

## 8.2.12 Fraser and Great Sandy Strait Islands overlay code

### 8.2.12.1 Application

This code applies to assessable development:-

- (c) subject to the Fraser and Great Sandy Strait Islands overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (d) identified as requiring assessment against the Fraser and Great Sandy Strait Islands overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.12.2 Purpose and overall outcomes

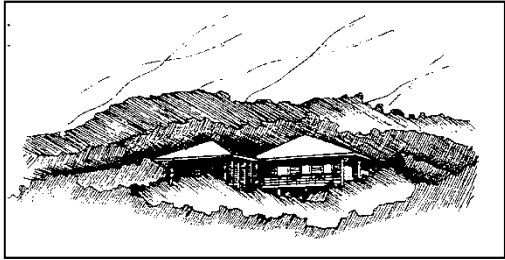
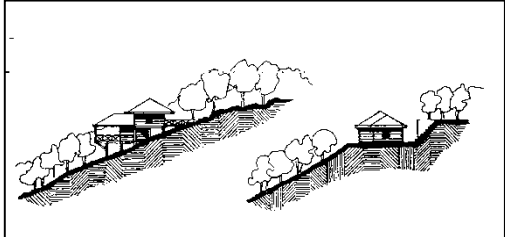
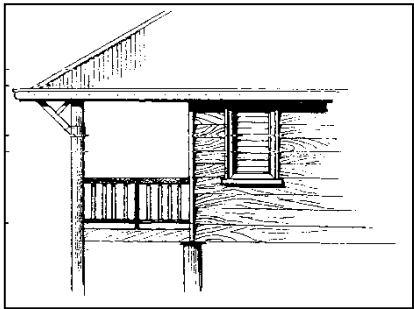
- (1) The purpose of the Fraser and Great Sandy Strait Islands overlay code is to:-
  - (a) ensure development is established in appropriate locations and carried out in an environmentally sustainable manner;
  - (b) the Indigenous and European cultural values of Fraser and Great Sandy Strait Islands are conserved and enhanced; and
  - (c) World Heritage environmental values and natural features are protected and enhanced, whilst World Heritage obligations are met; and
  - (d) Ramsar sites are protected.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
  - (a) development is designed to be sympathetic to the natural setting and to complement the character of the Fraser and Great Sandy Strait Islands;
  - (b) a range of low density and low impact residential, community, business, industry and recreation activities are established (in appropriate locations) to service the needs of residents and tourists on the Fraser and Great Sandy Strait Islands;
  - (c) an adequate level of infrastructure is provided on the Fraser and Great Sandy Strait Islands which does not compromise the environmental and amenity values of the Islands;
  - (d) diverse recreation and tourism opportunities are provided and conducted in a sustainable manner; and
  - (e) opportunities for Aboriginal people to be involved in planning and management are provided.

### 8.2.12.3 Assessment benchmarks

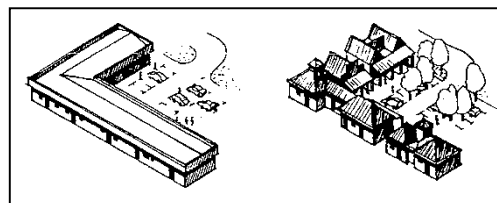
**Table 8.2.12.3.1 Assessment benchmarks for assessable development**

Performance outcomes		Acceptable outcomes	
<i>Environmental, World Heritage and cultural values</i>			
<b>PO1</b>	Development is undertaken in a manner which avoids or mitigates adverse impacts on the environmental values of the Fraser and Great Sandy Strait Islands.  Editor's note—to assist in achieving the above performance outcome, all development or use of land is to be consistent with the Ramsar	<b>AO1</b>	Development applications for new development, or the intensification of existing development, are accompanied by environmental impact assessments which demonstrate that both on-site and off-site cumulative impacts will not detrimentally impact upon Fraser Island's or the Great Sandy Strait World Heritage Values.

Performance outcomes		Acceptable outcomes	
	Convention and must comply with relevant State legislation and policies.		
<b>PO2</b>	<p>The sustainable use of natural resources is promoted in all new development through the use of innovative technologies which reflect environmental best practice (water conservation measures, communal power supply and waste disposal).</p> <p>Editor's note—Fraser Island is a Declared Groundwater Area and the approval of the Department of Natural Resources and Mines is required for bores of a commercial nature pursuant to the <i>Water Act 2000</i>.</p> <p>Editor's note—to ensure that access to a potable water source is maintained, development should be setback appropriately from on-site wastewater disposal facilities.</p>	<b>AO2</b>	Alternative energy sources (i.e. solar or wind) are utilised wherever possible to minimise development relying upon fossil fuel based energy sources.
<b>PO3</b>	The importance of the Fraser Island and Great Sandy Strait region to Indigenous communities is recognised and incorporated into relevant aspects of development.	<b>AO3</b>	The Indigenous and non-Indigenous history is reflected in street signage, place names, public spaces, display areas and artwork and any local area streetscape/landscape improvements.
<b>Development siting and design</b>			
<b>PO4</b>	The siting of buildings, driveways and car parking is sympathetic to the topography and minimises the disruption to the natural profile and landform.	<b>AO4.1</b> <b>AO4.2</b> <b>AO4.3</b> <b>AO4.4</b> <b>AO4.5</b>	<p>On steep sloping sites (greater than 15%), buildings are designed to step down the slope.</p> <p>On steep sloping sites (greater than 15%) development is suspended above natural ground level via the use of poles, stumps or stilts.</p> <p>Development avoids major earthworks (cut and fill in excess of 0.5m in height) to construct building pads on steep slopes (greater than 15%).</p> <p>Driveways on steep slopes (greater than 15%) are constructed with palette surface.</p> <p>Wherever possible, on steep sloping sites, car parking areas are located adjoining the street frontage.</p>
<b>PO5</b>	Development is low rise, low key and of appropriate human scale.	<b>AO5.1</b> <b>AO5.2</b> <b>AO5.3</b>	<p>Building heights are a maximum of two storeys (and not more than 10m) above ground level.</p> <p>Development has a maximum site cover of 40%.</p> <p>Development is not visible above the skyline when viewed from the beach.</p> <p>Note—this concept is demonstrated in <b>Figure 8.2.12A (Development and skyline)</b> below. A view analysis may be required for new development, to assist in determining its acceptability. The points of reference for any view analysis should be based on accepted practice.</p>

Performance outcomes		Acceptable outcomes	
			<p><b>Figure 8.2.12A Development and skyline</b></p> 
<b>PO6</b>	New development relates to and is sensitive to the environment and its context.	<p><b>AO6.1</b></p> <p><b>AO6.2</b></p>	<p>All buildings respect the setting in which they are located rather than dominate it and minimise their intrusion on the landscape.</p> <p>Existing topography is used to best advantage and excessive remodelling or major modification of the topography does not occur, unless it is required to achieve compliance with outcomes of a view analysis.</p> <p>Note—<b>Figure 8.2.12B (Development in the landscape)</b> demonstrates the concepts concerning the remodelling of the landscape; and the minimisation of any intrusion on the landscape.</p> <p><b>Figure 8.2.12B Development in the landscape</b></p> 
<b>PO7</b>	New development makes a positive contribution to the character of the setting within which it is located.	<b>AO7</b>	<p>New buildings:-</p> <ul style="list-style-type: none"> <li>(a) incorporate external materials and finishes that are non-reflective and are appropriate (in terms of scale, texture and colour) for and enhance the prevailing character of the setting in which they are located; and</li> <li>(b) respond to and provide protection from the element by use of awnings, shades, verandahs and the like.</li> </ul> <p>Note—this acceptable outcome is demonstrated (in part) by <b>Figure 8.2.12C (External materials and finishes)</b> below.</p> <p><b>Figure 8.2.12C External materials and finishes</b></p> 

Performance outcomes		Acceptable outcomes	
PO8	Commercial, retail and tourist-related developments do not dominate their setting or have a detrimental impact on the amenity of the surrounding area.	AO8.1	Commercial, retail or tourist-related buildings are located and designed as a cluster of small buildings rather than fewer, large and/or elongated buildings.  Note—single large buildings with no physical variation or visual interest are not appropriate. This concept is demonstrated in <b>Figure 8.2.12D (Building scale and bulk)</b> . <b>Figure 8.2.12D Building scale and bulk</b>
		AO8.2	Commercial, retail or tourist-related development responds to and provides protection from the elements, by use of awnings, shades, verandahs and the like.
PO9	The design and layout of new development is energy efficient.	AO9	No acceptable outcome provided.
<b>Vegetation retention and landscaping requirements</b>			
PO10	Development retains and, where possible, enhances native vegetation of environmental, aesthetic and/or cultural significance, other than where affected by any works approved for the development.	AO10	Clearing of native vegetation is avoided beyond an approved development envelope.
PO11	Development incorporates landscaping that:- (a) effectively screens and buffers development; (b) utilises local provenance plant material; and (c) is fit for purpose.	AO11.1	New planting is used to:- (a) provide a visual screen from roads/adjacent development as appropriate; and (b) function as a buffer zone between natural areas and development to protect natural undisturbed areas from exposure to sun and wind, salt intrusion, die-back and weed infestation.
		AO11.2	Landscaping and rehabilitation is based upon the use of local provenance plant material.
		AO11.3	Vegetation species are selected on the basis of their practical and functional characteristics e.g. fire resistance, salt tolerance, wind firmness, growth rates and fauna habitat.
<b>Infrastructure, servicing and mobility</b>			
PO12	Development provides suitable on-site infrastructure.	AO12.1	Individual rainwater tanks are provided with a minimum capacity of 10,000L per dwelling unit.
		AO12.2	Roof design maximises the quantity, quality and usefulness of rainwater collection.
		AO12.3	Private infrastructure is contained entirely within property boundaries.
		AO12.4	Any reticulated services are located underground.
		AO12.5	Development and the provision of



Not preferred

Preferred

Performance outcomes		Acceptable outcomes	
			infrastructure complies with the <b>Planning scheme policy for development works.</b>
<b>PO13</b>	Development is designed to facilitate the safety and mobility of all users.	<b>AO13.1</b>	Safe and convenient access is provided to all sites for cars and service vehicles.
		<b>AO13.2</b>	Beach access for pedestrians and vehicles is clearly defined to avoid conflict.