
***DRAFT* GREAT KEPPEL ISLAND
RESORT REVITALISATION PLAN -
PLAN OF DEVELOPMENT**

Prepared for:
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1. Introduction

1.1 Application

The Great Keppel Island Resort Revitalisation Plan - Plan of Development ('GKI Plan of Development') applies to land identified as 'Plan of Development Area' on **Map 1 – Precinct Plan**.

The GKI Plan of Development contains additional planning provisions to those set out in the *Livingstone Shire Planning Scheme 2005* ('the Planning Scheme') which vary the effect of the Planning Scheme. Where conflict occurs with the requirements of the Planning Scheme, the GKI Plan of Development prevails.

The GKI Plan of Development should be read in conjunction with the Australian Government and State Government approvals.

1.2 Relationship to the *Sustainable Planning Act 2009*

The GKI Plan of Development functions as part of the preliminary approval pursuant to s.242 of the *Sustainable Planning Act 2009* (SPA) which varies the effect of the Planning Scheme by specifying:-

- a) exceptions to the type of development that may take place within the GKI Plan of Development Area; and
- b) a code which forms part of the common material against which subsequent development applications within the GKI Plan of Development Area will be assessed.

1.3 Structure

The GKI Plan of Development includes:-

- a) Supporting maps:-
 - i. **Map 1 – Precinct Plan;**
 - ii. **Map 2 – Development Parameters Plan;** and
- b) a Purpose statement and Overall Outcomes;
- c) Tables of Assessment; and
- d) the Great Keppel Island Resort Revitalisation Plan Place Code (the 'GKI Place Code') which forms part of the common material against which subsequent development applications within the GKI Plan of Development Area will be assessed.

2. Tables of Assessment and Assessment Criteria

The Tables of Development Assessment Categories and Assessment Criteria detailed in the following sub-sections apply to land within the Plan of Development Area identified on **Map 1 – Precinct Plan**.

2.1 Material Change of Use Tables of Development

The following table replaces the material change of use levels of assessment contained in Part 3, Division 11 – Comprehensive Development Zones of the Planning Scheme: -

TABLE 2.1A - MATERIAL CHANGE OF USE*

Notes:

* The GKI Plan of Development does not vary the effect of the Sustainable Planning Act 2009 and the Sustainable Planning Regulations 2009 in any way, including in relation to tidal works, prescribed tidal works or native vegetation clearing.

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
(a) If in the Marine Services Precinct		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT		
Accommodation building	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code
Advertising device	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not self assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Arts and crafts centre</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Caretaker's residence</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Child care centre</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Convenience restaurant</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Hotel</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Indoor entertainment</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Indoor sports facility</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Local utility</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable If not Self Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Market</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Major utility</p>	<p>Self Assessable Where: (a) for a marina; and (b) complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where: (a) for a marina; and (b) not complying with the acceptable solutions of the GKI Place Code.</p> <p>Impact Assessable If not Self Assessable or Code Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Office</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Resort apartment</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Restaurant</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Sales or hire premises</p>	<p>Self Assessable Where: (a) for the sale or hire of tourist or recreation equipment including vehicles and boats and the like; and (b) complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where: (a) for the sale or hire of tourist or recreation equipment including vehicles and boats and the like; and (b) not complying with the acceptable solutions of the GKI Place Code.</p> <p>Impact Assessable If not Self Assessable or Code Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Shop</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Special use</p>	<p>Self Assessable Where: (a) for: i. emergency services, including the following or similar: A. ambulance (water) station; B. police (water) station; C. first aid station; or ii. cultural, educational or research purposes, including the following or similar: A. scientific research centre; B. museum; and (b) complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where: (a) for: i. emergency services, including the following or similar: A. ambulance (water) station; B. police (water) station; C. first aid station; or ii. cultural educational or research purposes, including the following or similar: A. scientific research centre; B. museum; and (b) not complying with the acceptable solutions of the GKI Place Code.</p> <p>Impact Assessable If not Self or Code Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Take-away food store	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code
Telecommunications facility (medium impact)	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable If not Self Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code
Any other use not identified in section (a) Marine Services Precinct of this table	Impact Assessable	
(b) If in the Fisherman's Beach Resort Precinct		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT		
Accommodation building	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Advertising device	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not self assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
Caretaker's residence	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
Child care centre	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Convenience restaurant</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Environmentally assessable industry</p>	<p>Self Assessable Where: (a) for a concrete batching plant; and (b) complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where (a) for a concrete batching plant; and (b) not complying with the acceptable solutions of the GKI Place Code.</p> <p>Impact Assessable If not Self Assessable or Code Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Hotel</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Indoor entertainment</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Indoor sports facility</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Local utility</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Machinery repair station	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none">• Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Major utility</p>	<p>Self Assessable Where: (a) for:</p> <ul style="list-style-type: none"> i. aircraft landing facilities (including a heliport) and associated navigational aids; ii. the generation and/or supply of electricity or gas; iii. the storage and/or treatment of water, sewage or garbage; or iv. any infrastructure or utility activity which requires an environmental licence, or is a 'notifiable' activity, under the <i>Environmental Protection Act 1994</i>; and <p>(b) complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where: (a) for:</p> <ul style="list-style-type: none"> i. aircraft landing facilities (including a heliport) and associated navigational aids; ii. the generation and/or supply of electricity or gas; iii. the storage and/or treatment of water, sewage or garbage; or iv. any infrastructure or utility activity which requires an environmental licence, or is a 'notifiable' activity, under the <i>Environmental Protection Act 1994</i>; and <p>(b) not complying with the acceptable solutions of the GKI Place Code.</p> <p>Impact Assessable If not Self Assessable or Code Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Market</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Office</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Outdoor recreation</p>	<p>Self Assessable Where: (a) for outdoor courts, greens and the like; and (b) complying with the Acceptable Solutions of the GKI Place Code.</p> <p>Code Assessable Where: (a) for outdoor courts, greens and the like; and (b) not complying with the Acceptable Solutions of the GKI Place Code.</p> <p>Impact Assessable If not Self Assessable or Code Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Park</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Restaurant</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Resort apartment	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
Resort villa	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
Shop	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Special use</p>	<p>Self Assessable Where: (a) for: i. Police station; or ii. First aid station; or iii. Chapel; and (b) complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where: (a) for: i. Police station; or ii. First aid station; or iii. Chapel; and (b) not complying with the acceptable solutions of the GKI Place Code.</p> <p>Impact Assessable If not Self Assessable Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Takeaway food store</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Telecommunications facility (medium impact)</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable If not Self Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Vehicle depot	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code
Any other use not identified in section (b) Fisherman's Beach Resort Precinct of this table	Impact Assessable	
(c) If in the Clam Bay Resort Precinct		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT		
Advertising device	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not self assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code
Caretaker's residence	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Child care centre</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Hotel</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Indoor entertainment</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>Indoor sports facility</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Local utility</p>	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable If not Self Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
<p>Major utility</p>	<p>Self Assessable Where: (a) for: i. the generation and/or supply of electricity or gas; ii. the storage and/or treatment of water or sewage; or iii. any infrastructure or utility activity which requires an environmental licence, or is a 'notifiable' activity, under the <i>Environmental Protection Act 1994</i>; and (b) complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where: (a) for: i. the generation and/or supply of electricity or gas; ii. the storage and/or treatment of water or sewage; or</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>iii. any infrastructure or utility activity which requires an environmental licence, or is a 'notifiable' activity, under the <i>Environmental Protection Act 1994</i>;</p> <p>and</p> <p>(b) not complying with the acceptable solutions of the GKI Place Code.</p> <p>Impact Assessable If not Self Assessable or Code Assessable.</p>	
<p>Outdoor recreation</p>	<p>Self Assessable Where:</p> <p>(c) for a golf course that may comprise:</p> <ul style="list-style-type: none"> i. up to an 18 hole golf course; ii. driving range; iii. unlicensed clubhouse and other ancillary facilities; <p>and</p> <p>(d) complying with the Acceptable Solutions of the GKI Place Code.</p> <p>Code Assessable Where:</p> <p>(c) for a golf course that may comprise:</p> <ul style="list-style-type: none"> i. up to an 18 hole golf course; ii. driving range; iii. unlicensed clubhouse and other ancillary facilities; <p>and</p> <p>(d) not complying with the Acceptable Solutions of the GKI Place Code.</p> <p>Impact Assessable If not Self Assessable or Code Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Park	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
Restaurant	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code
Resort villa	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> • Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Shop	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable Where not complying with the acceptable solutions of the GKI Place Code, other than AS2.1 and AS3.1 of section 3.3.1.</p> <p>Impact Assessable Where not complying with AS2.1 and AS3.1 of section 3.3.1 of the GKI Place Code.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code
Telecommunications facility (medium impact)	<p>Self Assessable Where complying with the acceptable solutions of the GKI Place Code.</p> <p>Code Assessable If not Self Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code
Any other use not identified in section (c) Clam Bay Resort Precinct of this table	Impact Assessable	
(d) If in the Environmental Protection Precinct		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT		
Park	<p>Self Assessable If for: (a) maintenance of natural processes, and protection of environmentally sensitive areas and/or culturally significant places; and/or (b) educational opportunities associated with the recreation and/or conservation values of the park. Includes ancillary facilities such as walking trails, seating, BBQ and toilet facilities.</p> <p>Impact Assessable If not Self Assessable.</p>	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> Great Keppel Island Place Code

Column 1 Defined Purpose	Column 2 Assessment Category	Column 3 Assessment Criteria
Any other use not identified in section (d) Environmental Protection Precinct of this table	Impact Assessable	

2.2 Other Tables of Development

The following table replaces the levels of assessment for development other than material change of use contained in Part 3, Division 11 – Comprehensive Development Zones of the Planning Scheme:-

TABLE 2.1B – DEVELOPMENT OTHER THAN MATERIAL CHANGE OF USE*

Notes:

* The GKI Plan of Development does not vary the effect of the Sustainable Planning Act 2009 and the Sustainable Planning Regulations 2009 in any way, including in relation to tidal works, prescribed tidal works or native vegetation clearing.

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) OPERATIONAL WORK		
(a) Marine Services Precinct, Fisherman’s Beach Resort Precinct, Clam Bay Resort Precinct		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT		
Clearing	Self Assessable All circumstances	<u>Applicable Codes:</u> <ul style="list-style-type: none"> Great Keppel Island Place Code
Placement of an On-premises sign	Self Assessable Where complying with the acceptable solutions of the GKI Place Code . Code Assessable Where not self assessable.	<u>Applicable Codes:</u> <ul style="list-style-type: none"> Great Keppel Island Place Code
Engineering Work	Self Assessable Where complying with the acceptable solutions of the GKI Place Code . Code Assessable Where not complying with the acceptable solutions of the GKI Place Code . All circumstances	<u>Applicable Codes:</u> <ul style="list-style-type: none"> Great Keppel Island Place Code

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(b) Environmental Protection Precinct		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT		
All	Self Assessable Where associated with a self assessable Park use Impact Assessable If not Self Assessable.	<u>Applicable Codes:</u> <ul style="list-style-type: none"> • Great Keppel Island Place Code
(2) RECONFIGURING A LOT		
(a) All Precincts		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT		
All	Code Assessable All circumstances	<u>Applicable Codes:</u> <ul style="list-style-type: none"> • Great Keppel Island Place Code

3. GKI Place Code

3.1 Purpose

The purpose of the Great Keppel Island Resort Revitalisation Plan Place Code (the 'GKI Place Code') is to:

- a) seek to ensure the ecological sustainable development of the Great Keppel Island Resort;
- b) conserve the superlative natural phenomena and areas of exceptional natural beauty and aesthetic importance on Great Keppel Island;
- c) protect the biodiversity and terrestrial and aquatic ecosystem function of the Island and surrounding marine environment;
- d) provide equitable, safe and convenient access to Great Keppel Island by air and by sea;
- e) ensure that the Great Keppel Island Resort design is responsive to the effects of Climate Change, including sea level rise and storm surge impacts;
- f) promote a built form typology that:
 - i. integrates with the natural environment in terms of scale, bulk, materials, and colour;
 - ii. passively and actively responsive to the Island's mild sub-tropical climate; and
 - iii. complements the Queensland sub-tropical modern architectural design aesthetic.
- g) respect and enhance the Island's existing landscape character and utilise endemic plant species where possible;
- h) implement the overall outcomes applicable to each of the following discrete precincts:
 - i. Marine Services Precinct;
 - ii. Fisherman's Beach Resort Precinct;
 - iii. Clam Bay Resort Precinct; and
 - iv. Environmental Protection Precinct.
- i) provide physical infrastructure commensurate with the intended scale and density of development.

The overall outcomes applicable to each Precinct are described in **sub-sections 3.1.1 to 3.1.4.**

3.1.1 Marine Services Precinct

The overall outcomes of the Marine Services Precinct are to:-

- a) locate consistent development within the Marine Services Precinct as delineated on **Map 1 – Precinct Plan**;
- b) provide safe and efficient access to the Island by sea;
- c) accommodate a 250 berth marina and associated facilities including but not necessarily limited to a passenger and ferry terminal, barge landing and barge handling area, dry boat storage, and sewage pump-out facility;
- d) provide pedestrian, Electric Mobility Resort Vehicle ('EMRV') and service vehicle access between the Marine Services Precinct and Fisherman's Beach Resort Precinct;
- e) protect the ecological integrity of the coastal and marine environment at Putney Beach and surrounds;
- f) undertake remediation, rehabilitation and stormwater quality control works associated with Putney Creek to improve and maintain the hydrological and aquatic ecology of the Putney Creek system;
- g) provide opportunities for scientific marine based research and to show case the indigenous and historic cultural heritage of the Island via *Special Purpose* research centre and/or museum based activities;
- h) promote a low-rise built form (up to three storeys) that visually integrates with the headland and forested mountain backdrop;
- i) provide integrated tourist resort accommodation in the form of *Resort Apartment* and *Accommodation Building* activities;
- j) provide a community and tourism activity node within a high quality built environment incorporating *Indoor Entertainment* (Yacht Club), *Shop*, *Restaurant*, *Take-away Food Store*, *Office*, *Convenience Restaurant*, *Hotel* and tourist-oriented *Sale or Hire Premises* activities;
- k) ensure that marine services precinct activities do not intrude upon the operational airspace of the Island; and
- l) ensure non-accommodation uses are designed and configured in a manner that optimises the amenity of Resort Apartment and Accommodation Building uses.

3.1.2 Fisherman's Beach Resort Precinct

The overall outcomes of the Fisherman's Beach Resort Precinct are to:-

- a) locate consistent development within the Fisherman's Beach Resort Precinct as delineated on **Map 1 – Precinct Plan**;
- b) provide safe and efficient access to the Island by air including development of a relocated airstrip and associated terminal facilities capable of accommodating aircraft direct from Sydney, Brisbane and Cairns;
- c) promote a low-rise built form (up to a maximum height of three storeys where indicated on **Map 2 – Development Parameters**);

- m) provide a Resort Hotel (*Accommodation Building*) and supporting facilities including but not necessarily limited to tourist resort accommodation, reception and administration activities, restaurants, swimming pools, day spa, and conference rooms consistent with the maximum gross floor area allocations;
- n) provide two activity nodes in the form of *Shop, Hotel, Office, Indoor Entertainment, Restaurant* and *Special Use* (chapel, police station, first aid station) activities;
- d) provide tourist resort accommodation in the form of *Resort Villas* and *Resort Apartments*;
- e) provide active and passive recreation facilities including a sports field and discrete parks throughout the Fisherman's Beach Resort Precinct;
- f) provide staff accommodation (*Accommodation Building*) activities consistent with the maximum density allocations;
- g) provide pedestrian, EMRV and service vehicle access between the Fisherman's Beach Resort Precinct, Marine Services Precinct and Environmental Protection Precinct;
- h) provide for concrete batching plant activities to be undertaken during the Resort construction period, including decommissioning and remediation of the site once the Resort is fully operational;
- j) provide physical infrastructure, including but not limited to:
 - i. a sewage treatment plant commensurate with the scale and density of development within the Marine Services Precinct and Fisherman's Beach Resort Precinct;
 - ii. a waste transfer facility for Great Keppel Island Resort; and
 - iii. emergency standby diesel electricity generation plant.

3.1.3 Clam Bay Resort Precinct

The overall outcomes of the Clam Bay Resort Precinct are to: -

- a) locate consistent development within the Clam Bay Resort Precinct as delineated on **Map 1 – Precinct Plan**;
- b) promote a low-rise visually unobtrusive built form (up to two storeys);
- c) provide Outdoor Recreation activities including an 18 hole golf course and supporting facilities including but not necessarily limited to a driving range, licensed club-house (*Indoor Recreation*), reception and administration activities, restaurants, *Shop* and swimming pools. The golf course will comprise water features that are part of the broader integrated water cycle management for the Resort. The inclusion of the golf course and its water features allow water quality enhancement and flow quantity control to mitigate adverse effects on the Island environment;
- d) provide tourist resort accommodation in the form of low-rise, low-density Resort Villas;

- e) provide physical infrastructure, including but not limited a sewage treatment plant commensurate with the scale and density of development within the Clam Bay Resort Precinct; and
- f) provide pedestrian, EMRV and service vehicle access within the Clam Bay Resort Precinct including connections to the Environmental Protection Precinct.

3.1.4 Environmental Protection Precinct

The overall outcomes of the Environmental Protection Precinct are to:-

- a) locate consistent development within the Environmental Protection Precinct as delineated on **Map 1 – Precinct Plan**;
- b) maintain a minimum area of 575 hectares ;
- c) protect the ecological values and ecological function of the Environmental Protection Precinct;
- d) rehabilitate areas within the Environmental Protection Precinct where the natural environment is degraded and requires enhancement;
- e) provide ecological education opportunities, including passive recreational walking trails for nature appreciation within the Ecological Protection Precinct where the ecological significance of the area is not negatively impacted; and
- f) provide pedestrian, EMRV and service vehicle access and infrastructure (electricity, sewerage, water, telecommunications and lighting) between the Fisherman’s Beach Resort Precinct and the Clam Bay Resort Precinct.

3.2 Application

This section provides a Place Code for the Plan of Development area (**Map 1 – Precinct Plan**).

The Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes identified in Division 11 of the Planning Scheme.

The purpose of this Code is to ensure that development in the Plan of Development area is consistent with the Purpose and Overall Outcomes of this Plan of Development.

3.3 Development Compliance

3.3.1 All Precincts

Performance Criteria	Acceptable Solutions
Other Approvals	
<p>PC1 All development in the Plan of Development area is to be carried out in accordance with:</p> <ul style="list-style-type: none"> (a) the environmental impact statement for the Great Keppel Island Resort approved by the Queensland and Commonwealth governments; (b) the conditions imposed, including applicable environmental management plans; and (c) the conditions imposed by Rockhampton Regional Council on the section 242 development approval for the Great Keppel Island Resort. 	<p>AS1.1 All development in the Plan of Development area is to be carried out in accordance with:</p> <ul style="list-style-type: none"> (a) the environmental impact statement for the Great Keppel Island Resort approved by the Queensland and Commonwealth governments; (b) the conditions imposed, including applicable environmental management plans; and (c) the conditions imposed by Rockhampton Regional Council on the section 242 development approval for the Great Keppel Island Resort.
Built Form	
<p>PC2 Building heights must be consistent with the purpose of the GKI Revitalisation Place Code intended character of the Precinct.</p>	<p>AS2.1 The maximum building height is two storeys or does not exceed the maximum building height identified on Map 2 – Development Parameters Plan.</p>
<p>PC3 The scale and intensity of built form must be consistent with intended character of the Precinct.</p>	<p>AS3.1 The scale and intensity of built form does not exceed the unit density and gross floor area specifications in Table 3.2 – Built Form Parameters.</p>
<p>PC4 The scale and massing of buildings positively contributes to:</p> <ul style="list-style-type: none"> (a) the character of the surrounding area; (b) the protection of the amenity of adjoining or surrounding uses; and (c) interaction between the public and private domains. 	<p>AS4.1 Building bulk is reduced through design measures, including the use of:</p> <ul style="list-style-type: none"> (a) entry porticos, decks, balconies, verandahs, pergolas, window hoods, eaves and horizontal breaks and vertical projections and recesses; (b) variation in materials, colours and/or textures; and (c) effective landscaping. <p>AS4.2 Vehicle accommodation is compatible with the building design and adjacent development in terms of height, roof form, materials and colours.</p>

Performance Criteria	Acceptable Solutions
<p>PC5</p> <p>Passive thermal design principles are incorporated into building design to improve climatic responsiveness, thermal comfort and optimise the energy efficiency of heating, ventilation and air-conditioning systems.</p>	<p>AS5.1</p> <p>Building designs incorporate the following design elements:</p> <ul style="list-style-type: none"> (a) orientation to optimise passive solar design and natural lighting; (b) eaves, window hoods, verandahs, screens, awnings or other external shading devices to all glazed areas; and (c) provision for natural cross ventilation.
<p>PC6</p> <p>The materials used for and the colours of buildings and facilities are compatible with the natural setting.</p>	<p>AS6.1</p> <p>Built form exhibits generally subdued colours and tones and non-reflective materials and finishes to enhance visual integration with the natural environment of the Island.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>Colours which blend with the colours and textures of the natural landscape such as dark grey, charcoal and olive green are suitable roof colours;</i> • <i>Combinations of materials which reflect the subtropical, maritime context of the island are suitable external building materials, such as:</i> <ul style="list-style-type: none"> – <i>natural, stained or painted timber framing or cladding;</i> – <i>natural stone;</i> – <i>glass;</i> – <i>metal framing and cladding.</i> • <i>Where fibre cement boards or sheets, concrete, exposed masonry or rendered external finishes are used they should be combined with materials referred to in the preceding dot point to avoid a mainstream urban building character;</i> • <i>Highly reflective materials and bright, strong primary colours are only suitable for small areas of detail or trim.</i>

Performance Criteria	Acceptable Solutions
Landscaping and Open Space	
<p>PC7 Appropriate landscaping is provided, including through selection of plant species and building materials suited to the:</p> <ul style="list-style-type: none"> (a) location and purpose of the landscape area; (b) soil and drainage conditions; (c) water source and availability; and (d) habitat requirements where applicable. 	<p>AS7.1 Landscaping is provided in accordance with a Landscape Plan prepared by a person eligible for recognition as a Registered Landscape Architect by the Australian Institute of Landscape Architects.</p> <p>Unless otherwise provided for by a Landscape Plan prepared in accordance with AS7.1:</p> <p>AS7.2 Shade trees are provided throughout the development to cast shade onto buildings, recreation areas, vehicle parking areas and pathways.</p> <p>AS7.3 Existing topographical features of the site (such as natural drainage lines and rises) are retained and included in the landscape design.</p>

Performance Criteria	Acceptable Solutions
<p>PC8</p> <p>Open space areas are located and designed to enhance enjoyment of the outdoor environment, personal and property safety and minimise the potential for crime and anti-social behaviour, through implementation of Crime Prevention Through Environmental Design (CPTED) principles, including:</p> <ul style="list-style-type: none"> (a) casual surveillance of open space and recreation areas from adjoining activities and roadways; (b) the ability for open space users to clearly find their way to and through open space areas through good sight lines, lighting and signage; (c) provision of pathways and links to nearby activity generators; (d) design of landscaping and vegetation selection to enable natural surveillance and good sight lines; and (e) design of buildings/public amenities and choice of materials to resist vandalism. 	<p>Where for Park (open space)</p> <p>AS8.1 The total area of the premises covered by buildings and roofed structures is no greater than 10%.</p> <p>AS8.2 The maximum height of any building in a Park is 8.5 metres above the finished floor levels of the building.</p> <p>AS8.3 Buildings and structures are ancillary to the open space function and only include:</p> <ul style="list-style-type: none"> • shelters, toilets, stands and/or grandstands; • clubhouses; • kiosks; or • lighting. <p>AS8.4 Access to open space areas is not restricted by fencing other than where required to achieve compliance with another requirement of the GKI Place Code.</p> <p>AS8.5 Buildings and structures in open space areas do not have concealed or recessed openings and entries.</p> <p>AS8.6 Lighting in open space areas is designed and installed in accordance with Australian Standard AS1158: Public Lighting Code.</p> <p>AS8.7 Planting in open space areas that are intended to be used primarily for active recreation purposes utilises species with clear trunks to a height of 1.8 metres at maturity and low ground covers less than 1.0 metre in height at maturity.</p> <p>AS8.8 Buildings, structures and other works in open space areas are designed, constructed and finished or treated to be durable, low maintenance and vandal- and graffiti-resistant.</p>

Performance Criteria	Acceptable Solutions
	<p><i>Notes:</i></p> <p><i>Durable, low maintenance materials include concrete, masonry, natural stone, steel and hardwood timber.</i></p> <p><i>Vandal resistant design adopts simple forms and avoids fragile protrusions and embellishments that have a non-functional, decorative purpose only or that are easily detached or separated.</i></p> <p><i>Graffiti resistance may be assisted by selection of low porosity building materials and/or application of proprietary coatings or treatments that prevent paint and ink from penetrating the surface of the building material.</i></p>
Servicing and Infrastructure	
<p>PC9</p> <p>Development is accessible and provided with water supply, sewerage, electricity, telecommunications and refuse removal services.</p>	<p>AS9.1</p> <p>A system of constructed vehicular carriageways, cycle paths and pedestrian paths provides each premises with adequate access including access for service vehicles and emergency vehicles.</p> <p>AS9.2</p> <p>Development is connected to a reticulated water supply system and provided with a supply of potable (drinking) water and water for fire fighting purposes in accordance with applicable health and safety standards.</p> <p>AS9.3</p> <p>Development is connected to a reticulated sewerage system and sewage is treated and disposed of in accordance with applicable environmental standards.</p> <p>AS9.4</p> <p>Development has access to telecommunication services.</p> <p>AS9.5</p> <p>Development is connected to a reticulated electricity supply system.</p> <p>AS9.6</p> <p>Development is provided with refuse collection facilities appropriate to service the development.</p> <p>AS9.7</p> <p>Services and infrastructure meet the following standards:</p> <ul style="list-style-type: none"> • Water supply - Reticulated supply where in conjunction with building works in accordance with Council Policy; • Waste water and sewerage - Reticulated sewerage scheme to be provided in accordance with Council Policy;

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> • Electricity - The standards of service nominated by the relevant electricity supply authority; • Telecommunications - The standards of service nominated by the relevant telecommunications supply authority; • Roads - New and existing roads to be sealed with asphalt, to be provided with kerb and channelling, and major/minor storm water management strategy; • Stormwater - Roads to be drained in accordance with Council Policy; • Street lighting - Street lighting to be provided in accordance with Council Policy. <p><i>Note: Sourced from Schedule 4 – Infrastructure – Division 1 – Standards of Service for Infrastructure – Comprehensive Development Zone - of the Livingstone Shire Planning Scheme.</i></p> <p>AS9.8 Services and infrastructure are designed and constructed in accordance with the following:</p> <ul style="list-style-type: none"> • Roads - Relevant parts of the Capricorn Municipal Development Manual adopted by Council by resolution and relevant planning scheme policies; • Stormwater drainage - Queensland Urban Drainage Manual (QUDM – latest edition as amended) for urban drainage and Queensland Department of Main Roads – Urban Road Design Volume 2 for Culvert Design (section 10-1800 to 10-2080) for rural road cross drainage provision; • Water supply - Queensland Water Resources Commission’s Guidelines for Planning and Design of Urban Water Schemes; • Sewerage - Queensland Water Resources Commission’s Guidelines for Planning and Design of Sewerage Schemes; • Vehicular access - relevant planning scheme policies; • Pedestrian access - Relevant planning scheme policies; • Bikeways - AUSTRROADS Part 14 Guide to Traffic Engineering Practice BICYCLES; and relevant planning scheme policies; and • Erosion and sediment control - Guidelines for Soil Erosion and Sediment Control for Construction Sites (Institution of Engineers, Brisbane, 1996). <p><i>Note: Sourced from Schedule 4 – Infrastructure – Division 2 – Construction Standards for Infrastructure of the Livingstone Shire Planning Scheme.</i></p>

Performance Criteria	Acceptable Solutions
<p>PC10</p> <p>Adequate facilities are provided for the servicing of buildings and storage and collection of waste and recyclable materials which:</p> <ul style="list-style-type: none"> (a) are suitably located for use and servicing; and (b) minimise adverse impacts on the site and surrounding properties. 	<p>AS10.1</p> <p>Servicing activities, waste collection, loading docks and service vehicle storage areas are:</p> <ul style="list-style-type: none"> (a) located: <ul style="list-style-type: none"> i. other than between the building and the primary road frontage; and ii. to discourage on-street loading; (b) separated from public and visitor vehicle parking and access points; (c) screened from view from common areas; and (d) designed to accommodate the relevant design vehicle.
Reconfiguring a Lot	
<p>PC11</p> <p>Lots are located, designed, oriented, sized and dimensioned to be suitable for their intended purpose and avoid detrimental impacts on other existing and planned development, having regard to factors including but not limited to:</p> <ul style="list-style-type: none"> (a) accommodation of buildings, structures and on-site facilities; (b) landscaping and open space; (c) set back of buildings for natural light, ventilation and visual amenity; (d) vehicular access, manoeuvring and parking; (e) non-vehicular access; (f) topography and geophysical conditions; and (g) provision of appropriate utility services. 	<p>AS11.1</p> <p>No acceptable solution.</p>
Site Sensitive Design of Roads and Infrastructure	
<p>PC12</p> <p>The potential for roads, cuttings and infrastructure to create visual scarring is limited by the appropriate placement and design of roads and infrastructure.</p>	<p>AS12.1</p> <p>The 'Access, Mobility and Infrastructure Corridor' is located generally in accordance with Map 2 – Development Parameters Plan.</p> <p>AS12.2</p> <p>The alignment of roads is selected to avoid linear hillside scarring:</p> <ul style="list-style-type: none"> (a) perpendicular to contours; and (b) within view of sensitive receptors and external viewpoints. <p>AS12.3</p> <p>Road cuttings on hillsides minimise vegetation clearing and earthworks footprint by dark-coloured retaining walls with planted terraces, soil nailing or gabion supports, instead of vegetated cut batters.</p>

Performance Criteria	Acceptable Solutions
	<p>AS12.4</p> <p>During construction, the area of bare earth exposed at any one time, and the period of exposure, is minimised.</p>
Water Cycle Management	
<p>PC13</p> <p>Site based stormwater management including water sensitive urban design and water harvesting is utilised to:</p> <ul style="list-style-type: none"> (a) ensure there are no adverse upstream or downstream impacts; (b) optimise the prevention of pollutant mobilisation and transportation; (c) minimise the production of runoff; (d) promote natural drainage to surface and groundwater; (e) allow the capture and reuse of water where appropriate; and (f) minimise erosion and sedimentation. 	<p>AS13.1</p> <p>Development complies with a Site Based Stormwater Management Plan prepared by a Registered Professional Engineer Queensland in accordance with the Queensland Urban Drainage Manual.</p>
Ecological Protection	
<p>PC14</p> <p>Development protects and enhances the biodiversity and terrestrial and aquatic ecosystem function of the Island and surrounding marine environment through rehabilitation and protection of a minimum area of 575 hectares within the Environmental Protection Precinct (excluding area required for the 'Access, Mobility and Infrastructure Corridor' identified on Map 2 – Development Parameters Plan).</p>	<p>AS14.1</p> <p>A minimum area of 575 hectares within the Environmental Protection Precinct is:</p> <ul style="list-style-type: none"> (a) protected in perpetuity under tenure or other arrangement that protects the conservation status of the land; and (b) restored and rehabilitated in accordance with a rehabilitation management plan.
Bushfire	
<p>PC15</p> <p>Development is sited and designed to minimise bushfire risk having regard to:</p> <ul style="list-style-type: none"> (a) aspect; (b) elevation; (c) slope; and (d) vegetation. 	<p>AS15.1</p> <p>The siting and design of buildings and structures and vegetation clearing and landscaping comply with a Bushfire Management Plan prepared a Bushfire Planning and Design BPAD-A Certified Practitioner certified by the Fire Protection Association of Australia.</p>
<p>PC16</p> <p>Road and lot layouts facilitate easy and safe movement in the event of encroaching fire and provide for alternative safe access or safe refuge if one direction is blocked in the event of fire.</p>	<p>AS16.1</p> <p>Road and lot layouts comply with a Bushfire Management Plan prepared a Bushfire Planning and Design BPAD-A Certified Practitioner certified by the Fire Protection Association of Australia.</p>

Performance Criteria	Acceptable Solutions
<p>PC17 A sufficient supply of water is available for fire fighting purposes.</p>	<p>AS17.1 Buildings: (a) are located no more than 120m from the nearest fire hydrant; and (b) have a reticulated water supply with a minimum flow rate of at least 600 litres per minute at a minimum pressure of 200kPa.</p>
Erosion	
<p>PC18 Significant adverse effects are not caused on identified erosion prone areas in terms of:</p> <ul style="list-style-type: none"> (i) habitat; (ii) vegetation; (iii) soil cover; (iv) water quality; (v) landscape quality; (vi) public safety; (vii) infrastructure integrity; or (viii) economic value of the erosion prone area. 	<p>AS18.1 Development that has the potential to involve:</p> <ul style="list-style-type: none"> (a) disturbance of the existing ground surface including that which arises from clearing, levelling, shaping, installation of services, filling or excavation; or (b) changes in the velocity of runoff flowing overland or entering directly or indirectly into any waters, complies with an Erosion and Sediment Control Plan prepared by a Registered Professional Engineer Queensland.
Acid Sulfate Soils	
<p>PC20 Natural or built environments and human health are not harmed by the production of acidic leachate resulting from development in areas of known and potential acid sulfate soils by:</p> <ul style="list-style-type: none"> (a) avoiding disturbance to areas of acid sulfate soils that would produce or contribute to acidic leachate; (b) treating and managing the disturbance of acid sulfate soils to minimise the generation of acidic leachate within manageable levels; (c) treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	<p>AS20.1 No potential or actual acid sulfate soils are disturbed by the proposal. OR AS20.2 Where soil is disturbed in areas that host potential or actual acid sulfate soils, impacts are appropriately managed in accordance with an Acid Sulfate Soil Investigation Report and Management Plan prepared by a Registered Professional Engineer Queensland using levels of testing commensurate with the level of risk.</p>

Performance Criteria	Acceptable Solutions
Coastal Processes	
<p>PC21</p> <p>Development does not increase the risk to people and property from exposure to adverse coastal hazards and buildings are located so that their foundations are not vulnerable to potential erosion of the sand substrate.</p>	<p>AS21.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) are set back at least 100m from High Water Mark at Fisherman's Beach and Putney Beach; or (b) have finished floor levels above AHD levels that comprise the projected ARI 100 storm surge level for 2100 accounting for projected sea level rise (including an additional meteorologically induced component of 0.25 metres).
Advertising devices / On-premises Signs	
<p>PC23</p> <p>Signs are designed and constructed of materials which complement the material used in the buildings on the site; and</p> <p>Signs are consistent with the scale and integrated with the design of buildings and other works on the site and the locality and contribute to the character and amenity of the streetscape; and</p> <p>Signs are sited on premises to:</p> <ul style="list-style-type: none"> (a) avoid confusion with traffic signs, or reduction in their visibility or conspicuous nature; and (b) avoid hazards to vehicular or pedestrian traffic due to their location or illumination; and (c) assist with identification purposes rather than advertising. 	<p>AS22.1</p> <p>Advertising devices and On-premises signs are designed and constructed of materials which complement the material used in the buildings on the site.</p>

3.3.2 Marine Services Precinct

Performance Criteria	Acceptable Solutions
Land Use	
<p>PC1</p> <p>The nature, scale and location of transport services, retail and commercial floor space and other services and facilities meets the needs of visitors to and residents of Great Keppel Island, supports the functioning of the Great Keppel Island Resort and is compatible with the role and viability of other centres within the Rockhampton Regional Council area.</p>	<p>AS1.1</p> <p>The Marine Services Precinct contains the uses and facilities identified for the Marine Services Precinct on Map 2 – Development Parameters Plan.</p> <p>AS1.2</p> <p>The maximum aggregate GFA of <i>Commercial Purposes</i> uses within the Marine Services Precinct does not exceed the maximum identified in Table 3.2 – Built Form Parameters.</p> <p>AS1.3</p> <p>The Activity Node (M9 on Map 2 – Development Parameters Plan) contains the following activities and services:</p> <ul style="list-style-type: none"> (a) retail shops; (b) restaurants, takeaway food and

Performance Criteria	Acceptable Solutions
	licensed premises; (c) office / administration / sales functions of marine or tourist oriented businesses including real estate sales; (d) multi-purpose community facilities and/or recreation facilities; (e) cultural, ecological or historical display and interpretation facilities; and (f) research facilities.
PC2 <i>Resort Apartments and Accommodation Building</i> development is provided in the Fisherman's Beach Resort Precinct to accommodate visitors and staff.	AS2.1 The maximum number of units and maximum GFA of <i>Resort Apartment and Accommodation Building</i> development in the Marine Services Precinct does not exceed the maximums identified in Table 3.2 – Built Form Parameters .
Built Form	
PC4 The siting, height, scale and massing of buildings are configured in a manner that positively contributes to: <ul style="list-style-type: none"> (a) sustainable forms and patterns of development; (b) climatic responsiveness; (c) energy and resource efficiency; (d) the character of the surrounding area; (e) the protection of the amenity of adjoining or surrounding uses; and (f) interaction between the public and private domains. 	AS4.1 Buildings have maximum heights above <i>ground level</i> and numbers of storeys above <i>ground level</i> in accordance with Map 2 – Development Parameters Plan . AS4.2 The design of buildings exhibits the following design elements: <ul style="list-style-type: none"> (a) articulated facades and balconies rather than a continuous line in one plane; (b) deep overhangs shading large picture windows; (c) variation in front / street alignment; and (d) where flat roof-tops are used, variation in the horizontal roof line.
PC5 Buildings and spaces within the Marine Services Precinct provide: <ul style="list-style-type: none"> (a) a strong relationship between internal and external spaces; (b) contribute to active street frontages and avoid blank walls; (c) continuity and connectivity of streetscape, pedestrian paths and street front spaces; and (d) building features, landscaping and street trees that contribute to pedestrian amenity. 	AS5.1 Walls of buildings fronting the pedestrian promenade and esplanade have windows, doors or balconies. AS5.2 Cantilevered awnings are to be provided across the full frontage to pedestrian promenades to provide a continuous weather-protected link between adjacent buildings. AS5.3 Active uses in the Activity Node (M9 on Map 2 – Development Parameters Plan) face pedestrian promenade areas and provide a frontage treatment that integrates footpath awnings, shopfronts, outdoor dining areas and other activities.

Performance Criteria	Acceptable Solutions
Lighting and Landscaping	
<p>PC6 Lighting, other than an aid to navigation, for marine facilities is installed in a way to ensure security and safety without causing significant adverse effects on the amenity or environmental values of the locality within which the work is located.</p>	<p>AS6.1 Lighting, other than aids to navigation, is hooded and directed downwards.</p> <p>AS6.2 Lighting is not located at a height above the ridgeline of Putney Point.</p> <p>AS6.3 Bollard lighting is used to the south-east of a direct line between Putney Point and the trees on the Sand Spit.</p>
<p>PC7 Landscaping reinforces the verticality of yacht masts and breaks up the horizontally massed appearance of buildings behind.</p>	<p>AS7.1 Narrow vertical elements including waterfront and street lighting and flagpoles are incorporated in landscaping.</p>
Transport/Movement	
<p>PC8 A safe, convenient and inclusive network of pedestrian and cyclist paths are provided throughout the Marine Services Precinct that connect with adjoining paths and are clearly defined and safe.</p>	<p>AS8.1 Except where incompatible with ensuring functional and safe vessel access and movement, a continuous pedestrian boardwalk or promenade which caters for:</p> <ul style="list-style-type: none"> (a) walking; (b) cycling; (c) siting; and (d) landscaping and terracing. <p><i>Note: The boardwalk or promenade route may be located behind buildings in parts to support vitality and vibrancy of use.</i></p>

Performance Criteria	Acceptable Solutions
Marine Activities	
<p>PC9</p> <p>Activities undertaken in Areas M1 (passenger and ferry terminal), M2 (barge landing), M3 (day boat storage), M6 (fuel & sewage pump-out) and M8 (barge handling area) do not cause environmental harm or nuisance through unacceptable emissions of noise, odour, dust, light, vibration, air pollutants including greenhouse gases or other potential environmental contaminants.</p>	<p>AS9.1</p> <p>Uses conform to a site and operations based Environmental Management Plan.</p> <p>AS9.2</p> <p>Operations do not cause nuisance or harm to nearby sensitive uses.</p> <p>AS9.3</p> <p>Point source emissions are controlled and treated on site such that emissions are compatible with high quality amenity and receiving environments.</p> <p>AS9.4</p> <p>Appropriate surface water capture is provided to prevent the release of contaminants to sensitive receiving environments.</p>
<p>PC10</p> <p>Work is designed and constructed in a way to ensure it is structurally sound and safe for use, having regard to:</p> <ul style="list-style-type: none"> (a) relevant engineering standards; (b) the location of the work; (c) the purpose for which the work is to be used; (d) the impact of flooding, tidal influences and hydrodynamic changes; (e) intended working loads; and (f) slip and trip hazards. 	<p>AS10.1</p> <p>The design and construction of the marina facilities is consistent with AS3962-2001 - Guideline for Design of Marinas.</p>
<p>PC13</p> <p>Buildings, works and marine facilities are designed and constructed in a way to ensure the work does not adversely affect the water quality of the marina basin and any adjoining or connected tidal water as a result of:</p> <ul style="list-style-type: none"> (a) release into the tidal water of materials used in the construction of the work; or (b) disturbance to the sediment on the bed and banks of the tidal water; or (c) exposure to acid sulfate soils. 	<p>AS13.1</p> <p>The design and construction of the marina facilities is consistent with AS3962-2001 - Guideline for Design of Marinas.</p>

3.3.3 Fisherman’s Beach Resort Precinct

Performance Criteria	Acceptable Solutions
<p>Land Use</p> <p>PC1 Accommodation and retail, commercial, recreation and other services in the Fisherman’s Beach Resort Precinct form the central tourist resort hub of the Great Keppel Island Resort.</p>	<p>AS1.1 The Fisherman’s Beach Resort Precinct contains the uses and facilities identified for the fisherman’s Beach Resort Precinct on Map 2 – Development Parameters Plan.</p> <p>AS1.2 The Fisherman’s Beach Resort contains the following activities and services:</p> <ul style="list-style-type: none"> (a) tourist accommodation; (b) reception and administration activities; (c) restaurants and licensed premises; (d) swimming pools; (e) day spa; (f) chapel; and (g) conference and reception facilities. <p>AS1.3 The Activity Nodes (F2 on Map 2 – Development Parameters Plan) may contain the following activities and services:</p> <ul style="list-style-type: none"> (a) retail shops; (b) restaurants, takeaway food and licensed premises; and (c) office / administration / sales functions of tourist oriented businesses including real estate sales. <p>AS1.4 The maximum aggregate GFA of <i>Commercial Purposes</i> uses within the Fisherman’s Beach Resort Precinct does not exceed the maximum identified in Table 3.2 – Built Form Parameters.</p>
<p>PC2 <i>Resort Villas, Resort Apartments and Accommodation Building</i> development is provided in the Fisherman’s Beach Resort Precinct to accommodate visitors and staff.</p>	<p>AS2.1 The maximum number of units and maximum GFA of <i>Resort Apartment and Accommodation Building</i> development in the Marine Services Precinct does not exceed the maximums identified in Table 3.2 – Built Form Parameters.</p> <p>AS2.2 The maximum number of units and maximum GFA of <i>Resort Villa</i> development in the Fisherman’s Beach Resort Precinct does not exceed the maximums identified in Table 3.2 – Built Form Parameters.</p>

Performance Criteria	Acceptable Solutions
Built Form	
<p>PC3</p> <p>The siting, height, scale and massing of buildings are configured in a manner that positively contributes to:</p> <ul style="list-style-type: none"> (a) sustainable forms and patterns of development; (b) climatic responsiveness; (c) energy and resource efficiency; (d) the character of the surrounding area; (e) the protection of the amenity of adjoining or surrounding uses; and (f) interaction between the public and private domains. 	<p>AS3.1</p> <p>Buildings have a maximum height of two storeys and 8.5 metres above <i>ground level</i> or building height is in accordance with Map 2 - Development Parameters Plan.</p> <p>AS3.2</p> <p>The design of <i>Resort Villa</i> buildings exhibits the following design elements:</p> <ul style="list-style-type: none"> (a) low pitched roofs and dark-toned roof colours; (b) buildings located on hillsides are stepped to follow the grade of the land. <p>AS3.3</p> <p>The design of <i>Accommodation Buildings</i> and <i>Resort Apartment</i> buildings exhibits the following design elements:</p> <ul style="list-style-type: none"> (a) a flat or low profile skillion roof form; (b) articulated facades and balconies rather than a continuous line in one plane; (c) deep overhangs shading large picture windows; (d) variation in front / street alignment; and (e) where flat roof-tops are used, variation in the horizontal roof line. <p>AS3.4</p> <p>Solar panels are located and oriented to be visually unobtrusive and screened in terms of long distance offshore views.</p> <p><i>Note: Tree canopies may be used to achieve the screening of solar panels.</i></p>
Transport/Movement	
<p>PC4</p> <p>A safe, convenient and inclusive network of pedestrian and cyclist paths are provided throughout the Fisherman's Beach Resort Precinct that connect with adjoining paths are clearly defined and safe.</p>	<p>AS4.1</p> <p>Pedestrian pathways along street frontages are provided.</p>
Earthworks and Landscaping	
<p>PC5</p> <p>The visual impact of the airport runway is mitigated through appropriate design of earthworks, vegetation clearing and landscaping.</p>	<p>AS5.1</p> <p>Earthworks, outside of the landing surface and aircraft and vehicle manoeuvring areas, are shaped to create surface variations with a natural appearance;</p> <p>AS5.2</p> <p>Revegetation planting is undertaken as irregular patches to replicate the natural landscape character of the surrounding area.</p>

3.3.4 Clam Bay Resort Precinct

Performance Criteria	Acceptable Solutions
<p>Land Use</p> <p>PC1 <i>Residential Purposes, Commercial Purposes, Recreational Purposes</i> and other services in the Clam Bay Resort Precinct form a golf-oriented component of the Great Keppel Island Resort.</p>	<p>AS1.1 The Clam Bay Resort Precinct contains the uses and facilities identified for the Clam Bay Resort Precinct on Map 2 – Development Parameters Plan.</p> <p>AS1.2 The Activity Node (C1 on Map 2 – Development Parameters Plan) may contain the following activities and services:</p> <ul style="list-style-type: none"> (a) reception and administration activities; (b) bars and restaurants; (c) licensed premises; (d) swimming pools; (e) conference and reception facilities; (f) retail shops; and (g) office / administration / sales functions of tourist oriented businesses including real estate sales. <p>AS1.3 The maximum aggregate GFA of <i>Commercial Purposes</i> uses within the Clam Bay Resort Precinct does not exceed the maximum described in Table 3.2 – Built Form Parameters.</p>
<p>PC2 <i>Resort Villas</i> are provided in the Clam Bay Resort Precinct to accommodate visitors and opportunities for permanent living in a golf-oriented resort environment.</p>	<p>AS2.1 The maximum number of units and maximum GFA of Resort Villa development in the Clam Bay Report Precinct does not exceed the values identified in Table 3.2 – Built Form Parameters.</p>

Performance Criteria	Acceptable Solutions
Built Form	
<p>PC3</p> <p>The siting, height, scale and massing of buildings are configured in a manner that positively contributes to:</p> <ul style="list-style-type: none"> (a) sustainable forms and patterns of development; (b) climatic responsiveness; (c) energy and resource efficiency; (d) the character of the surrounding area; (e) the protection of the amenity of adjoining or surrounding uses; and (f) interaction between the public and private domains. 	<p>AS3.1</p> <p>Buildings have a maximum height of two storeys and 8.5 metres above <i>ground level</i>.</p> <p>AS3.2</p> <p>The design of <i>Resort Villa</i> buildings exhibits the following design elements:</p> <ul style="list-style-type: none"> (a) low pitched roofs and dark-toned roof colours; (b) buildings located on hillsides are stepped to follow the grade of the land. <p>AS3.3</p> <p>The design of development in the Activity Node (C1 on Map 2 – Development Parameters Plan) exhibit the following design elements:</p> <ul style="list-style-type: none"> (a) a flat or low profile skillion roof form; (b) stepped to follow the grade of the land; and (c) the upper level clearly stepped back from the ground level. <p>AS3.4</p> <p>Solar panels are located and oriented to be visually unobtrusive and screened in terms of long distance offshore views.</p> <p><i>Note: Tree canopies may be used to achieve the screening of solar panels.</i></p>
Earthworks and Landscaping	
<p>PC4</p> <p>The visual impact of the golf course is mitigated and external views of lawn and grassed fairways avoided, through appropriate design of the golf course layout, earthworks, vegetation clearing and landscaping.</p>	<p>AS4.1</p> <p>Informal edges of local native plant species are used to integrate fairways with adjacent native vegetation on foothills and watercourse buffers.</p> <p>AS4.2</p> <p>Sections of walking trails which overlook the golf course and resort buildings, including ridge-top trails which pass through vegetation gaps or stunted vegetation, are screened with supplementary planting.</p>
Access and Infrastructure	
<p>PC5</p> <p>Access to and infrastructure services for the Clam Bay Resort are provided on an appropriate alignment to minimise visual impacts while achieving suitable grades for trafficability and design of services.</p>	<p>AS5.1</p> <p>An access, mobility and infrastructure corridor is located generally in accordance with Map 2 – Development Parameters Plan.</p>

3.3.5 Ecological Protection Precinct

Performance Criteria	Acceptable Solutions
Ecological Protection	
<p>PC1 Any development within the Ecological Protection Precinct must not detrimentally impact the natural environment by way of:</p> <ul style="list-style-type: none"> (a) loss of habitat; (b) loss of soils or erosion; (c) inappropriate fire management practices; or (d) introduction of pest and weed species. 	<p>AS1.1 Development is limited to:</p> <ul style="list-style-type: none"> (a) Park purposes involving: <ul style="list-style-type: none"> i. maintenance of natural processes, and protection of environmentally sensitive areas and/or culturally significant places; and ii. educational opportunities associated with the recreation and/or conservation values of the park. (b) reconfiguring a lot associated with (a) above or where for the purposes of establishing an access mobility and infrastructure corridor in the Clam Bay Resort Precinct.
<p>PC2 Native fauna and its habitat located in the Ecological Protection Precinct must be conserved.</p>	<p>AS2.1 Native vegetation or native fauna habitat is not damaged.</p>

GKI PLACE CODE TABLE 3.2 – BUILT FORM PARAMETERS

Column 1 Aspect of Development	Column 2 Maximum No. of Units ¹	Column 3 Maximum Aggregate GFA (m ²)
Marine Services Precinct:		
<i>Resort apartment</i>	185 ²	46,250 ²
Other uses	-	7,000
Fisherman's Beach Resort Precinct:		
<i>Resort villas</i>	440 ²	165,000 ²
<i>Resort apartment</i>	185 ²	46,250 ²
<i>Accommodation building (tourist accommodation)</i>	250	40,000
<i>Accommodation Building (staff accommodation)</i>	200	16,000
Other uses	-	2,000
Clam Bay Resort Precinct:		
<i>Resort Villas</i>	422 ²	158,250 ²
Other uses	-	2,500
All Precincts		
<i>Resort Apartments</i>	300	75,000
<i>Resort Villas</i>	750	281,250

Notes:

- A 'unit' is taken to be a 'tourist resort accommodation unit' where:
 - Resort Villa = 1 unit;*
 - Resort Apartment unit = 1 unit;*
 - Accommodation Building 'rooming unit' = 1 unit.*
- Where not exceeding the maximum for 'All Precincts' as identified in Table 3.2 Column 2 and Column 3.

4. Supporting Maps

MAP 1	-	PRECINCT PLAN
MAP 2	-	DEVELOPMENT PARAMETERS PLAN

5. Appendices

- APPENDIX A - DEFINITIONS**
- APPENDIX B - OVERRIDING ELEMENTS**

Appendix A – Definitions

The following table identifies defined purposes/development activities and the definition for the defined purpose/development activity in the GKI Plan of Development.

Column 1 Activity	Column 2 Definition
Accommodation building ¹	<p>Premises for the purposes of providing accommodation, comprising only rooming units, (including motels, boarding houses, guest houses, itinerant workers accommodation, hostels, serviced rooms, student accommodation, or any similar use), but does not include a Bed and breakfast, Caravan park, Institutional residence, Retirement village, or any other separately defined residential premises.</p> <p>The term includes a building or buildings or any parts thereof used for the provision of meals to residents (whether or not such facilities are open to public use), common room facilities and the like, or for the purposes of a manager's residence/office, restaurant and conference facilities.</p>
Advertising device	Any framework, signboard, notice board, wall, roof, fence, or other structure used for the display of advertising (whether or not permanent) of a matter not associated with the primary purpose for which the premises are used.
Arts and craft centre	<p>Premises not exceeding 100 m² gross floor area for the display or sale by retail of any articles included in, but not limited to, the following list:</p> <ul style="list-style-type: none"> (a) Antiques (b) Leatherwork (c) Hand beaten copper goods (d) Jewellery-making (e) Woodworking (f) Lapidary (g) Hand blown glass (h) Painting and drawing (i) Handmade glassware (j) Pottery and ceramics (k) Homemade soap (l) Screen printing (m) Homemade foodstuff such as jams, preserves, confectionery and cakes (n) Sculpture <p>The term includes the ancillary manufacture or restoration of</p>

¹ Accommodation buildings are primarily Class 1(b) or Class 3 buildings under the Building Code of Australia (BCA)

Column 1 Activity	Column 2 Definition
	such articles on the same site. The term also includes the sale of refreshments (e.g., Devonshire teas, etc) where integrated with the primary use.
Caretaker's residence ²	Premises comprising a dwelling unit only for care-taking purposes in association with a non-residential purpose conducted lawfully on the same site and includes enjoyment of domestic pets, domestic horticulture and home occupation.
Child care centre	Premises operated on a commercial basis for the minding or care, but not residence, of children. The term includes a crèche, nursery school or kindergarten but does not include family day care ³ provided as part of a dwelling house.
Convenience restaurant ⁴	<p>Premises for preparing and selling take-away meals and foods to the public, where provision is made for high customer turn-over, and also for eating on the premises and/or drive-through facilities.</p> <p>Such premises are typically franchised and form part of a national or multi-national chain of establishments.</p> <p>The term includes family restaurants, but does not include Restaurants or Take-away food stores as separately defined.</p>
Environmentally assessable industry	<p>Premises for a business purpose for any industrial activity which:</p> <ul style="list-style-type: none"> (a) principally involves animal products processing, food processing or beverage production, or (b) is for the purposes of a junkyard, wrecking yard or salvage yard; or (c) involves a sawmill other than as provided for as part of Forestry Business; or (d) involves processing, treatment or transportation associated with minerals and their by-products and any support services which are not administered through the <i>Mineral Resources Act 1989</i>, or (e) involves the use, storage, handling or disposal of any radioactive substance or material (Class 7 as defined by the Australian Code for the Transport of Dangerous Goods by Road and Rail - ADG Code), or (f) otherwise involves dangerous or hazardous goods in quantities that are not minor, or (g) is an environmentally relevant activity, or (h) in Council opinion may result in environmental harm as defined in the <i>Environmental Protection Act 1994</i>, due to materials or processes involved or products and waste produced. <p>The term does not include any activity carried out for a separately defined purpose.</p>

² A Caretaker's residence is a Class 4 or Class 1(a) building under the BCA

³ As defined by the *Child Care Act 1991*.

⁴ Convenience restaurants are Class 6(a) buildings under the BCA

Column 1 Activity	Column 2 Definition
Hotel	Premises for the retail sale of liquor which is the subject of a general licence under the <i>Liquor Act 1992</i> and may include ancillary activities such as dining facilities, rooming units, a minibrewery, casino and betting agency.
Indoor entertainment	<p>Premises for any recreational activity or leisure pastime that is conducted wholly or mainly indoors.</p> <p>The term includes such typical premises as:</p> <ul style="list-style-type: none"> (a) cinemas, (b) theatres, (c) amusement centres (comprising premises having more than two pinball or electronic game machines), (d) licensed clubs, (e) unlicensed clubs (except associated with an indoor sports or outdoor recreation) and the like. <p>The term includes facilities for the associated enjoyment and convenience of patrons.</p>
Indoor sports facility	<p>Premises for any sporting activity which is conducted wholly or mainly indoors, such as indoor sports and fitness centres, gymnasium, bowling, squash courts, skating and the like, including facilities for the associated enjoyment and convenience of participants and spectators.</p> <p>The term does not includes an unlicensed clubroom and other ancillary facilities.</p>
Local utility	<p>Premises other than parkland for:</p> <ul style="list-style-type: none"> (a) any of the undertakings of the Council or other public sector agency for which an environmental authority (under the <i>Environmental Protection Act 1994</i>) is not required, including: <ul style="list-style-type: none"> (i) the conveyance of water, sewage and stormwater drainage; (ii) the provision of neighbourhood or district community services such as libraries, museums, galleries, tourist information facilities, and the like; (iii) the provision and maintenance of roads and traffic control devices; (iv) administrative offices; (v) car parking; (vi) the provision and maintenance of premises and facilities for public spaces and for conservation purposes; (vii) such other public purposes carried out by the Council pursuant to the <i>Local Government Act 1993</i>; and/or (viii) routine and emergency maintenance for the

Column 1 Activity	Column 2 Definition
	<p>purposes of fire hazard reduction and/or pest/vermin control.</p> <p>(b) the reticulation of electricity or gas;</p> <p>(c) public transport facilities other than depots, workshops or offices;</p> <p>(d) postal services;</p> <p>(e) the following telecommunications facilities:⁵</p> <p>(i) communication dishes in any commercial, industrial or rural precinct where the dish has a diameter not exceeding 1800 mm;</p> <p>(ii) pits and manholes which do not unduly vary the streetscape;</p> <p>(iii) groups of up to four payphone cabinets; and</p> <p>(iv) temporary facilities, for the purpose of providing additional network capacity or facilities, during special events or at other times of excessive demand, for a maximum duration of three months.</p>
Machinery repair station ⁶	Premises for servicing, repairing or maintaining motor vehicles or motor vehicle equipment, agricultural and mining machinery, plant or other equipment, machinery and the like, including engine tuning, engine reconditioning, radiator repairs, panel beating or tyre fitting and where enclosed within a building, spray painting. The term does not include Service stations as separately defined.
Major utility	<p>Premises for the purposes of any installation or undertaking for:</p> <p>(a) the generation and/or supply of electricity or gas;</p> <p>(b) the storage and/or treatment of water, sewage or garbage;</p> <p>(c) the provision of Shire-wide or regional community services such as major multipurpose venues for sport, culture and entertainment activities;</p> <p>(d) public transport facilities by way of depots, workshops or offices;</p> <p>(e) a gaol, reformatory or similar penal establishment;</p> <p>(f) any State or Federal government infrastructure/utility purpose not defined as a Special use;</p> <p>(g) a depot operated by or for the Council, other public authority or statutory corporation;</p> <p>(h) rail or water based transport; (i) air craft landing facilities (including a heliport) and associated</p>

⁵ Note: Some additional limited telecommunications facilities may be defined as low impact under the Commonwealth *Telecommunications (Low Impact Facilities) Determination 1999* and are exempt from assessment under the planning scheme.

⁶ Vehicle repair stations are Class 8 buildings under the BCA

Column 1 Activity	Column 2 Definition
	<p>navigation aids</p> <p>(j) any infrastructure or utility activity which requires an environmental licence, or is a “notifiable” activity, under the <i>Environmental Protection Act 1994</i>; and</p> <p>(k) telecommunication facilities which are not determined to be low impact facilities, and which are of a scale or nature likely to have a significant adverse impact on the natural or built environment, including (but not limited to) any of the following:</p> <p>(i) towers or other structures more than 15 metres in height;</p> <p>(ii) any aboveground facility on or adjoining a site of cultural heritage significance, and</p> <p>(iii) aerial cabling in or immediately adjoining urban areas.</p> <p>The term does not include Local utility as separately defined.</p>
Market	<p>Premises (whether or not for a limited duration or indoors or outdoors), for the sale of home or farm produced products, artefacts and/or general merchandise, where the premises comprise a series of individual stalls, booths or the like.</p> <p>The term includes any eating and amenity facilities provided for the enjoyment of customers.</p>
Office ⁷	<p>Premises for office activities that are oriented towards the provision of administration, clerical, technical, and/or professional services as a business/commercial operation.</p> <p>The term includes a bank but does not include any manufacture and/or selling of goods.</p>

⁷ Business offices are Class 5 buildings under the BCA

Column 1 Activity	Column 2 Definition
Outdoor recreation	<p>Premises for any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outdoors including facilities for the associated enjoyment and convenience of participants and spectators.</p> <p>The term includes such typical premises as showgrounds, (outdoor) public swimming pools, drive-in theatres, race tracks, golf courses and driving ranges, mock-combat activities, outdoor courts and sportsgrounds, and the like. The term also includes the provision of an unlicensed clubhouse and other ancillary facilities, but does not include a Park.</p>
Park	<p>Premises for free outdoor public recreation and enjoyment, and possibly also for any or all of the following:</p> <ul style="list-style-type: none"> (a) provision of a visually pleasant landscape, (b) maintenance of natural processes, and protection of environmentally sensitive areas and/or culturally significant places, and/or (c) educational opportunities associated with the recreation and/or conservation values of the park or area. <p>The term includes such ancillary facilities for park users as sporting and playground equipment, shelters, car parking areas, educational facilities, barbecue and picnic facilities, seating, toilets, showers and lighting.</p>
Restaurant ⁸	<p>Premises for preparing and selling substantial meals and foods to the public for immediate consumption mainly or exclusively on the premises (such as cafes, coffee shops, bistros, function centres and tea rooms) including entertainment.</p> <p>The term does not include Convenience restaurants or Take-away food stores as separately defined nor refreshment areas ancillary to Indoor entertainment where such areas are provided for the exclusive use of patrons only.</p>
Resort Apartment	<p>A defined use on Map 2 – Development Parameters Plan and is an integrated tourist resort accommodation development that comprises three or more attached units.</p> <p>Resort Apartments must entail Community Title Subdivision or an equivalent leasehold subdivision under the management of GKI Resorts Pty Ltd or equivalent resort management entity.</p> <p>A Resort Apartment may include serviced or self contained tourist resort accommodation.</p> <p>The term does not include Accommodation Building, Bed and Breakfast, or Resort Villa as separately defined.</p>

⁸ Restaurants are Class 6(a) buildings under the BCA

Column 1 Activity	Column 2 Definition
Resort Villa	<p>A defined use on Map 2 – Development Parameters Plan and comprises up to two attached or detached tourist resort accommodation units.</p> <p>Resort Villas must entail Community Title Subdivision or leasehold subdivision under the management of GKI Resorts Pty Ltd or an equivalent resort management entity.</p> <p>A Resort Villa may include serviced or self contained tourist resort accommodation.</p> <p>The term does not include Accommodation Building, Bed and Breakfast, or Resort Apartment as separately defined.</p>
Sales or hire premises	<p>Premises for:</p> <ul style="list-style-type: none"> (a) the sale, hire or leasing of any construction or industrial plant and equipment, motor vehicles, caravans, boats, agricultural and other machinery, trailers, other demountable and transportable structures, and the like, where such items are stored thereat; or (b) the displaying for sale, hire or leasing of any of the items referred to in (a) above; or (c) a timber yard. <p>The term includes any ancillary activity of the premises for:</p> <ul style="list-style-type: none"> (a) routine servicing of any of the items sold, hired or leased, and/or (b) any ancillary sale or hiring out of portable tools, machinery or equipment.
Shop ⁹	<p>Premises for displaying and/or the retail selling of goods to the public.</p> <p>The term also includes premises offering personal grooming services, a commercial art gallery, a video library and premises for the selling of primary produce (whether raw or modified) which cannot satisfy the limitations set out in the definition of roadside stall, but does not include any purpose which is otherwise separately defined.</p>

⁹ Shops are Class 6 buildings under the BCA

Column 1 Activity	Column 2 Definition
Special use	<p>Premises for:</p> <ul style="list-style-type: none"> (a) cultural, educational or religious purposes, (b) a health service, hospital, nursing home or other residential health care facility (not being part of a retirement village); (c) Federal Government purposes (having the character of an office use); (d) State Government purposes (having the character of an office use); (e) Statutory Authority purposes (having the character of an office use); (f) any other welfare or public purposes not separately defined. <p>The term includes any of the following activities, or any similar activity:</p> <ul style="list-style-type: none"> (a) ambulance station, first aid station, fire brigade, police station, emergency services depot; (b) cemetery and crematorium; (c) place of worship such as church, chapel, synagogue, temple; (d) community hall or centre, senior citizens centre, youth centre, community art galleries or museums; (e) school, pre-school, college, university and ancillary residential components for staff and students at the premises; (f) a dwelling unit ancillary to the premises; <p>but does not include Child care centres, Local utility, Major utility or Telecommunications facility (Medium Impact) as separately defined.</p>
Take-away food store ¹⁰	<p>Premises for preparing and selling take-away meals and foods to the public, whether or not facilities are also provided for eating on the premises. The term includes milk bars, snack bars, kiosks and the like, but does not include Convenience restaurants or Restaurants as separately defined or the inclusion of any drive-through facility.</p>
Telecommunications facility (medium impact)	<p>Any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used by a holder of a carrier's license under the Commonwealth <i>Telecommunications Act 1991</i>, or for use, in or in connection with a system or series of systems that carries or is capable of carrying, communications by means of guided or unguided electromagnetic energy whether such facility is manned or remotely controlled, and not being a Local utility or Major utility.</p>

¹⁰ Take-away food stores are Class 6(a) buildings under the BCA

Column 1 Activity	Column 2 Definition
Vehicle depot	<p>Premises for the overnight or longer storage (either in the open or covered) of any one or more buses, trucks, taxis, other motor vehicles, trailers, caravans and/or boats for commercial or public purposes and/or premises used as an operational base or depot for any such vehicles.</p> <p>The term includes:</p> <ul style="list-style-type: none"> (a) the repair and maintenance of any such vehicles on the premises; or (b) the sale of any such vehicles by wholesale. <p>The term does not include facilities ancillary to another activity on the same site, the retail sale of vehicles, or Car parks, Sales or hire premises, or Transport stations as separately defined.</p>
Other Development Activities	
Clearing	<p>Means removal or destruction by any means of vegetation where such clearing is not reasonably part of other site development in the form of assessable material change of use, works or reconfiguring a lot, but does not include:</p> <ul style="list-style-type: none"> (a) Landscape gardening purposes; (b) Agriculture; (c) Clearing for: <ul style="list-style-type: none"> (i) Management of a declared pest; (ii) Essential or routine management; and (iii) Forest practice
Engineering work	<p>Operational works other than:</p> <ul style="list-style-type: none"> (a) placement of an on-premises sign; (b) clearing of vegetation; (c) conducting a forest practice.
On-premises sign	<p>Any framework, signboard, notice board, wall, roof, fence or other structure whether or not permanent used for the display or advertising of a matter associated with the primary purposes for which the premises are used.</p>

The following table identifies administrative terms and the definition of those terms as referred to in the GKI Plan of Development.

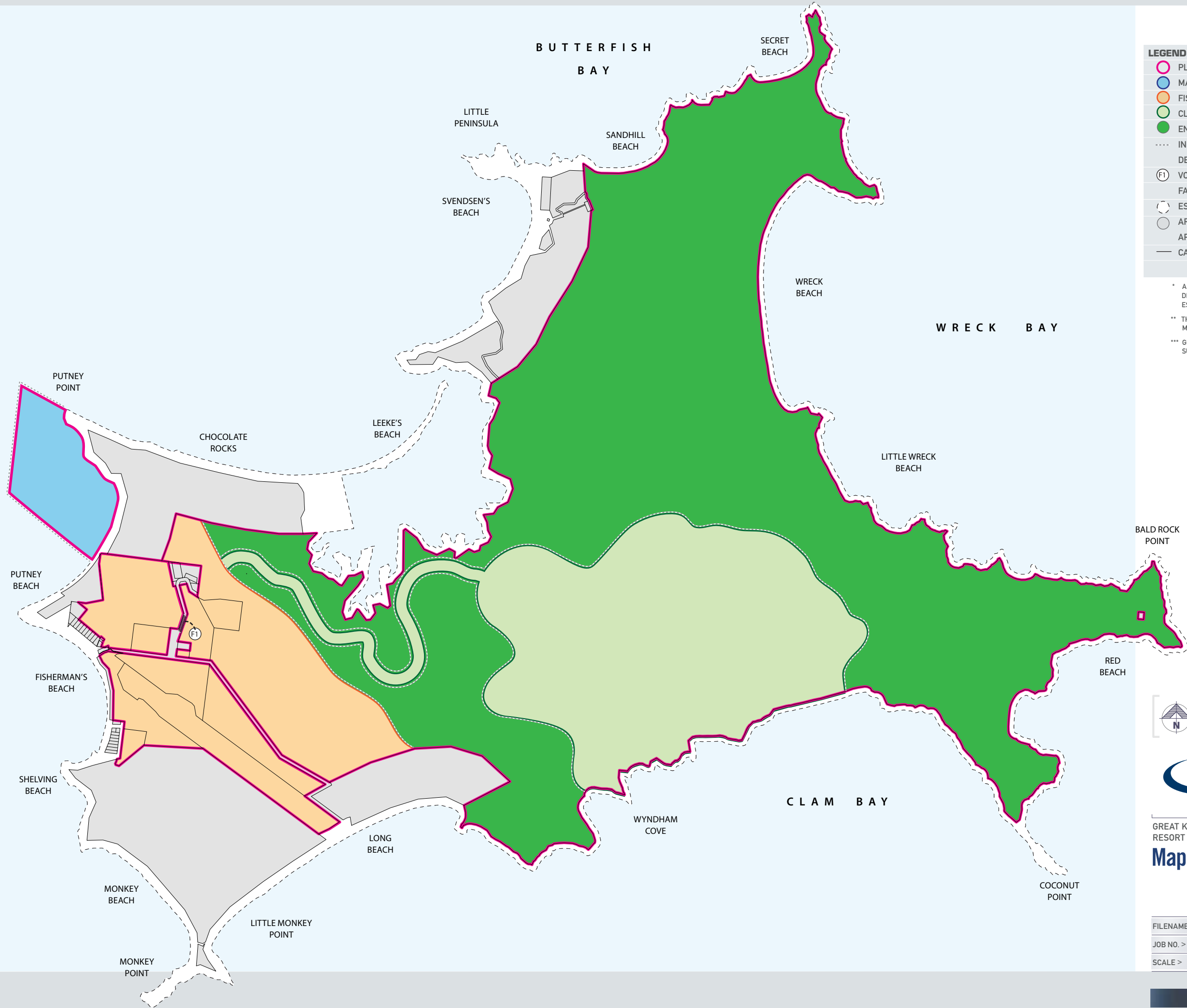
Column 1 Term	Column 2 Definition
Forestry business	Premises for "forest practice" ¹¹ . The term includes milling of cut timber on the same site by portable machinery and the manufacture and packaging of timber goods resulting from the cutting and ancillary milling of the timber.
Lot	As defined in the <i>Land Act 1994</i> .
Roadside stall	Premises, not exceeding 25m ² in gross floor area used or intended to be used mostly on an irregular or casual basis for the sale by retail of primary produce grown on the land on which the premises are located. Such produce is sold mostly in small quantities to the travelling public. The term does not include "Produce Store" or "Shop" as defined in this planning scheme.
Ground Level	<i>Ground level</i> is the greater of the following: <ul style="list-style-type: none"> • the surface level of natural ground or the surface level of ground following lawful operational works; or • AHD levels that comprise the projected ARI 100 storm surge level for 2100 accounting for projected sea level rise (including an additional meteorologically induced component of 0.25 metres).
Gross Floor Area (GFA)	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: <ol style="list-style-type: none"> (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed balconies whether roofed or not.

¹¹ "forest practice" has the meaning assigned by Schedule 3 of SPA

Appendix B – Overriding Elements

The GKI Plan of Development overrides the entire Livingstone Planning Scheme for land in the Plan of Development Area.

Note: The Livingstone Shire Planning Scheme Policies are not part of the Livingstone Shire Planning Scheme and continue to apply to land in the Plan of Development Area.



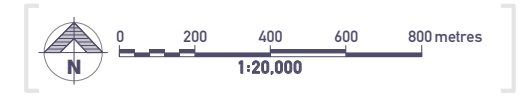
LEGEND

	PLAN OF DEVELOPMENT AREA*
	MARINE SERVICES PRECINCT
	FISHERMAN'S BEACH RESORT PRECINCT
	CLAM BAY RESORT PRECINCT
	ENVIRONMENTAL PROTECTION PRECINCT**
	INDICATIVE PRECINCT BOUNDARY SUBJECT TO FURTHER DETAILED ASSESSMENT**
	VOLUMETRIC ROAD CLOSURE REQUIRED TO FACILITATE AIRSTRIP UPGRADE/RELOCATION
	ESPLANADE
	AREA NOT SUBJECT TO SECTION 242 PRELIMINARY APPROVAL OVERRIDING THE PLANNING SCHEME
	CADASTRAL BOUNDARY***

* A RESOURCE ALLOCATION OR ENTITLEMENT MAY BE REQUIRED FOR DEVELOPMENT INVOLVING A STATE RESOURCE (INCLUDING ROADS, ESPLANADE AND WATERCOURSES)

** THE ENVIRONMENTAL PROTECTION PRECINCT WILL MAINTAIN A MINIMUM AREA OF 575HA

*** GREAT KEPPEL ISLAND PERIMETER CADASTRAL BOUNDARY IS SUBJECT TO DETAILED SITE SURVEY

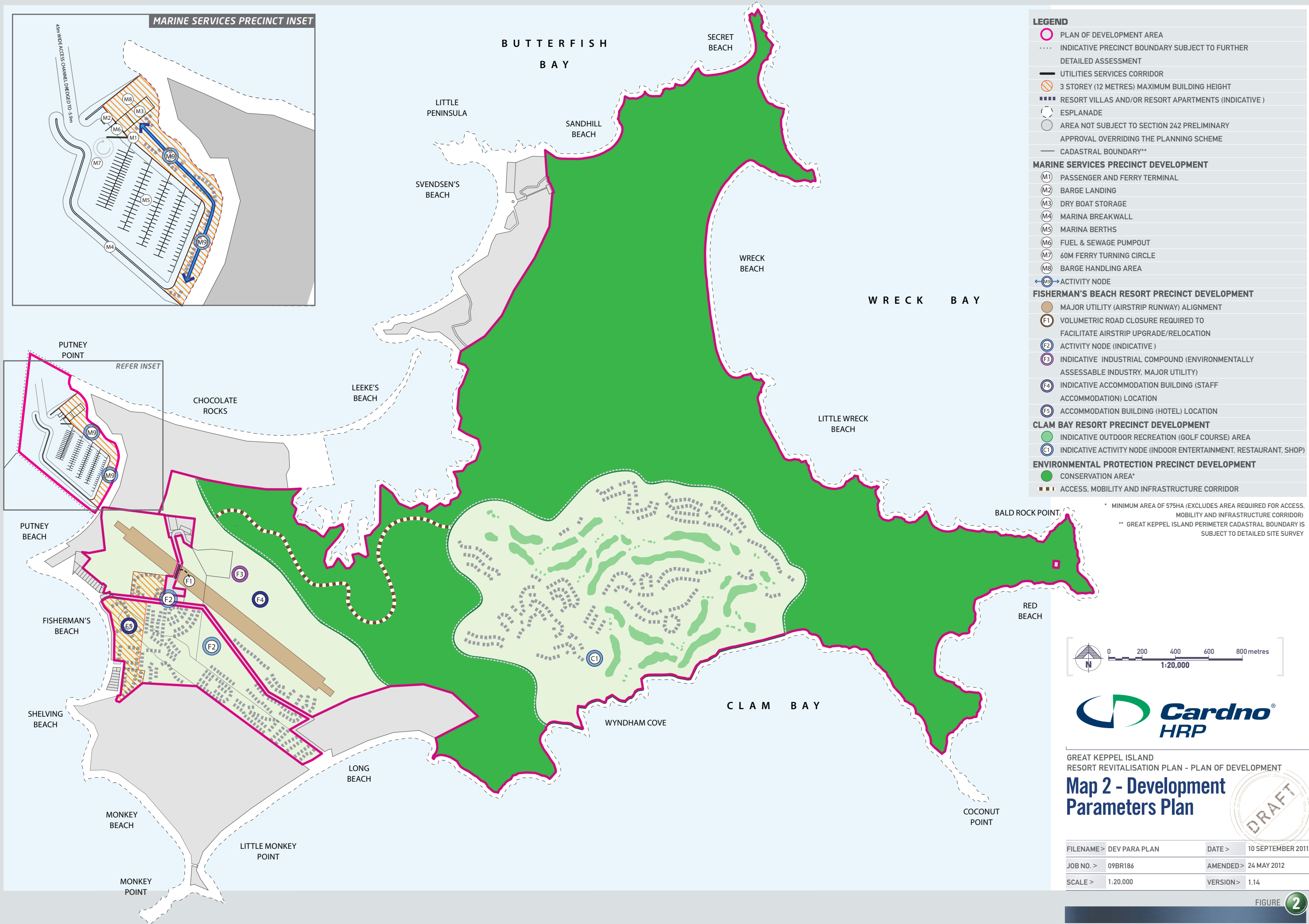


GREAT KEPPEL ISLAND
RESORT REVITALISATION PLAN - PLAN OF DEVELOPMENT

Map 1 - Precinct Plan



FILENAME >	PRECINCT PLAN	DATE >	29 AUGUST 2011
JOB NO. >	09BR186	AMENDED >	18 MAY 2012
SCALE >	1:20,000	VERSION >	1.12



- LEGEND**
- PLAN OF DEVELOPMENT AREA
 - INDICATIVE PRECINCT BOUNDARY SUBJECT TO FURTHER DETAILED ASSESSMENT
 - UTILITIES SERVICES CORRIDOR
 - ▨ 3 STOREY (12 METRES) MAXIMUM BUILDING HEIGHT
 - ▤ RESORT VILLAS AND/OR RESORT APARTMENTS (INDICATIVE)
 - ESPLANADE
 - AREA NOT SUBJECT TO SECTION 242 PRELIMINARY APPROVAL OVERRIDING THE PLANNING SCHEME
 - CADASTRAL BOUNDARY**
- MARINE SERVICES PRECINCT DEVELOPMENT**
- Ⓜ1 PASSENGER AND FERRY TERMINAL
 - Ⓜ2 BARGE LANDING
 - Ⓜ3 DRY BOAT STORAGE
 - Ⓜ4 MARINA BREAKWALL
 - Ⓜ5 MARINA BERTHS
 - Ⓜ6 FUEL & SEWAGE PUMPOUT
 - Ⓜ7 60M FERRY TURNING CIRCLE
 - Ⓜ8 BARGE HANDLING AREA
 - Ⓜ9 ACTIVITY NODE
- FISHERMAN'S BEACH RESORT PRECINCT DEVELOPMENT**
- MAJOR UTILITY (AIRSTRIp RUNWAY) ALIGNMENT
 - Ⓜ1 VOLUMETRIC ROAD CLOSURE REQUIRED TO FACILITATE AIRSTRIp UPGRADE/RELOCATION
 - Ⓜ2 ACTIVITY NODE (INDICATIVE)
 - Ⓜ3 INDICATIVE INDUSTRIAL COMPOUND (ENVIRONMENTALLY ASSESSABLE INDUSTRY, MAJOR UTILITY)
 - Ⓜ4 INDICATIVE ACCOMMODATION BUILDING (STAFF ACCOMMODATION) LOCATION
 - Ⓜ5 ACCOMMODATION BUILDING (HOTEL) LOCATION
- CLAM BAY RESORT PRECINCT DEVELOPMENT**
- INDICATIVE OUTDOOR RECREATION (GOLF COURSE) AREA
 - Ⓜ1 INDICATIVE ACTIVITY NODE (INDOOR ENTERTAINMENT, RESTAURANT, SHOP)
- ENVIRONMENTAL PROTECTION PRECINCT DEVELOPMENT**
- CONSERVATION AREA*
 - ▨ ACCESS, MOBILITY AND INFRASTRUCTURE CORRIDOR

* MINIMUM AREA OF 575HA (EXCLUDES AREA REQUIRED FOR ACCESS, MOBILITY AND INFRASTRUCTURE CORRIDOR)
 ** GREAT KEPPEL ISLAND PERIMETER CADASTRAL BOUNDARY IS SUBJECT TO DETAILED SITE SURVEY



GREAT KEPPEL ISLAND RESORT REVITALISATION PLAN - PLAN OF DEVELOPMENT

Map 2 - Development Parameters Plan



FILENAME >	DEV PARA PLAN	DATE >	10 SEPTEMBER 2011
JOB NO. >	09BR186	AMENDED >	24 MAY 2012
SCALE >	1:20,000	VERSION >	1.14