

PLANS AND DOCUMENTS  
referred to in the  
DEVELOPMENT APPROVAL



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CG Approval: *Rebue*



**PACIFICUS**  
TOURISM PROJECT

Pacificus Tourism Project on Hummock Hill Island  
**Plan of Development**





# PACIFICUS

## TOURISM PROJECT

## Table of Contents

<b>1. Introduction</b>	<b>1</b>
1.1 PTP Plan of Development Objectives	1
1.2 Application	1
1.3 PTP Plan of Development Structure	2
1.3.1 Land Use Precincts	2
1.3.2 Level of Assessment Tables	3
1.3.3 Codes	3
<b>2. Level of Assessment Tables</b>	<b>5</b>
2.1 Introduction	5
2.2 Levels of Assessment	5
2.2.1 Exempt	5
2.2.2 Self-assessment	5
2.2.3 Code assessment	5
2.2.4 Impact assessment	5
2.3 Material Change of Use Level of Assessment Table – All Precincts	6
2.4 Development other than Material Change of Use – Level of Assessment Table	14
<b>3. Applicable Development Codes</b>	<b>15</b>
3.1 Introduction	15
3.2 Hummock Hill Island Code	15
3.2.1 Provisions of the Hummock Hill Island Code	15
3.2.2 Compliance with the Hummock Hill Island Code	15
3.2.3 Overall Outcomes for the Hummock Hill Island Code	16
3.2.4 Hummock Hill Island Code: Performance Outcomes and Acceptable Outcomes	19
3.3 Hummock Hill Island Reconfiguring a Lot Code	31
3.3.1 Provisions of the Hummock Hill Island Reconfiguring a Lot Code	31
3.3.2 Compliance with the Hummock Hill Island Development Code	31
3.3.3 Overall Outcomes	31
3.3.4 Hummock Hill Island Reconfiguring a Lot Code: Performance Outcomes and Acceptable Solutions	31
<b>4. Interpretation</b>	<b>35</b>
<b>5. Urban Design and Environmental Guidelines</b>	<b>39</b>



# PACIFICUS

## TOURISM PROJECT

### 1. Introduction

This document forms the Plan of Development for the Pacificus Tourism Project (PTP Plan of Development) on Hummock Hill Island setting out the assessment framework that will apply to the development. The document comprises the PTP Plan of Development – Level of Assessment Tables, the Hummock Hill Island Code, and the Hummock Hill Island Reconfiguring a Lot Code.

The PTP Plan of Development incorporates the definitions of the Our Place Our Plan Gladstone Regional Council Planning Scheme (the Planning Scheme) and references the relevant Planning Scheme codes.

#### 1.1 PTP Plan of Development Objectives

The PTP is an integrated tourism and recreational development that will provide a high quality and affordable holiday destination for tourists and high quality recreational facilities for residents of the Gladstone region.

The development is a low-rise environmentally sustainable tourism and supporting residential community on Hummock Hill Island incorporating a range of tourist accommodation including resort hotels, holiday accommodation, camping grounds, as well as a wide range of recreational and leisure facilities. These facilities will be accessible to residents of Hummock Hill Island and adjoining communities, who currently lack easy access to these types of services. The PTP will also include an education/research centre and village precincts, beach access, an 18-hole golf course (for wastewater recycling), retail outlets, community facilities and public infrastructure.

The development has been designed to accommodate approximately 4000 people during peak holiday seasons. 30% of the accommodation on the island will be for permanent residents. Affordable housing will be developed to particularly cater to young people attracted to the island by opportunities to work in the tourism industry.

The overall development objectives for the PTP are that:

- The natural environment will be maintained, protected and enhanced so that areas and features of conservation significance are retained and the human population can enjoy living in close proximity to, and in harmony with the natural ecosystems.
- Social environment will be based on a vibrant, dynamic and diverse community that has a strong environmental awareness and is committed to sustainable living and self-development.
- Built environment will be appropriate to the scale of the development and the natural environmental setting.
- Infrastructure systems will be based on latest advances in sustainable living, but will be suitable for management and basic maintenance by the occupiers.

#### 1.2 Application

The PTP Plan of Development applies to land contained within the PTP Development Area on Figure 1.

The PTP Plan of Development contains additional planning provisions to those set out in the Planning Scheme which vary the effect of the Planning Scheme. Where a conflict occurs with the requirements of the Planning Scheme, the PTP Plan of Development prevails.

The PTP Plan of Development should be read in conjunction with all applicable Australian Government and State Government legislative requirements.



# PACIFICUS

## TOURISM PROJECT

### 1.3 PTP Plan of Development Structure

#### 1.3.1 Land Use Precincts

The PTP Plan of Development is comprised of four land use precincts:

- **Residential Precinct;**
  - Residential Low/Medium Density Sub-Precinct
  - Residential High Density Sub-Precinct
- **Tourist Precinct;**
- **Community and Island Services Precinct; and**
- **Open Space and Recreation Precinct.**

For each of the Land Use Precincts the development components, unit numbers, gross floor area, and maximum building heights are provided in Table 1. The total gross floor area will not be exceeded; however the total number of self-contained units is approximate and may be varied by 10% to take account of market forces. The total number of accommodation units in the Residential Precinct will not exceed 30% of the total number of accommodation units within the development. The PTP Plan of Development Precincts are shown on Figure 1.

**Table 1 Precincts and Development Type**

Component	Total Unit Numbers	Residential Unit Numbers	Tourist Unit Numbers	GFA Total (m <sup>2</sup> )	Maximum Building Height
<b>Residential Precinct</b>					
Residential Low/Medium Density	530	530	-	191,000	2 storeys and 8.5m
Residential High Density	240	240	-	57,500	2 storeys and 8.5m
<b>Tourist Precinct</b>					
Tourist Accommodation	870	-	870	161,200	3 storeys and 13.5m
Tourist Accommodation	885	-	885	306,100	2 storeys and 8.5m
Tourist Park	170 sites	-	170 sites	-	1 storey
Retail and Commercial Uses	-	-	-	7,500	3 storeys and 13.5m
<b>Community and Island Services Precinct</b>					
Life Saving Club (Community Use)	-	-	-	400	1 storey
Community and Island Services	-	-	-	4,250	2 storeys and 8.5m
<b>Open Space and Recreation Precinct</b>					
Sport and Recreation Facilities	-	-	-	1,000	1 storey
<b>TOTAL</b>	<b>2,695</b>	<b>770</b>	<b>1,925</b>		



# PACIFICUS

## TOURISM PROJECT

### 1.3.2 Level of Assessment Tables

The Level of Assessment Tables specify whether a proposed development is Exempt, or subject to Self-assessment, Code assessment or Impact assessment and the applicable codes for Self-assessment and Code assessment.

A use not included in the Level of Assessment Tables is subject to Impact assessment development, unless the development is exempt by virtue of the provisions of the *Sustainable Planning Act 2009* or subsequent Queensland land use planning legislation. A use not included in the PTP Plan of Development Level of Assessment Table will be subject to impact assessment and assessable against the Planning Scheme.

### 1.3.3 Codes

The PTP Plan of Development contains the Hummock Hill Island Code. For development assessment purposes, the Hummock Hill Island Code is applicable to all Self-assessment and assessable development within the PTP Development Area.

The PTP Plan of Development also makes codes contained within the Planning Scheme applicable to certain Self-assessment and assessable development.

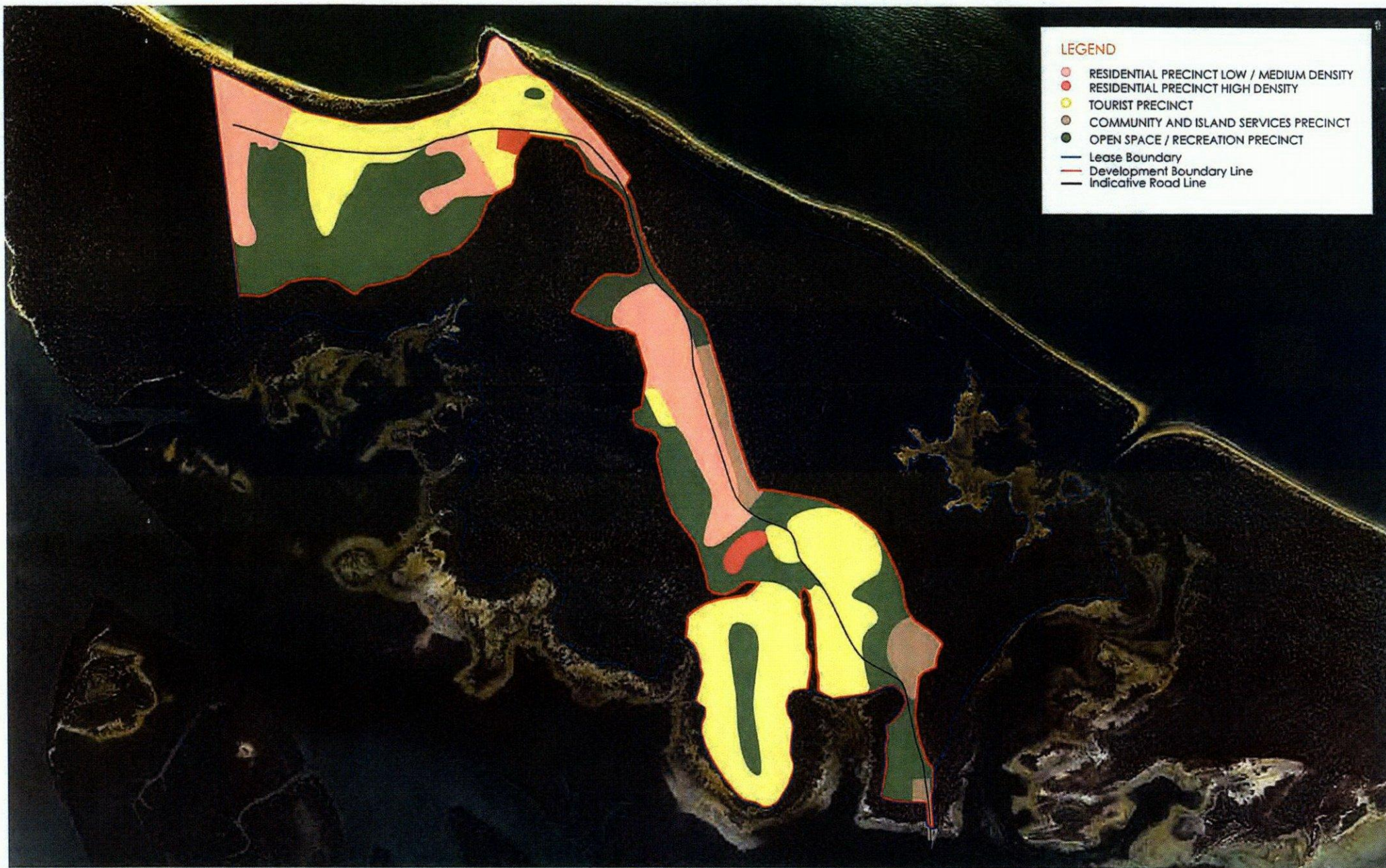


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**Figure 1    PTP Plan of Development Precinct Plan**





# LEGEND

- RESIDENTIAL PRECINCT LOW / MEDIUM DENSITY
- RESIDENTIAL PRECINCT HIGH DENSITY
- TOURIST PRECINCT
- COMMUNITY AND ISLAND SERVICES PRECINCT
- OPEN SPACE / RECREATION PRECINCT
- Lease Boundary
- Development Boundary Line
- Indicative Road Line

EATON PLACE PTY LTD

PACIFICUS TOURISM PROJECT

PRECINCT PLAN: MAY 2016

Block: EatonPlace\_PTY\_LTD  
 Aerial: 1000000000  
 Aerial: 1000000000



SCALE 1:20000 @ A3

DATE: 24/05/16

APPROVED FOR ISSUE: B1

PROJECT NO: EAT00001





## **2. Level of Assessment Tables**

### **2.1 Introduction**

The Level of Assessment Tables specifies whether a proposed development is Exempt, Self-assessment, Code assessment or Impact assessment. The level of assessment for a use not included in the Level of Assessment Tables is Impact assessment and assessable against the Planning Scheme, unless the development is exempt by virtue of the provisions of the *Sustainable Planning Act 2009* or subsequent Queensland land use planning legislation.

### **2.2 Levels of Assessment**

#### **2.2.1 Exempt**

Where a development is classified by the relevant Level of Assessment Table as exempt development no assessment is required from Gladstone Regional Council prior to the commencement of the use.

#### **2.2.2 Self-assessment**

Where a development is classified by the relevant Level of Assessment Table as Self-assessment development:

- No development approval is required from Gladstone Regional Council prior to the commencement of the use;
- The applicable acceptable outcomes of the relevant codes, as identified by and not in conflict with this PTP Plan of Development, apply to the development; and
- The approved PTP Plan of Development applies to the development.

Where development classified by the Level of Assessment Table as Self-assessment development but the development does not comply with the one or more of the applicable acceptable solutions of the relevant code, then the development becomes Code assessment development.

#### **2.2.3 Code assessment**

Where development is classified by the relevant Table of Assessment as Code assessment development:

- A development application for Code assessment development is required to be made to Gladstone Regional Council, and approved, prior to the commencement of the use;
- The applicable sections of the relevant codes, as identified by and not in conflict with this PTP Plan of Development, apply to the development; and
- The PTP Plan of Development applies to the development.

#### **2.2.4 Impact assessment**

Where development is classified as Impact assessment development the Level of Assessment Tables:

- A development application for Impact assessment development is required to be made to the Gladstone Regional Council, and approved, prior to the commencement of the use;
- The relevant codes contained within this PTP Plan of Development apply to the development; and
- The relevant provisions of the Planning Scheme, where not in conflict with this PTP Plan of Development, apply to the development.



# PACIFICUS

## TOURISM PROJECT

### 2.3 Material Change of Use Level of Assessment Table – All Precincts

Use	Level of Assessment				Assessment Criteria
	Residential Precinct	Tourist Precinct	Community and Island Services Precinct	Open Space and Recreation Precinct	
<b>Air Services</b>	Impact assessment	Impact assessment	Code assessment	Code assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Bar</b>	Impact assessment	<b>Self-assessment</b> – if complying with the relevant self-assessable acceptable outcomes and involving the reuse of an existing building; or <b>Code assessment</b> - if not involving the reuse of an existing building	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Caretakers Accommodation</b>	Self-assessment	Self-assessment	Code assessment	Code assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> </ul>
<b>Child Care Centre</b>	Code assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Club</b>	Impact Assessment	Code assessment	Impact Assessment	Code assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>



# PACIFICUS

## TOURISM PROJECT

Use	Level of Assessment				Assessment Criteria
	Residential Precinct	Tourist Precinct	Community and Island Services Precinct	Open Space and Recreation Precinct	
<b>Community Use</b>	Impact assessment	Code assessment	Impact assessment	Code assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Dual Occupancy</b>	Code assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code; The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Dwelling House</b>	<b>Self-assessment;</b> or <b>Code assessment</b> – where located in the Residential High Density Sub-precinct or if the acceptable solutions of the Hummock Hill Island Code are not complied with	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code
<b>Emergency Services</b>	Code assessment	Code assessment	<b>Exempt</b> – where undertaken by a public sector entity and the development footprint is less than 500m <sup>2</sup>  <b>Code assessment</b> – where undertaken by a public sector entity and the development footprint is 500m <sup>2</sup> or greater or if not undertaken by a public sector entity	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> </ul>



# PACIFICUS

## TOURISM PROJECT

Use	Level of Assessment				Assessment Criteria
	Residential Precinct	Tourist Precinct	Community and Island Services Precinct	Open Space and Recreation Precinct	
<b>Environment Facility</b>	Impact assessment	Code assessment	Code assessment	Code assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Food and Drink Outlet</b>	Impact assessment	<b>Self-assessment</b> – if complying with the relevant self-assessable acceptable outcomes and involving the reuse of an existing building; or <b>Code assessment</b> – if not involving the reuse of an existing building	Code assessment	Code assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Function Facility</b>	Impact assessment	Code assessment	Impact assessment	<b>Code assessment</b> – where associated with Outdoor Sport and Recreation <b>Impact assessment</b> – all other circumstances	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Garden Centre</b>	Impact assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Health Care Services</b>	Impact assessment	<b>Exempt</b> – if involving the reuse of an existing building; or <b>Code assessment</b> – if not involving the reuse of an existing building	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>



# PACIFICUS

## TOURISM PROJECT

Use	Level of Assessment				Assessment Criteria
	Residential Precinct	Tourist Precinct	Community and Island Services Precinct	Open Space and Recreation Precinct	
<b>Home Based Business</b>	<b>Self- assessment</b> – if complying with the relevant self-assessment acceptable outcomes	Impact assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Home Based Business Code</li> </ul>
<b>Hotel</b>	Impact assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Indoor Sport and Recreation</b>	Impact assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Landing</b>	Impact assessment	Impact assessment	Exempt	Impact assessment	For Impact assessment PTP Plan of Development Gladstone Regional Council Planning Scheme
<b>Major Electricity Infrastructure</b>	Impact assessment	Impact assessment	Exempt	Impact assessment	For Impact assessment PTP Plan of Development Gladstone Regional Council Planning Scheme
<b>Market</b>	Impact assessment	Code assessment	Impact assessment	Code assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>



# PACIFICUS

## TOURISM PROJECT

Use	Level of Assessment				Assessment Criteria
	Residential Precinct	Tourist Precinct	Community and Island Services Precinct	Open Space and Recreation Precinct	
Multiple Dwelling	Code assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
Nature Based Tourism	Impact assessment	Code assessment	Impact assessment	Code assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
Office	Impact assessment	<b>Exempt</b> – if involving the reuse of an existing building; or <b>Code assessment</b> – if not involving the reuse of an existing building	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
Outdoor Sport and Recreation	Impact assessment	Code assessment	Impact assessment	Code assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
Park	Exempt	Exempt	Exempt	Exempt	Not applicable
Parking Station	Impact assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>



# PACIFICUS

## TOURISM PROJECT

Use	Level of Assessment				Assessment Criteria
	Residential Precinct	Tourist Precinct	Community and Island Services Precinct	Open Space and Recreation Precinct	
<b>Renewable Energy Facility</b>	Impact assessment	Impact assessment	Code assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Resort Complex</b>	Impact assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Retirement Facility</b>	Code assessment	Impact assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Rooming Accommodation</b>	Impact assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Sales Office</b>	<b>Self-assessment</b> – if complying with the relevant self-assessable acceptable outcomes	<b>Self-assessment</b> – if complying with the relevant self-assessable acceptable outcomes	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>



# PACIFICUS

## TOURISM PROJECT

Use	Level of Assessment				Assessment Criteria
	Residential Precinct	Tourist Precinct	Community and Island Services Precinct	Open Space and Recreation Precinct	
<b>Shop</b>	Impact assessment	<b>Exempt</b> – if involving the reuse of an existing building; or <b>Code assessment</b> – if not involving the reuse of an existing building	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Short Term Accommodation</b>	Impact assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Substation</b>	Exempt – if undertaken by an electrical entity	Exempt – if undertaken by an electrical entity	Exempt	Impact assessment	For Impact assessment PTP Plan of Development Gladstone Regional Council Planning Scheme
<b>Tourist Park</b>	Impact assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Utility Installation</b>	<b>Exempt</b> – where undertaken by a public sector entity and the development footprint is less than 500m <sup>2</sup> <b>Code assessment</b> – where undertaken by a public sector entity and the development footprint is 500m <sup>2</sup> or greater or if not undertaken by a public sector entity		Exempt	Impact assessment	For Code Assessment Gladstone Regional Council Planning Scheme Development Design Code For Impact assessment PTP Plan of Development Gladstone Regional Council Planning Scheme



# PACIFICUS

## TOURISM PROJECT

Use	Level of Assessment				Assessment Criteria
	Residential Precinct	Tourist Precinct	Community and Island Services Precinct	Open Space and Recreation Precinct	
<b>Service Station</b>	Impact assessment	Code assessment	Code assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Telecommunications Facility</b>	Impact assessment	<b>Self-assessment</b> – if complying with the relevant self-assessment acceptable outcomes	<b>Self-assessment</b> – if complying with the relevant self-assessment acceptable outcomes	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Telecommunications Facilities Code</li> </ul>
<b>Tourist Attraction</b>	Impact assessment	Code assessment	Impact assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Transport Depot</b>	Impact assessment	Impact assessment	Code assessment	Impact assessment	Hummock Hill Island Code The following Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>• Development Design Code</li> <li>• Landscaping Code</li> </ul>
<b>Any other use not defined</b>	Impact assessment	Impact assessment	Impact assessment	Impact assessment	PTP Plan of Development Gladstone Regional Council Planning Scheme



# PACIFICUS

## TOURISM PROJECT

### 2.4 Development other than Material Change of Use – Level of Assessment Table

Type of Development	Level of Assessment	Assessment Criteria
<b>Operational Work</b> – involving earthworks including filling or excavating land – where not associated with a Material Change of Use or reconfiguring a lot	<b>Self-assessment</b> – involving earthworks of less than 100m <sup>3</sup>  <b>OR</b> <b>Code assessment</b> – involving earthworks of 100m <sup>3</sup> or more.	<ul style="list-style-type: none"> <li>• Hummock Hill Island Code</li> <li>• Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>– Operational Works Code</li> <li>– Development Design Code</li> </ul> </li> </ul>
<b>Operational Work</b> – involving earthworks including filling or excavating land – where associated with a Material Change of Use or reconfiguring a lot	<b>Exempt</b> – involving earthworks of less than 100m <sup>3</sup>  <b>OR</b> <b>Code assessment</b> – involving earthworks of 100m <sup>3</sup> or more.	<ul style="list-style-type: none"> <li>• Hummock Hill Island Code</li> <li>• Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>– Operational Works Code</li> <li>– Development Design Code</li> </ul> </li> </ul>
<b>Reconfiguring a Lot</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>• Hummock Hill Island Reconfiguring a Lot Code</li> <li>• Gladstone Regional Council Planning Scheme Codes: <ul style="list-style-type: none"> <li>– Operational Works Code</li> <li>– Development Design Code</li> </ul> </li> </ul>



### **3. Applicable Development Codes**

#### **3.1 Introduction**

For the purposes of assessing development applications within the PTP Development Area, the codes identified in this section of the PTP Plan of Development are the applicable codes.

Where development is identified as Code or Impact assessment in the Level of Assessment Tables of this PTP Plan of Development, the development must comply with the Overall Outcomes and performance outcomes of an applicable code.

Where the development is identified as Self-assessment in the in the Level of Assessment Tables of the PTP Plan of Development, the development must comply with the acceptable outcomes of an applicable code.

For Self-assessment and assessable development within the PTP Development Area, the Hummock Hill Island Code take precedence over the Planning Scheme where there is any inconsistency.

The applicable codes include:

- Hummock Hill Island Code; and
- Hummock Hill Island Reconfiguring a Lot Code.

The following Planning Scheme Codes are also applicable where specified in the Level of Assessment Table in **Section 2** of this PTP Plan of Development.

- Home Based Business Code
- Telecommunications Facility Use Code
- Landscaping Code
- Operational Works Code
- Development Design Code

#### **3.2 Hummock Hill Island Code**

##### **3.2.1 Provisions of the Hummock Hill Island Code**

The following provisions comprise the Hummock Hill Island Code:

- Compliance with the Hummock Hill Island Code;
- Overall outcomes for the Hummock Hill Island Code; and
- Performance outcomes and acceptable outcomes for the Hummock Hill Island Code.

##### **3.2.2 Compliance with the Hummock Hill Island Code**

Development that is consistent with the acceptable outcomes for the Hummock Hill Island Code complies with the Hummock Hill Island Code.



# PACIFICUS

## TOURISM PROJECT

### 3.2.3 Overall Outcomes for the Hummock Hill Island Code

#### All Precincts

The overall outcomes for the Pacificus Tourism Project on Hummock Hill Island are:

- The PTP Development Area will accommodate a maximum population of 4000 persons;
- At least 70% of all accommodation units on the island will be for short-term tourism accommodation;
- The location, extent and mix of development, including open space, is generally in accordance with PTP Plan of Development Precinct Plan;
- The PTP Development Area has a high level of amenity making it an attractive place to live, work and visit;
- Development is undertaken having regard to environmentally sensitive areas;
- Natural coastal processes continue to occur with minimal interference from development; and
- Buildings and structures in the PTP Development Area utilise materials and forms appropriate to the surrounding natural setting.

Development undertaken within the PTP Development Area is required to comply with the above overall outcomes and the overall outcomes of the relevant zone, which are listed below, and give consideration to the Urban Design and Environmental Guidelines contained within Section 5 of this PTP Plan of Development.

#### Residential Precinct

##### *Purpose*

- The purpose of the Residential Precinct is to provide for residential activities that primarily cater for local residents; and
- Residential precinct provides for a maximum of 770 dwelling units that provide a range of housing options to meet the individual needs of different household types.

##### *Outcomes*

- The Residential Precinct will include a combination of densities and styles to provide a range of accommodation including affordable housing for workers on the island.
- Higher densities are located around transport corridors and centres.
- Development provides for a high standard of amenity reflective of the surrounding character of the area, an appropriate level of privacy and well-designed private and public open space.
- Residential development is to be compatible with the landform and vegetation of individual sites.
- To achieve maximum protection of vegetation:
  - a building envelope will be identified to provide sufficient area for building and access purposes;
  - the building envelopes will to the extent possible exclude identified significant vegetation;
  - necessary clearing on lots will be undertaken prior to sale to remove the need for individual owners / builders to undertake any clearing; and
  - subsequent clearing outside of building envelopes will not be allowed unless where identified for bushfire management or emergency services vehicles access.
- The natural shape of the landscape will be maintained by minimising cut and fill.



# PACIFICUS

## TOURISM PROJECT

- All structures, including the dwelling house, recreational structures, pools and water tanks are to be located within the cleared, nominated building area for that site.
- Development is accompanied by sufficient parking to accommodate the needs of residents and visitors.
- Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use.
- Houses will use water tanks and recycled water for gardens and other outside usages;
- Natural water cycles will be maintained.
- Development is responsive to the environmental constraints of the land.
- Development has access to infrastructure and services.
- Natural features and environmental corridors such as creeks, gullies, waterways, wetlands, habitats and vegetation are retained and enhanced through buffers that minimise the impact of existing and future land uses.

### **Tourist Precinct**

#### *Purpose*

The purpose of the precinct is to provide for short-term accommodation in locations where there is a strong focus on tourist attractions supported by community uses and facilities including retail, commercial, offices, administrative and health services, small scale entertainment, and recreational facilities.

The precinct will provide for a range of tourist accommodation types and styles (refer Table 1) to maximise ability of the proposed development to meet the range of demands in the region. Development within the Tourist Precinct includes:

- A resort hotel providing a focal point for much of the development. A key focus of the development will be an interface with other uses including retail, entertainment and recreational facilities.
- Beachfront tourist hotel, adjacent to both the beach and the golf course.
- Apartment spa retreat on the ridge of Hummock Hill.
- Resort Village, providing for low level retail and commercial development, restaurants, cafes, community and professional services, and lifesaving club.
- Colosseum Village providing for the convenience retail needs of the local population and also provide tourist services including tourist information facilities and a native plant nursery.
- Motel for short stay visitors.
- Tourist Park for caravans and camping catering for short-term stays.
- Associated retail and commercial space to provide for the personal and retail needs of visitors and residents.

#### *Outcomes*

- Development within the Tourist Precinct minimises impacts on the natural environment and scenic values of the coastal landscape and enhances and protects the specific features and values which are a tourist attraction.
- Quality of the built environment is achieved through a high standard of building design and material selection, compatible signage, extensive landscaping of endemic species, and a streetscape not dominated by car parking.



# PACIFICUS

## TOURISM PROJECT

- Development is reflective and responsive to the environmental constraints of the land and maintains a high level of accommodation amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impact.
- Natural features which form the basis of the tourist attraction such as creeks, gullies, waterways, wetlands, habitats and vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.
- Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use.
- Mixed use development, comprising retail and residential development will have active street frontages as the focus of commercial activity.
- Development is generally located close to centres, community facilities and open space and maximises public transport accessibility, walking and cycling.
- Development is supported by the necessary infrastructure and social services to meet the needs of short-term visitors.

### **Community and Island Services Precinct**

#### *Purpose*

The purpose of the precinct is for the provision of community infrastructure to support the tourist and residents of the PTP. The development within this precinct will include:

- Desalination plant and evaporation ponds for potable water supply;
- Sewage treatment plant;
- Recycled water treatment plant;
- Electricity sub-station, solar arrays and gas fired generator for standby power supply;
- Maintenance yard and offices;
- Petrol station;
- LPG tanks;
- Airstrip; and
- Landing.

#### *Outcomes*

- Services will be provided to meet the needs of the project's tourist and residential population.
- The built form of services buildings will be consistent in scale, height and bulk with surrounding development.
- Landscaped to screen the uses from the surrounding development.

### **Open Space and Recreation Precinct**

#### *Purpose*

The purpose of the precinct is to provide for a range of environmental focused activities, sporting, recreation, leisure and cultural activities. The Open Space and Recreation Precinct includes the open space areas, parks, sporting facilities, golf course, passive and nature based recreation areas, and infrastructure to support the activities, provide safe access and provide essential management.



# PACIFICUS

## TOURISM PROJECT

### Outcomes

- Facilities such as kiosks and small-scale catering premises which complement the use and enjoyment of open spaces may be suitable in some locations.
- Recreational or club facilities do not affect the amenity of adjacent areas, particularly residential areas, via the sensitive design and siting of facilities and through buffering of facilities from sensitive land uses.
- Recreational activities do not adversely affect surrounding areas or the traffic environment.

### 3.2.4 Hummock Hill Island Code: Performance Outcomes and Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes
<b>All Precincts</b>	
<b>PO1 Amenity</b> <ul style="list-style-type: none"> <li>- Uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours and traffic conditions or other physical conditions experienced by occupants of surrounding uses; and</li> <li>- Uses are located so as to maximise the compatibility between residential and non-residential uses</li> </ul>	<b>AO1</b> <p>Where a commercial use is located adjoining a site containing a non-commercial use noise levels must be maintained below background noise levels plus 5dbA measured at the property boundary.</p>
<b>PO2 Density</b> <ul style="list-style-type: none"> <li>- The Residential Precinct will provide a range of housing types in a maximum of 770 dwelling units.</li> <li>- The Tourist Precinct will provide short-term accommodation only, with a maximum of 2,695 dwelling units.</li> </ul>	No acceptable outcome is nominated
<b>PO3 Lighting</b> <p>Premises within 300m of a designated turtle rookery are of a scale and design that protects the value of the rookery to turtle breeding. In particular:</p> <ul style="list-style-type: none"> <li>- maintain a vegetated area adjacent to the identified turtle nesting area free of any development; and</li> <li>- ensure lighting does not spill into identified turtle nesting areas; and</li> <li>- maintain a buffer of a minimum of 150m adjacent to high density turtle nesting areas; and</li> <li>- manage public access to identified turtle nesting areas; and</li> <li>- lighting, including street lighting, is no higher than the buffering vegetation and is turned away from the nesting areas or lighting with characteristic wavelengths that do not affect turtles is installed.</li> </ul>	No acceptable outcome is nominated
<b>PO4 Building Appearance</b> <ul style="list-style-type: none"> <li>- Buildings achieve a high quality of finish in design and the use of materials to create a contemporary architectural character; and</li> <li>- The appearance of building bulk must be reduced by design elements; and</li> <li>- Building elevations must visually balance the height of the building.</li> </ul>	<b>AO4</b> <p>Buildings must:</p> <ul style="list-style-type: none"> <li>- have roofs constructed of non-reflective material, with roof tiles not permitted, and having a minimum pitch of 15°; and</li> <li>- incorporate the following design elements: <ul style="list-style-type: none"> <li>- variations in the treatment and patterning of windows sun protection devices or other elements of the facade; and</li> <li>- variation in materials colours, and/or textures between levels; and</li> </ul> </li> </ul>



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> <li>- balconies, verandahs, terraces or sun shading devices; and</li> <li>- roofs that includes pitches and/or gables; and</li> <li>- light coloured materials; and</li> <li>- on-site undercover car parking for mixed use development and dwelling houses is designed and located to be compatible with the overall building design in terms of height, roof form, detail, material and colours.</li> <li>- all structures (with the exception of permitted boundary fencing) must be located within any nominated building envelope.</li> </ul>
<b>PO5 Earthworks</b> The natural contours of the site are retained so as to preserve the natural landscape character of the locality	<b>AO5</b> <ul style="list-style-type: none"> <li>- All earthworks must be contained within any nominated building envelope; and</li> <li>- Earthworks must:               <ul style="list-style-type: none"> <li>- avoid any cut and fill having a depth or height of more than 1.0m; and</li> <li>- does not involve importation of fill material; and</li> <li>- slab on ground construction is avoided unless the site has an average slope of no more than 10%.</li> </ul> </li> </ul>
<b>PO6 Vegetation Clearing</b> The physical characteristics sites are to be enhanced through vegetation retention	No acceptable outcome is nominated
<b>All Precincts: Use – Sales Office</b>	
<b>PO7</b> The use does not adversely impact on the amenity of the surrounding land uses and local character	<b>AO7.1</b> Development of the sales office is in place for no more than 2 years. <b>AO7.2</b> The site coverage of the building is a maximum of 50% of the site area. <b>AO7.3</b> The use operates between 8am and 6pm Monday to Sunday.
<b>All Precincts: Use – Caretakers Accommodation</b>	
<b>PO8</b> Development is: <ul style="list-style-type: none"> <li>- Ancillary to the primary use;</li> <li>- Does not compromise the character of the locality; and</li> <li>- Does not compromise ground level business activities being established.</li> </ul>	<b>AO8.1</b> No more than 1 caretakers accommodation unit is established on the site <b>AO8.2</b> Development is a maximum of 100m <sup>2</sup> GFA <b>AO8.3</b> In a mixed used development, Caretakers accommodation is located above the ground floor level, or to the rear of ground level business activities <b>AO8.4</b> Caretaker's accommodation is provided with a private open space area which: <ul style="list-style-type: none"> <li>- is directly accessible from a habitable room, and</li> <li>- where a balcony, a verandah or a deck, has a minimum area of 15m<sup>2</sup> with minimum horizontal dimension of 1.25m.</li> </ul>



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
<b>All Precincts: Use – Child Care Centre</b>	
<b>PO9</b> Development is low impact, limited in scale and: <ul style="list-style-type: none"> <li>compatible with neighbouring residential uses and complementary to local character</li> <li>incorporates design elements that are consistent with the surrounding residential development</li> <li>supports the day to day needs of residents</li> <li>located on a site which must adequately accommodate activity needs and space requirements, and</li> <li>does not undermine the viability of nearby centres.</li> </ul>	No acceptable outcome is nominated
<b>PO10</b> Development is highly accessible and is co-located with, or located close to, centres or other community or recreation uses.	No acceptable outcome is nominated
<b>PO11</b> Development does not adversely impact on the amenity of area.	<b>AO11</b> Hours of operation for non-residential development is limited to between 6am and 7pm daily.
<b>PO12</b> Buildings are located on the site to maximise the residential amenity of residents and neighbours.	<b>AO12</b> Buildings are setback a minimum of: <ul style="list-style-type: none"> <li>6m from the front and rear boundary, and</li> <li>3m from the side boundary.</li> </ul>
<b>PO13</b> Development must ensure residential amenity is maintained on adjoining properties.	<b>AO13</b> Development provides a 1.8m acoustic screen fence where adjoining a residential use.
<b>PO14</b> Where a child care centre, development minimises: <ul style="list-style-type: none"> <li>the hazards of heavy traffic</li> <li>introduction of non-local traffic into minor, residential streets, and</li> <li>on-site conflict between pedestrian movement, vehicle movement and car parking.</li> </ul>	<b>AO14.1</b> The site is not located on arterial/sub-arterial routes, or an access street or access place.  <b>AO14.2</b> Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.
<b>Residential Precinct</b>	
<b>PO15 Built Form</b> Development: <ul style="list-style-type: none"> <li>is of a form and colour appropriate to the natural setting of Hummock Hill Island; and</li> <li>is limited in height to prevent visual dominance of the landscape setting; and</li> <li>is proportionate to the size and street frontage of the site; and</li> <li>maintains and enhances the existing streetscape; and</li> <li>must achieve a pleasant, attractive and manageable living environment; and</li> <li>containing residential uses are to be designed to provide cross ventilation to improve comfort and cooling; and</li> <li>protects adjacent amenity; and</li> </ul>	<b>AO15.1</b> The maximum height of buildings in the Residential Precinct must not exceed those detailed in Table 1 of this Plan of Development.  <b>AO15.2</b> Maximum site coverage is: <ul style="list-style-type: none"> <li>Dwelling House – 50%</li> <li>Dual Occupancy – 60%</li> <li>Multiple Dwelling – 50%</li> </ul> <b>AO15.3</b> For Dwelling Houses and Dual Occupancy: <ul style="list-style-type: none"> <li>houses are orientated within 45° either side of north; and</li> <li>window placement and internal layout allows cross ventilation.</li> </ul>



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>- maintains appropriate levels of light and solar penetration, air circulation, and privacy for adjoining properties.</li> </ul>	<p><b>AO15.4</b></p> <p>For Multiple Dwellings:</p> <ul style="list-style-type: none"> <li>- an optimal number of units are orientated to within 45° either side of north; and</li> <li>- orientation of main living area windows are located to within 45° either side of north; and</li> <li>- the majority of private open space has good access to sunlight; and</li> <li>- window placement and internal layout allows cross-ventilation.</li> </ul>
<p><b>PO16 Water Efficiency</b></p> <p>Development is designed to reduce water consumption through:</p> <ul style="list-style-type: none"> <li>- the use of water efficient fixtures; and</li> <li>- provision of rainwater tanks; and</li> <li>- provision of dual water reticulation.</li> </ul>	<p><b>AO16.1</b></p> <ul style="list-style-type: none"> <li>- Provision of a rainwater tank that collects rainwater from greater than 90% of the total roof area is connected to outdoor water use and internal uses (such as toilets); and</li> <li>- Dual water reticulation is provided for the delivery of recycled water for outdoor non-consumption purposes.</li> </ul> <p><b>AO16.2</b></p> <p>For dwelling houses the tank must be located within 1.5m of the dwelling house and enclosed on a minimum of 2 sides with the enclosing walls constructed of materials compatible with the dwelling house.</p>
<p><b>PO17 Design and Streetscape</b></p> <ul style="list-style-type: none"> <li>- Development has a high quality appearance and makes a positive contribution to the streetscape.</li> <li>- Buildings must be orientated to facilitate casual surveillance of the street and any adjoining public space</li> </ul>	<p><b>AO17.1</b></p> <p>A landscape area with a minimum dimension of 1.5m is provided along any road frontage.</p> <p><b>AO17.2</b></p> <p>For any Multiple Dwelling, balconies or verandahs occupy a minimum of 50% of the building facade fronting the street.</p> <p><b>AO17.3</b></p> <p>Building Setbacks – Dual Occupancy and Multiple Dwellings where each unit has access to ground level private open space (e.g. townhouse style):</p> <ul style="list-style-type: none"> <li>- Front: 3m (OMP and including all street frontages where a corner lot), 5m to garage</li> <li>- Rear: 6m (where not on a corner lot).</li> <li>- Side: 1.5m not including eaves</li> </ul> <p>Building Setbacks – Other Multiple Dwelling:</p> <ul style="list-style-type: none"> <li>- Front: 4m to main face of building (2m to OMP)</li> <li>- Rear: 9m to OMP (where not on a corner lot).</li> <li>- Side: 3m not including eaves (9m where balconies overlook side boundary)</li> </ul> <p><b>AO17.4</b></p> <p>Built to boundary walls are limited to 1 side boundary and must contain no windows, openings or glazing. Maximum length 10m and maximum height 3.5m.</p>
<p><b>PO18 Open Space</b></p> <p>Development must provide sufficient and accessible open space for residents needs</p> <p>Open space is oriented to maximise solar access.</p>	<p><b>AO18</b></p> <p>For Dual Occupancy:</p> <ul style="list-style-type: none"> <li>- Minimum Private Open space - 50m<sup>2</sup> with a minimum dimension of 5.0m in any direction.</li> </ul>



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
	<p>For Multiple Dwellings where each unit has access to ground level private open space (e.g. townhouse style):</p> <ul style="list-style-type: none"> <li>- 30m<sup>2</sup> private open space per dwelling with a minimum dimension of 5.0m in any direction.</li> <li>- Development greater than 18 dwelling provides a minimum communal open space area of 50m<sup>2</sup> with a minimum dimension of 10m.</li> </ul> <p>For all other Multiple Dwellings:</p> <ul style="list-style-type: none"> <li>- Minimum private open space of 16m<sup>2</sup> per dwelling with a minimum dimension of 3m in any direction.</li> <li>- Ground level courtyards can be raised a maximum of 900m above footpath level.</li> <li>- Minimum communal open space of 20% of the site area which is open to the sky and with a minimum dimension of 5m in any direction.</li> </ul>
<p><b>PO19 Communal Open Space</b></p> <p>Communal open space is:</p> <ul style="list-style-type: none"> <li>- designed to provide useable areas for communal activities such as clothes drying and social interaction, and</li> <li>- is not dominated by landscaping.</li> </ul>	No acceptable outcome is nominated
<p><b>PO20 Landscaping</b></p> <p>Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated
<p><b>PO21 Privacy and Screening</b></p> <ul style="list-style-type: none"> <li>- Buildings are sited to maximise visual privacy for occupants and minimise loss of visual privacy for adjoining users; and</li> <li>- Buildings are sited to maximise acoustic privacy for occupants and minimise loss of acoustic for adjoining users.</li> </ul>	<p><b>AO21</b></p> <p>Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit unless:</p> <ul style="list-style-type: none"> <li>- windows have translucent glazing or sill heights of at least 1.5m, or</li> <li>- there is a 1.8m high dividing fence at ground level</li> <li>- outlook from windows, balconies, and terraces of a dwelling unit is screened where screening is: <ul style="list-style-type: none"> <li>- a permanent screen or perforated panels or trellises which have a maximum of 50% openings, and</li> <li>- permanent and fixed, and designed to complement the development.</li> </ul> </li> </ul>
<p><b>PO22 Fencing</b></p> <p>Fencing for lots must:</p> <ul style="list-style-type: none"> <li>- enable the use of the private open space on the site; and</li> <li>- assist in highlight entrances to the property; and</li> <li>- minimise the removal of site vegetation.</li> </ul>	<p><b>AO22</b></p> <p>Fencing:</p> <ul style="list-style-type: none"> <li>- does not exceed 1.8m in height; and</li> <li>- is located only along the side and rear boundaries of lots; and</li> <li>- does not involve the removal of significant site vegetation.</li> </ul>
<p><b>PO23 Car Parking</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>- includes the provision of adequate and convenient car and bicycle parking on-site to satisfy the anticipated requirements of the activity.</li> <li>- parking and loading areas are design so they do not</li> </ul>	<p><b>AO23.1</b></p> <p>Car parking is provided on site in accordance with the rates specified in the <i>Parking Rates Planning Scheme Policy</i>.</p>



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
visually dominate the streetscape.	<p><b>AO23.2</b></p> <p>Garages for any Dwelling House or Dual Occupancy:</p> <ul style="list-style-type: none"> <li>- do not protrude in front of the main building face, and</li> <li>- occupy a maximum of 50% of the site frontage.</li> </ul> <p><b>AO23.3</b></p> <p>Vehicle access is provided through a:</p> <ul style="list-style-type: none"> <li>- single driveway for any Dwelling House or Multiple Dwelling</li> <li>- 1 paired driveway for Dual Occupancy, or</li> <li>- or rear lane access.</li> </ul>
<p><b>PO24 Storage Areas</b></p> <p>Plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.</p>	<p><b>AO24.1</b></p> <p>A minimum of 8m<sup>2</sup> per dwelling unit is provided exclusively for storage</p> <p><b>AO24.2</b></p> <p>Clothes drying facilities are provided either communally or individually for each dwelling unit.</p> <p><b>AO24.3</b></p> <p>Plant equipment, waste, storage and servicing areas are:</p> <ul style="list-style-type: none"> <li>- not located adjacent to any road frontage, and</li> <li>- screened from public view by either: <ul style="list-style-type: none"> <li>- a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site, or</li> <li>- mature landscaping that has the same effect as a 1.8m high wall.</li> </ul> </li> </ul>
<b>Tourist Precinct</b>	
<p><b>PO25 Mix of Uses</b></p> <p>Development provides a diverse mix of building types and tenancy sizes to support a range of business and community uses and enterprise opportunities.</p>	No acceptable outcome is nominated
<p><b>PO26 Built Form</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>- is of a form and colour appropriate to the natural setting of Hummock Hill Island; and</li> <li>- is limited in height to prevent visual dominance of the landscape setting; and</li> <li>- is proportionate to the size and street frontage of the site; and</li> <li>- maintains and enhances the existing streetscape; and</li> <li>- must achieve a pleasant, attractive and manageable living environment; and</li> <li>- containing residential uses are to be designed to provide cross ventilation to improve comfort and cooling; and</li> <li>- protects adjacent amenity; and</li> <li>- maintains appropriate levels of light and solar penetration, air circulation, and privacy for adjoining properties.</li> </ul>	<p><b>AO26.1</b></p> <p>The maximum height of buildings in the Tourist Precinct must not exceed those detailed in Table 1 of this Plan of Development.</p> <p><b>AO26.2</b></p> <p>Gross floor area does not exceed that detailed in Table 1 of this Plan of Development.</p> <p><b>AO26.3</b></p> <p>Maximum site coverage is:</p> <ul style="list-style-type: none"> <li>- Dwelling House – 50%</li> <li>- Dual Occupancy – 60%</li> <li>- Multiple Dwelling – 50%</li> </ul> <p><b>AO26.4</b></p> <p>For mixed use development:</p> <ul style="list-style-type: none"> <li>- buildings may be erected up to side and rear boundaries; and</li> <li>- the length of wall in one plane is not greater than 15m; and</li> <li>- buildings incorporate active frontage to the street in</li> </ul>



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
-	<p>the form of open shop fronts, retail, restaurant and entertainment uses at street level; and</p> <ul style="list-style-type: none"> <li>- buildings with street frontage incorporate a continuous awning or pedestrian shelter for the full frontage of the site to the street.</li> </ul>
-	<p><b>AO26.5</b></p> <p>For Dwelling Houses and Dual Occupancy:</p> <ul style="list-style-type: none"> <li>- houses are orientated within 45° either side of north; and</li> <li>- window placement and internal layout allows cross ventilation; and</li> </ul> <p><b>AO26.6</b></p> <p>For Multiple Dwellings:</p> <ul style="list-style-type: none"> <li>- an optimal number of units are orientated to within 45° either side of north; and</li> <li>- orientation of main living area windows are located to within 45° either side of north; and</li> <li>- the majority of private open space has good access to sunlight; and</li> <li>- window placement and internal layout allows cross-ventilation.</li> </ul>
<p><b>PO27 Water Efficiency</b></p> <p>Development is designed to reduce water consumption through:</p> <ul style="list-style-type: none"> <li>- the use of water efficient fixtures; and</li> <li>- provision of rainwater tanks; and</li> <li>- provision of dual water reticulation.</li> </ul>	<p><b>AO27.1</b></p> <ul style="list-style-type: none"> <li>- Provision of a rainwater tank that collects rainwater from greater than 90% of the total roof area is connected to outdoor water use and internal uses (such as toilets); and</li> <li>- Dual water reticulation is provided for the delivery of recycled water for outdoor non-consumption purposes.</li> </ul> <p><b>AO27.2</b></p> <p>For dwelling houses the tank must be located within 1.5m of the dwelling house and enclosed on a minimum of 2 sides with the enclosing walls constructed of materials compatible with the dwelling house.</p>
<p><b>PO28 Street Interface</b></p> <p>Development is oriented to address all street frontages, public open space and public areas to:</p> <ul style="list-style-type: none"> <li>- promote interaction and casual surveillance</li> <li>- concentrate and reinforce pedestrian activity</li> <li>- avoid opaque facades to provide visual interest to the frontage, and</li> <li>- clearly define the public and private realm.</li> </ul>	No acceptable outcome is nominated
<p><b>PO29 Building and Pedestrian Entries</b></p> <p>Buildings and Pedestrian entries:</p> <ul style="list-style-type: none"> <li>- are visible from the street and car parking areas</li> <li>- incorporate sun and rain shelter such as overhangs, and</li> <li>- are defined by design elements (such as doors and landscaping, etc).</li> </ul>	No acceptable outcome is nominated



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
<b>PO30 Design Flexibility</b> Ground floor spaces are designed to enable the flexible reuse of non-residential floor area to support changing community and business needs.	No acceptable outcome is nominated
<b>PO31 Windows and Openings</b> Buildings include windows and openings to: <ul style="list-style-type: none"> <li>– promote street life and business activities</li> <li>– encourage strong indoor/outdoor relationships at ground level, and</li> <li>– to facilitate casual surveillance.</li> </ul>	No acceptable outcome is nominated
<b>PO32 Privacy and Screening</b> Where non-residential uses are proposed on land with a shared boundary with the Residential Precinct <ul style="list-style-type: none"> <li>– Buildings are sited to maximise visual privacy for occupants and minimise loss of visual privacy for adjoining users; and</li> <li>– Buildings are sited to maximise acoustic privacy for occupants and minimise loss of acoustic for adjoining users.</li> </ul>	<b>AO32.1</b> Non-residential buildings are set back 3m from any boundary shared with the Residential Precinct. <b>AO32.2</b> A 1.8m high solid screen fence is provided along all boundaries where a non-residential use shared with the Residential Precinct. <b>AO32.3</b> For non-residential land uses a landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along all boundaries shared with the Residential Precinct. <b>AO32.4</b> For non-residential land uses, windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.
<b>PO33 Landscape Design</b> Landscape elements are integrated in the building design through planting at various levels including on top of podiums, rooftops and within storeys.	No acceptable outcome is nominated
<b>PO34 Fencing</b> Fencing for lots must: <ul style="list-style-type: none"> <li>– enable the use of the private open space on the site; and</li> <li>– assist in highlight entrances to the property; and</li> <li>– not require the removal of site vegetation</li> </ul>	<b>AO34</b> Fencing does not exceed 1.8m in height.
<b>PO35 Car Parking and Access</b> Development: <ul style="list-style-type: none"> <li>– includes the provision of adequate and convenient car and bicycle parking on-site to satisfy the anticipated requirements of the activity.</li> <li>– parking and loading areas are design so they do not visually dominate the streetscape.</li> </ul>	<b>AO35.1</b> Car parking is provided on site in accordance with the rates specified in the <i>Parking Rates Planning Scheme Policy</i> . <b>AO35.2</b> In mixed used development parking areas are: <ul style="list-style-type: none"> <li>– located in a basement or semi basement, or</li> <li>– located only at the side and/or rear of the building.</li> </ul> <b>AO35.2</b> Vehicle loading areas are screened from footpaths, streets and public areas by fences with screening at least 1.5m in height and are 50% visually permeable.



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
	<p><b>AO35.3</b> Development is limited to one crossover.</p> <p><b>AO35.3</b> Vehicular access is not located on a primary frontage unless where there is no other access available to the site.</p>
<p><b>PO36 Storage Areas</b> Ancillary storage of goods or materials and waste management areas must be located in a manner that does not detract from the visual amenity of the local area.</p>	<p><b>AO36</b> Equipment, materials, goods and/or, machinery used on site are either:</p> <ul style="list-style-type: none"> <li>– stored behind the front building setback and screened from view, or</li> <li>– stored within a building</li> </ul>
<p><b>PO37 Advertising Signage</b> Advertising signage is to be compatible with the surrounding environment</p>	<p><b>AO37</b> Signage must have a direct nexus to the land use; and</p>
<p><b>Uses: Dual Occupancy, Multiple Dwelling, Retirement Facility, Residential Care Facility and Rooming Accommodation</b></p>	
<p><b>PO38</b> Development does not compromise ground level business activities being established.</p>	<p><b>AO38</b> Dwelling units are located either above the ground floor level, or to the rear of ground level business activities.</p>
<p><b>PO39 Open Space</b> Development must provide sufficient and accessible open space for residents needs</p>	<p><b>AO39.1</b> For Dual Occupancy:</p> <ul style="list-style-type: none"> <li>– Minimum Private Open space - 50m<sup>2</sup> with a minimum dimension of 5.0m in any direction.</li> </ul> <p><b>AO39.2</b> For uses where each dwelling unit has access to ground level private open space (e.g. townhouse style):</p> <ul style="list-style-type: none"> <li>– 30m<sup>2</sup> private open space per dwelling with a minimum dimension of 5.0m in any direction.</li> <li>– Development greater than 18 dwelling provides a minimum communal open space area of 50m<sup>2</sup> with a minimum dimension of 10m.</li> </ul> <p><b>AO39.3</b> For all other uses:</p> <ul style="list-style-type: none"> <li>– Minimum private open space of 16m<sup>2</sup> per dwelling unit with a minimum dimension of 3m in any direction.</li> <li>– Ground level courtyards can be raised a maximum of 900m above footpath level.</li> <li>– Minimum communal open space of 20% of the site area which is open to the sky and with a minimum dimension of 5m in any direction.</li> </ul> <p><b>AO39.4</b> Development greater than 18 dwellings provides a minimum communal open space area of 50m<sup>2</sup> with a minimum dimension of 5m.</p>
<p><b>PO40 Solar Orientation of Open Space</b> Open space is oriented to maximise solar access.</p>	<p>No acceptable outcome is nominated</p>
<p><b>PO41 Communal Open Space</b> Communal open space is:</p> <ul style="list-style-type: none"> <li>– designed to provide useable areas for communal</li> </ul>	<p>No acceptable outcome is nominated</p>



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
<p>activities such as clothes drying and social interaction, and</p> <ul style="list-style-type: none"> <li>- open to the sky; and</li> <li>- is not dominated by landscaping.</li> </ul>	
<p><b>PO42 Privacy and Screening</b></p> <p>Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p><b>AO42</b></p> <p>Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit unless:</p> <ul style="list-style-type: none"> <li>- windows have translucent glazing or sill heights of at least 1.5m, or</li> <li>- there is a 1.8m high dividing fence at ground level</li> <li>- outlook from windows, balconies, and terraces of a dwelling unit is screened where screening is:</li> <li>- a permanent screen or perforated panels or trellises which have a maximum of 50% openings, and</li> <li>- permanent and fixed, and designed to complement the development.</li> </ul>
<b>Uses: Bar, Club, Food and Drink Outlet</b>	
<p><b>PO43</b></p> <p>Hours of operation are limited to minimise nuisance to any surrounding residential uses</p>	<p><b>AO43</b></p> <p>Where adjoining, or part of a building with residential uses:</p> <ul style="list-style-type: none"> <li>- hours of operation are limited to between 7am and 10pm, and</li> <li>- the use does not involve amplified music audible external to the premises.</li> </ul>
<b>Community and Island Services Precinct</b>	
<p><b>PO44 Amenity</b></p> <p>Development minimises impacts on surrounding land and uses, having regard to:</p> <ul style="list-style-type: none"> <li>- noise</li> <li>- hours of operation</li> <li>- visual impact</li> <li>- signage</li> <li>- odour and emissions</li> <li>- access to sunlight, and</li> <li>- privacy.</li> </ul>	No acceptable outcome is nominated
<p><b>PO45 Building Siting</b></p> <p>Scale, siting and provision of buildings and structures:</p> <ul style="list-style-type: none"> <li>- buildings and structures are of a scale consistent with existing buildings and other works on adjoining premises and in the vicinity; and</li> <li>- buildings and structures are appropriately sited with respect to boundary setbacks.</li> </ul>	<p><b>AO45</b></p> <p>The minimum setback from road frontages and other boundaries for buildings and other use areas is 10m.</p>
<p><b>PO46 Protection of Natural Values</b></p> <p>The site layout and design responds sensitively to on-site and surrounding topography, coastal foreshore areas, waterways, drainage patterns, and ecological values, such that:</p> <ul style="list-style-type: none"> <li>- any hazards to people or property are avoided</li> <li>- any earthworks are minimised</li> </ul>	No acceptable outcome is nominated



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>the retention of natural drainage lines is maximised</li> <li>the retention of existing vegetation is maximised; and</li> <li>there is adequate buffering, screening or separation to adjoining development.</li> </ul>	
<b>PO 47 Outdoor Lighting</b> Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO47.1</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended. <b>AO47.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.
<b>PO48 Building Entrances</b> Building entrances are legible and safe.	<b>AO48.1</b> The main entry to the premises is: <ul style="list-style-type: none"> <li>easily identifiable and directly accessible from the street with a clearly defined entrance point, and</li> <li>separate to vehicle access points.</li> </ul> <b>AO48.2</b> Each building is provided with a highly visible street number. <b>AO48.3</b> Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.
<b>PO49 Storage Areas</b> Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not have adverse environmental impacts or detract from the visual amenity of the locality.	<b>AO49.1</b> The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: <ul style="list-style-type: none"> <li>located no closer than 3m from any boundary, and</li> <li>are screened from view by a 1.8m high solid screen.</li> </ul> <b>AO49.2</b> Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: <ul style="list-style-type: none"> <li>being wholly enclosed in storage bins, or</li> <li>a watering program so material cannot become airborne.</li> </ul>
<b>PO50 Advertising Signage</b> Advertising signage is to be compatible with the surrounding environment	<b>AO50</b> Signage must have a direct nexus to the land use.
<b>Open Space and Recreation Precinct</b>	
<b>PO51 Park Size</b> Parks provide for the active and passive recreational needs of the community and are of a sufficient size for the proposed use.	No acceptable outcome is nominated
<b>PO52 Built Form</b> Built form is of a height and scale that: <ul style="list-style-type: none"> <li>is low–medium rise and visually unobtrusive</li> <li>protects residential amenity and minimises overshadowing and overlooking where adjoining a residential use, and</li> </ul>	<b>AO52.1</b> The maximum height of buildings in the Open Space and Recreation Precinct must not exceed those detailed in Table 1 of this Plan of Development.



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>does not restrict access to, utility or enjoyment of the open space.</li> </ul>	<p><b>AO52.2</b></p> <p>Gross floor area does not exceed that detailed in Table 1 of this Plan of Development.</p> <p><b>AO52.3</b></p> <p>The site cover of all temporary structures such as markets and does not exceed the lesser of 10% of the total site area or 400m<sup>2</sup>.</p>
<p><b>PO53 Setbacks</b></p> <p>Development is located and designed to minimise adverse impacts on:</p> <ul style="list-style-type: none"> <li>the amenity of open space and parkland, and</li> <li>the amenity of neighbours.</li> </ul>	<p><b>AO53</b></p> <p>Development that shares a boundary with a residential premises or land within the Residential Precinct must ensure all buildings, car parking, servicing and outdoor storage areas:</p> <ul style="list-style-type: none"> <li>are setback a minimum of 15m from that common boundary, and</li> <li>include a minimum 1.8m high solid screen fence along that common boundary, or</li> <li>a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary.</li> </ul>
<p><b>PO54 Land Use</b></p> <p>Non-recreation uses occur only where they directly support the primary recreation function of the site or are a compatible community-related activity.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO55 Amenity</b></p> <ul style="list-style-type: none"> <li>Development does not detract from the site's visual quality values.</li> <li>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: <ul style="list-style-type: none"> <li>noise</li> <li>traffic and parking</li> <li>visual impact</li> <li>signage</li> <li>odour and emissions</li> <li>access to sunlight, and</li> <li>privacy.</li> </ul> </li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO56 Protection of Natural Values</b></p> <p>The site layout and design responds sensitively to on-site and surrounding topography, coastal foreshore areas, waterways, drainage patterns, and ecological values, such that:</p> <ul style="list-style-type: none"> <li>any hazards to people or property are avoided</li> <li>any earthworks are minimised</li> <li>the retention of natural drainage lines is maximised</li> <li>the retention of existing vegetation is maximised; and</li> <li>there is adequate buffering, screening or separation to adjoining development.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO57 Outdoor Lighting</b></p> <p>Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p><b>AO57.1</b></p> <p>Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.</p>



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
	<b>AO57.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements as amended.</i>

### 3.3 Hummock Hill Island Reconfiguring a Lot Code

#### 3.3.1 Provisions of the Hummock Hill Island Reconfiguring a Lot Code

The following provisions comprise the Hummock Hill Island Reconfiguring a Lot Code:

- Compliance with the Hummock Hill Island Reconfiguring a Lot Code;
- Overall outcomes for the Hummock Hill Island Reconfiguring a Lot Code; and
- Specific outcomes and acceptable solutions for the Hummock Hill Island Reconfiguring a Lot Code.

#### 3.3.2 Compliance with the Hummock Hill Island Development Code

Development that is consistent with the specific outcomes for the Hummock Hill Island Reconfiguring a Lot Code complies with the Hummock Hill Island Code.

#### 3.3.3 Overall Outcomes

- Land configuration on Hummock Hill Island is carried out generally in accordance with the PTP Plan of Development.
- Reconfiguration does not impact on the island's natural resources such as water, native habitat area and known areas of cultural significance.

#### 3.3.4 Hummock Hill Island Reconfiguring a Lot Code: Performance Outcomes and Acceptable Solutions

Performance Outcomes	Acceptable Outcomes
<b>Land Configuration</b>	
<b>PO1</b> Lot sizes are appropriate for the proposed use and are compatible with the intent for the Pacificus Tourism Project.	<b>AO1</b> Lots are created generally in accordance with the PTP Plan of Development
<b>Environmental Considerations</b>	
<b>PO2</b> Layout is designed to: <ul style="list-style-type: none"> <li>– protect natural and cultural features;</li> <li>– address site constraints such as, steep slopes, soil erosion, flooding, overland flow, storm surges, bushfire risk etc;</li> <li>– retain special features such as trees and views;</li> <li>– provide adequate buffers to risks and hazards such as noise impacts, air quality; and</li> <li>– ensure that adequate buffers are provided between incompatible land uses.</li> </ul>	No acceptable outcome is nominated.



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
<b>PO3</b> Roads provide adequate vehicular access to the coast at locations that avoid impacts on coastal vegetation and habitat values e.g. Roads are perpendicular to the coast rather than coastal esplanades.	No acceptable outcome is nominated
<b>PO4</b> Pedestrian access is provided at locations that avoid impacts on coastal vegetation and habitat values.	No acceptable outcome is nominated
<b>Residential Precinct</b>	
<b>PO5</b> In the Residential Precinct, any reconfiguration of a lot resulting in ten or more lots, provides for a neighbourhood with a strong and positive identity, through: <ul style="list-style-type: none"> <li>- clearly identifiable street and open space networks;</li> <li>- appropriate responses to site characteristics and settings (including landmarks and views); and</li> <li>- integration with the surrounding urban and natural environment.</li> </ul>	<b>AO5.1</b> Site layout takes into consideration following minimum information: <ul style="list-style-type: none"> <li>- proposed street network;</li> <li>- proposed access arrangements;</li> <li>- proposed uses of individual lots;</li> <li>- proposed locations of buildings each lot;</li> <li>- proposed open space; and</li> <li>- proposed landscape work theme.</li> </ul> <b>AO5.2</b> Site layout takes into consideration characteristics and constraints of the site
<b>Access and Road Design</b>	
<b>PO6</b> Lots have safe access for vehicles and pedestrians through: <ul style="list-style-type: none"> <li>- direct frontage to a properly constructed public road or to common property having a direct frontage to a properly constructed public road created under a community management statement, and</li> <li>- providing access appropriate for the type of vehicle associated with development.</li> </ul>	<b>AO6</b> Lots are designed to achieve safe vehicle and pedestrian access in accordance with the <i>Engineering Design Planning Scheme Policy</i> .
<b>PO7</b> Reconfiguration involving the creation of new roads must: <ul style="list-style-type: none"> <li>- provide for the safe, efficient and convenient movement for all modes of transport</li> <li>- are designed and constructed to support their intended function for all relevant design vehicle types</li> <li>- provide safe and easy access to the frontage of lots</li> <li>- are designed and constructed to give priority to pedestrian and bicycle pathways at intersections</li> <li>- where practicable, align with open space corridors and waterways, and</li> <li>- where appropriate provide connections to adjoining land.</li> </ul>	No acceptable outcome is nominated
<b>PO8</b> New roads include streetscape and landscape treatments that: <ul style="list-style-type: none"> <li>- create an attractive and legible environment which establishes character and identity</li> <li>- maintain important views and vistas where possible</li> </ul>	No acceptable outcome is nominated



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>– enhance safety and comfort, and meet user needs</li> <li>– complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour</li> <li>– support safe pedestrian and cycling movement</li> <li>– maximise infiltration of stormwater runoff wherever practicable, and</li> <li>– minimise maintenance and whole of lifecycle costs.</li> </ul>	
<b>PO9</b> Rear lanes: <ul style="list-style-type: none"> <li>– provide appropriate width to enable safe vehicle movement, including service vehicles</li> <li>– connect to other streets at both ends</li> <li>– enable safe access into and out of garages</li> <li>– avoid a direct through-route alternative for vehicles, cyclists or pedestrians than the adjoining street network</li> <li>– ensure rear yards of properties can be fenced for security, and</li> <li>– do not provide for visitor parking within the lane.</li> </ul>	No acceptable outcome is nominated
<b>Pedestrian and Cycle Infrastructure</b>	
<b>PO10</b> Reconfiguration includes appropriate pedestrian and cycle infrastructure that: <ul style="list-style-type: none"> <li>– provides a high level of connectivity and permeability that links residential areas with schools; centres, community activity uses; parks, employment areas and public transport stops</li> <li>– provides for safe street crossings and for safety between pedestrians and cyclists</li> <li>– is designed taking into account topography and convenience for users, and</li> <li>– meets disability access standards.</li> </ul>	No acceptable outcome is nominated
<b>Parks and Open Space</b>	
<b>PO11</b> The design of parkland or open space: <ul style="list-style-type: none"> <li>– contributes to the character of the neighbourhood or area</li> <li>– is safe and functions as a focal point for the neighbourhood or community</li> <li>– minimises the interface between residential lots and open space through appropriate treatments including alignment, fencing and landscaping</li> <li>– maximises road frontage to facilitate casual surveillance</li> <li>– incorporates natural areas including important local vegetation, waterways, ridgelines, coastal access, wetlands</li> <li>– preserves landscape features important to the scenic amenity of a locality</li> <li>– is linked to existing parkland or open space networks</li> </ul>	No acceptable outcome is nominated



# PACIFICUS

## TOURISM PROJECT

Performance Outcomes	Acceptable Outcomes
<p>wherever possible</p> <ul style="list-style-type: none"> <li>- offers a broad range of informal and formal experiences to the community; and</li> <li>- is cost effective to maintain.</li> </ul>	
<p><b>PO12</b></p> <p>The location of parkland or open space is conveniently located to residential neighbourhoods.</p>	<p><b>AO12</b></p> <p>Parkland or open space is provided within 500m of all residential dwellings.</p>
<p><b>PO13</b></p> <p>Open space for conservation purposes protects riparian corridors, beach front vegetation, endangered plant communities and wildlife habitat and movement corridors.</p>	<p>No acceptable outcome is nominated.</p>



# PACIFICUS

## TOURISM PROJECT

### 4. Interpretation

The following is a list of the definitions for defined uses used throughout the PTP Plan of Development.

Where a proposed use does not fit within one of the following use definitions it will be considered as an undefined use. Within all Precincts, an undefined use will require Impact Assessment and will be assessable against the Planning Scheme.

Administrative Definitions are as per Schedule 1 Table SC1.2.2 of the Planning Scheme.

**Air Services** - Premises used for any of the following:

- the arrival and departure of aircraft
- the housing, servicing, refuelling, maintenance and repair of aircraft
- the assembly and dispersal of passengers or goods on or from an aircraft
- any ancillary activities directly serving the needs of passengers and visitors to the use
- associated training and education facilities
- aviation facilities.

**Bar** - Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.

**Caretakers Accommodation** - A dwelling provided for a caretaker of a non-residential use on the same premises.

**Child Care Centre** - Premises used for minding, education and care, but not residence, of children.

**Club** - Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.

**Community Use** - Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.

*Examples include: Art gallery, community centre, community hall, library, museum*

**Dual Occupancy** - Premises containing two dwellings on one lot (whether or not attached) for separate households.

**Dwelling House** - A residential use of premises for one household that contains a single dwelling. The use includes domestic out buildings and works normally associated with a dwelling and may include a secondary dwelling.

**Emergency Services** - Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.

**Environment Facility** - Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.

**Food and Drink Outlet** - Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.

**Function Facility** - Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.



# PACIFICUS

## TOURISM PROJECT

**Garden Centre** - Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.

**Health Care Services** - Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

**Home Based Business** - A dwelling used for a business activity where subordinate to the residential use.

**Hotel** - Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.

**Indoor Sport and Recreation** - Premises used for leisure, sport or recreation conducted wholly or mainly indoors.

**Landing** - A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.

**Major electricity Infrastructure** - All aspects of development for either the transmission grid or electricity supply networks as defined under the *Electricity Act 1994*. The use may include ancillary telecommunication facilities.

**Market** - Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.

**Multiple Dwelling** - Premises containing three or more dwellings for separate households.

**Nature Based Tourism** - The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment. Nature-based tourism activities typically:

- maintain a nature based focus or product
- promote environmental awareness, education and conservation
- carry out sustainable practices.

*Examples include: Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps*

**Office** - Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:

- business or professional advice
- service of goods that are not physically on the premises
- office based administrative functions of an organisation.

**Outdoor Sport and Recreation** - Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.

**Park** - Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.



# PACIFICUS

## TOURISM PROJECT

**Parking Station** - Premises used for parking vehicles where the parking is not ancillary to another use.

**Renewable Energy Infrastructure** - Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.

**Resort Complex** - Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including:

- restaurants and bars
- meeting and function facilities
- sporting and fitness facilities
- staff accommodation
- transport facilities directly associated with the tourist facility such as a ferry terminal and air services.

**Retirement Facility** - A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.

**Rooming Accommodation** - Premises used for the accommodation of one or more households where each resident:

- has a right to occupy one or more rooms
- does not have a right to occupy the whole of the premises in which the rooms are situated
- may be provided with separate facilities for private use
- may share communal facilities or communal space with one or more of the other residents.

The use may include:

- rooms not in the same building on site
- provision of a food or other service
- on site management or staff and associated accommodation.

Facilities includes furniture and equipment as defined in the *Residential Tenancies and Rooming Accommodation Act 2008*.

*Examples include: Boarding house, hostel, off-site student accommodation*

**Sales Office** - The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.

**Service Station** - Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.

**Shop** - Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.

**Short Term Accommodation** - Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.

*Examples include: Motel, backpackers, cabins, serviced apartments, accommodation hotel*



# PACIFICUS

## TOURISM PROJECT

**Substation** - Premises forming part of a transmission grid or supply network under the Electricity Act 1994, and used for:

- converting or transforming electrical energy from one voltage to another
- regulating voltage in an electrical circuit
- controlling electrical circuits
- switching electrical current between circuits
- a switchyard, or
- communication facilities for 'operating works' as defined under the *Electricity Act 1994* or for workforce operational and safety communications.

**Telecommunications Facility** - Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.

**Tourist Attraction** - Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.

**Tourist Park** - Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.

**Transport Depot** - Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.

**Utility Installation** - Premises used to provide the public with the following services:

- supply or treatment of water, hydraulic power or gas
- sewerage, drainage or stormwater services
- transport services including road, rail or water
- waste management facilities, or
- network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.



## 5. Urban Design and Environmental Guidelines

The intent of these guidelines is to assist in the design of development within the PTP Development Area through providing information on application requirements, design and siting criteria. This information is to be considered in conjunction with the relevant codes contained or referenced within the PTP Plan of Development.

**Table 2 Urban Design and Environmental Guidelines**

Urban Design and Environmental Guidelines	
<b>Application Requirements</b>	
<ul style="list-style-type: none"> <li>• All proposals for development shall be accompanied by appropriate plans indicating the layout and design of that development and the manner in which the development requirements contained within the PTP Plan of Development are incorporated in the proposal.</li> <li>• Each application for a development permit shall include an assessment of the particular characteristics of the site and of its setting, sufficient to facilitate an adequate and appropriate assessment of the relevant development requirements.</li> </ul>	
<b>Overarching Design Principles</b>	
<ul style="list-style-type: none"> <li>• Development proposals are to minimise impacts on the local environment and amenity.</li> <li>• Design and construction practices shall: <ul style="list-style-type: none"> <li>- retain and protect identified significant vegetation; and</li> <li>- remove only vegetation necessary to provide a clear building area.</li> </ul> </li> <li>• On any development site, vegetation shall not be cleared: <ul style="list-style-type: none"> <li>- on the crests of ridgelines;</li> <li>- on land prone to erosion;</li> <li>- on land which is visually sensitive;</li> <li>- along flora and fauna corridors;</li> <li>- from areas which require protection as elements of the overall open space network or for other environmental considerations; or</li> <li>- on riparian areas, wetlands, areas subject to an erosion control plan or on adjacent areas; unless such vegetation is invasive or noxious.</li> </ul> </li> <li>• All built elements and earthworks within a proposed development shall be undertaken in such a way as to assist in ensuring that: <ul style="list-style-type: none"> <li>- there is no permanent scarring of the landscape;</li> <li>- retained vegetation and drainage corridors are protected;</li> <li>- the local character and amenity is retained and enhanced;</li> <li>- the amenity and use of adjoining premises is not prejudiced;</li> <li>- development is appropriately integrated in locations which are of high scenic value;</li> <li>- the integrity of the setting is maintained and enhanced;</li> <li>- it is integrated with adjoining public space; and</li> <li>- appropriate buffer spaces are included.</li> </ul> </li> <li>• Valuable and viable areas of natural habitat are conserved by their incorporation within the open space system where appropriate.</li> </ul>	



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## TOURISM PROJECT

### Urban Design and Environmental Guidelines

#### Subdivision Layout

- Where appropriate, subdivision layouts shall preserve and enhance the local natural and rural landscapes and, in particular shall:
  - identify, retain and enhance areas of high protection value;
  - preserve and/or provide adequate buffers, where appropriate, to adjoining uses;
  - preserve and/or provide adequate buffers along water corridors and in/or adjacent to wetlands; and
  - retain vegetation which has high scenic quality or which minimises the impact of the development.
- Where possible, property boundaries shall be suitably aligned with adjoining properties and with road reserves to provide continuation of the natural vegetation by way of open space corridors.
- Prominent elevated areas including Hummock Hill and ridges to the west of the proposed trans-island boulevard are to be included in the green space network to maintain the visual values of these areas as vegetated areas.

#### Building Design

- Structures shall be designed to enhance and maintain the urban form and continuity of the streetscape of existing development with the PTP Development Area.
- Planning and design of new structures shall respond to the dictates of regional subtropical climate and where possible utilise methods and materials for climate control e.g. cross ventilation, verandahs, awnings, lattice, blinds etc.
- Features such as roof overhangs, verandahs, shade devices and landscaping should be used to provide shade to windows and outdoor spaces during summer and some sun penetration in winter.
- Development is to incorporate design elements which demonstrate the principles of ecological sustainability, including:
  - reduction of power consumption by maximising the use of passive thermal control measures through the use of renewable energy resources and energy efficient building design;
  - minimisation of adverse effects resulting from stormwater run-off;
  - minimisation of adverse impacts resulting from the emission of noise, dust, gas or other forms of air pollution, both during the construction phase of any development and whilst the development operates;
  - provision of responsible land management, incorporating where appropriate, Environmental management Plans, to avoid or minimise land and water degradation; and
  - provision of buffering between incompatible uses or between development and environmentally sensitive significant areas.

#### Building Scale

- Building treatments and elements of new buildings and extensions and/or renovations shall be compatible and complementary in character, scale and height, with that of nearby buildings and any development shall make a positive contribution to the built form of the local area.
- Buildings are to be designed and sited such that they are compatible with the surrounding natural environment rather than dominating the landscape.

#### Colour, Texture, and Reflectance

- Consideration shall be given to the suitability of the colour, texture and reflectance of all external surfaces of any proposed buildings.
- The use of highly reflective materials and/or strong bright colours is discouraged.
- Any building or its roof that may be should be constructed of material that is of a suitable neutral colour.
- Buildings are encouraged to utilise lightweight construction materials to assist in minimising ground disturbance and vegetation.



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## TOURISM PROJECT

### Urban Design and Environmental Guidelines

#### **Roof Line and Form**

- Roof line and form shall generally be skillion or pitched, although innovative forms in harmony with a sub-tropical building character that responds well to Queensland's climate may be appropriate.

#### **Vehicle Parking Requirements**

- All development shall incorporate appropriate car parking that does not conflict with the service and access needs of local residents and businesses.
- Vehicle parking areas should have a minimal impact on the landscape and should not detract from the enjoyment or safety of local residents and businesses.
- The design of vehicle parking areas and associated pedestrian circulation shall facilitate the access needs of disabled and aged persons.
- The design of parking areas shall minimise the impact on the local amenity through:
  - provision of shade trees and other vegetation;
  - minimising earthworks; and
  - being identifiable and distinctive though not excessively conspicuous.
- All car parking areas shall be appropriately designed and landscaped so as to present as an integrated component of the overall site development.
- Cycle parking and bus parking/stopping areas shall be provided, where appropriate, within the proposed development.

### Road Corridors

#### **Preferred Roadway and Driveway Character**

- The roads and driveways within the PTP Development Area are to be finished to a high standard and compatible with the character of the surrounding natural landscape. Distinctive landscape themes should be established and maintained.
- Planting on road verges is encouraged as it forms part of a view corridor with use of landscape treatments to establish an appropriate hierarchy of roads and to create a cohesive visual character.
- Important landscape features components should be safeguarded through appropriate siting and design of roads and associated works.

#### **Road Design**

- Roadways shall;
  - be designed to minimise their visual and physical impacts on the landscape including the prevention of soil erosion and the retention of vegetation;
  - be of a matching character to the landscape through which they pass, both in the moulding of batters and verges and in the plant species used;
  - be sited so that they have minimal visual and physical impact on the landscape;
  - provide vegetation which assists in reducing the visual impact; and
  - be designed and laid out so as to have minimal impacts on adjoining development including ameliorative soft and hard landscape works.

### Landscape Works

- Landscape works undertaken within the PTP Development Area is to reinforce and enhance the existing local character of Hummock Hill Island. In particular, hard landscape elements such as roadways and services infrastructure and other built elements shall appear as integrated elements within the total landscape. In cleared areas vegetation shall be used as a means to visually soften and integrate the development into the landscape.
- Vegetation which is to be protected shall be conserved and integrated within the proposed development. Minimising vegetation clearing during construction will assist in minimising site impacts and reduce the area of required constructed landscape. Retained vegetation should include both trees



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## TOURISM PROJECT

### Urban Design and Environmental Guidelines

and understorey

- Buffer landscape works and appropriate urban design elements shall be required at locations abutting major roads and between potentially conflicting activities.
- Riparian corridors will be preserved in their natural state with minimal crossings, and flora and fauna corridors shall be preserved and enhanced, where appropriate.
- Endemic vegetation shall be the preferred dominant species in these areas in proposed landscaping works. Where non endemic plants are proposed, the landscaping plan shall indicate that the use of such plants will not affect the integrity of any ecosystem beyond the site.
- Where land abuts an environmentally sensitive area the landscape plan shall indicate what measures are proposed to minimise any potential impacts on these areas arising from proposed development. This may require submission of a management plan outlining the proposed maintenance and management.

### Implementation of Landscape Works

- A landscape plan should be submitted as part of all relevant development applications providing a level of detail appropriate to the nature, scale and intensity of the proposal.
- The landscape plan shall preferably be undertaken by an appropriately qualified person and shall include the following:
  - existing vegetation, prominent landscape features, existing services locations;
  - existing and proposed surface levels, extent of cut and fill, proposed drainage corridors and building platforms;
  - staging of works; and
  - hard and soft landscape treatment including materials and species of vegetation to be used, preferred building sites, location of proposed services and siting of parkland.
- Rehabilitation and landscape works shall be appropriately staged within a development and shall be carried out within a specified time period and include appropriate maintenance.

### Fauna and Flora Protection

- An appropriate flora and fauna study shall be prepared in respect of a development proposal which may affect vegetation which is:
  - of high protection value;
  - identified as providing important fauna habitat; and
  - affected by a flora and fauna corridor.
- The study shall be prepared by an appropriately qualified person and shall:
  - detail the flora and fauna species on the site;
  - identify the local and regional ecological values of the flora and fauna;
  - determine the impact of the proposed development on flora and fauna contained on the site and in the surrounding area;
  - address how it is proposed to preserve the integrity of the remaining flora and fauna on the site; and
  - address how it is proposed to sustain flora and fauna on adjoining sites, which are affected by the proposal.

### Community Values

#### Focal Points

- Civic and community buildings and spaces shall be designed as attractive landmark features which shall respond positively to the landscape as a visually attractive and functional community focus. The community focal points in the PTP include the Hummock Hill Village (V1 – V4) and the Colosseum Village (B4).



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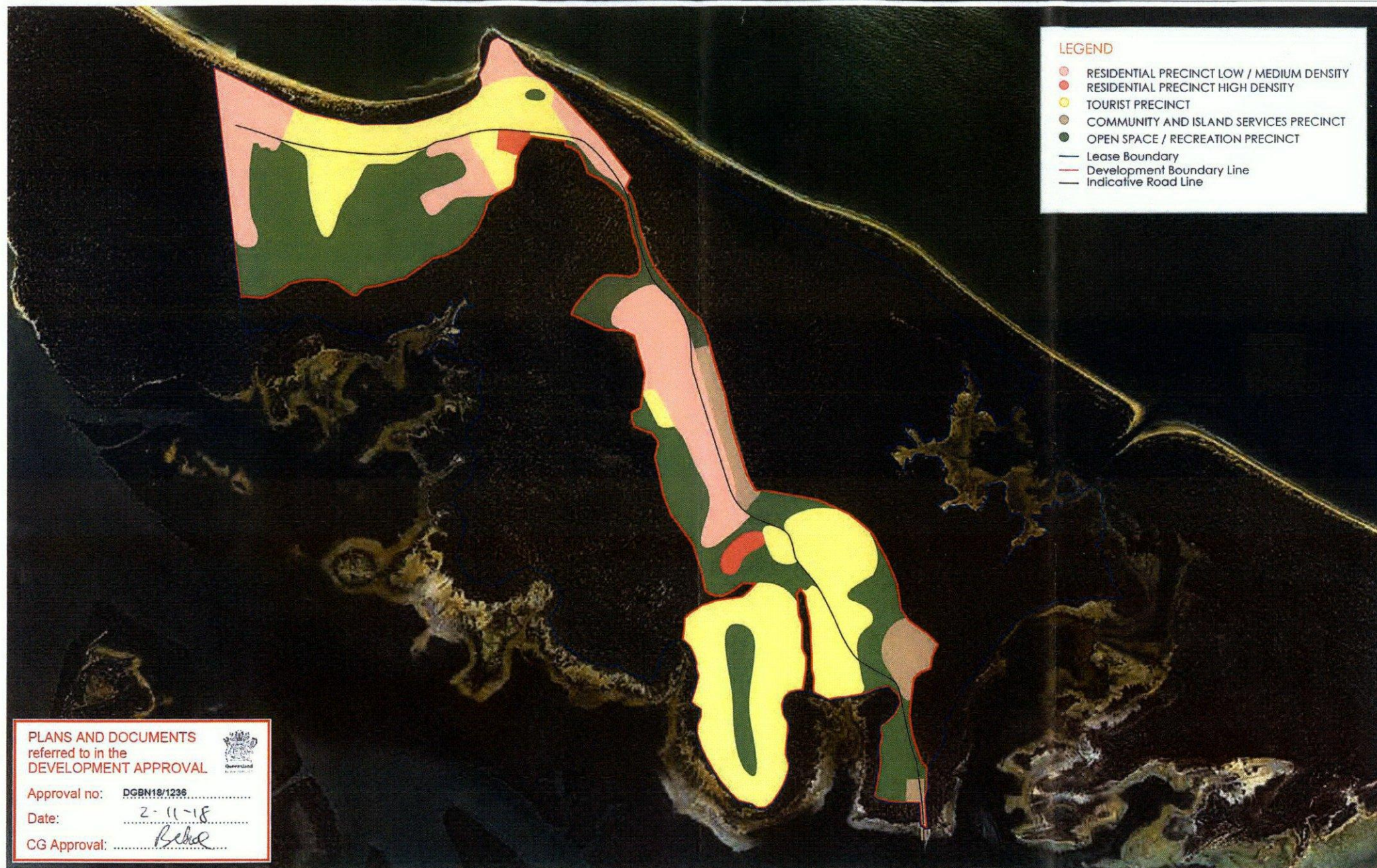
## TOURISM PROJECT

### Urban Design and Environmental Guidelines

#### *Visual Relationships*

- Significant visual elements throughout the PTP Development Area shall be preserved and enhanced through appropriate streetscapes and open space design and management.
- The maintenance of scenic qualities and the minimisation of adverse visual impacts shall be enhanced through the retention of the scenic values of vegetation and through appropriate urban form.





# LEGEND

- RESIDENTIAL PRECINCT LOW / MEDIUM DENSITY
- RESIDENTIAL PRECINCT HIGH DENSITY
- TOURIST PRECINCT
- COMMUNITY AND ISLAND SERVICES PRECINCT
- OPEN SPACE / RECREATION PRECINCT
- Lease Boundary
- Development Boundary Line
- Indicative Road Line

## PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL



Approval no: DGBN18/1236

Date: 2-11-18

CG Approval: *Belice*

EATON PLACE PTY LTD

PACIFICUS TOURISM PROJECT

PRECINCT PLAN: MAY 2016



Plan: Design Pty Ltd  
ACN 100 075 104  
ABN 69 137 048 238  
Drawn by: AS  
Rev: 10/01/2016  
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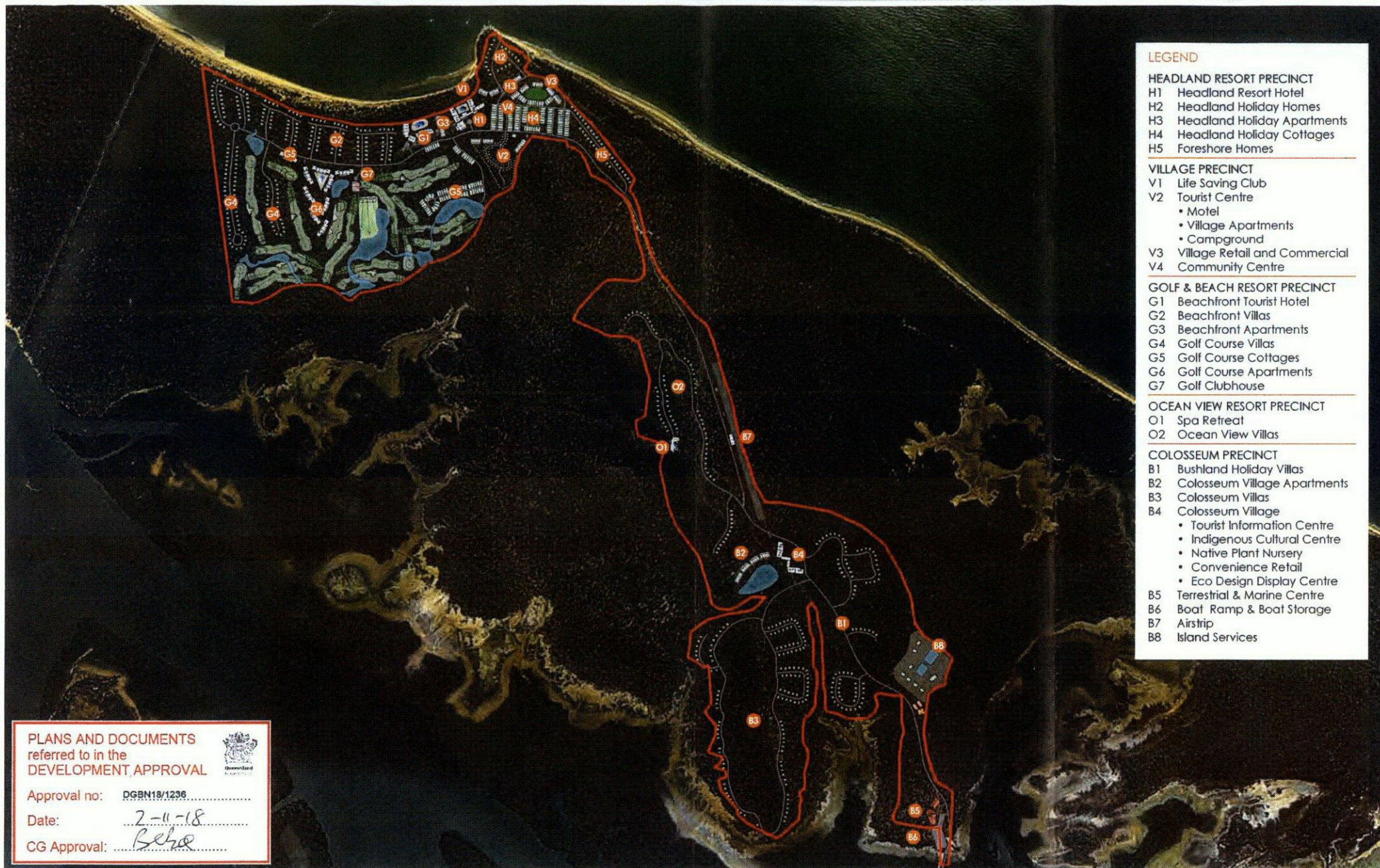
SCALE 1:20000 @ A3

DATE: 24/05/16

APPROVED FOR ISSUE: BT

PROJECT NO: EAT00001





## LEGEND

### HEADLAND RESORT PRECINCT

- H1 Headland Resort Hotel
- H2 Headland Holiday Homes
- H3 Headland Holiday Apartments
- H4 Headland Holiday Cottages
- H5 Foreshore Homes

### VILLAGE PRECINCT

- V1 Life Saving Club
- V2 Tourist Centre
  - Motel
  - Village Apartments
  - Campground
- V3 Village Retail and Commercial
- V4 Community Centre

### GOLF & BEACH RESORT PRECINCT

- G1 Beachfront Tourist Hotel
- G2 Beachfront Villas
- G3 Beachfront Apartments
- G4 Golf Course Villas
- G5 Golf Course Cottages
- G6 Golf Course Apartments
- G7 Golf Clubhouse

### OCEAN VIEW RESORT PRECINCT

- O1 Spa Retreat
- O2 Ocean View Villas

### COLOSSEUM PRECINCT

- B1 Bushland Holiday Villas
- B2 Colosseum Village Apartments
- B3 Colosseum Villas
- B4 Colosseum Village
  - Tourist Information Centre
  - Indigenous Cultural Centre
  - Native Plant Nursery
  - Convenience Retail
  - Eco Design Display Centre
- B5 Terrestrial & Marine Centre
- B6 Boat Ramp & Boat Storage
- B7 Airstrip
- B8 Island Services

## PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL



Approval no: DGBN18/1236

Date: 2-11-18

CG Approval: *Beke*

EATON PLACE PTY LTD

PACIFICUS TOURISM PROJECT

MP-001-E CONCEPT MASTER PLAN

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SCALE 1:20000 @ A3

APPROVED FOR ISSUE: BT

PROJECT NO: EAT0001

