) <u>Display Home (where associated with a Retirement Village) on a site less than 4,000m<sup>2</sup>;</u></li> <li>c) <u>Retirement Village on a site less than 4,000m<sup>2</sup>;</u></li> <li>e)d) any Rural use;</li> <li>e) any Commercial use (except <del>Display home/office,</del> Local Shop, <u>Medical Centre, and Temporary Estate Sales Office</u>);</li> <li>e)f) any Industrial use;</li> <li>g) <u>any Community use (except Child Care Centre and Community and Cultural Facilities);</u></li> <li>h) <u>Shipping Container Storage; and</u></li> <li>i) <u>Telecommunications Facility - Major.</u></li> </ol> <p><del>AS8.1 Cemetery;</del>  <del>AS8.2 Correctional facility; and</del>  <del>AS8.3 Passenger terminal.</del></p>	No acceptable solution specified.
<b>Building design and siting</b>	
<p><b>PC2</b> Buildings have an appearance and visual bulk of a single house on a residential lot.</p>	<p><b>AS2.1</b> A maximum of <del>one house is</del> <u>two (2) dwelling units are</u> located on each lot.</p> <p><del>AS2.2 The height of buildings and structures is limited to two (2) storeys and 8.5 metres above natural ground level.</del></p>
<p><b>PC3</b> Buildings are setback to: maintain the character of the residential neighbourhood.;</p>	<p><del>Solutions in established areas</del>  <b>AS2.4 AS3.1</b> a) <u>In established areas - b</u> Buildings and all other structures are setback from the road frontage within 20% of the average front setbacks of next adjoining buildings.;</p>



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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
	<p style="text-align: center;">OR</p> <p><b>Solutions in new areas (no adjoining buildings)</b>  <u>b) in new areas (where there are no adjoining buildings) - Buildings and all other structures are setback a minimum of 6.0 metres from the road frontage.</u></p>
<b>Noise and amenity</b>	
<p><b>PC4</b> Residential development is constructed, designed and located to mitigate traffic noise.</p>	<p>Where assessable development (<u>AS4.1 applies</u>) –  <b>AS4.1</b> <u>Where fronting a State controlled, arterial, distributor or sub-arterial main street road</u> the development <del>demonstrates how it</del> meets the following acoustic levels (assessed at the L<sub>10</sub>(18 hour) level) <u>between 6am and midnight</u>:  <u>(a)</u> 60 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40dB(A) L<sub>90</sub> (8 hour) between 10pm and 6am; or  <u>(b)</u> 57 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 40dB(A) L<sub>90</sub> (8 hour) between 10pm and 6am.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: All external levels stated are free-field with the expectation that an additional 2.5dB(A) increase is applied for the façade correction when the building is constructed. This will achieve a level of equal to or less than 63dB(A) and 60dB(A), respectively, 1 metre from the most exposed façade of a building.</p> </div>
<b>Non-residential activities</b>	
<p><b>PC5</b> Non-residential activities:  <u>-a)</u> directly support the immediate residential community;  <u>-b)</u> are located in close proximity to key community facilities (eg. schools);  <u>-c)</u> located on higher order roads; and  <u>-d)</u> are suitably designed and located so as not to impact on the residential amenity of the area.</p>	<p>No acceptable solution specified.</p>
<b>Howard Undermining</b>	
<p><b>PC6</b> Underground mining has occurred in parts of Howard – future development is located on sites which have not been mined or if the site has been mined, it is capable of accommodating the proposed development.</p>	<p><b>AS6.1</b> Development does not occur on sites identified as potentially mined properties on the Planning Scheme Overlay Maps.</p>



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## Part 4 – Development Requirements

### 2.3.78 Overall Outcomes for the Park Residential Zone

The overall outcomes are the purpose ~~for~~ of the Park Residential Zone. The overall outcomes are as follows –

- Park residential areas provide large residential lots for a semi-rural residential style living.
- Development is provided with an appropriate level of infrastructure which does not compromise the environmental values of the locality.
- Development provides a high level of amenity for residential land uses.

#### 2.3.78.1 Development Principles

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTION/S
<b>Land Use</b>		
<b>PC1</b>	<p>The following uses are inconsistent with the overall outcomes for the Park Residential Zone and are not located within this zone:</p> <ul style="list-style-type: none"> <li>a) <u>Accommodation Building;</u></li> <li>b) <u>Caravan Park;</u></li> <li>c) <u>Caretaker's Residence;</u></li> <li>d) <u>Display Home (where associated with Multiple Residential or a Retirement Village);</u></li> <li>e) <u>Motel;</u></li> <li>f) <u>Multiple Residential;</u></li> <li>g) <u>Relocatable Home Park;</u></li> <li>h) <u>Retirement Village;</u></li> <li>i) <u>any Rural use;</u></li> <li>j) <u>any Commercial use (except <del>display home/office and local store</del> Temporary Estate Sales Office);</u></li> <li>i)k) <u>any Industrial use;</u></li> <li>l) <u>any Community use (except Community and Cultural Facilities);</u></li> <li>m) <u>Shipping Container Storage; and</u></li> <li>n) <u>Telecommunications Facility - Major.</u></li> </ul> <p><del>AS3.6 Cemetery;</del>  <del>AS3.7 Correctional facility;</del>  <del>AS3.8 Indoor recreation; and</del>  <del>AS3.9 Passenger terminal.</del></p>	No acceptable solution specified.
<b>Building design and siting</b>		
<b>PC2</b>	Buildings have an appearance and visual bulk of a single house on a residential lot consistent with existing surrounding development and the amenity and character of the area..	<p><b>AS2.1</b> A maximum of <del>one house is</del> <u>two (2) dwelling units are</u> located on each lot.</p> <p><del>AS2.2 The height of buildings and structures is limited to two (2) storeys and 8.5 metres above natural ground level.</del></p>
<b>Noise and amenity</b>		
<b>PC4</b>	<b>PC3</b> Residential	Where assessable development ( <u>AS3.1 applies</u> ), –

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
development is constructed, designed and located to mitigate noise generated from the North Coast Rail line.	<p><del>AS4.1</del> <b>AS3.1</b> Noise sensitive uses that are located within 80 metres of the North Coast rail corridor (as shown on the Planning Scheme maps) are designed to meet external noise level criteria being:</p> <p><del>e)a)</del> 65dB(a), assessed as the 24 hour average equivalent continuous A-weighted sound pressure level;</p> <p><del>e)b)</del> 87 dB(a), assessed as a single event maximum sound pressure level, and</p> <p><del>e)c)</del> internal noise level criteria being to achieve an average L<sub>max</sub> (10.00 pm – 6.00 am) not greater than 50dB(a).</p>
<p><b>PC4</b> Residential development is constructed, designed and located to mitigate traffic noise.</p>	<p><b>AS4.1</b> a) <u>Where the site fronts a Traffic Distributor, Controlled Distributor or Sub-Arterial Main Street, buildings are setback at least 20 metres from the road frontage.</u></p> <p style="text-align: center;"><b>OR</b></p> <p>b) <u>where the site fronts a State controlled or arterial road, residential buildings are setback at least 40 metres from the road frontage.</u></p> <p>Where assessable development (<u>which does not comply with AS4.1 –</u></p> <p><b>AS4.2</b> <u>Where fronting a State controlled, arterial, distributor or sub-arterial main street road</u> the development meets the following acoustic levels (assessed at the L<sub>10</sub> (18 hour) level) <u>between 6am and midnight:</u></p> <p><del>a-a)</del> 60 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40 dB(A) L<sub>90</sub> (8 hour) between 10pm and 6am; or</p> <p><del>b-b)</del> 57 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 40 dB(A) L<sub>90</sub> (8 hour) between 10pm and 6am.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: All external levels stated are free-field with the expectation that an additional 2.5 dB(A) increase is applied for the façade correction when the building is constructed. This will achieve a level of equal to or less than 63 dB(A) and 60dB(A), respectively, 1 metre from the most exposed façade of a building.</p> </div>
<b>Howard Undermining</b>	
<p><b>PC5</b> Underground mining has occurred in parts of Howard – future development is located on sites which have not been mined or if the site has been mined, it is capable of accommodating the proposed development.</p>	<p><b>AS5.1</b> Development does not occur on sites identified as potentially mined properties on the Planning Scheme Overlay Maps.</p>



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## Part 4 – Development Requirements

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Part 4 – Development Requirements

**2.3.89 Overall Outcomes for the Special Purposes Zone**

The overall outcomes are the purpose ~~for~~ of the Special Purposes Zone. The overall outcomes are as follows –

- a) Uses that address the needs of the community are the focus of the Special Purposes Zone.
- b) Community facilities are conveniently located and are easily accessible to the local community.
- c) The built form and design of community facilities is consistent in scale, height and bulk with surrounding development.
- d) The community benefits associated with these activities are provided without impacting on the amenity of the adjoining neighbours or the rural nature of the locality.
- e) Community uses retain and enhance the environmental and/or landscape values of the locality.

**2.3.89.1 Development Principles**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
<b>Land Use</b>	
<p><b>PC1</b> The following uses are inconsistent with the overall outcomes of the Special Purposes Zone and are not located in this zone:</p> <ul style="list-style-type: none"> <li>a) <u>any Residential use (except <a href="#">Accommodation Building in SP1 &amp; SP3</a>, <a href="#">Caretaker's Residence</a>, <a href="#">Display Home (where associated with Multiple Residential) in SP1 or SP3 if not in the Medical Place Precinct</a>, <a href="#">Display Home (where associated with a Retirement Village) in SP8</a>, <a href="#">Motel in SP3 in the Medical Place Precinct</a>, <a href="#">Multiple Residential in SP1 &amp; SP3 if not in the Medical Place Precinct</a>, and <a href="#">Retirement Village in SP3</a>);</u></li> <li>b) <u>any Rural use;</u></li> <li>c) <u>Car Park in SP6 &amp; SP8;</u></li> <li>d) <u>Funeral Parlour in SP1 to SP6 &amp; SP8;</u></li> <li>e) <u>Licensed Premises;</u></li> <li>f) <u>Local Shop;</u></li> <li>g) <u>Medical Centre in SP1, SP2, SP4 to SP8;</u></li> <li>h) <u>Office in SP5 to SP8;</u></li> <li>i) <u>Outdoor Sales Premises;</u></li> <li>j) <u>Restaurant in SP5 to SP3;</u></li> <li>k) <u>Shop in SP3 in the <a href="#">Medical Place Precinct</a> and <a href="#">SP5 to SP8</a>;</u></li> </ul>	<p>No acceptable solution specified.</p>

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PERFORMANCE CRITERIA		ACCEPTABLE SOLUTION/S
<p>l) <a href="#">Shopping Centre</a>;                      m) <a href="#">Showroom</a>;                      n) <a href="#">Temporary Estate Sales Office</a>;                      o) <a href="#">Veterinary Facility</a>;                      p) any Industrial use;                      q) <a href="#">Cemetery in SP1 to SP6 &amp; SP8</a>;                      r) <a href="#">Child Care Centre in SP3, SP5 to SP7</a>;                      s) <a href="#">Community and Cultural Facilities in SP5 and SP6</a>;                      t) <a href="#">Correctional Facility in SP1 and SP3 to SP8</a>;                      u) <a href="#">Educational Facility in SP5 to SP7</a>;                      v) <a href="#">Hospital in SP1, SP4 to SP7</a>;                      w) <a href="#">Indoor Recreation in SP5 to SP8</a>;                      x) <a href="#">Outdoor Recreation in SP5 to SP8</a>;                      y) <a href="#">Passenger Terminal in SP3, SP5 to SP8; and</a>                      z) <a href="#">Shipping Container Storage</a>.</p> <p>a) any Commercial use;                      b) any Other use (except Public utility and Telecommunications facility).</p>		
<b>PC2</b>	Community uses are conveniently located to serve the local residents and tourists.	<b>AS2.1</b> Community uses are located within the townships of Howard, Torbanlea and Aldershot.
<b>PC3</b>	Community uses including schools, churches, community centres and State/local government facilities are located in the Special Purposes Zone.	<b>AS3.1</b> Development is limited to Community Uses only.
<b>Built Form</b>		
<b>PC4</b>	The scale and type of development is compatible with the existing built form of the area.	<del><b>AS4.1</b> The height of buildings and structures is limited to two (2) storeys and 8.5 metres above natural ground level.</del> <b>AS4.2</b> <b>AS4.1</b> Site cover is a maximum of 40%.
<b>PC5</b>	Community uses are easily accessible and conveniently located to serve the day to day needs of the community.	No acceptable solution specified.
<b>Noise and amenity</b>		
<b>PC6</b>	Residential development adjacent to State controlled roads is constructed, designed and located to mitigate traffic noise	Where assessable development ( <a href="#">AS6.1 applies</a> ) – <b>AS6.1</b> <a href="#">Where fronting an arterial, distributor or sub-arterial main street road</a> the development <del>demonstrates how it</del> meets the following acoustic levels (assessed at the L <sub>10</sub> (18 hour level) <a href="#">between 6am and midnight</a> : a) 60 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40dB(A) L <sub>90</sub> (8 hour) between 10pm and 6am; or



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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
	<p><u>e)b</u> 57 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 40dB(A) L<sub>90</sub> (8 hour) between 10pm and 6am.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: All external levels stated are free-field with the expectation that an additional 2.5dB(A) increase is applied for the façade correction when the building is constructed. This will achieve a level of equal to or less than 63dB(A) and 60dB(A), respectively, 1 metre from the most exposed façade of a building.</p> </div>
<p><b>PC7</b> Residential development is constructed, designed and located to mitigate noise generated from the North Coast Rail line.</p>	<p>Where assessable development (<a href="#">AS7.1 applies</a>) –</p> <p><b>AS7.1</b> Noise sensitive uses that are located within 80 metres of the North Coast rail corridor (as shown on the Planning Scheme maps) are designed to meet external noise level criteria being:</p> <p><u>e)a</u> 65dB(a), assessed as the 24 hour average equivalent continuous A-weighted sound pressure level;</p> <p><u>e)b</u> 87 dB(a), assessed as a single event maximum sound pressure level, and</p> <p><u>f)c</u> internal noise level criteria being to achieve an average L<sub>max</sub> (10.00 pm – 6.00 am) not greater than 50dB(a).</p>
<b>Howard Undermining</b>	
<p><b>PC8</b> Underground mining has occurred in parts of Howard – future development is located on sites which have not been mined or if the site has been mined, it is capable of accommodating the proposed development.</p>	<p><b>AS8.1</b> Development does not occur on sites identified as potentially mined properties on the Planning Scheme Overlay Maps.</p>

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# Hervey Bay Planning Scheme

## Part 4 – Development Requirements

**2.3.910 Overall Outcomes for the Open Space Zone**

The overall outcomes are the purpose ~~for~~ of the Open Space Zone. The overall outcomes are as follows –

- a) Parks and recreational facilities are available for the recreational use and enjoyment of the coastal townships community.
- b) Open space areas make a positive contribution to the community and the amenity of the area.
- c) Buildings and recreational activities are located to minimise any conflict with adjoining residential development.
- ~~d~~e) Open space and park areas retain and enhance the environmental and landscape values of the locality.
- ~~e~~f) Drainage, overland flow paths and wetland areas are protected.

**2.3.910.1 Development Principles**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
<b>Land Use</b>	
<p><b>PC1</b> The following are uses are inconsistent with the overall outcomes of the Open Space Zone and are not included in this zone:</p> <ul style="list-style-type: none"> <li>a) <del>any Residential use (except Caretaker's Residence);</del></li> <li><del>a)b) any Rural use;</del></li> <li><del>b)c) any Commercial use;</del></li> <li><del>e)d) any Industrial use;</del></li> <li>e) <del>any Community use (except where appropriately located, Community and Cultural Facilities, Indoor Recreation and Outdoor Recreation Kiosk); and</del></li> <li>f) <del>Shipping Container Storage.</del></li> </ul> <p><del>AS7.5 Public utility;</del>  <del>AS7.6 Telecommunication facility.</del></p>	No acceptable solution specified.
<b>General Requirements</b>	
<p><b>PC2</b> The parkland focuses on the values of the area – eg. the recreational, cultural, educational, habitat, ecological or landscape values.</p>	No acceptable solution specified.
<p><b>PC3</b> The nature and type of noise generated does not impact on residential amenity.</p>	<p><b>AS3.1</b> The activities conducted at the park do not involve motorised activities.</p>
<b>Siting and design</b>	
<p><b>PC4</b> Height of buildings is in keeping with the open space character of the area.</p>	<p><del>AS4.1 No acceptable solution specified. The height of buildings and structures is limited to two (2) storeys and 8.5 metres above natural ground level.</del></p>
<p><b>PC5</b> Buildings are setback to ensure they do not dominate the open space character of the site.</p>	<p><b>AS5.1</b> Buildings are set back:</p> <ul style="list-style-type: none"> <li>- not less than 10 metres from the frontage to a State Controlled Road; or</li> <li>- at least 6 metres from any other road frontage.</li> </ul>
<p><b>PC6</b> Buildings and recreational</p>	<p><b>AS6.1</b> Where the site adjoins land in a residential zone</p>



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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
activities are located to minimise any conflict with adjoining residential development.	(including the Park Residential and Low Density Residential zones) a landscape buffer of at least 5.0 metres is provided between the site and the common boundary between the two zones.
<b>PC7</b> Car parking and service areas are appropriately located to ensure they do not impact on the open space character of the area.	<p><b>AS7.1</b> Car parking areas are setback:</p> <ul style="list-style-type: none"> <li>- at least 6.0 metres from any road frontage;</li> <li>- 5.0 metres from any boundary with land included in a residential zone.</li> </ul> <p><b>AS7.2</b> The setback between the road frontage and the car park area is landscaped.</p> <p><b>AS7.3</b> The setback between the car park area and any adjoining residential land is landscaped to provide a buffer to the residential land/use.</p>
<b>Howard Undermining</b>	
<b>PC8</b> Underground mining has occurred in parts of Howard – future development is located on sites which have not been mined or if the site has been mined, it is capable of accommodating the proposed development.	<b>AS8.1</b> Development does not occur on sites identified as potentially mined properties on the Planning Scheme Overlay Maps.

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# Hervey Bay Planning Scheme

## Part 4 – Development Requirements

### 2.3.101 Overall Outcomes for the Conservation Zone

The overall outcomes are the purpose of the Conservation Zone. The overall outcomes are as follows –

- a) Biological diversity, ecological integrity and scenic amenity are protected.
- b) Low intensity facilities are based on an appreciation of the natural environment or on nature based recreation and do not compromise the values of the area.

### 2.3.101.1 Development Principles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p><b>PC1</b> The following are uses are inconsistent with the overall outcomes of the Conservation Zone and are not included in this zone:</p> <ol style="list-style-type: none"> <li>a) <u>any Residential use (except Caretaker's Residence);</u></li> <li>b) <u>any Rural use;</u></li> <li>c) <u>any Commercial use;</u></li> <li>d) <u>any Industrial use;</u></li> <li>e) <u>any Community use <del>any use</del> (except Indoor Recreation and Outdoor Recreation Park facility);</u></li> <li>f) <u>Shipping Container Storage;</u></li> <li>g) <u>Telecommunications Facility – Major; and</u></li> <li>h) <u>Utility.</u></li> </ol>	No acceptable solution specified.
<p><b>PC2</b> The park is maintained to protect and conserve the ecological and aesthetic values of the land.</p>	<p><b>AS2.1</b> No clearing of vegetation occurs other than declared plants<sup>1</sup> and environmental weed species<sup>2</sup>.</p>
<p><b>PC3</b> All development is associated with nature based recreation and appreciation and does not impact on management of the area for conservation purposes.</p>	<p><b>AS3.1</b> Any improvements and structures are restricted to:</p> <ol style="list-style-type: none"> <li>a) <u>walkways, bikeways and/or riding tracks;</u></li> <li>b) <u>minor picnic sites and lookouts;</u></li> <li>c) <u>small buildings for public toilets;</u></li> <li>d) <u>signage and display structures, other than buildings, for the purposes of visitor orientation and information.</u></li> </ol>

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<sup>1</sup> Within the meaning of the Land Protection (Pest and Stock Route Management) Act 2002.

<sup>2</sup> As identified in a pest management plan adopted by Council.



### 2.3.142 Overall Outcomes for the Particular Development Zone

The overall outcomes are the purpose ~~for~~ of the Particular Development Zone. The overall outcomes are as follows –

- a) Uses and works are located, designed and managed to –
- a) be compatible with existing uses and works; and
  - b) maintain or enhance the prevailing amenity; and
  - c) avoid significant adverse affects on the environment and
  - d) respect physical and ecological characteristics and constraints; and
  - e) maintain the safety of people and works.

#### 2.3.142.1 Development Principles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
<b>PC1</b> Development is compatible with the scale and character of surrounding development and minimises any potential impact upon amenity.	No acceptable solution specified.
<b>PC2</b> Building form, scale and bulk positively contributes to the amenity of the surrounding landscapes.	No acceptable solution specified.
<b>PC3</b> Building heights do not result in the use appearing out of character with the surrounding built landscape.	No acceptable solution specified.
<b>PC4</b> Buildings and other works are provided and sited on premises and designed having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provision for each of the following – <ul style="list-style-type: none"> <li>-a) Access to natural light and ventilation;</li> <li>-b) Privacy;</li> <li>-c) Noise attenuation;</li> <li>-d) Privacy;</li> <li>-e) Noise attenuation;</li> <li>-f) Landscaping;</li> <li>-g) Outlook;</li> <li>-h) On site parking;</li> <li>-i) On site drainage.</li> </ul>	No acceptable solution specified.
<b>PC5</b> Appropriate provision is afforded to reducing detrimental impacts on the natural environment associated with the construction and on-going use of the land.	No acceptable solution specified.

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