



PORMPURAAW ABORIGINAL SHIRE COUNCIL PLANNING SCHEME

# PLANNING SCHEME





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## Citation and commencement

This planning scheme may be cited as Pormpuraaw Aboriginal Shire Planning Scheme.

A notice was published in the Government Gazette No. 22 on 30 January 2015 for the planning scheme for the Pormpuraaw Aboriginal Shire Council.

The commencement date for the planning scheme was 02 February 2015. Amendments to the planning scheme are included at Appendix 2.

## Community statement

The purpose of this community statement is to provide general information for scheme users.

### Acknowledgement of Country

The planning scheme acknowledges the Kuuk Thaayorre (Thaayorre) and Wik Mungkan (Mungkan) people, the traditional custodians of the land in Pormpuraaw Aboriginal Shire Council area. The customs and traditions of the people have nurtured and managed the land and will continue to do so. The planning scheme pays respect to elders past and present of the Thaayorre and Mungkan people. In making planning decisions for Pormpuraaw it will be remembered that the land is and always will be traditional Aboriginal land with which Aboriginal people have a special cultural relationship.

As Murri Lore and current practices requires visitors to inform the local people that they wish to enter their land it is suggested that as part of the planning process any person wishing to develop in Pormpuraaw Aboriginal Shire talk to the Council and traditional owners. Paying respect to the Aboriginal custodianship of the land will assist in enabling development to acknowledge the ongoing relationship that the Pormpuraaw community has with their Country.

### The planning scheme is a living document

The planning scheme is the first planning scheme for Pormpuraaw Aboriginal Shire. It should be seen as a living document that builds the existing knowledge, practices and responsibilities of caring for country and the planning work that has already been done. Planning is not a new activity and the investment that the community, Traditional Owners, Council and State and Federal government have made has been used to prepare the statutory planning scheme. This planning scheme reflects current State and local government policy and implements the relevant aspects of the *Pormpuraaw Aboriginal Shire Council Community Plan 2011-2021*, *Pormpuraaw Shire Council Plan 2009-2013*, the *Pormpuraaw Land and Sea Country Cultural / Natural Resource Management Plan 2010- 2015* and the *Pormpuraaw Sport and Recreation Plan*.

The real impact of the planning scheme is when new development happens. As things change, the planning scheme needs to be reviewed and updated to reflect:

- (1) New development;
- (2) Changes in the amount of land available for development;
- (3) Changes in the Council's planning policy.



### Tenor underpinning this Planning Scheme

When developing in Pormpuraaw, the following fundamental issues should be considered and recognised:

- (1) The land in Pormpuraaw Aboriginal Shire is Aboriginal land which its occupants have had an ongoing relationship with for thousands of years. The land is part of the identity of the community as the custodians for their country;
- (2) All development in Pormpuraaw similarly forms part of the identity of the community, and not just an 'asset' for an individual.

Under the *Sustainable Planning Act 2009* (the Act), Council's decision making about development must be accountable, effective and efficient and must deliver sustainable outcomes by managing the effects of development on the environment and coordinating and integrating with planning at all regulatory levels. All decisions must also be made within the application of the precautionary principle.

Editor's note—the following provides general context and background information about Pormpuraaw for scheme users.

### Environment – Caring for Country “It begins with each of us”

The land within Pormpuraaw Aboriginal Shire is the Country of the Thaayorre and Mungkan people. Country to Aboriginal people is the total landscape of their ancestral land including all natural assets and elements such as land, salt and fresh water, animals, the topography, ecological processes and places of importance to the Thaayorre and Mungkan people.

The connection that the Thaayorre and Mungkan people have with their Country in the western Cape York Peninsula extends back to the days of the Dreaming and is expressed through cultural protocols and an unbroken connection to the land and sea of Pormpuraaw. The cultural protocols govern individual or clan access to resources and places in Country, related use rights and land management obligations.

The Thaayorre and Mungkan people's connection to Country is intimately connected to the spiritual and cultural inheritances. These inheritances centre on individual and clan totemic identities and the connection between the totemic identities and particular locations. People retain these connections through their on-going relationships with Country, their Ancestors and their own identity. The connections that people have with their Country include *cultural practices, knowledge, songs, stories and art, as well as people: past; present; and future. People have custodial responsibilities to care for their Country, to ensure that it continues in proper order and provides physical sustenance and spiritual nourishment. The custodial relationships may determine who can speak for particular Country* (extract from Share Mungo Culture Aboriginal Country (<http://www.visitmungo.com.au/aboriginal-country>)).

Actively managing the land is a responsibility and obligation that is essential to the culture and well-being of the Thaayorre and Mungkan people. The active management of the land that Aboriginal people do is often called caring for Country which means *participating in interrelated activities on Aboriginal lands and seas with the objective of promoting ecological, spiritual and human health. It is also a community driven movement toward long term social, cultural, physical and sustainable economic development in rural and remote locations, simultaneously contributing to the conservation of globally valued environmental and cultural assets.* (Morrison J, Caring for country. In: Altman J, Hinkson M, editors. *Coercive reconciliation. Stabilise, normalise exit Aboriginal Australia*; Arena Publications Association, 2007:249-261).

This planning scheme acknowledges that the people of Pormpuraaw have actively managed their Country in a sustainable manner for thousands of years and seeks to ensure that new development enables this to continue and does not inhibit obligations of caring for Country. The collaborative approach set out in the *Pormpuraaw Land and Sea Country Cultural / Natural Resource Management Plan 2010-2015* provides a guide and its outcomes are reinforced by the planning scheme. Development in Pormpuraaw should recognise the Aboriginal heritage, the connection that the local people have to their Country and include





meaningful involvement of the Aboriginal community in decision making. Within this context, the planning scheme seeks to integrate the State interests in a manner that acknowledges the ongoing sustainable management of the lands and sea of Pormpuraaw by the Thaayorre and Mungkan people and ensures that development meets the statutory requirements.

The Thaayorre and Mungkan people are coastal people with a strong relationship to the sea, the Gulf of Carpentaria region of the Arafura Sea. The coastline includes sandy beaches and mud flats, backed by dunes and wetlands in the swales. Behind the coast, the Country continues to be low lying with many salt pans and wetlands that grow and expand with the seasons. The main features of the landscape are the Chapman, Coleman and Edward Rivers and their tributaries. These rivers link to the network of wetlands. Savannah grows on the floodplains and moves to a low woodland of melaleuca near the waterways. Eucalypt dominated savannah grows in the higher area of the Shire.

Pormpuraaw is rich in Aboriginal cultural history, however, to date no cultural heritage sites have been listed on any national, state or local registers, so they are not easily identified. In addition, it is not appropriate to identify all culturally important places. Therefore due diligence and reasonable precaution, including talking to the custodians of the land, must be undertaken by developers and decision makers before allowing an activity that may harm or reduce access to culturally important places.

Pormpuraaw township, formerly known as Edward River Mission, was established by the Anglican Church in 1938. The development of the mission has added a non-Aboriginal history to the rich Aboriginal history. Although the Pormpuraaw township has a long history of settlement in that location, to date, no sites have been identified as having historic or heritage significance, however, future investigation may do so.

In making planning decisions for Pormpuraaw it will be remembered that the land is and always will be traditional Aboriginal land and although the Council has the statutory responsibility to make decisions, it may seek guidance from the elders and local people.

### **Built Environment “Shaping our surroundings”**

Pormpuraaw Aboriginal Shire and its only town, Pormpuraaw is located on the Western Cape. Located 680km north west of Cairns, it is an isolated community that is often, due to the wet season, inaccessible by road for up to 7 months of the year. During the wet season the community of about 700 live in town where they can access goods and supplies that are brought to the community by a fortnightly barge or air services. In the dry season the population of Pormpuraaw township decreases as people return to their homelands.

The population estimate of about 700 people has been determined by the Office of Economic and Statistical Research (OESR) in *Queensland Government population projections 2031, Local Government Areas, 2011 edition*. The OESR population estimation is similar to the population estimation used by Council.

The OESR estimates that the population of Pormpuraaw will grow by 85 people over the next 10 years. Consequently the planning scheme seeks to accommodate the needs of a community of about 785 people. Over the next 25 years, Pormpuraaw is projected to grow to be a community of about 855 people.

The majority of development of the Shire is located in the township. The settlement includes about 160 houses, a town centre with a general store, Arts and Culture Centre, Council and government offices and community services such as a primary school, health centre and police station. The town also has some employment activities including a Council works depot and a crocodile farm. The town centre is the heart of the Pormpuraaw community. It is the central meeting place and the main place for shopping, arts, culture, employment, entertainment and community services. The town centre also provides open space which is a safe, attractive place with amenities that reinforce the area's role as a meeting place and the heart of the community.

The Arts and Culture Centre is an important part of the town centre and provides an opportunity to express and document culture and traditions. The arts centre plays an important part of the town's cultural life, provides employment opportunities and is an important meeting place. Extension of the art centre is supported by the Council and the community.

Employment and community areas provide for the town's economic and community needs. The identified area for industry is located in close proximity to residential areas, consequently to ensure the safety of the nearby community, industry should be limited to service or low impact industry. Medium impact industry may be developed if appropriate separation from sensitive uses can be achieved, the risk of impacts of natural hazards can be mitigated, and impacts from the industrial activity can be mitigated on site.

Although Pormpuraaw township is surrounded by undeveloped bushland, opportunities for development are limited due to environmental, cultural and topographic constraints. The land to the north of the town contains two burial sites. The land to the east is affected by overland flow in the wet season, as is the land to the west, which is also vulnerable to storm surge and the impacts of climate change such as sea level rise. The land to the south hosts vegetation that has been identified as important by both local people and state vegetation mapping. The Queensland Rural Fire Service has identified most of the land surrounding the town as having a medium bush fire risk. In addition, as most of the land in the Shire is low lying, there is a high risk of acid sulfate soils. These development constraints provide little opportunity for the outward expansion of the town, however:

- innovative approaches to infill development using density and mixed use development provide potential for ongoing growth within the existing town footprint.
- development constraints may be overcome through careful site planning and appropriate design and mitigation. More work needs to be undertaken on a site by site basis to determine the suitability and carrying capacity of the land for development outside the existing town footprint.

The planning scheme has identified sufficient land to accommodate the projected growth over the next 10 years. The strategic framework also identifies areas for expansion in the longer term subject to further investigations. However, infill should be considered first.

The strategic framework identifies a parcel of land for future growth to north of the park and cemetery in Manchunchan Street. This area is not known to be vulnerable to natural hazards, but may contain a burial site. Development of this land is subject to a cultural heritage survey. The other area identified to accommodate the projected growth by the strategic framework is the south east of the school. This land is vulnerable to overland flow during the wet season and contains vegetation that has been identified as being important to the community. These issues need to be resolved before development could occur.

It is believed that the average household size is about 6 people. While most of the houses have 3 or 4 bedrooms and can accommodate large families, a need for smaller houses for smaller households has been identified. There are a number of infill opportunities within the town.

Not all land within Pormpuraaw township can accommodate development. Some places are culturally or environmentally important or vulnerable to overland flow and storm tide inundation. Generally these areas are included in parks. The parks are important to the community, provide places for people to meet and play both formally and informally.

The character of Pormpuraaw is made up of the existing low rise buildings, the parks and links to the bush, wetlands and beach, the red brick paved roads, the public art that represents local stories, shady trees, places that are important for culture and the carrying out of traditions and strong links with the natural environment and resources. Development should reflect this character.

Development is focused in the Pormpuraaw township, however there are a number of economic, social and cultural activities that occur outside of the town. The surrounding bush



accommodates a cattle station, the breeding pens of the crocodile farm, a correctional facility, 2 camp grounds for tourists, traditional camp grounds, utilities, a Queensland Transport works depot and a workers camps and homelands. The bush outside the Pormpuraaw township has particular environmental and cultural values important to the community and provides opportunities for the local people to live in their country and practice traditions. This land needs to be managed appropriately; however there are also opportunities to explore the use of the land for economic development that benefits the community.

Activities that may be appropriate include a community farm and the cultivation of bush foods or medicine. Development of the bush land outside of Pormpuraaw township should be linked to the natural environment, culture and traditions and provide direct ongoing benefit to the community.

### **Community “The way we want to live together”**

Most people who live in Pormpuraaw are of Aboriginal decent and retain strong attachment to their land, history and culture and come from one of the following groups:

- (1) the Thaayorre people who are traditionally from the area around the present day town and areas to the east and south towards Kowanyama including Coleman River;
- (2) the Mungkan people who are traditionally from the north including areas along the Edward and Holroyd Rivers; and
- (3) people from other groups from neighbouring areas or other parts of Cape York Peninsula who have an association with Pormpuraaw or have moved there from other communities.

Pormpuraaw has a young population with about 30% of the community under the age of 14. About 65% of the community are adults aged between 15 and 64 and the remaining 5% of the community is elderly. Families are the most common type of household.

There are a range of community services that cater for the health, education and well-being of the people living in Pormpuraaw. The health care centre, child care centre, primary school, woman's shelter, community care, Art and Culture Centre, and visiting services and practitioners provide a range of services to this remote community. There is capacity to better use the existing buildings in the town centre. This would be the preferred option for the provision on any new community services. However, if new buildings to house community services were to be constructed they should be located in or at the edge of the town centre and explore opportunities for sharing space with other service providers. The lack of available developable land in and around the Pormpuraaw township means that land needs to be used wisely and mix use developments are encouraged.

Parks safe, pedestrian oriented streets and links to the beach, wetlands and surrounding bush provide opportunities for an active lifestyle. Council has identified an area to the north of the school that could be appropriate for a sports facility that can provide indoor and outdoor sport, recreation and entertainment. This land is currently owned by the Department of Education and Council is in negotiation for its transfer.

Community safety can be achieved by ensuring that development:

- (1) is designed using Crime Prevention through Environmental Design (CPTED);
- (2) is not located in areas vulnerable to or designed to withstand natural hazards and the potential impacts of climate change; and
- (3) does not impact on the health and well-being of people or the environment through the impacts of air, noise, odour emissions and hazardous materials.

### **Economy “Creating our future”**

Appropriate economic development is important for the ongoing sustainability of Pormpuraaw. The current economic activities are in the government, arts, community service, environment and agricultural sectors. Due to the remoteness of the community, the range of employment activities is insufficient to employ all people of working age in the community and many community members are dependent on welfare. Hunting, fishing, gathering and food gardens



are important activities that contribute to the income and employment of local people and help them be less reliant on imported food.

The Pormpuraaw Art and Culture Centre, crocodile farm and Baas Yard cattle station are key economic drivers that employ local people from within the local community. It is important that these areas are encouraged to expand.

The Art and Culture Centre located in the town centre is an important local employer. It provides opportunities for local artists to be trained in a range of art mediums, work, display and sell. It also offers a resources centre that includes many films made in the local languages. As art is intrinsically linked to culture and traditions, it is also an important social and cultural facility. The aspiration is to expand the Art and Culture Centre to include comfortable and light workshops and a performance space. The Art and Cultural Centre is identified in the Township Zone Code, in Figure 6.2.3.4.

The crocodile farm currently buys and hatches crocodile eggs, baby crocodiles are then sold as small animals to other crocodile farms. The aspiration for the crocodile farm is to obtain a permit to collect eggs locally and expand its operations to include increasing the number of crocodiles farmed, growing larger animals and possibly slaughtering and skinning of mature crocodiles.

The cattle station, run from Baas Yard, is another important economic activity that provides an income as well as training and a community service. Baas Yard is identified on Strategic Framework Map and Zoning map

There are opportunities to provide a greater range of service industries and warehousing in the industrial area. The ongoing viability of the industrial area for service and light industry should be protected by ensuring that residential and other sensitive land uses do not encroach

Air, barge and road connections to Cairns, Kowanyama and other towns on the Cape York Peninsula are important to the viability of Pormpuraaw. The isolation of Pormpuraaw, especially during the wet season puts extra importance on the airport and barge landing as economic infrastructure. Extension of the airport should consider its location in the medium coastal hazard area, while any development of the barge landing should consider its location in an erosion prone area. The provision of reliable infrastructure and services is also important to the economic development of Pormpuraaw.

Pormpuraaw is building a reputation as a fishing and camping destination for tourists. In addition to fishing, there are number of opportunities for eco-tourism showcasing the natural environment, the wildlife, local culture and arts, feeding at the crocodile farm and the Arts and Culture Centre. Development for activities that are based on the natural environment may be appropriate if they do not have adverse impacts on the natural environment or the local community.

Economic growth and development should not be at the expense of the natural environment and local resources, including marine resources and fish habitats. In addition, it should ensure that local people are able to continue traditional and cultural practices.



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# 01 ABOUT THE PLANNING SCHEME

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## Part 1 About the planning scheme








### 1.1 Introduction

- (1) The Pormpuraaw Aboriginal Shire Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Pormpuraaw Aboriginal Shire Council's intention for the future development in the planning scheme area, over the next 10 years.
- (3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 10 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (5) The planning scheme applies to the planning scheme area of Pormpuraaw Aboriginal Shire Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land under the *Transport Infrastructure Act 1994*.



### Legend

-  Towns
-  Places of Interest
-  Key Rivers and Creeks
-  Connecting Roads
-  Pormpuraaw Township
-  Pormpuraaw Aboriginal Shire
-  QLD Local Government Boundaries

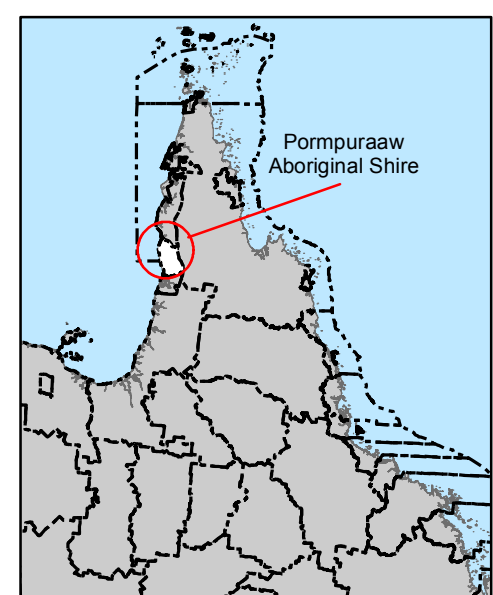
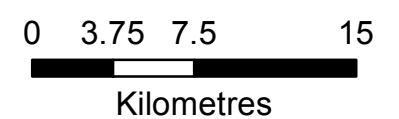
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Gazettal date: 30th January 2015

Coordinate System: MGA94 - Zone 54

Scale @ A3 : 1:350,000



Map 1 - Local Government Planning Scheme Area and Context

## 1.2 Planning scheme components

- (1) The planning scheme comprises the following elements:
  - (a) about the planning scheme.
  - (b) state planning provisions.
  - (c) the strategic framework.
  - (d) the local government infrastructure plan.
  - (e) tables of assessment.
  - (f) the following zones:
    - i. Rural zone.
    - ii. Township zone, which includes the following precincts:
      - (A) Community precinct;
      - (B) Industry precinct;
      - (C) Open Space Precinct;
      - (D) Residential precinct;
      - (E) Town Centre precinct;
  - (g) there are no local plans.
  - (h) the following overlays:
    - i. Airport environs overlay;
    - ii. Bushfire hazard overlay;
    - iii. Coastal hazard overlay;
    - iv. Flood hazard overlay;
    - v. Potential and actual acid sulfate soils overlay.
  - (i) the following development codes:
    - i. Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code;
    - ii. Community residence code;
    - iii. Water quality code.
  - (j) there are no other plans.
  - (k) schedules and appendices.
- (2) The planning scheme is not currently supported by any planning scheme policies.

## 1.3 Interpretation

### 1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
  - (a) the Act;
  - (b) the Sustainable Planning Regulation 2009 (the Regulation);
  - (c) the definitions in Schedule 1 of the planning scheme;
  - (d) the *Acts Interpretation Act 1954*; or
  - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

### 1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.



- (2) Maps provide information to support the outcomes of the scheme and are part of the planning scheme.
- (3) Notes are identified within the scheme by the title 'note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote<sup>1</sup>—See example at bottom of page.

### 1.3.3 Punctuation

- (1) A word followed by ';' is considered to be 'and'
- (2) A word followed by '; or' means either or both options can apply.

### 1.3.4 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
  - (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land
  - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
  - (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land
  - (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.

## 1.4 Categories for development

- (1) The categories of development under the Act are:
  - (a) exempt development

Editor's note—A development permit is not required for exempt development.

- (b) self-assessable development

Editor's note—A development permit is not required for self-assessable development.

- (c) development requiring compliance assessment

Editor's note—A compliance permit is required for development requiring compliance assessment.

- (d) assessable development

Editor's note—A development permit is required for assessable development.

- (e) prohibited development.

Editor's note—A development application or a request for compliance assessment cannot be made for prohibited development.

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<sup>1</sup> Footnote—this is an example of a footnote.



- (2) The Act and Regulation prescribe levels of assessment for certain types of development.
- (3) The planning scheme also states the level of assessment for certain types of development in the planning scheme area in Part 5.

## 1.5 Hierarchy of assessment criteria

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
  - (a) the strategic framework prevails over all other components to the extent of the inconsistency
  - (b) statewide codes prevail over all other components (other than the strategic framework) to the extent of the inconsistency
  - (c) overlays prevail over all other components (other than the strategic framework and statewide codes) to the extent of the inconsistency
  - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency
  - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency
  - (f) provisions of Part 10 may override any of the above.

## 1.6 Building work regulated under the planning scheme

- (1) Section 78A of the Act states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are a code for the integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 3 of the Regulation to determine assessable development and the type of assessment.

- (4) There are no building assessment provisions in this planning scheme.

Editor's note—A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note—In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 271 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

## 1.7 Local government administrative matters

- (1) The planning scheme seeks to recognise the relationship that the people of Pormpuraaw have with Country. This relationship is based on the way people use local resources. The concept of resources is an important element of the planning scheme and for the purposes of the planning scheme is defined to include: land, plants, animals; rocks; sand and minerals in the earth; saltwater; freshwater; the topography of



the land; ecological process; and all natural environments that are important to the people of Pormpuraaw.

- (2) Natural assets and resources are not owned by individuals and are used by the whole community. Consequently development that uses natural assets or resources should acknowledge and consult with the custodians of the land and local people. Consultation, should aim to help development protect our culture, history and connection to country by letting the traditional owners have a say on whether the application will harm any important cultural features of country.

The Council will provide information on identifying who to consult with and the process which is acceptable to Council. Consultation with traditional owners may take longer than the timeframes provided in the Integrated Development Assessment System (IDAS) under the *Sustainable Planning Act 2009*. Accordingly, consultation with traditional owners should occur before a code or impact assessable application is lodged with Council and evidence of the consultation should be provided as supporting material with the application.

Consultation with the traditional owners should be in writing and where possible should also include a verbal presentation of the proposal. Once the applicant has provided the traditional owners with all relevant information about the project, the applicant must allow the traditional owners up to 3 calendar months to provide a response.

Council may choose to use or not use the comments and advice of the traditional owners. The traditional owners cannot recommend refusing an application on their own merit, but their comments can help Council to make an informed decision. Council may also choose to refer any development application to traditional owners to allow a say on whether a development will conflict with their work and documents that help care for country. The referral process will be done by Council under their right to request 'additional third party advice' (Section 256 of the *Sustainable Planning Act 2009*).

- (3) Recognition of cultural values will be built into any decision making made by Council. To ensure development in Pormpuraaw acknowledges and respects the local people, culture and traditions, it is essential that any person or organisation wishing to develop in Pormpuraaw consult with the custodians of the land. Pursuant to Section 256 of the *Sustainable Planning Act 2009*, Council, in deciding an application, may also consult with the custodians of the land as appropriate.
- (4) All people developing in Pormpuraaw have an obligation to undertake cultural duty of care under the *Aboriginal Cultural Heritage Act 2003*. Due diligence and reasonable precaution, including consultation with and consent from the custodians of the land, must be done before undertaking an activity that may harm culturally important places.
- (5) Amongst other mandatory assessment provisions, the strategic framework in this planning scheme documents the community's vision and aspirations identified in the *Community Plan 2011-2021*. It is for this reason that the strategic framework is an important tool to guide the design of and formulation of applications for development.
- (6) The term Country is often used by Aboriginal people to describe family origins and associations with a specific part of Australia. The planning scheme also uses the term Country in this way. The planning scheme recognises the tradition of living in Country on homelands, and identifies these places as outstations.
- (7) It should be noted that planning scheme mapping is indicative only and is not based on a detailed cadastral survey of Pormpuraaw. The zones identified by this planning scheme may need to be adjusted to follow cadastral lines when a detailed survey is available.
- (8) As this is the first planning scheme for the Pormpuraaw Shire Council, many forms of development are assessed against the planning scheme as code or impact assessable.



This is to allow the community and Council to retain the management of development within Country. It is acknowledged that in future reviews of the scheme, Council may wish to change the level of assessment for some uses to self or code assessable, where the Council, elders and traditional owners feel comfortable to do so.

## 02 STATE PLANNING PROVISIONS

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## Part 2 State planning provisions

### 2.1 State planning policy

The minister has identified that the state planning policy is integrated in the planning scheme in the following ways:

#### Aspects of the state planning policy appropriately integrated

- Liveable communities and housing
  - Liveable communities
  - Housing supply and diversity
- Economic growth
  - Agriculture
  - Development and construction
  - Mining and extractive resources
  - Tourism
- Environment and heritage
  - Biodiversity
  - Coastal environment
  - Water quality
  - Cultural heritage
- Hazards and safety
  - Emissions and hazardous activities
  - Natural hazards, risks and resilience
- Infrastructure
  - Energy and water supply
  - State transport infrastructure

#### Aspects of the state planning policy not integrated

- Nil

#### Aspects of the state planning policy not relevant to Pormpuraaw Aboriginal Shire Council.

- Infrastructure
  - Strategic airports and aviation facilities
  - Strategic ports

### 2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Cape York Regional Plan as it applies in the planning scheme area.

### 2.3 Referral agency delegations

Schedule 7 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Pormpuraaw Aboriginal Shire Council.

**Table 2.3.1 Delegated referral agency jurisdictions**



Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Not applicable		

Editor's note—For the above listed referral agency delegations the applicant is not required to refer the application to 'the entity' listed under Schedule 7 of the Regulation because the local government will undertake this assessment role.

## 2.4 Standard planning scheme provisions

The Minister has identified that the Queensland Planning Provisions version 3.1 dated 27 June 2014 are appropriately reflected in the planning scheme.

Editor's note—section 53 of the Act states that where a planning scheme is inconsistent with the QPP, as amended from time to time, the QPP prevails to the extent of the inconsistency.



# 03 STRATEGIC FRAMEWORK

## Part 3 Strategic framework

### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
  - (a) the strategic intent;
  - (b) the following four themes that collectively represent the policy intent of the scheme:
    - (i) Environment – caring for our country “it begins with each of us”;
    - (ii) Built environment – “shaping our surroundings”;
    - (iii) Community – “the way we want to live together”;
    - (iv) Economy – “creating our future”.
  - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme
  - (d) the element(s) that refine and further describe the strategic outcome(s);
  - (e) the specific outcomes sought for each, or a number of elements;
  - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

### 3.2 Strategic intent

- (1) The Traditional Owners have skilfully managed their traditional homelands on the Western Cape York Peninsula for thousands of years. By sustainably managing the land for generations, the local people have developed a special relationship with their Country, one that provides links between the local people and their land. This relationship with Country is based on traditional knowledge and practices and guides the way local people use natural assets and resources, including land, plants, animals, rocks, sand and minerals in the earth, sea, water and all natural environments. These resources have been used by ancestors and continue to meet the needs of local people and are used for food, shelter and to make tools, weapons, art, craft and ceremonial objects. Country and its resources are also important in cultural traditions, stories, spirituality and relationships between individuals and community.

The planning scheme seeks the continued sustainable use of natural assets and resources for the local people of Pormpuraaw both now and for future generations. To achieve this, resources and places that are important to the culture and traditions to the Traditional Owners are respected and protected. The management of Country, resources and the use of land will be guided by traditional knowledge and the local people, including the Traditional Owners and elders to ensure the ongoing sustainability of the Pormpuraaw community.

- (2) The only settlement, Pormpuraaw township, is the focus of growth and development. It provides homes for the people who live in Pormpuraaw, especially during the wet season, and a range of community services and employment opportunities. Although the amount of land available for development is constrained by vulnerability to natural hazards and culturally and environmentally important places, the planning scheme provides sufficient land to accommodate the projected growth through encouraging a compact urban form, innovative housing solutions and mixed use development. The land supply allows for the additional housing needed to accommodate the community and alleviate overcrowding.
- (3) The land use and built form at Pormpuraaw township reflects the community’s heritage, culture, and lifestyle. In addition to this planning scheme, development will be guided by a master plan prepared for the township area.



- (4) The area outside of Pormpuraaw township contains many environmental and cultural assets and resources. This area is generally kept in its natural state to protect environmental and cultural values and allow for the continuation of traditional fishing, hunting, gathering, camping and performance of cultural and spiritual practices. The intent of the area outside of Pormpuraaw township is also to provide for economic activities, such as cattle grazing and eco-tourism that respects the environmental and cultural importance of the land and maintains access to resources for local people.

Editor's note—The community statement at the beginning of this planning scheme provides general context and background information about Pormpuraaw that informs the planning scheme strategic framework.

### **3.3 Environment – caring for our country “it begins with each of us”**

#### **3.3.1 Strategic Outcomes**

- (1) Traditional Owners, elders and the Pormpuraaw Shire Council collaboratively and actively manage Country for the benefit of the whole community by guiding and advising on matters of traditional land management and community well-being and through the exercise of their statutory role and powers to regulate growth and development.
- (2) Natural features and processes including important vegetation, the coastline, wetlands, salt pans, creeks, waterways and the sea are maintained, protected and enhanced.
- (3) Country is respected and does not result in any loss of its value or access for the people of Pormpuraaw.
- (4) Historic and culturally important places are protected and maintained. Access to culturally important places is protected and managed by Traditional Owners and relevant custodians.

#### **3.3.2 Element – Management of Country and the coast**

##### **3.3.2.1 Specific outcomes**

- (1) Development is located, designed and constructed to protect, maintain, enhance and be responsive to the natural features and resources including important vegetation, the coastline, views, wetlands, salt pans, creeks, waterways and the sea.
- (2) Development respects culture and traditions and uses natural resources in a sustainable manner. This includes only using what is needed, ensuring that resources can be used by local people in the future.
- (3) Development does not remove or conflict with the opportunity for Traditional Owners, the custodians of the land and the community to continue to manage and access Country and use its natural assets and resources.
- (4) The coastal natural assets and resources of Pormpuraaw Shire are protected and managed.
- (5) Development does not disturb or limit access to the coastline, watercourses, wetlands and salt pans and does not interfere with the natural movement of the coastline and the banks of watercourses and wetlands.
- (6) Development and its impacts, does not:
  - (a) remove vegetation along the coast, watercourses, wetlands or salt pans; or
  - (b) contribute to the degradation of marine plants and fish habitats.
- (7) If development cannot be located elsewhere, development on the coastline:
  - (a) is coastal dependant development;
  - (b) essential for the community;
  - (c) provides a public service or benefit.
- (8) Existing uses outside of Pormpuraaw township, including outstations, remain within their existing development footprint – that is the areas shown on the Strategic



Framework map as within the Pormpuraaw township, or mapped as existing development or future urban.

### **3.3.2.2 Land use strategies**

- (1) Prepare a planning scheme policy that outlines the consultation process required to ensure development protects the community's culture, history and connection to country.
- (2) Development in the bush and on the foreshores, particularly at Edward River, Moonkan Creek, and Chapman River is unobtrusive and complements its surrounding natural landscape.

## **3.3.4 Element – Historic and culturally important places**

### **3.3.4.1 Specific outcomes**

- (1) Development does not degrade, disturb, destroy or detract from historic or culturally important places, sites, objects or histories including cemeteries and burial grounds.
- (2) If development does occur in places that are culturally important, the development:
  - (a) process includes consultation with the relevant custodian of the site;
  - (b) protects the parts of the site that are culturally important;
  - (c) enables the place to continue to be culturally important and the community to carry out cultural practices and traditions;
  - (d) does not remove the ability of the custodians to manage the culturally important place;
  - (e) provides the level of access considered appropriate by the custodians.

### **3.3.4.2 Land use strategies**

- (1) Prepare a planning scheme policy that outlines the consultation process required to ensure development protects the community's culture, history and connection to country.

## **3.4 Built Environment – “shaping our surroundings”**

### **3.4.1 Strategic outcomes**

- (1) Buildings and places in Pormpuraaw Shire are unobtrusive, reflect the local character, amenity and environmental features, meet community needs and are appropriate to the culture and tropical climate of Pormpuraaw.
- (2) Pormpuraaw township remains as the only urban settlement in Pormpuraaw Aboriginal Shire. It provides the focus for urban growth and the primary location for housing, employment, community services and facilities, while maintaining its relaxed, coastal lifestyle and character.
- (3) Pormpuraaw is highly constrained by places of environmental and cultural significance and land vulnerable to natural hazards. The township is developed in an efficient manner to meet population, employment and community needs for the future within the Pormpuraaw township boundary as defined in the strategic framework map.
- (4) Outside the Pormpuraaw township, the bush land, while generally remaining undeveloped, contributes to the local economy through tourism and rural activities whilst protecting environmental and cultural values.
- (5) The existing settlement of Pormpuraaw township and its rural living areas, are protected from encroachment of incompatible activities, in accordance with the Priority Living Area (PLA) identified in the Cape York Regional Plan (Map 14 in schedule 2).



The identification of the PLA in the Cape York Regional Plan seeks to safeguard Pormpuraaw's ability to expand to accommodate future growth.

### **3.4.2 Element – Appropriate buildings and places**

#### **3.4.2.1 Specific outcomes**

- (1) Development:
  - (a) is consistent with the laid back tropical character of Pormpuraaw and is responsive to the natural features of the site and designed to be comfortable and meet the needs of locals;
  - (b) locates on land intended for the use and has an amenity that is compatible with the surrounding area;
  - (c) does not put people or property at an unacceptable risk from natural and man-made hazards;
  - (d) does not restrict access to, detract from, or result in the loss of access to places that are environmentally or culturally important;
  - (e) for tourism activities that are based on the natural environment, local art, and culture may be appropriate if they do not have adverse impacts on the natural environment and benefit the community.

#### **3.4.2.2 Land use strategies**

- (1) Prepare and implement a master plan for Pormpuraaw town centre that aims to ensure the built form reflects the community's heritage, lifestyle, culture and arts.
- (2) Prepare a planning scheme policy that outlines the consultation process required to ensure development protects the community's culture, history and connection to country.
- (3) Prepare a register of locally significant places or features to be protected.

### **3.4.3 Element – Development in the Pormpuraaw township**

#### **3.4.3.1 Specific outcomes**

- (1) Development in Pormpuraaw township:
  - (a) reinforces its role as the focus of urban activity and growth;
  - (b) provides for economic activities, social and community facilities and housing for local people; uses land and buildings efficiently to achieve a compact urban form;
  - (c) where appropriate – is innovative in design and includes mixed use development;
  - (d) is for housing, employment, economic activities, community services and facilities and infrastructure required to support the township.
- (2) Development is adaptable to changing family structures household sizes, employment opportunities and community needs.
- (3) Land uses are located in areas with consistent and compatible character and amenity to that of neighbouring existing uses.
- (4) Community activities are located within existing and identified community areas.
- (5) Low impact industry, service industry and warehouses are located within existing and identified industry areas and medium impact industry, high impact industry and special industry uses are appropriately buffered from sensitive land uses.
- (6) Airport and logistics related activities occur within the existing area designated for these activities and an appropriate buffer is maintained to prevent development encroachment to allow for its future operational expansion.
- (7) Development does not compromise the operations of the barge or the efficient movement of people and goods between the barge and the township.
- (8) Development of new buildings and structures does not occur within natural or man-made hazard areas, or mitigates the risks of the hazards to an acceptable or tolerable level.



- (9) Tourism activities that are based on the natural environment, local art, and culture may be appropriate if they do not have adverse impacts on the natural environment and benefit the community.
- (10) The provision of shady and safe pedestrian links within the township enhances the town centre as an attractive, safe, comfortable, and pedestrian oriented place.

#### **3.4.3.2 Land use strategies**

- (1) Prepare and implement a master plan for Pormpuraaw town centre that aims to ensure the built form reflects the community's heritage, lifestyle, culture and arts and protects places or features of significance to the community.

### **3.4.4 Element – Development in the bush**

#### **3.4.4.1 Specific outcomes**

- (1) The bush land surrounding Pormpuraaw township remains generally undeveloped, and protects and manages areas of environmental and cultural significance whilst providing opportunities for:
  - (a) rural and tourism activities that contribute to a sustainable local economy;
  - (b) fishing, hunting and gathering of food;
  - (c) cultural and spiritual practices;
  - (d) camping;
  - (e) living in Country on homelands (also referred to as outstations).
- (2) Development:
  - (a) is directly linked to the natural features of the land or the culture and traditions of the local people;
  - (b) does not result in the loss or access to community resources;
  - (c) is designed to be unobtrusive and does not degrade the surrounding natural environment.
- (3) The existing uses outside the Pormpuraaw township may continue to grow and expand within their existing developed footprint in a manner that is sustainable and compatible with the surrounding rural landscape and environmental and cultural features.
- (4) Development of new buildings and structures does not occur within natural or man-made hazard areas, or mitigates the risks of the hazards to an acceptable or tolerable level.
- (5) Land identified as future urban by the strategic framework map is developed as a logical extension from the existing Pormpuraaw township only after:
  - (a) land within the Pormpuraaw township has been developed into a compact urban settlement;
  - (b) investigation that considers the site constraints determines that the land is appropriate for the intended development.
- (6) Development for tourism activities that are based on the natural environment, local art, and culture may be appropriate if they do not have adverse impacts on the natural environment and benefit the community.
- (7) Hatching, raising and killing of crocodiles occurs within the existing development footprint designated for these activities (refer to Map SC 2.2.1 - Strategic Framework Map for indicative footprint).

## **3.5 Community – “the way we want to live together”**

### **3.5.1 Strategic outcomes**

- (1) Pormpuraaw is a safe, healthy, active, and comfortable living environment for all members of the community.
- (2) People and property are protected from the risks of natural and man-made hazards.
- (3) The provision of community services and facilities meets the needs of the Pormpuraaw community.





- (4) Community services and facilities are available and accessible to all residents and respond to the needs of the young, elderly, families, people with disabilities and people of all income levels.
- (5) The community is provided with sufficient access to other parts of the region, including neighbouring shires and townships.
- (6) The people of Pormpuraaw have the opportunity to carry out traditional and cultural practices, including managing and living on their Country.

### **3.5.2 Element – Healthy, active and safe community**

#### **3.5.2.1 Specific outcomes**

- (1) Development protects the health, wellbeing, amenity and safety of people living in Pormpuraaw.
- (2) Development, including the provision of infrastructure, does not occur in areas prone to natural or man-made hazards, and does not endanger life or put property and important infrastructure networks at unacceptable risk to the adverse impacts of natural or man-made hazards.
- (3) Development:
  - (a) is designed to maximise community safety;
  - (b) does not result in harmful or unhealthy emissions or expose people to the risks of hazardous materials.
- (4) Development contributes to and enhances the safety of Pormpuraaw through design principles such as casual surveillance, adequate lighting and pedestrian friendly streets and open space.
- (5) Land uses with the potential to cause harm to people or property are appropriately buffered from sensitive land uses.
- (6) Development does not compromise the ability for the town centre park, Central Park, to be established as the main town gathering location where social activities, informal recreation, and community events take place.
- (7) Development promotes an active lifestyle, and does not restrict public access and use of parks, the bush, beach foreshore and riverbank areas for fishing, social gatherings, physical activity traditional practices, and general recreation.

#### **3.5.2.2 Land use strategies**

- (1) Explore the viability and opportunities for the establishment of a community garden.

### **3.5.3 Element – Accessible and inclusive community**

#### **3.5.3.1 Specific outcomes**

- (1) Development of community services, public buildings and housing provides for the needs and limitations of a diverse community with a range of physical abilities, ages and income levels.
- (2) Development for community activities meets the needs of the community and unless there is a demonstrated community need for an alternative location:
  - (a) is located in the areas designated for community activities; or
  - (b) is appropriately co-located with existing community services and facilities.
- (3) Buildings for community activities are accessible by all members of the community including those with special needs.
- (4) Development is sufficiently connected to the airport, barge and roads that lead out of town as these are important links to other surrounding shires and communities.
- (5) Pedestrian and cycle friendly roads, paths, and trails provide safe connections between places where people live and work to open space, local parks, the bush, the airport, and the coastline.
- (6) Land is available for the provision of community infrastructure and facilities required to support the community needs and limitations.



- (7) Development does not compromise the ability for the town centre park, Central Park, to be established as the main town gathering location where social activities, informal recreation, and community events take place.
- (8) Development does not impact on public access and use of beach foreshore and riverbank areas as important recreational assets used by the community for fishing, camping, social gatherings, physical activity, cultural practices, and general recreation.

## **3.6 Economy – “creating our future”**

### **3.6.1 Strategic outcomes**

- (1) Pormpuraaw has a vibrant local economy and sustainable businesses that provide diverse employment opportunities to the community and contribute to the local economy without compromising the natural environment or community character, amenity and well-being.
- (2) Activities and businesses that contribute to the local economy are encouraged and protected. They use resources and natural assets in a sustainable manner, enabling people to continue traditional and cultural practices including managing Country and opportunities to hunt, fish, gather and grow food and medicine.
- (3) Economic security is underpinned by reliable, affordable and easy to maintain infrastructure including, air and barge services that provide vital links to other towns and cities, roads, energy, water, wastewater, waste management and communications.
- (4) The delivery of infrastructure and services occurs in a timely and sequenced manner that meets the needs of the community.

### **3.6.2 Element – A vibrant and diverse local economy**

#### **3.6.2.1 Specific outcomes**

- (1) Economic activities that involve tourism, culture and arts are encouraged including those that:
  - (a) showcase local resources including the natural environment, arts, culture and traditions;
  - (b) use resources in a sustainable manner and enables ongoing use by local people;
  - (c) provides benefit and employment, education, and training opportunities to the people of Pormpuraaw.
- (2) Development within the town centre maintains and enhances its economic viability and vitality and reinforces the area as the focus of economic growth for retail, office and community services.
- (3) Diverse agricultural activities are encouraged outside of Pormpuraaw township where environmental and cultural values are not compromised. Development does not compromise the economic viability of land identified for industrial and commercial development, recreation, tourism and fishing.
- (4) Development for economic activities allows local people to continue their cultural and traditional practices, including hunting and fishing and obligations for land management.
- (5) The open space within the town centre remains available for temporary economic activities such as markets, stalls and entertainment.
- (6) Areas surrounding land uses important to the local economy are managed and protected to prevent development encroachment that has the potential to affect the viability and expansion of economic activities.

### **3.6.3 Element – Sustainable business**

#### **3.6.3.1 Specific outcomes**

- (1) Development for the growth and expansion of the crocodile farm is encouraged where it:

- (a) is contained within the existing developed footprint (indicative extent shown on SC2.2.1) for this purpose;
  - (b) integrates with and protects the natural environment and culturally important places;
  - (c) promotes tourism;
  - (d) provides local employment and training opportunities.
- (2) Development of camping grounds outside the Pormpuraaw township:
  - (a) integrates and protects the natural environment and culturally important places;
  - (b) does not place people at unacceptable risk of natural or man-made hazards;
  - (c) is for temporary recreation or tourism.
- (3) Development at Baas Yard:
  - (a) is contained within the existing cleared area;
  - (b) is for the compatible with or is an extension of existing uses;
  - (c) integrates with the natural environment.
- (4) Development supports and does not limit opportunities for growth and expansion or continued operation of the Pormpuraaw Art and Culture Centre as an important employment, community and tourism facility.
- (5) Agricultural land is an important economic resource. Development protects rural land considered to be strategic cropping land or important agriculture areas suitable for agricultural production.
- (6) Development does not impact on natural resources and the community's ability to use those resources for sustainable living or to generate economic activity.
- (7) Areas identified as important agriculture areas or strategic cropping land are protected for the use of agricultural production where appropriate.
- (8) Areas possessing minerals, rock and sand resources are identified, protected and made available to support economic development.

### **3.6.3.2 Land use strategies**

- (1) Identify and protect important agriculture areas or cropping land and areas possessing minerals, rock, and sand resources.

## **3.6.4 Element – Sustainable infrastructure**

### **3.6.4.1 Specific outcomes**

- (1) Development is planned, designed and constructed using sustainable infrastructure that withstands natural and man-made hazards and protects the community and environmental and cultural values.
- (2) Development is provided with water, sewerage, drainage, waste management, electricity, telecommunications and roads. The type and capacity of the infrastructure meets the needs of the intended occupier or user.
- (3) Development provides infrastructure to the standard acceptable to Council:
  - (a) in the town, the development is connected to council's water, sewerage, and stormwater drainage networks;
  - (b) outside the town, development provides for on-site water supply, sewerage system, and stormwater management.
- (4) Development is sequenced in a way that ensures efficient servicing in the town of Pormpuraaw and development enables the planned expansion of infrastructure to occur in an efficient way.
- (5) The airport and barge landing continue to be important economic infrastructure for Pormpuraaw. Development does not adversely impact on the safe and efficient operation and potential expansion of these facilities.
- (6) The road network includes connecting roads and shared roads. Connecting roads provide important access to the airport, barge landing and Peninsular Development Road. These connections provide vital links to Cairns, Kowanyama and other settlements on the Cape York Peninsula, enable the delivery of goods and services and allow for personal mobility. Motor vehicles have priority on the connecting roads, but they are still safe for pedestrians and cyclists. Shared roads provide a safe



environment for the people of Pormpuraaw to move around by foot, on a bike or by motor vehicle.

- (7) Wirran Street, Pormpuraaw Street and Piithamp Street link the airport to the town. Kirranth Street links the barge landing to the town. These are connecting roads and provide access during the wet season. Development should acknowledge the importance of these roads and maintain the safety and operation for vehicles, pedestrians and cyclists.
- (8) Land is available for the provision and potential upgrade requirements of infrastructure to support economic activities.

# 04 PRIORITY INFRASTRUCTURE PLAN

## Part 4 Local government infrastructure plan

### 4.1 Preliminary

- (1) This priority infrastructure plan has been prepared in accordance with the requirements of the Sustainable Planning Act 2009.
- (2) The purpose of the priority infrastructure plan is to:
  - (a) integrate and coordinate land use planning and infrastructure planning;
  - (b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- (3) The priority infrastructure plan:
  - (a) states in Section 4.2 (planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the priority infrastructure plan;
  - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth for 10 to 15 years;
  - (c) states in Section 4.4 (desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure;
  - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
    - (i) water supply;
    - (ii) sewerage;
    - (iii) stormwater;
    - (iv) transport;
    - (v) public parks and community facilities.

### 4.2 Planning assumptions

- (1) The planning assumptions form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.

#### 4.2.1 Residential and non-residential projections

**Table 4.2.1: Existing and Projected Population**

Area	Dwelling type	Existing and projected population (persons)			
		2007	2012	2017	2022
Inside PIA	Total	667	715	759	785
Outside PIA	Total	0	0	0	0
Total planning scheme area	Total	667	715	759	785

### 4.3 Priority infrastructure area

- (1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The priority infrastructure area identifies the area where Pormpuraaw Aboriginal Shire council gives priority to provide trunk infrastructure for urban development up to 2037.
- (3) The priority infrastructure area is identified in Schedule 3.

### 4.4 Desired standards of service

- (1) The desired standard of service details the standards that comprise an infrastructure network most suitable for the local context.

- (2) The desired standard of service is supported by the more detailed network design standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents about design standards identified below.

**Table 4.4.1: Water supply**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	Development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> <li>Compliance with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual and compliance with the 'Water Supply (Safety and Reliability) Act 2008 or 'Water Act 2000'</li> </ul>
Adequacy of supply	Development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> <li>Compliance with the relevant design guidelines in the FNQROC Development Manual</li> </ul>
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> <li>The <i>Australian Drinking Water Guidelines, 2011</i> developed by the National Health and Medical Research Council</li> </ul>
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> <li>Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i></li> </ul>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> <li>Submit a System Leakage Management Plan for approval as per <i>Water Act 2000</i></li> </ul>
Infrastructure design /planning standards	Design of the water supply network will comply with established codes and standards	<ul style="list-style-type: none"> <li>Water Supply Code of Australia – Water Services Association of Australia – WSA 03-2002</li> <li>The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council</li> <li><i>Planning Guidelines for Water Supply and Sewerage</i>, April 2010 – Department of Energy and Water Supply (DEWS)</li> </ul>



**Table 4.4.2: Sewerage**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	Development has access to a reliable sewerage collection, conveyance, treatment and disposal system	<ul style="list-style-type: none"> <li>Compliance with the relevant design guidelines in the FNQROC Development Manual</li> </ul>
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> <li>Queensland water quality guidelines 2009, Department of Environment and Heritage Protection (DEHP)</li> <li><i>National Water Quality Guidelines – national Water Quality Management Strategy</i> (where local or regional guidelines do not exist)</li> <li>Compliance with the <i>Environmental Protection Policy (Water) 2009</i></li> </ul>
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> <li>Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies</li> </ul>
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <li><i>Planning Guidelines for Water Supply and Sewerage</i>, April 2010 – Department of Energy and Water Supply (DEWS)</li> <li><i>Sewerage Code of Australia</i> – Water Services Association of Australia – WSA 02 – 2002</li> <li><i>Sewerage Pumping Station Code of Australia</i> – Water Services Association of Australia – WSA 04 – 2005</li> <li>Local government standards in planning scheme and planning scheme policies</li> <li>Compliance with the relevant design guidelines in the FNQROC Development Manual</li> </ul>

**Table 4.4.3: Stormwater**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> <li>• <i>Queensland Urban Drainage Manual</i> – Department of Energy and Water Supply (DEWS)</li> <li>• Compliance with the relevant design guidelines in the FNQROC Development Manual</li> <li>• Local government standards in planning scheme and planning scheme policies</li> </ul>
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> <li>• Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy</li> <li>• Queensland water quality guidelines 2009, Department of Environment and Heritage Protection (DEHP)</li> <li>• <i>National Water Quality Guidelines</i> – National Water Quality Management Strategy (where local or regional guidelines do not exist)</li> <li>• Compliance with the relevant design guidelines in the FNQROC Development Manual</li> </ul>
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> <li>• <i>Environmental Protection [Water] Policy 2009</i></li> <li>• Compliance with the FNQROC Development Manual</li> </ul>
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> <li>• <i>Queensland Urban Drainage Manual</i> – Department of Energy and Water Supply (DEWS)</li> <li>• Compliance with the relevant design guidelines and specifications within the FNQROC Development Manual.</li> <li>• Local government standards in planning scheme and planning scheme policies</li> </ul>

**Table 4.4.4: Transport**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design/planning standards	The road network supports settlement patterns, commercial and economic activities.	<ul style="list-style-type: none"> <li>• Compliance with the relevant design guidelines and specifications within the FNQROC Development Manual</li> <li>• Local government standards in planning scheme and planning scheme policies</li> </ul>

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Cycleway and pathway design/planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.	<ul style="list-style-type: none"> <li>Compliance with the relevant design guidelines and specifications within the FNQROC Development Manual.</li> <li>Local government standards in planning scheme and planning scheme policies</li> </ul>

**Table 4.4.5: Public parks and land for community facilities**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> <li>No quantitative standards or provision rates specified<sup>2</sup></li> </ul>
Land quality/suitability area/ maximum grade	Public parks will be provided to a standard that supports a range of recreational, sporting and health outcomes. This includes ensuring land is of an appropriate size, configuration and slope.	<ul style="list-style-type: none"> <li>Informal Parks – maximum slope of 1:4</li> <li>Sporting Parks –maximum slope of 1:200</li> <li>Land for parks must be generally flat and useable – maximum of 30% of park constrained</li> </ul>
Facilities/embellishments	Public parks contain embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> <li>No facilities/embellishments standards specified.</li> <li>Refer to explanation below</li> </ul>
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> <li>Local government standards in planning scheme and planning scheme policies</li> </ul>
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> <li>No accessibility standards specified</li> </ul>

<sup>2</sup> The Pormpuraaw Aboriginal Shire community has unique requirements in terms of public parks and land for community facilities. As such, the use of quantitative standards or benchmarks for parkland provision has been avoided where possible as it is considered unlikely to satisfy community requirements. The culture and lifestyle of Pormpuraaw Aboriginal Shire Council is defined by strong connections to land and sea, and as such, the importance of maintaining this access to Country goes beyond the 'traditional' provision of a set rate of parkland per head of population. Given this cultural significance and the low intensity of planned development within the Shire, it is considered that by development ensuring maintenance of the Shire's natural landscape beauty, flora and fauna, wetlands, creeks and the sea and ensuring that access to and views of Country are maintained, that sufficient open space and parkland will be provided and maintained along with footpaths, cycle paths, appropriate landscaping including edible landscapes, shade trees, streetscape amenity etc.

## 4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the PIP.
- (2) The Plans for Trunk Infrastructure (PFTI) are identified on maps SC 3.2 - 3.6 in Schedule 3 of this planning scheme.

Editor's note—the PFTI maps are not based on cadastral boundaries

Table 4.5.1 defines the trunk infrastructure networks, systems and items identified in the priority infrastructure plan.

**Table 4.5.1 Trunk infrastructure networks, systems and items**

Network	System	Items
Water	Distribution	<ul style="list-style-type: none"> <li>Distribution mains</li> </ul>
Sewerage	Reticulation	<ul style="list-style-type: none"> <li>Sewerage reticulation lines</li> </ul>
Transport	Connector roads On-road cycle and pedestrian	<ul style="list-style-type: none"> <li>Connector roads</li> </ul>
Stormwater management	Quantity	<ul style="list-style-type: none"> <li>Piped drainage (including pipes and gully pits)</li> </ul>
Public parks and land for community facilities	Public parks	<ul style="list-style-type: none"> <li>Land for public parks</li> </ul>
	Land for community facilities	<ul style="list-style-type: none"> <li>Land for community facilities</li> </ul>

Editor's note—the documents identified in the following table assist in the interpretation of the PIP, and are extrinsic material under the *Statutory Instruments Act 1992*.

Title of document	Date	Author or organisation who prepared document	Other relevant information
2006 Census Quickstats: Pormpuraaw Aboriginal Shire Council (S) (Local Government Area)	2006	Australian Bureau of Statistics	
Far North Queensland Regional Development Manual		Far North Queensland Regional Organisation of Councils	
National Indigenous Infrastructure Guide, First Edition	2010	Commonwealth of Australia	The National Indigenous Infrastructure Guide (NIIG) provides an integrated framework for understanding major infrastructure provision issues for remote Aboriginal and Torres Strait Islander communities. The NIIG focuses on how to install and maintain infrastructure that is appropriate and sustainable for remote Indigenous communities across Australia.
Planning Principles and Implementation Notes for Local Government Final Report (2003)	2003	Sport and Recreation Queensland	

# 05

## TABLES OF ASSESSMENT

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## Part 5 Tables of assessment

### 5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the planning scheme area.

### 5.2 Reading the tables

The tables identify the following:

- (1) development that is prohibited, exempt or requires self, compliance, code or impact assessment
- (2) the level of assessment for development in:
  - (a) a zone and, where used, a precinct of a zone
  - (b) a local plan and, where used, a precinct of a local plan
  - (c) an overlay where used
- (3) the assessment criteria for development, including:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment criteria' column)
  - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment criteria' column)
  - (c) if there is an overlay:
    - (i) whether an overlay code applies (shown in Table 5.10.1) or
    - (ii) whether the assessment criteria as shown on the overlay map (noted in the 'assessment criteria' column) applies
  - (d) any other applicable code(s) (shown in the 'assessment criteria' column)
- (4) any variation to the level of assessment (shown as an 'if' in the 'level of assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory provision or in the standard planning scheme provisions.

Editor's note—Examples of a variation are gross floor area, height, numbers of people or precinct provisions.

### 5.3 Levels of assessment

#### 5.3.1 Process for determining the level of assessment

The process for determining a level of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1
- (2) for all development, identify the following:
  - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
  - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2
  - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2
- (3) determine if the development has a prescribed level of assessment, by reference to the tables in section 5.4 Prescribed levels of assessment
- (4) if the development is not listed in the tables in section 5.4 Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in:
  - section 5.5 Levels of assessment—Material change of use
  - section 5.6 Levels of assessment—Reconfiguring a lot
  - section 5.7 Levels of assessment—Building work
  - section 5.8 Levels of assessment—Operational work
- (5) a precinct of a zone may change the level of assessment and this will be shown in the 'level of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8
- (6) if a local plan applies refer to the table(s) in section 5.9 Levels of assessment—Local plans, to determine if the local plan changes the level of assessment for the zone

- (7) if a precinct of a local plan changes the level of assessment this is to be shown in the 'level of assessment' column of the table(s) in section 5.9
- (8) if an overlay applies refer to section 5.10 Levels of assessment—Overlays, to determine if the overlay further changes the level of assessment.

### 5.3.2 Determining the level of assessment

- (1) A material change of use is impact assessable:
  - (a) unless the table of assessment states otherwise
  - (b) if a use is not listed or defined
  - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are exempt development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where development is proposed on premises included in more than one zone, local plan or overlay, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 4, Table 2, item 2 of the Regulation, an overlay does not apply to the premises if the development meets the self-assessable acceptable outcomes of the relevant overlay code.
- (7) If development is identified as having a different level of assessment under a zone than under a local plan or an overlay, the highest level of assessment applies as follows:
  - (a) self-assessable prevails over exempt
  - (b) compliance assessment prevails over self-assessable and exempt
  - (c) code assessable prevails over self-assessable and exempt
  - (d) impact assessable prevails over code, self-assessable and exempt.

Note—Where a development is comprised of a number of defined uses (not in an activity group) the highest level of assessment applies.

- (8) Despite sub-subsections 5.3.2(4) and (7) above, a level of assessment in a local plan overrides a level of assessment in a zone and a level of assessment in an overlay overrides a level of assessment in a zone or local plan.
- (9) Provisions of Part 10 may override any of the above.
- (10) State prescribed levels of assessment identified in Part 5, section 5.4, override all other levels of assessment for that development, with the exception of the Act or the Regulation.
- (11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application can not be made.

Note—Development is to be only taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory provision or in section 5.4 of the standard planning scheme provisions.

### 5.3.3 Determining the assessment criteria

- (1) The following rules apply in determining assessment criteria for each level of assessment.
- (2) Self-assessable development:
  - (a) is to be assessed against all the identified self-assessable acceptable outcomes of the applicable code(s) identified in the assessment criteria column
  - (b) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s)
  - (c) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.
- (3) Development requiring compliance assessment:



- (a) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in the assessment criteria column
- (b) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s).
- (4) Code assessable development:
  - (a) is to be assessed against all the applicable codes identified in the assessment criteria column
  - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2)(c), should:
    - (i) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)(c)
    - (ii) comply with all self-assessable acceptable outcomes identified in sub-section 5.3.3(2)(a), other than those mentioned in sub-section 5.3.3(2)(c);
  - (c) that complies with:
    - (i) the purpose and overall outcomes of the code complies with the code
    - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
  - (d) is to have regard to the purposes of any instrument containing an applicable code.
- Note—In relation to section 5.3.3(4)(d) above, and in regard to section 313(3)(d) of the Act, the strategic framework is considered to be the purpose of the instrument containing an applicable code.
- (5) Impact assessable development:
  - (a) is to be assessed against all identified code(s) in the assessment criteria column (where relevant)
  - (b) is to be assessed against the planning scheme, to the extent relevant.

Note—The first row of each table of assessment is to be checked to confirm if there are assessment criteria that commonly apply to general scenarios in the zone, local plan or overlay.

## 5.4 Prescribed levels of assessment

For the development specified in the 'use', 'zone' or 'development' columns, the levels of assessment are prescribed.

**Table 5.4.1—Prescribed levels of assessment: material change of use**

Use	Level of assessment	Assessment criteria
Community residence	<b>Self-assessment</b>	
	If in a: <ul style="list-style-type: none"> <li>Residential precinct of the Township zone;</li> </ul>	9.2.1 Community residence code

Editor's note—at the time of drafting schedule 4 table 2—Material change of use of premises for a class 1 or 2 building: *Making a material change of use of premises for a class 1 or 2 building under the BCA, part A3 if the use is for providing support services and short-term accommodation for persons escaping domestic violence.*

**Table 5.4.2—Prescribed levels of assessment: reconfiguring a lot**

Zone	Level of assessment	Assessment criteria
<b>Residential zone category or Industry zone category</b>	<b>Compliance assessment</b>	
	Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under Schedule 18 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

**Table 5.4.3—Prescribed levels of assessment: building work**

Table not used.

**Table 5.4.4—Prescribed levels of assessment: operational work**

Zone	Level of assessment	Assessment criteria
<b>Residential zone category or industry zone category</b>	<b>Compliance assessment</b>	
	Operational work associated with reconfiguring a lot requiring compliance assessment under Schedule 18 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

**Table 5.4.5—Prescribed levels of assessment: overlays**

Table not used.

## 5.5 Levels of assessment—Material change of use

The following tables identify the levels of assessment for development in a zone for making a material change of use.

**Table 5.5.1—Township zone**

Use	Level of assessment	Assessment criteria
Caretaker's accommodation	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
Childcare centre	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
Community residence	<b>Self-assessment</b>	
	If located in the Residential precinct of the Township zone and complying with the relevant self-assessable outcomes	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Code assessment</b>	
	If not capable of self-assessment	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
Community use	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> </ul>

Use	Level of assessment	Assessment criteria
		<ul style="list-style-type: none"> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Dual occupancy</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Dwelling house</b>	<b>Self-assessment</b>	
	If complying with the relevant self-assessable outcomes	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Code assessment</b>	
	If not capable of self-assessment	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
<b>Dwelling unit</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>

Use	Level of assessment	Assessment criteria
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Educational establishment</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>• Township zone code;</li> <li>• Applicable overlay codes, if any (refer to section 5.10);</li> <li>• Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Emergency services</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>• Township zone code;</li> <li>• Applicable overlay codes, if any (refer to section 5.10);</li> <li>• Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Food and drink outlet</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>• Township zone code;</li> <li>• Applicable overlay codes, if any (refer to section 5.10);</li> <li>• Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Health care services</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>• Township zone code;</li> <li>• Applicable overlay codes, if any (refer to section 5.10);</li> <li>• Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
	<b>Self-assessment</b>	

Use	Level of assessment	Assessment criteria
<b>Home based business</b>	If located in the Residential precinct and complying with the relevant self-assessable outcomes	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Code assessment</b>	
	If not capable of self-assessment	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Hostel</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Low impact industry</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	



Use	Level of assessment	Assessment criteria
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Market</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Multiple dwelling</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Office</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Outdoor sport and recreation</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Park</b>	<b>Exempt</b>	
	<b>Code assessment</b>	





Use	Level of assessment	Assessment criteria
Residential care facility		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
Retirement facility	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
Service industry	<b>Self-assessment</b>	
	If located in the Residential precinct and complying with the relevant self-assessable outcomes	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Code assessment</b>	
	If not capable of self-assessment	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10)</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
Shop	<b>Self-assessment</b>	
	If located in the Residential precinct and complying with the relevant self-assessable outcomes	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Code assessment</b>	
	If not capable of self-assessment	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater</li> </ul>



Use	Level of assessment	Assessment criteria
		than 2,500sqm or involves six or more additional dwellings).
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Short-term accommodation</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>• Township zone code;</li> <li>• Applicable overlay codes, if any (refer to section 5.10);</li> <li>• Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Tourist attraction</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>• Township zone code;</li> <li>• Applicable overlay codes, if any (refer to section 5.10);</li> <li>• Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Tourist park</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>• Township zone code;</li> <li>• Applicable overlay codes, if any (refer to section 5.10);</li> <li>• Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Warehouse</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>• Township zone code;</li> <li>• Applicable overlay codes, if any (refer to section 5.10);</li> <li>• Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme

Use	Level of assessment	Assessment criteria
Utility installation	<b>Exempt</b>	
	If operated by a public service entity and where not a waste management facility	
	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If not capable of self-assessment; or</li> <li>If not operated by a public service entity; or</li> <li>If a waste management facility.</li> </ul>	<ul style="list-style-type: none"> <li>Township zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column	The planning scheme
<b>Impact assessment</b>		
	<ul style="list-style-type: none"> <li>Any other use not listed in this table;</li> <li>Any use listed in the table and not complying with the criteria in the level of assessment column;</li> <li>Any other undefined use.</li> </ul>	The planning scheme
<p>Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.</p> <p>Editor's note— to remove any doubt 'Any use listed in the table and not complying with the criteria in the level of assessment column' allows for progression from exempt to self-assessment and from self-assessment to code assessment where such provisions are included in the 'level of assessment' column.</p>		

**Table 5.5.2 — Rural zone**

Use	Level of assessment	Assessment criteria
Animal husbandry	<b>Self-assessment</b>	
	If complying with the relevant self-assessable outcomes and: <ul style="list-style-type: none"> <li>If not directly under the vertical protection of the take-off/approach and transitional slope of the Obstacle Limitation Surface (OLS) for Pompuraaw Airport) as identified on the Airport Environs Overlay Map.</li> </ul>	<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Code assessment</b>	
	If not capable of self-assessment	<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR	The planning scheme

Use	Level of assessment	Assessment criteria
	If not meeting the assessment criteria for code assessment	
Aquaculture	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
Camping grounds	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
Caretaker's accommodation	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
Cropping	<b>Self-assessment</b>	
	If complying with the relevant self-assessable outcomes and: <ul style="list-style-type: none"> <li>If not directly under the vertical protection of the take-off/approach and</li> </ul>	<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> </ul>

Use	Level of assessment	Assessment criteria
	transitional slope of the Obstacle Limitation Surface (OLS) for Pompuraaw Airport) as identified on the Airport Environs Overlay Map.	<ul style="list-style-type: none"> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Code assessment</b>	
	If not capable of self-assessment	<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
Dwelling house	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
Environment facility	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
	<b>Code assessment</b>	

Use	Level of assessment	Assessment criteria
Nature-based tourism		<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
Park	<b>Exempt</b>	
Rural workers' accommodation	<b>Self-assessment</b>	
	If complying with the relevant self-assessable outcomes and: <ul style="list-style-type: none"> <li>If not directly under the vertical protection of the take-off/approach and transitional slope of the Obstacle Limitation Surface (OLS) for Pompuraaw Airport) as identified on the Airport Environs Overlay Map.</li> </ul>	<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
Telecommunications facility	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Rural zone code;</li> <li>Applicable overlay codes, if any (refer to section 5.10);</li> <li>Water quality code (if the development site is greater than 2,500sqm or involves</li> </ul>

Use	Level of assessment	Assessment criteria
		six or more additional dwellings).
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
<b>Tourist Park</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>• Rural zone code;</li> <li>• Applicable overlay codes, if any (refer to section 5.10);</li> <li>• Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
<b>Utility installation</b>	<b>Exempt</b>	
	If operated by a public service entity and where not a waste management facility	
	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>• If not operated by a public service entity; or</li> <li>• Where a waste management facility</li> </ul>	<ul style="list-style-type: none"> <li>• Rural zone code;</li> <li>• Applicable overlay codes, if any (refer to section 5.10);</li> <li>• Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).</li> </ul>
	<b>Impact assessment</b>	
	If not complying with the criteria in the level of assessment column; OR If not meeting the assessment criteria for code assessment	The planning scheme
<b>Impact assessment</b>		
	<ul style="list-style-type: none"> <li>• Any other use not listed in this table;</li> <li>• Any use listed in the table and not complying with the criteria in the level of assessment column;</li> <li>• Any other undefined use.</li> </ul>	The planning scheme
<p>Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.</p> <p>Editor's note— to remove any doubt 'Any use listed in the table and not complying with the criteria in the level of assessment column' allows for progression from exempt to self-assessment and from self-assessment to code assessment where such provisions are included in the 'level of assessment' column.</p>		



Impact Assessment	
<ul style="list-style-type: none"> <li>Any other use not listed in this table;</li> <li>Any use listed in the table and not complying with the criteria in the level of assessment column;</li> <li>Any other undefined use.</li> </ul>	The planning scheme

Editor's note— to remove any doubt 'Any use listed in the table and not complying with the criteria in the level of assessment column' allows for progression from exempt to self-assessment and from self-assessment to code assessment where such provisions are included in the 'level of assessment' column.

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

## 5.6 Levels of assessment—Reconfiguring a lot

The following table identifies the levels of assessment for reconfiguring a lot.

**Table 5.6.1—Reconfiguring a lot**

Zone	Level of assessment	Assessment criteria
All zones	<b>Compliance assessment</b>	
	Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under schedule 10 of the Sustainable Planning Regulation 2009.	<ul style="list-style-type: none"> <li>Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code</li> </ul>
	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If not capable of compliance assessment</li> </ul>	<ul style="list-style-type: none"> <li>Township zone code (if in the Township zone);</li> <li>Rural zone code (if in the Rural zone);</li> <li>Airport environs overlay code (if located in the Airport environs Overlay on Map SC 2.5.1);</li> <li>Bushfire hazard overlay code (if located in Bushfire hazard area identified on Map SC 2.5.2);</li> <li>Coastal hazard overlay code;</li> <li>Flood hazard overlay code (if located in flood hazard area identified in Map SC 2.5.4);</li> <li>Potential and actual acid sulfate soils overlay code if on land below the 20m Australian Height Datum (AHD) contour and:               <ol style="list-style-type: none"> <li>(1) excavating or removing 100m<sup>3</sup> or more of soil or sediment; or below 5m AHD; or</li> <li>(2) filling land below 5m AHD with 500m<sup>3</sup> or more of material with</li> </ol> </li> </ul>

Zone	Level of assessment	Assessment criteria
		<p>an average depth of 0.5m or greater.</p> <ul style="list-style-type: none"> <li>Water quality code (if reconfiguring a lot for urban purposes that would result in 6 or more residential lots or involves a development site greater than 2,500m<sup>2</sup> and results in an increased number or lots).</li> </ul>
<b>Code assessment</b>		
Any other reconfiguring a lot not listed in this table.		

Editor's note—unless listed above the default level of assessment is code assessment, unless otherwise prescribed within the Act or the Regulation.

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

## 5.7 Levels of assessment—Building work

The following table identifies the levels of assessment for building work regulated under the planning scheme.

**Table 5.7.1—Building work**

Zone	Level of assessment	Assessment criteria
All zones	<b>Self-assessment</b>	
	<ul style="list-style-type: none"> <li>If not minor building work; and</li> <li>If complying with relevant self-assessable outcomes.</li> </ul>	<ul style="list-style-type: none"> <li>Township zone code (if in the Township zone);</li> <li>Rural zone code (if in the Rural zone).</li> </ul>
	<b>Code assessment</b>	
	If not capable of self-assessment.	<ul style="list-style-type: none"> <li>Township zone code (if in the Township zone);</li> <li>Rural zone code (if in the Rural zone);</li> <li>Airport environs overlay code (if located in the Airport environs Overlay on Map SC 2.5.1);</li> <li>Bushfire hazard overlay code (if located in Bushfire hazard area identified on Map SC 2.5.2);</li> <li>Coastal hazard overlay code;</li> <li>Flood hazard overlay code (if located in flood hazard area identified in Map SC 2.5.4);</li> <li>Potential and actual acid sulfate soils overlay code if on land below the 20m Australian Height Datum (AHD) contour and:               <ol style="list-style-type: none"> <li>(1) excavating or removing 100m<sup>3</sup> or more of soil or sediment below 5m AHD; or</li> <li>(2) filling land below 5m AHD with 500m<sup>3</sup> or more of material with an average</li> </ol> </li> </ul>

Zone	Level of assessment	Assessment criteria
		depth of 0.5m or greater.
<b>Exempt development</b>		
Any other building work not listed in this table.		

Editor's note—unless listed above the default level of assessment is exempt, unless otherwise prescribed within the Act or the Regulation.

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

## 5.8 Levels of assessment—Operational work

The following table identifies the levels of assessment for operational work.

**Table 5.8.1—Operational work**

Zone	Level of assessment	Assessment criteria
<b>All zones</b>	<b>Compliance assessment</b>	
	Operational work associated with reconfiguring a lot requiring compliance assessment under schedule 18 of the <i>Sustainable Planning Regulation 2009</i> .	<ul style="list-style-type: none"> <li>Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code</li> </ul>
<b>All zones</b>	<b>Exempt</b>	
	Operational work – within a road reserve.	
<b>All zones</b>	<b>Self-assessment</b>	Acceptable outcomes only of:
		<ul style="list-style-type: none"> <li>Township zone code (if in the Township zone);</li> <li>Rural zone code (if in the Rural zone);</li> </ul>
	If on land below the 20m Australian Height Datum (AHD) contour and: <ul style="list-style-type: none"> <li>Involving excavation or removal of 100m<sup>3</sup> or more of soil or sediment below 5m AHD; or</li> <li>filling land below 5m AHD with 500m<sup>3</sup> or more of material with an average depth of 0.5m or greater.</li> </ul>	<ul style="list-style-type: none"> <li>Potential and actual acid sulfate soils overlay code</li> </ul>
	Works in the erosion prone area.	<ul style="list-style-type: none"> <li>Coastal hazard overlay code.</li> </ul>



Zone	Level of assessment	Assessment criteria
All zones	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>All self-assessable works if unable to satisfy the acceptable outcomes of nominated assessment criteria;</li> <li>Works associated with reconfiguring a lot other than if requiring compliance assessment.</li> </ul>	<ul style="list-style-type: none"> <li>Township zone code (if in the Township zone);</li> <li>Rural zone code (if in the Rural zone);</li> <li>Airport environs overlay code (if located in the Airport environs Overlay on Map SC 2.5.1);</li> <li>Bushfire hazard overlay code (if located in Bushfire hazard area identified on Map SC 2.5.2);</li> <li>Coastal hazard overlay code;</li> <li>Flood hazard overlay code (if located in flood hazard area identified in Map SC 2.5.4);</li> <li>Potential and actual acid sulfate soils overlay code if on land below the 20m Australian Height Datum (AHD) contour and:               <ol style="list-style-type: none"> <li>(1) excavating or removing 100m<sup>3</sup> or more of soil or sediment below 5m AHD; or</li> <li>(2) filling land below 5m AHD with 500m<sup>3</sup> or more of material with an average depth of 0.5m or greater.</li> </ol> </li> <li>Water quality code (if for urban purposes that involves disturbing more than 2,500m<sup>2</sup> of land).</li> </ul>
<b>Exempt</b>		

Zone	Level of assessment	Assessment criteria
Any other operational work not listed in this table.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

## 5.9 Levels of assessment – Local plans

There are no local plans in the planning scheme.

## 5.10 Levels of assessment – Overlays

**Table 5.10.1—Assessment criteria for overlays**

Development	Level of assessment	Assessment criteria
<b>Airport environs overlay</b>		
All development located in the Airport environs Overlay on Map SC 2.5.1	No change	Airport environs overlay code
<b>Bushfire hazard overlay</b>		
All development located in Bushfire hazard area identified on Map SC 2.5.2	No change	Bushfire hazard overlay code
<b>Coastal hazard overlay</b>		
All development located in the storm tide hazard or erosion prone area identified on Map SC 2.5.3	No change	Coastal hazard overlay code
<b>Flood hazard overlay</b>		
All development located in flood hazard area identified in Map SC 2.5.4	Code	Flood hazard overlay code
<b>Potential and actual acid sulphate soils overlay</b>		
Development involving the following: <ul style="list-style-type: none"> <li>excavating or removing 100m<sup>3</sup> or more of soil or sediment below 5m AHD; or</li> <li>filling land below 5m AHD with 500m<sup>3</sup> or more of material with an average depth of 0.5m or greater.</li> </ul>	No change	Potential and actual acid sulphate soils overlay code

Note—Some overlays may only be included for information purposes. This should not change the level of assessment or assessment criteria in the planning scheme.

# 06 ZONES



## Part 6 Zones

### 6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The levels of assessment for development in a zone are in Part 5.
- (4) Assessment criteria for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
  - (a) the purpose of the code;
  - (b) the overall outcomes that achieve the purpose of the code;
  - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
  - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
  - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
  - (a) Rural zone;
  - (b) Township zone;
    - (i) Community precinct;
    - (ii) Industry precinct;
    - (iii) Open space precinct.
    - (iv) Residential precinct;
    - (v) Town centre precinct;

### 6.2 Zone codes

#### 6.2.1 Rural zone code

##### 6.2.1.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Rural zone.

##### 6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Rural zone code is to:
  - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
  - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
  - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development ensures that local people and custodians of the land can continue to:
    - (i) use resources including land, plants, animals, rock, sand and minerals in the earth, saltwater, freshwater and all natural environments and culturally important places;
    - (ii) access and use resources;
    - (iii) live in Country and continue traditional practices and lifestyles.
  - (b) development is managed so that it:
    - (i) does not degrade, disturb, destroy, or restrict access to the natural environment, coast, watercourses, wetlands, saltpans, vegetation, habitat for wildlife, natural processes and culturally important places;

- (ii) responds and respects the natural environment and potential risks from natural hazards and climate change;
- (iii) does not detract from amenity, cultural or historical importance, or the ongoing practice of traditions.
- (iv) protects land considered to important agriculture areas for agricultural production purposes.
- (c) development allows for animal husbandry, aquaculture, cropping, utility installations, eco or cultural tourism, grazing, crocodile farming, fishing and bush foods and medicine activities that provide economic and social benefits to the local community;
- (d) development provides infrastructure appropriate to intended use and site characteristics;
- (e) development is setback from the coastline, watercourses, wetlands and saltpans and does not interfere with the natural movement of the coastline and the banks of watercourses and wetlands. Where development occurs, it only does so if it:
  - (i) is coastal dependant development, essential for the community;
  - (ii) provides a public service;
  - (iii) cannot be located elsewhere.
- (f) development minimises:
  - (i) disturbance to natural drainage;
  - (ii) erosion risk;
  - (iii) impacts on groundwater level;
  - (iv) impacts on landscape features (refer to Figure 6.2.1.3.2).
- (g) development:
  - (i) does not cause fragmentation, degradation or loss of habitat or biodiversity;
  - (ii) allows natural processes to occur;
  - (iii) does not significantly alter the existing landform or topography;
  - (iv) does not remove or damage mature vegetation;
  - (v) manages and reduces the presence of pests or weeds or feral animals.
- (h) development protects the viability of the barge for its ongoing use and potential to expand in the future.
- (i) development is for a use which demonstrates:
  - (i) a community need or takes advantage of an economic opportunity;
  - (ii) the nature and scale of the use is such that there are no suitable sites available within Pormpuraaw township;
  - (iii) the effects of the use mean that it cannot be practicably made compatible with other uses in the township zone; or
  - (iv) in order to operate effectively the use needs to be located close to a particular cultural feature, natural feature or resource, infrastructure item or activity that occurs in the area.

### 6.2.1.3 Assessment criteria

**Table 6.2.1.3.1 – Rural zone criteria for self-assessable and assessable development**

Performance Outcomes		Acceptable Outcomes	
For all development			
Character and amenity			
PO <sub>1</sub>	Development is compatible with the rural amenity of the area (refer to Figure 6.2.1.3.2).	AO <sub>1.1</sub>	The primary use of land is for rural activities; (1) other uses support the primary use of the land; (2) accommodation activities are limited to one dwelling per lot and (3) rural workers accommodation is limited to 2 dwelling units per 60ha.

Performance Outcomes		Acceptable Outcomes	
PO <sub>2</sub>	Buildings and structures are unobtrusive to the natural environment and landscape.	AO <sub>2.1</sub>	Buildings and structures are no higher than 8.5 metres above ground level.
Natural assets and resources			
PO <sub>3</sub>	<p>Development is located, designed and operated so that:</p> <p>(1) there are no adverse effects on the natural and cultural values of the environment, including land degradation, and water pollution arising from, but not limited to:</p> <ul style="list-style-type: none"> <li>(a) disturbance of the land;</li> <li>(b) siting of buildings and other works;</li> <li>(c) waste disposal;</li> <li>(d) public access;</li> <li>(e) fire hazard;</li> </ul> <p>(2) it integrates with the natural and cultural features of the site.</p>	AO <sub>3.1</sub>	<p>Development does not occur on land that is known to be a culturally important place or to have artefacts on the site.</p> <p>Editor's note: to remove any doubt, development may occur on the site after the development has been through code or impact assessment including consultation with Traditional Owners.</p>
		AO <sub>3.2</sub>	<p>Development is designed, sited and built to retain:</p> <ul style="list-style-type: none"> <li>(1) natural landforms;</li> <li>(2) natural drainage patterns;</li> <li>(3) mature vegetation;</li> <li>(4) significant landmarks or other items of cultural significance identified by Traditional Owners or the community.</li> <li>(5) biodiversity values including those associated with coastal dune systems, regional ecosystems, remnant streams, and wetlands as identified on Map SC2.5.6 Biodiversity overlay map.</li> </ul>
PO <sub>4</sub>	<p>Development does not:</p> <ul style="list-style-type: none"> <li>(1) adversely impact the viability of habitat; or</li> <li>(2) prevent the movement of wildlife; or</li> <li>(3) result in the loss of flora and fauna species.</li> </ul>	AO <sub>4.1</sub>	<p>Development does not locate or clear vegetation:</p> <ul style="list-style-type: none"> <li>(1) outside an identified immediate building envelope area</li> <li>(2) if a building envelope area is not identified, an area no larger than 200m<sup>2</sup>.</li> <li>(3) within an area affected by Map SC2.5.6: Biodiversity Overlay Map.</li> </ul> <p>Note—vegetation clearing is permitted where required to comply with the BCA for Construction in Bushfire Prone Areas or under the Queensland Development Code.</p>
PO <sub>5</sub>	Development allows for the natural functioning of coastal processes, waterways and water bodies.	AO <sub>5.1</sub>	<p>Development is set back:</p> <ul style="list-style-type: none"> <li>(1) at least 500m from the high water mark along the coast;</li> <li>(2) at least 200m from the high bank of a waterway or wetland identified in Map SC2.5.6: Biodiversity overlay map.</li> </ul>

Performance Outcomes		Acceptable Outcomes	
PO <sub>6</sub>	Development avoids and minimises the adverse impacts on water quality.	AO <sub>6.1</sub>	Development meets the water quality standards set out in the <i>Environmental Protection (Water) Policy 2009</i> .
<b>For all assessable development (excluding self-assessable development)</b>			
Character and amenity			
PO <sub>7</sub>	Buildings and structures are designed to be unobtrusive and compatible with the surrounding natural environment and landscape.	AO <sub>7.1</sub>	No acceptable outcome is prescribed.
PO <sub>8</sub>	Development does not prevent public access to beaches, watercourses, wetlands, saltpans or culturally important places.	AO <sub>8.1</sub>	Development is set back from beaches, watercourses, wetlands saltpans and culturally important places and provides for public ownership, access and use of resources.
PO <sub>9</sub>	Development does not result in significant adverse effects on amenity, public health or safety with regard to: (1) sewage disposal; (2) water supply for human use; (3) permanent or temporary occupation of, or access to, areas subject to natural hazards; (4) agricultural or extractive uses or works located in close proximity to Pompuraaw township, roads or other occupied places.	AO <sub>9.1</sub>	No acceptable outcome is prescribed.
PO <sub>10</sub>	Development at Baas Yard (refer to Map SC 2.2.1 – Strategic Framework Map): (1) is contained within the existing cleared area; (2) is for the extension of the cattle station;	AO <sub>10.1</sub>	No acceptable outcome is prescribed.
PO <sub>11</sub>	Development of camping grounds is: (1) temporary, mobile or easily relocatable; (2) setback from the high tide mark and watercourses; (3) not located in an erosion prone area; (4) designed to mitigate the impacts of storm tide inundation; (5) integrated with the natural environment; (6) for recreation or tourism.	AO <sub>11.1</sub>	No acceptable outcome is prescribed.
PO <sub>12</sub>	Development relating to the operational expansion of the crocodile farm is contained within the existing farm areas (indicative location shown on Map SC 2.2.1 - Strategic Framework Map) and is for rural or tourism related activities.	AO <sub>12.1</sub>	No acceptable outcome is prescribed.

Performance Outcomes		Acceptable Outcomes	
Infrastructure			
PO <sub>13</sub>	Infrastructure is provided to be: (1) a standard considered appropriate by Council; (2) robust and fit for purpose and intended period of operation; (3) easily maintained without unnecessarily requiring specialist expertise or equipment; (4) where possible, readily integrated with existing systems and facilitate the orderly provision of future systems.	AO <sub>13.1</sub>	No acceptable outcome is prescribed.
PO <sub>14</sub>	Development does not adversely affect the safe and effective operations of the barge, including vehicular and pedestrian movements between the barge and the township, and the ability for the barge to expand in the future.	AO <sub>14.1</sub>	No acceptable outcome is prescribed.
PO <sub>15</sub>	Development protects the electricity substation from encroachment by sensitive land uses where practicable.	AO <sub>15.1</sub>	Sensitive land uses are not located within 100 metres of the electricity substation identified on the strategic framework map in Schedule 2. .
Subdivision Design			
PO <sub>16</sub>	New lots are designed and developed with sufficient: (1) safe and convenient road access; (2) area and proportions for activities and works associated with the proposed use.	AO <sub>16.1</sub>	Subdivision does not result in a lot size of less than 60 hectares and each lot must be provided with safe and practical access to a road.
Natural Hazards			
PO <sub>17</sub>	Development is located and designed to avoid areas subject to landslide or to mitigate against the risk of landslide	AO <sub>17.1</sub>	(1) Buildings are not constructed on land with a slope greater than 15%; or (2) The development includes measures that ensure the long term stability of the development site (i.e. a site-specific geotechnical report).



**Figure 6.2.1.3.2 Pormpuraaw landscape features and character**



Natural landscape  
and vegetation



Coastal landscape  
and vegetation



Waterway and  
vegetation

## 6.2.2 Township zone code

### 6.2.2.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Township zone.

### 6.2.2.2 Purpose

- (1) The purpose of the Township zone code is to provide for small to medium size urban settlements located within a rural or coastal area. Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community. Facilities such as tourist attractions and short-term accommodation may be appropriate.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Pormpuraaw township provides:
    - (i) the focus for urban growth;
    - (ii) the primary residential areas to satisfy the housing needs of the residents;
    - (iii) community services including health care, education, sports and recreation;
    - (iv) opportunities for business including shopping, offices and industry;
    - (v) opportunities for local employment;
    - (vi) for the fostering of community development through the arts, social interaction and cultural activities.
  - (b) new development meets the residential, education, employment, recreation or community needs of the community;
  - (c) development is consistent with the laid back tropical character of Pormpuraaw and is:
    - (i) responsive to the natural features of the site, retaining landform and mature trees where possible;
    - (ii) comfortable and responsive to the climate of Cape York that includes hot weather and wet and dry seasons;
    - (iii) designed to meet the needs of the people intended to use the space;
    - (iv) cost efficient and easy to construct and maintain;
    - (v) adaptable to accommodate changing needs.
  - (d) development:
    - (i) protects culturally and environmentally important places or features including cemeteries and burial grounds;
    - (ii) contributes to a comfortable environment providing shady areas for formal and informal recreation;
    - (iii) retains the trees in the centre of town as significant community features and landmarks, natural landscaping, and shade provision.
  - (e) development is managed so that it:
    - (i) minimises disturbance and does not restrict access to resources including land, plants, animals, minerals in the earth, saltwater, freshwater and all natural environments and culturally important places;
    - (ii) retains access and use of resources by traditional owners and local people.
  - (f) development uses land in the Township zone sustainably and allows for appropriate innovation and mixed use development; infill and densities to establish a compact urban form;
  - (g) development incorporates and promotes the principles of Crime Prevention through Environmental Design (CPTED) and provides:
    - (i) buildings that address and overlook roads and public space;
    - (ii) clear boundaries between public and private space;
    - (iii) strong sight lines;
    - (iv) limited opportunities for vandalism;
    - (v) appropriate lighting;
    - (vi) a safe pedestrian environment.
  - (h) development:
    - (i) does not restrict access or the ability of the community to use open space for sport, recreation, cultural or entertainment purposes;


- (ii) seeks to contribute to and enhance the amenity, safety, and casual surveillance of parks and roads;
  - (iii) contributes to pedestrian friendly shared streets, paths and trails.
- (i) infrastructure is provided within Pormpuraaw township in a planned and sequenced way to a standard considered acceptable by Council;
- (j) development minimises disturbance to natural drainage, does not contribute to erosion or increase sediment in waterways and manages stormwater quality;
- (k) development maintains and improves connections and access to open space, the bush and the coastline;
- (l) development does not put people, property or infrastructure at risk from natural or man-made hazards;
- (m) development is consistent with the size, scale, character and amenity of the Township zone precinct in which it is located within (refer to Figure 6.2.2.3.2 to 6.2.2.3.3). The Township zone precincts include:
  - (i) **Community precinct**
  - (ii) **Industry precinct;**
  - (iii) **Open space precinct;**
  - (iv) **Residential precinct;**
  - (v) **Town centre precinct;**
- (3) for the **Community precinct**:
  - (a) development provides for:
    - (i) airport services, community activities, emergency services, educational establishments, health care services and utility installations;
    - (ii) employment that benefits the local economy and the people of Pormpuraaw;
  - (b) buildings and facilities for community activities are accessible by all members of the community including those with special needs;
  - (c) airport and logistics related development is appropriate within the area identified within the community precinct adjacent to the existing airport facility;
- (4) for the **Industry precinct**:
  - (a) development for low impact industry, service industry and warehouse is located in areas identified for industry;
  - (b) development for industry activities with the potential to cause harm to people or property is appropriately buffered from community facilities, residential areas, playgrounds and other sensitive land uses.
  - (c) development allows for the continuation, expansion, or establishment of:
    - (i) activities for or associated with hatching, raising and killing of crocodiles within the southern part of the industrial precinct located on the southern side of Wirran Street;
  - (d) economic activities that benefit and provide employment for the local people of Pormpuraaw;
  - (e) development does not expose people or property to unacceptable levels of risks of hazards;
- (5) for the **Open space precinct**:
  - (a) development that occurs in the Open Space precinct:
    - (i) is for sport, recreation, cultural or entertainment purposes;
    - (ii) contributes to a comfortable environment providing shady areas for formal and informal recreation.
- (6) for the **Residential precinct**:
  - (a) development provides for:
    - (i) a range of residential uses such as dwelling house, dual occupancy, multiple dwelling, community residence, hostel and short-term accommodation that provide housing choice and meet the needs of the community and are consistent with the amenity of the area;
    - (ii) a mix of housing types and lot sizes that meet the existing and future needs of the community;
    - (iii) lots and housing that are adaptable to changing family structures and household size.
  - (b) development is sited and designed to create opportunities for adaption including the ability to accommodate future subdivision, secondary dwellings or expansion of a house including the use of 'plug-ins' (refer to Figure 6.2.2.3.3).

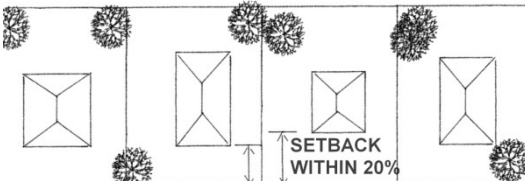


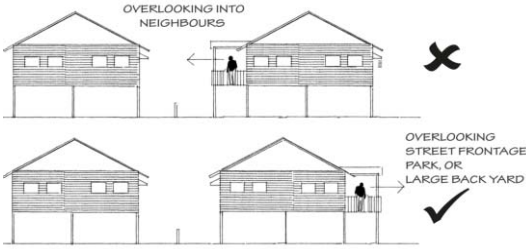
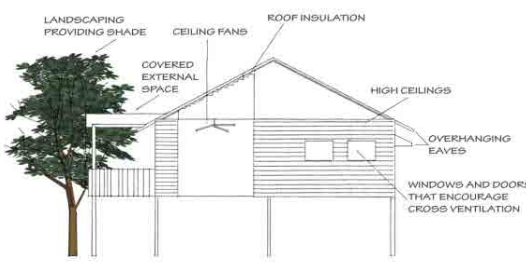
- (7) for the **Town centre precinct:**
- (a) development:
    - (i) reinforces the precinct's role as the centre of town;
    - (ii) supports its role as the heart of the community and provides for the retail, employment, arts, community and cultural needs of the local people;
    - (iii) contributes to creating an attractive, safe, comfortable, pedestrian oriented and functional place;
    - (iv) reinforces its role as the focal meeting place for the community; and
    - (v) is accessible to all members of the community;
    - (vi) recognises the town as a pedestrian environment and its connections to the rest of the town;
    - (vii) positively contributes to the public realm by considering the interaction between the buildings and the public space to ensure accessibility, comfort and public safety;
    - (viii) reinforces the connections between buildings and structures and the central park;
    - (ix) considers opportunities for outdoor entertainment and recreation facilities;
    - (x) supports the town centre park as the main gathering location in the town for social activities, informal recreation, and community events;
  - (b) development supports the continuation and expansion of existing facilities within the Town Centre precinct (refer to Figure 6.2.2.3.4 for existing uses in the town centre precinct);
  - (c) residential development, other than short-term accommodation in the Town Centre precinct is generally inappropriate.

### 6.2.2.3 Assessment criteria

**Table 6.2.2.3.1 – Township zone criteria for self-assessable and assessable development**

Performance Outcomes		Acceptable Outcomes																	
For all development																			
Location of uses																			
PO <sub>1</sub> Uses are of a nature and scale that are consistent with the character, amenity and intended use(s) of the precinct in which it locates.	AO <sub>1.1</sub>	Development for an activity group or use in Column 1 occurs in the precinct identified adjacent to that activity group in Column 2 of the table below:																	
		<table><tr><th>Column 1</th><th>Column 2</th></tr><tr><td>Centre activities</td><td rowspan="3">Town centre precinct</td></tr><tr><td>Entertainment activities</td></tr><tr><td>Markets</td></tr><tr><td>Community use</td><td>Community precinct</td></tr><tr><td>Low impact industry</td><td rowspan="3">Industry precinct</td></tr><tr><td>Service industry</td></tr><tr><td>Warehouse</td></tr><tr><td>Accommodation activities</td><td rowspan="2">Residential precinct</td></tr><tr><td>Home based business</td></tr><tr><td>Recreation activities</td><td>Open space precinct</td></tr></table>	Column 1	Column 2	Centre activities	Town centre precinct	Entertainment activities	Markets	Community use	Community precinct	Low impact industry	Industry precinct	Service industry	Warehouse	Accommodation activities	Residential precinct	Home based business	Recreation activities	Open space precinct
		Column 1	Column 2																
		Centre activities	Town centre precinct																
		Entertainment activities																	
		Markets																	
		Community use	Community precinct																
		Low impact industry	Industry precinct																
		Service industry																	
		Warehouse																	
	Accommodation activities	Residential precinct																	
	Home based business																		
Recreation activities	Open space precinct																		
AO <sub>1.2</sub>	Non-residential uses do not locate in the residential precinct.																		
Character and amenity																			
PO <sub>2</sub> Buildings and structures are of a type and scale and are appropriately located to be compatible with the surrounding area.	AO <sub>2.1</sub>	<div>The maximum height of a building or structure is 8.5m measured from the natural ground level to the underside of the highest point of the eaves.</div> <div></div>																	

Performance Outcomes		Acceptable Outcomes	
		AO <sub>2.2</sub>	<p>Buildings are setback from the street at a distance that is within 20% of building setback distances on neighbouring properties.</p> 
<p>PO<sub>3</sub> Development is located and designed to:</p> <ol style="list-style-type: none"> <li>(1) provide a safe environment for people using the property and those in neighbouring areas, including the open space network;</li> <li>(2) integrate with adjoining development and open space areas;</li> <li>(3) minimise the adverse impacts on privacy and amenity of neighbouring properties and uses; and</li> <li>(4) provide a clear definition of boundaries between public and private space.</li> </ol>		AO <sub>3.1</sub>	<p>Buildings address the road:</p> <ol style="list-style-type: none"> <li>(1) with the main entrance facing the road; or</li> <li>(2) for residential uses, located along any street frontage at least two of the following feature are oriented to the street: <ol style="list-style-type: none"> <li>(a) windows to habitable rooms;</li> <li>(b) an entry door or porch;</li> <li>(c) a balcony or patio (which may be partially screened for privacy)..</li> </ol> </li> </ol>
		AO <sub>3.2</sub>	Buildings are designed to avoid concealed recesses or openings or hidden places.
		AO <sub>3.3</sub>	Development provides footpath treatments that provide direct line of site to the street
		AO <sub>3.4</sub>	<ol style="list-style-type: none"> <li>(1) Habitable rooms and private open space are oriented to avoid overlooking of neighbouring properties; and</li> <li>(2) Where habitable rooms look directly at habitable rooms in residential buildings within 2m at ground floor level or within 9m above ground floor level, privacy is protected by: <ol style="list-style-type: none"> <li>(a) opaque louvers or obscure glazing in any part of a window that is below 1.5m above floor level; or</li> <li>(b) fixed external screens; or</li> <li>(c) in the case of ground floor rooms, fencing to a height of 1.8m above ground level; and</li> <li>(d) if in the case of ground floor rooms, deep planting.</li> </ol> </li> </ol>
		AO <sub>3.5</sub>	Balconies or the main living areas on upper levels do not overlook neighbouring living areas or balconies

Performance Outcomes	Acceptable Outcomes
	
PO <sub>4</sub> Buildings are designed to be comfortable in the hot and wet climate and be energy efficient.	<p data-bbox="727 757 799 790">AO<sub>3.6</sub></p> <ol data-bbox="837 533 1364 712" style="list-style-type: none"> <li>(1) Site boundaries are defined by:               <ol style="list-style-type: none"> <li>(a) landscaping; or</li> <li>(b) fencing;</li> </ol> </li> <li>(2) Fencing between the building and the road is not more than 1.2 metres in height.</li> </ol> <p data-bbox="727 723 799 757">AO<sub>4.1</sub></p> <p data-bbox="837 723 1364 1205">Buildings incorporate tropical design features including:</p> <ol style="list-style-type: none"> <li>(1) orientation to capture the breezes;</li> <li>(2) eaves of at least 900mm;</li> <li>(3) windows and doorways on opposite or near opposite external walls to allow for optimal natural ventilation;</li> <li>(4) external outdoor areas attached to and connecting with the internal space of the buildings; and</li> <li>(5) large open balconies with strong connectivity with adjoining indoor rooms, good shade cover and light weight balustrading; and</li> <li>(6) landscaping that shades the external walls of the building.</li> </ol> 
PO <sub>5</sub> Development is located, designed and operated to provide sufficient areas for activities associated with the proposed use, including off-street vehicle parking.	<p data-bbox="727 1541 799 1574">AO<sub>5.1</sub></p> <ol style="list-style-type: none"> <li>(1) For residential development, site layout and building design provides:               <ol style="list-style-type: none"> <li>(a) a minimum of one (1) off-street car parking space per dwelling;</li> <li>(b) on-site outdoor clothes drying area;</li> <li>(c) on-site private recreation area; and</li> <li>(d) required setbacks.</li> </ol> </li> <li>(2) For short-term accommodation, hostel, or residential care facility, a minimum of one (1) off-street car parking space per 5 rooms or units.</li> <li>(3) For non-residential development:               <ol style="list-style-type: none"> <li>(a) sufficient car parking spaces are provided to accommodate</li> </ol> </li> </ol>

Performance Outcomes		Acceptable Outcomes
		<p>the amount of vehicle traffic likely to be generated by the particular use;</p> <p>(b) businesses provide space for loading and unloading of required goods and services; and</p> <p>(c) vehicle manoeuvring is provided, including onsite queuing and passenger set down and pick up facilities appropriate to the use.</p>
<p>PO<sub>6</sub> Non-residential development in the Residential precinct is compatible with the residential amenity and character of the Residential precinct by:</p> <p>(1) maintaining a quiet residential environment;</p> <p>(2) having a similar size, height and general appearance to surrounding residential activities;</p> <p>(3) maintaining low traffic flows in residential streets;</p> <p>(4) ensuring the signage on the premises is small and unobtrusive; and</p> <p>(5) if not for a home based business, provides for the local needs for residents.</p>	AO <sub>6.1</sub>	<p>For home based business and accommodation activities within the Residential precinct, signage for the premises:</p> <p>(1) is limited to one sign;</p> <p>(2) is no more than 0.3m<sup>2</sup> in size;</p> <p>(3) consist of not more than:</p> <p>(a) the name of the person carrying out the activity;</p> <p>(b) the name of the business; and</p> <p>(c) the profession/type of business; and</p> <p>(4) is not illuminated.</p>
	AO <sub>6.2</sub>	<p>For a home based business, activities are conducted within a residential dwelling or within another enclosed structure such as a shed or a garage, and do not involve:</p> <p>(1) the display of goods;</p> <p>(2) repairing, cleaning, or loading of motor vehicles;</p> <p>(3) more than 2 vehicles additional to those owned by the occupants on the premises or on any road frontage to the premises at any one time;</p> <p>(4) more than 3 bedrooms for guests if for a bed and breakfast;</p> <p>(5) the use of more than 20% of a home (except for a guest accommodation business);</p> <p>(6) more than 2 employees; and</p> <p>(7) hours of operation outside of 8:00am to 6:00pm, Monday to Saturday (except for a guest accommodation business).</p>
Advertising devices		
PO <sub>7</sub>	Advertising devices are located where it will not significantly impact on the amenity of environmentally sensitive areas, heritage areas, open space areas, waterways and wetlands, and residential areas.	<p>AO<sub>7.1</sub> Advertising devices are:</p> <p>(1) consistent with the sign examples contained in figure 6.2.2.3.5;</p> <p>(2) placed within the context of other built structures in preference to non-built areas;</p> <p>(3) are not in the form of billboard signs (refer to figure 6.2.2.3.6).</p>
Infrastructure		

Performance Outcomes		Acceptable Outcomes	
P0 <sub>8</sub>	Development is provided with infrastructure appropriate to the use and the location.	AO <sub>8.1</sub>	<p>(1) Development is to be provided with connection to:</p> <ul style="list-style-type: none"> <li>(a) reticulated water supply without adversely affecting the capacity or pressure of the system and in accordance with the requirements on the FNQROC regional Development Manual,;</li> <li>(b) the reticulated sewerage network without adversely affecting the capacity of the system and in accordance with the requirements on the FNQROC regional Development Manual,;</li> <li>(c) electricity to the standard of infrastructure normally associated with the particular use / activity in the area and in accordance with the requirements of the electricity provider;</li> <li>(d) telecommunications to the standard of infrastructure normally associated with the particular use/activity in the area and in accordance with the requirements of the telecommunications provider;</li> <li>(e) the road network.</li> </ul> <p>(2) Development does not increase or alter the flow of stormwater run-off onto neighbouring properties.</p> <p>(3) Development involving the construction of new roads or pavements are designed and constructed to be pedestrian and cycle friendly and with red paving consistent with existing paved roads (as shown on Figure 6.2.2.3.2).</p>
		AO <sub>8.2</sub>	Development is of a type and scale that does not require a greater/higher standard of service for infrastructure than identified by the Priority Infrastructure Plan.
PO <sub>9</sub>	<p>The safe and efficient operation of roads are maintained having regard to:</p> <ul style="list-style-type: none"> <li>(1) the type of vehicles using the roads; and</li> <li>(2) the location of uses that may be adversely affected by noise or dust generated from the use of that road.</li> </ul>	AO <sub>9.1</sub>	<p>Development is:</p> <ul style="list-style-type: none"> <li>(1) not located in the road reserve;</li> <li>(2) is provided with one driveway and crossover per property; or</li> <li>(3) where a property has more than one road frontage or a frontage greater than 20 metres a driveway and crossover may be provided for: <ul style="list-style-type: none"> <li>(a) a second road frontage; or</li> <li>(b) every 20 metres of road frontage.</li> </ul> </li> </ul>
<b>For all assessable development (excluding self-assessable development)</b>			

Performance Outcomes		Acceptable Outcomes	
Character and amenity			
PO <sub>10</sub>	Development in the Residential precinct allows for: (1) a range of housing options, including, dual occupancy and multiple dwellings; (2) flexibility and adaptability for changing household sizes and structures. (3) temporary structures to meet the specific needs of the community.	AO <sub>10.1</sub>	No acceptable outcome is prescribed.
PO <sub>11</sub>	Non-residential uses locating in the Residential precinct are designed, constructed and operated to: (1) avoid significantly changing ambient conditions relating to light, noise, dust, odour, traffic and other existing physical aspects in the surrounding area; (2) be compatible with surrounding development by being of similar scale, intensity and character; (3) support residential uses in the precinct; (4) not adversely affect the amenity of the locality.	AO <sub>11.1</sub>	No acceptable outcome is prescribed.
PO <sub>12</sub>	Non-residential uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of: (1) associated, adjoining or nearby residential uses; (2) other types of non-residential uses	AO <sub>12.1</sub>	No acceptable outcome is prescribed.
PO <sub>13</sub>	Development of industry activities is appropriately buffered from sensitive land uses including residential uses and community activities to protect the health and safety of the community.  Note— Development proposed to be located closer than the separation distances, require a detailed planning investigation to demonstrate that the expected impacts from these industry activities have been adequately considered in the local context.	AO <sub>13.1</sub>	Development for low impact industry or service industry occurs within the Industry precinct.
Natural and Cultural Values			

Performance Outcomes		Acceptable Outcomes	
PO <sub>14</sub>	Development is located, designed and operated to: <ul style="list-style-type: none"> <li>(1) not impact adversely on cultural values of the site;</li> <li>(2) integrate with the physical characteristics of the site;</li> <li>(3) recognise and protect significance of prominent natural features and landmarks of the site and retain: <ul style="list-style-type: none"> <li>(a) natural landforms</li> <li>(b) natural drainage patterns;</li> <li>(c) mature vegetation;</li> <li>(d) any significant landmarks;</li> <li>(e) views.</li> </ul> </li> </ul>	AO <sub>14.1</sub>	No acceptable outcome is prescribed.
PO <sub>15</sub>	Development on or adjacent to a historic, heritage or culturally important places: <ul style="list-style-type: none"> <li>(1) does not degrade, disturb, destroy or detract the site, objects or histories;</li> <li>(2) is designed to be consistent with the historic, heritage or culture features, objects or histories.</li> </ul>	AO <sub>15.1</sub>	No acceptable outcome is prescribed.
Subdivision Design			
PO <sub>16</sub>	New lots are designed and developed with sufficient: <ul style="list-style-type: none"> <li>(1) road frontage for safe and convenient vehicle and pedestrian access; and</li> <li>(2) area and proportions for activities and works associated with the proposed use.</li> </ul>	AO <sub>16.1</sub>	New lots for residential activities are provided with: <ul style="list-style-type: none"> <li>(1) a minimum of 10m road frontage;</li> <li>(2) a minimum area of 350m<sup>2</sup>.</li> </ul> <p>Note—For non-residential subdivision, refer to PO<sup>15</sup></p>
PO <sub>17</sub>	Residential lots greater than 900m <sup>2</sup> can be subdivided if they have 2 road frontages and each new lot has sufficient: <ul style="list-style-type: none"> <li>(1) road frontage for safe and convenient vehicle and pedestrian access; and</li> <li>(2) area and proportions for residential use.</li> </ul>	AO <sub>17.1</sub>	No acceptable outcome is prescribed.
PO <sub>18</sub>	New lots do not restrict public access to open space, natural assets and resources, including culturally important places.	AO <sub>18.1</sub>	No acceptable outcome is prescribed.
PO <sub>19</sub>	Residential subdivision that create more than 10 lots provide flexibility for the	AO <sub>19.1</sub>	No acceptable outcome is prescribed.



Performance Outcomes		Acceptable Outcomes	
	development of a range of housing types and sizes.		
PO <sub>20</sub>	Lot layout and road network are designed to:	AO <sub>20.1</sub>	No acceptable outcome is prescribed.
(1)	allow safe and efficient vehicle, cyclist, and pedestrian movements;		
(2)	minimise the number of cul-de-sacs;		
(3)	facilitate future extension of subdivision and road network.		

**Figure 6.2.2.3.2: Pormpuraaw town centre character**



Town centre streetscape



Town centre built form



Town centre built form



Central Park



Town centre character

**Figure 6.2.2.3.3: Pormpuraaw township residential development types**



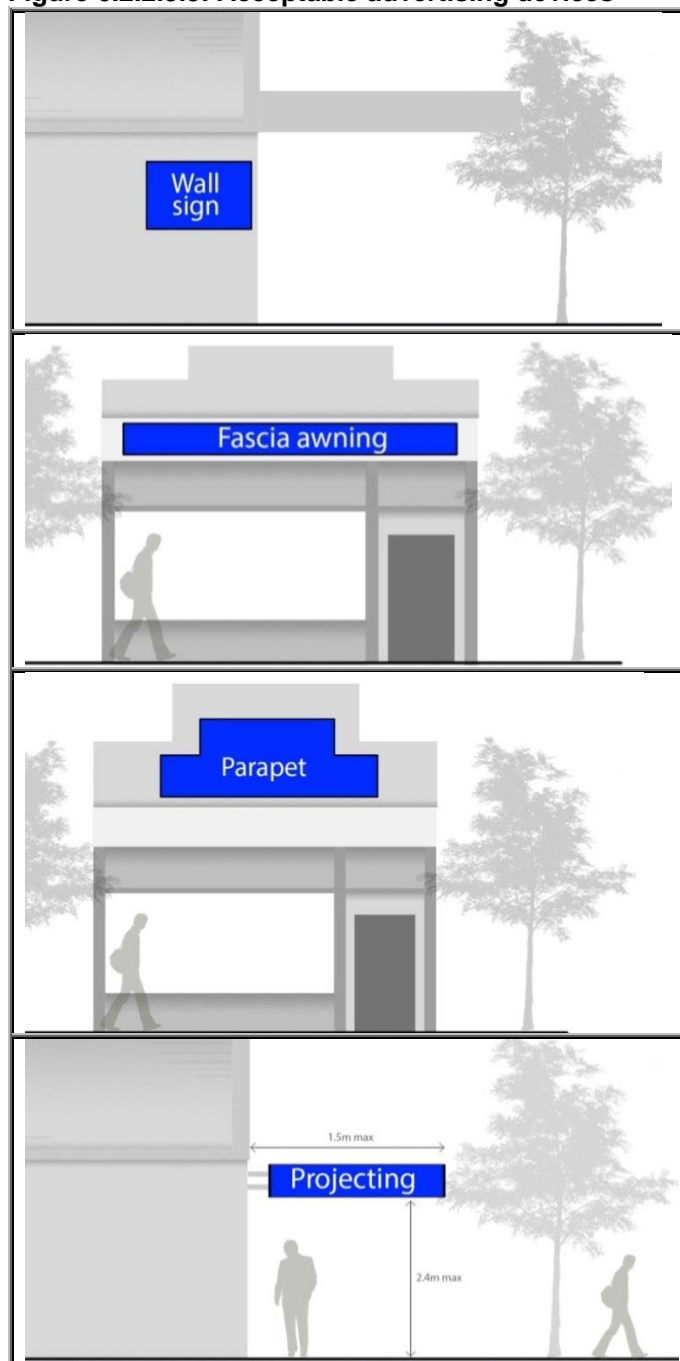
High set housing design maximises the ability to capture breezes and minimise impacts of flooding.

“Plug-in” housing can be used to adapt/expand existing residential arrangements.

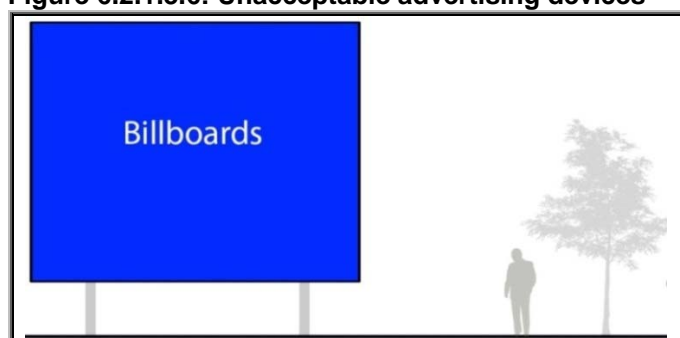
**Figure 6.2.2.3.4: Existing uses in the town centre precinct**



**Figure 6.2.2.3.5: Acceptable advertising devices**



**Figure 6.2.1.3.6: Unacceptable advertising devices**



# 07

## LOCAL PLANS

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## Part 7 Local plans

There are no local plans in the planning scheme

# 08 OVERLAYS



## Part 8 Overlays

### 8.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
  - (a) there is particular sensitivity to the effects of development;
  - (b) there is a constraint on land use or development outcomes;
  - (c) there is the presence of valuable resources; and
  - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed levels of assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the level of assessment or any additional assessment criteria.
- (5) Assessment criteria for an overlay may be contained in one of the following:
  - (a) a map for an overlay;
  - (b) a code for an overlay;
  - (c) a zone code;
  - (d) a local plan code;
  - (e) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
  - (a) Airport environs overlay;
  - (b) Bushfire hazard overlay;
  - (c) Coastal hazard overlay;
  - (d) Flood hazard overlay;
  - (e) Potential and actual acid sulfate soils overlay.

### 8.2 Overlay codes

#### 8.2.1 Airport environs overlay code

##### 8.2.1.1 Application

- (1) This code applies to assessing development located in an area affected by the Airport environs overlay on Map SC2.5.1.

##### 8.2.1.2 Purpose

- (1) The purpose of the Airport environs overlay code is to regulate development in Pormpuraaw to ensure it does not adversely affect the existing safety and operational integrity of airspace associated with the airport. It deals with issues including:
  - (a) Obstacle Limitation Surface (OLS);
  - (b) Public safety;
  - (c) Bird and bat strike zone;
  - (d) Light intensity;
  - (e) Australian Noise Exposure Forecast contour (ANEF);
  - (f) Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces;
  - (g) Aviation facilities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the existing operational efficiency and safety of aircraft servicing the airport at Pormpuraaw is not adversely affected by development.

Editor's note—Refer to Map SC 2.5.1-Airport environs overlay map



### 8.2.1.3 Assessment criteria

**Table 8.2.1.3.1 – Airport environs overlay criteria for self-assessable and assessable development**

Performance Outcomes		Acceptable Outcomes	
For all assessable development			
Heights of buildings, structures, and equipment			
PO <sub>1</sub> (1) Buildings and structures do not: penetrate the obstacle limitation surface (OLS) for the airport; (2) affect the operational efficiency of Pormpuraaw Airport; (3) create a hazard to the safe navigation of aircraft using the airport.	AO <sub>1.1</sub>	The maximum height of buildings and structures in the Pormpuraaw township zone does not exceed 45 metres.	
	AO <sub>1.2</sub>	Buildings and structures do not penetrate the take-off / approach paths and transitional slopes of the OLS, as shown on Map SC2.5.1 - Airport environs overlay.	
	AO <sub>1.3</sub>	Buildings or other structures are not appropriate within Area A adjacent to the Pormpuraaw Airport shown on the Map SC2.5.1 - Airport environs overlay.	
	AO <sub>1.4</sub>	Buildings or other structures within Area B shown on the Map SC2.5.1 - Airport environs overlay do not exceed 8.5 metres in height.	
Operational hazards			
PO <sub>2</sub> (1) Development does not cause a hazard to aircraft operating through the airport by way of: (1) using reflective surfaces, very bright lighting or lighting similar to aerodrome lighting which can distract or confuse aircraft pilots; or (2) interfering with navigation or communication facilities; or (3) releasing emissions that may affect pilot visibility or aircraft operations; or (4) attracting birds or bats to the areas which could contribute to bird-strike hazard.	AO <sub>2.1</sub>	(1) Night lighting does not involve: (1) lighting that shines light above the horizontal; or (2) coloured or flashing lights; or (3) sodium lights; or (4) flare plumes; or (5) lighting in straight parallel lines 500 metres or longer.	
	AO <sub>2.2</sub>	New uses or works do not generate gaseous plumes or airborne particulates such as steam, dust, smoke, ash, or other pollutants.	
	AO <sub>2.3</sub>	(1) Development is not for: (1) putrescible waste disposable sites; or (2) commercial fish processing; or (3) bird sanctuaries and fauna reserves; or (4) turf farming; or (5) piggeries; or (6) fruit farming and food processing plants; or (7) sporting and recreational activities such as parachuting, hot air ballooning, or hang gliding.	

## 8.2.2 Bushfire hazard overlay code

### 8.2.2.1 Application

- (1) This code applies to development located on land identified as high and medium bushfire hazard management areas on map SC2.5.2. It applies to development that:
  - (a) increases the number of people living and working in the natural hazard management area, except where the premises occupied are on a short term or intermittent basis;
  - (b) involves institutional uses where evacuating people may be difficult; or
  - (c) involves the manufacture or storage of hazardous materials in bulk.

Editor's note—the *Building Act 1975* adopts the requirements of the Building Code of Australia and AS 3959-2009 and thus regulates the construction standards of all premises identified in the bushfire prone area subsequent to development approval.

### 8.2.2.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to:
  - (a) manage development in areas prone to bushfire to avoid the social and economic costs resulting from bushfires;
  - (b) identify areas of high and medium bushfire hazard where building work is regulated under the *Building Code of Australia* and/or the *Queensland Development Code* as prescribed under the *Queensland Building Act 1975* (section 32).
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is designed and sited to minimise the risk and results of bushfire;
  - (b) development provides road access and water supply adequate for fire fighting;
  - (c) development avoids uses and activities that expose the built environment or human health or safety to an unacceptable level of risk.

Editor's note—refer to Map SC 2.5.2-Bushfire hazard overlay map

### 8.2.2.3 Assessment criteria

**Table 8.2.2.3.1 – Bushfire hazard overlay assessment criteria for self-assessable and assessable development**

Performance Outcomes		Acceptable Outcomes	
For all development			
PO <sub>1</sub>	Development does not increase the likelihood of harm to people, property, and the environment.	AO <sub>1.1</sub>	For development involving new or existing buildings with a GFA greater than 50m <sup>2</sup> each class 1, 2, 3, or 4 building has: (1) a connection to a Council reticulated water supply; or (2) no less than 5,000L of stored water, located within 40m of habitable building(s), that is available exclusively for fire fighting purposes (e.g. accessible pool, dam or tank with fire brigade tank fittings). Each building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
		AO <sub>1.2</sub>	Buildings and structures: (1) on lots greater than 2,500 m <sup>2</sup> :

Performance Outcomes		Acceptable Outcomes
		<p>(a) are sited in locations of lowest hazard within the lot; and</p> <p>(b) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.</p> <p>(2) on lots less than or equal to 2,500m<sup>2</sup>, maximise setbacks from hazardous vegetation.</p>
<b>For all assessable development</b>		
<b>Bushfire hazard area</b>		
PO <sub>2</sub> Development does not increase the likelihood of harm to people, property, and the environment from uses and activities involving high concentrations of people or high risk activities	AO <sub>2.1</sub>	<p>A bushfire management plan must be developed and complied with for developments which:</p> <p>(1) result in high concentrations of people on a site (for example child care centre, educational establishment, hospital, and accommodation activities);</p> <p>(2) manufacture or store flammable goods or hazardous materials; and</p> <p>(3) in their normal course of operation require the use of ignition sources such as naked flame.</p>
<p>PO<sub>3</sub> Development maintains the safety of people and property through:</p> <ul style="list-style-type: none"> <li>lot design</li> <li>firebreaks</li> <li>emergency access</li> </ul>	AO <sub>3.1</sub>	<p>For a development that creates additional lots by reconfiguration of a lot:</p> <p>(1) Residential lots are designed so that their size and shape allow for efficient emergency access to buildings for fire fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings);</p> <p>(2) the development is provided with:</p> <ul style="list-style-type: none"> <li>an area of managed vegetation<sup>3</sup> that separates the lot boundaries from the hazardous vegetation by a distance of 10m;</li> <li>a fire access trail that: <ul style="list-style-type: none"> <li>has a minimum cleared width of 6m metres; and</li> <li>has a formed width and gradient, and erosion control devices to local government standards; and</li> <li>has vehicular access at each end; and</li> </ul> </li> </ul>

<sup>3</sup> Managed vegetation for bushfire mitigation includes mown grass, mulched debris, tree branches removed within 2m of ground level and trees thinned to prevent a continuous canopy cover.

Performance Outcomes		Acceptable Outcomes
		<ul style="list-style-type: none"> <li>- provides passing bays and turning areas for fire fighting appliances; and</li> <li>- is within an access easement that is granted in favour of the local government and QFRS.</li> </ul> <p>Editor's Note: the fire trail may be included within the 10m wide area of managed vegetation.</p>
	AO <sub>3.2</sub>	<p>For a development that requires a MCU on a lot 25,000 m<sup>2</sup> or larger that will result in multiple class 1, 2, 3 or 4 buildings within a single lot, the development is provided with a fire access trail that:</p> <ol style="list-style-type: none"> <li>(1) has a minimum cleared width of 6m and</li> <li>(2) has a formed width and gradient, and erosion control devices to local government standards; and</li> <li>(3) has vehicular access at each end; and</li> <li>(4) provides passing bays and turning areas for fire fighting appliances; and</li> <li>(5) is within an access easement that is granted in favour of the local government and QFRS.</li> </ol>

## 8.2.3 Coastal hazard overlay code

### 8.2.3.1 Application

- (1) This code applies to assessing development located in the storm tide hazard or erosion prone area identified on Map SC 2.5.3).

### 8.2.3.2 Purpose

- (1) The purpose of the Coastal hazard overlay code is to manage development in areas affected by coastal processes including storm tide inundation, erosion, and sea level rise to:
  - (a) avoid the social and economic costs resulting from coastal hazards;
  - (b) protect, conserve, rehabilitate and manage the environment of the coast, including resources and biological diversity;
  - (c) prevent development from adversely impacting on natural coastal processes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is designed and sited to:
    - (i) minimise the risk and results of coastal hazards on communities, infrastructure, and property;
    - (ii) avoid interference with natural coastal processes such as coastline movement, movement of sand/sediment);
  - (b) development avoids uses and activities that expose the built environment or human health or safety to an unacceptable level of risk.

Editor's note—refer to Map SC 2.5.3-Coastal hazard overlay map

### 8.2.3.3 Assessment criteria

**Table 8.2.3.3.1 – Coastal hazard overlay assessment criteria for self-assessable and assessable development**

Performance Outcomes		Acceptable Outcomes	
For all development			
PO <sub>1</sub>	Development will not be subject to unacceptable risk from: (1) coastal erosion; or (2) storm surge.	AO <sub>1.1</sub>	Development is not located in a storm tide hazard or erosion prone area shown on the SC 2.5.4-Coastal hazard overlay map.
For all assessable development (excluding self-assessable development)			
Erosion prone area			
PO <sub>2</sub>	Development does not increase the likelihood of erosion, and the erosion prone areas are development-free unless the development (1) cannot be located elsewhere or (2) is coastal-dependant development or (3) is temporary, relocatable or able to be abandoned	AO <sub>2.1</sub>	Development is designed and located to: (1) retain vegetation on the site where its absence, removal or damage may destabilise the area; (2) manage stormwater runoff to prevent scour; (3) maintain physical characteristics of the dune systems and near shore coastal landforms including dune crest height and sand volume; (4) maintain sand/sediment movement along the coast.

Performance Outcomes		Acceptable Outcomes
	AO <sub>2.2</sub>	Development does not occur within erosion prone areas, apart from: (1) acceptable temporary or relocatable structures for safety and recreational purposes; (2) coastal dependant development.
	AO <sub>2.3</sub>	Where buildings and structures exist within an erosion prone area, any future development of the land must not be at a greater intensity than the existing development unless it can be clearly demonstrated that the development would not compromise the coastal hazard.
PO <sub>3</sub> If land within the coastal management district is proposed for reconfiguring to create additional allotments, the identified erosion prone area must be surrendered to the State as a reserve for coastal management purposes at no cost.	AO <sub>3.1</sub>	No acceptable outcome is prescribed.
Storm tide hazard		
PO <sub>4</sub> Development in a storm tide hazard area is designed, constructed and operated to: (1) maintain dune crest heights, or where a reduction in crest heights cannot be avoided, mitigate risks to development from wave overtopping and storm surge inundation; and (2) ensure structures can sustain flooding from a defined storm tide event; and (3) maintain the safety of people living and working on the premises from a defined storm tide event.	AO <sub>4.1</sub>	(1) Habitable rooms of all built structures are located above the defined storm tide event level; (2) Development provides: (a) a safe refuge for people within the development site during a defined storm tide event; and (b) at least one clearly identified evacuation route for emergency evacuation during a defined storm tide event; (3) Development is designed and constructed to withstand hydrostatic and hydrodynamic forces during a defined storm tide event.  Editor's note – for design guidelines refer to The Queensland Reconstruction Authority Planning for a stronger, more resilient North Queensland Part 1 – Rebuilding in storm tide prone areas: Tully Heads and Hull Heads
PO <sub>5</sub> Development involves only uses and activities which do not result in environmental harm.	AO <sub>5.1</sub>	Development does not involve the manufacture and/or storage of goods or use of materials that if exposed to a storm tide event would result in unacceptable risk to the

Performance Outcomes		Acceptable Outcomes
		natural or built environment or human health or safety.
PO <sub>6</sub>	For developed areas, structural engineering and stabilisation works must be initiated only as a last resort where erosion presents an immediate threat to public safety, or property or infrastructure that is not expendable.	AO <sub>6.1</sub> No acceptable outcome is prescribed.
PO <sub>7</sub>	The siting, design, construction and materials used for works must not cause any significant adverse impacts on the coastal resources of the location or significantly impact on the natural cycles of erosion and accretion of beaches.	AO <sub>7.1</sub> No acceptable outcome is prescribed.

## 8.2.4 Flood hazard overlay code

### 8.2.4.1 Application

- (1) This code applies to assessing development located in an area identified in a state planning policy. It may include the following areas of land identified within the local government area as:
  - (a) areas of land with flooding and inundation potential;
  - (b) overland flow paths identified locally.
- (2) It applies, at a minimum, to development that:
  - (a) increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or
  - (b) involves institutional uses where evacuating people may be difficult; or
  - (c) involves the manufacture or storage of hazardous materials in bulk.

### 8.2.4.2 Purpose

- (1) The purpose of the flooding hazard overlay code is to manage development to protect communities and infrastructure from adverse impacts of flooding.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development does not result in nor increase unacceptable risks from a flood event:
    - (i) to health and safety; and
    - (ii) of property damage.

Editor's note—refer to Map SC 2.5.4-Flood hazard overlay map

### 8.2.4.3 Assessment criteria

**Table 8.2.4.3.1 – Flood Hazard overlay assessment criteria for self-assessable and assessable development**

Performance Outcomes		Acceptable Outcomes	
For all development			
Siting, design, and lot layout			
<p>PO<sub>1</sub> The layout, siting, and design of development responds to flooding potential, maintains personal safety at all times, and is resilient to flood events by ensuring design and built form account for potential risk of flooding.</p> <p>Note—The highset 'Queenslander'-style house is a resilient low-density housing solution for floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p> <p>Note—For information on Resilient building materials for use within the Interim Floodplain Assessment Overlay area refer to the Queensland Reconstruction Authority's publication - "Rebuilding in storm tide prone areas: Tully Heads and Hull Heads". . Information may also be obtained from</p>	AO <sub>1.1</sub>	<p>New buildings are:</p> <ul style="list-style-type: none"><li>(1) not located within the flood hazard area; or</li><li>(2) located on the highest part of the site to minimise entrance of floodwaters; or</li><li>(3) elevated; or</li><li>(4) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</li></ul> <p>Note— If part of the site is located outside of the identified floodplain, this is the preferred location for all buildings.</p>	
	AO <sub>1.2</sub>	<p>For reconfiguring a lot, new lots are:</p> <ul style="list-style-type: none"><li>(1) located outside of the flood overlay area; or</li><li>(2) where possible, located on the highest part of the site to minimise entrance of floodwaters.</li></ul>	



Performance Outcomes		Acceptable Outcomes	
Building Certifiers and the relevant building assessment provisions.			<p>Note—If part of the site is outside the flood hazard area, this is the preferred location for all buildings</p> <p>Note—Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the <i>Building Act 175</i>.</p>
	AO <sub>1.3</sub>		Road and/or pathway layout provides a safe and clear evacuation path by direct and simple routes to main carriageways.
	AO <sub>1.4</sub>		<p>Signage is provided on site indicating:</p> <ol style="list-style-type: none"> <li>(1) the position and path of all safe evacuation routes off the site; and</li> <li>(2) if the site contains or is within 100 metres of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as floodway crossings or entrances to low-lying reserves.</li> </ol>
	AO <sub>1.5</sub>		<p>Buildings:</p> <ol style="list-style-type: none"> <li>(1) allow for flow through of flood waters on the ground floor; and</li> <li>(2) if for residential dwelling, have floor levels of habitable rooms that are above the flood level.</li> </ol>
Water flow and flood level			
<p>PO<sub>2</sub> Development does not exacerbate the potential flooding impacts within the site or on adjoining land.</p> <p>Note—Council may choose to require the applicant to submit a site-based flood study, particularly for areas identified within the flood hazard area that investigates the impact of the development on the floodplain and demonstrates compliance with the relevant Performance Outcomes.</p>	AO <sub>2.1</sub>		<p>Works in urban areas do not involve:</p> <ol style="list-style-type: none"> <li>(1) any physical alteration to a watercourse or floodway including vegetation clearing; or</li> <li>(2) a net increase in filling.</li> </ol>
	AO <sub>2.2</sub>		<p>Works in areas other than an urban area either:</p> <ol style="list-style-type: none"> <li>(1) do not involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(2) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(3) do not change flood characteristics outside the subject site in ways that result in: <ol style="list-style-type: none"> <li>(a) loss of flood storage;</li> <li>(b) loss of/changes to flow paths;</li> <li>(c) acceleration or retardation of flows; or</li> <li>(d) any reduction in flood warning times elsewhere on the floodplain.</li> </ol> </li> </ol>
	AO <sub>2.3</sub>		Development does not result in worsening the severity or impact of flooding on the property or neighbouring properties.
Hazardous materials			

Performance Outcomes		Acceptable Outcomes	
PO <sub>3</sub>	Development avoids the release of hazardous materials into floodwaters.	AO <sub>3.1</sub>	Materials manufactured or stored on site are not hazardous in nature.
		AO <sub>3.2</sub>	Material manufacturing equipment and containers are located outside flood hazard areas.  Note— refer to the Dangerous Goods Safety Management Act 2001 and associated Regulation, the Environmental Protection Act 1994 and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.
Community infrastructure and Essential Services			
PO <sub>4</sub>	Community Infrastructure and essential services are able to function effectively during and immediately after flood events.	AO <sub>4.1</sub>	No acceptable outcome provided.
PO <sub>5</sub>	The development supports and does not unduly burden disaster management responses or recovery capacity and capabilities	AO <sub>5.1</sub>	Development does not: (1) increase the number of people calculated to be at risk from flooding (2) increase the number of people likely to need evacuation (3) shorten flood warning times (4) impact on the ability of traffic to use evacuation routes or unreasonably increase traffic volumes on evacuation routes

## 8.2.5 Potential and actual acid sulfate soils overlay code

### 8.2.5.1 Application

- (1) This code applies to assessing development on land below the 20m Australian Height Datum (AHD) contour and:
  - (a) involving excavation or removal of 100m<sup>3</sup> or more of soil or sediment below 5m AHD; or
  - (b) filling of land with below 5m AHD with 500m<sup>3</sup> or more of material with an average depth of 0.5 metre or greater.

### 8.2.5.2 Purpose

- (1) The purpose of the Potential and actual acid sulfate soils overlay code is to regulate development in identified areas to avoid the creation of acid sulfates and resulting adverse effects on the built and natural environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development does not result in the unmitigated disturbance of acid sulfates;
  - (b) the disturbance of acid sulfates does not cause damage to the built and natural environment.

Editor's note— refer to SC 2.5.5-Potential and actual acid sulfate soils overlay map

### 8.2.5.3 Assessment criteria

**Table 8.2.5.3 – Potential and actual acid sulfate soils overlay assessment criteria for self-assessable and assessable development**

Performance Outcomes		Acceptable Outcomes	
For all development			
PO <sub>1</sub>	Development:	AO <sub>1.1</sub>	
(1)	manages the risk of acid sulfates being created or released;		The disturbance of acid sulfate soils or potential acid sulfate soils is avoided by:
(2)	includes mitigation measures to prevent accidental release of acid sulfates from causing harm;		(1) not excavating or otherwise removing 100m <sup>3</sup> or more of soil or sediment below 5m Australian Height Datum (AHD).
(3)	does not involve permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;		
(4)	does not involve undertaking filling that results in:		Editor's note—the majority of Pompuraaw township sits at or below 5m AHD.
	(a) actual acid sulfate soils being moved below the water table; and		
	(b) previously saturated acid sulfate soils being aerated.		

For all assessable development (excluding self-assessable development)		
PO <sub>2</sub>	Development:	AO <sub>2.1</sub>
(1)	manages the risk of acid sulfates being created or released; and includes mitigation measures to prevent accidental release of acid sulfates from causing harm.	Where disturbance of acid sulfate soils cannot be avoided:
	Editor's note—an acid sulfate soils (ASS) investigation and the preparation of an ASS Management Plan may be required.	(1) The disturbance of acid sulfate soils or potential acid sulfate soils avoids the release of acid and metal contaminants by:
		(a) neutralising existing acidity and preventing the generation of acid and metal contaminants; and
		(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.
		(2) Acid sulphate soils must undergo appropriate treatment before disposal whether or not that disposal occurs offsite.

# 09

## DEVELOPMENT CODES

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## Part 9 Development codes

### 9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Use codes and other development codes are specific to each local government area.
- (4) The following are the Statewide codes for the planning scheme:
  - (a) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code;
  - (b) Community residence code;
- (5) The following are the use codes for the planning scheme:
  - (a) No land use codes
- (6) The following are the other development codes for the planning scheme:
  - (a) Water quality code.

### 9.2 Statewide codes

#### 9.2.1 Community residence code

- (1) The purpose of the Community residence code is for assessing a material change of use for a community residence.

**Table 9.2.1.1— Community residence for self-assessable development only**

Acceptable outcomes	
<b>AO1</b>	The maximum number of residents is seven.
<b>AO2</b>	One support worker is permitted to reside on the premises at any time.
<b>AO3</b>	The maximum number of support workers attending any daytime activity shall not exceed seven people over a 24 hour period.
<b>AO4</b>	Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

#### 9.2.2 Forestry for wood production code

The planning scheme does not establish a variation in the level of assessment for cropping (where involving forestry for wood production) in a rural zone and as such the code does not apply to the planning scheme area.

#### 9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

- (1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational works code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5, section 5.4 under Table 5.4.2—Prescribed level of assessment: reconfiguring a lot.

Note—development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued.

Note—if compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the Regulation.

**Table 9.2.3.1—Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring compliance assessment**

<b>Compliance outcomes (CO)</b>	
<b>Lot design</b>	
<b>CO1</b>	Each lot is to comply with the following frontage requirements: (2) New residential lots within the Residential precinct have the following minimum: (b) area of 350m <sup>2</sup> ; (c) frontage of 10 metres; • Other lots and other precincts are not capable of compliance assessment.
<b>CO2</b>	There are no building envelope requirements for reconfiguring a lot (subdividing one lot into two lots) and associated operational work.
<b>CO3</b>	No rear lots are created in the Industry precinct. AND Any rear lot in the Residential precinct is to comply with the following: • the number of adjoining rear lots does not exceed one lot • only one rear lot is provided behind each standard lot • no more than two rear lot access strips directly adjoin each other • no more than two rear lots gain access from the head of a cul-de-sac.>
<b>CO4</b>	In relation to a reconfiguration in a residential zone any existing buildings and structures are setback to any new property boundary in accordance with the boundary setback requirements under the <i>Queensland Development Code</i> .
<b>CO5</b>	In relation to a reconfiguration in the residential zone, any proposed buildings and structures can comply with boundary setback requirements under the <i>Queensland Development Code</i> .
<b>CO6</b>	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.
<b>CO7</b>	No new lots are created on land subject to flooding up to and including an Annual Exceedance Probability (AEP) of 1 per cent.
<b>CO8</b>	If the land is located in a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk.
<b>CO9</b>	No new lots are created where the existing slope of the land is 15 per cent or greater.
<b>Infrastructure</b>	
<b>CO10</b>	For premises located in a reticulated water area, each lot is connected to the reticulated water supply system. <b>or</b> For premises located outside a reticulated water area, each lot is provided with an alternative potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with a relevant local planning instrument.
<b>CO11</b>	For premises located in a sewered area <sup>4</sup> , each lot is connected to the sewerage service. <b>or</b> For premises located outside a sewered area, each lot provides for an effluent treatment and disposal system in accordance with the following:

<sup>4</sup> Sewered area is defined in the *Plumbing and Drainage Act 2002* and means a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008*.

<b>Compliance outcomes (CO)</b>	
	<ul style="list-style-type: none"> <li>the Queensland Plumbing and Wastewater Code.</li> </ul>
<b>CO12</b>	<ul style="list-style-type: none"> <li>Each lot is connected to an electricity supply network in accordance with a relevant local planning instrument.</li> </ul>
<b>CO13</b>	Each lot is connected to a telecommunications network in accordance with a relevant local planning instrument.
<b>CO14</b>	<p>Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service the lots in accordance with the following:</p> <ul style="list-style-type: none"> <li><i>FNQROC Regional Development Manual</i></li> <li><i>Urban Stormwater Quality Guidelines 2010</i></li> </ul>
<b>Access</b>	
<b>CO15</b>	<p>Each lot has lawful, safe and practical access to the existing road network via:</p> <ul style="list-style-type: none"> <li>direct road frontage</li> <li>an access strip (for a rear lot).</li> </ul>
<b>CO16</b>	<p>Where access to a lot is proposed via an access strip the access strip has a minimum width of five metres in a residential precinct;</p> <p><b>and</b></p> <p>Is designed and constructed in accordance with the following:</p> <ul style="list-style-type: none"> <li><i>FNQROC Regional Development Manual</i></li> </ul>
<b>CO17</b>	The maximum length of an access strip does not exceed a maximum length of 30 metres.
<b>CO18</b>	The gradient of an access strip does not exceed 12.5%.
<b>CO19</b>	<p>A driveway crossover to each lot is designed and constructed in accordance with the following:</p> <ul style="list-style-type: none"> <li><i>FNQROC Regional Development Manual</i></li> </ul>
<b>Stormwater</b>	
<b>CO20</b>	Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the <i>Urban Stormwater Quality Planning Guidelines 2010</i> .
<b>CO21</b>	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.
<b>CO22</b>	Filling or excavation does not cause ponding on the premises or adjoining land in accordance with the <i>FNQROC Regional Development Manual</i> .



## 9.3 Use codes

There are no use codes.

## 9.4 Other development codes

### 9.4.1 Water quality code

#### 9.4.1.1 Application

- (1) This code applies to assessing development that is:
  - (a) a material change of use for urban purposes that involves:
    - (i) a development site greater than 2,500m<sup>2</sup>; or
    - (ii) 6 or more additional dwellings; or
  - (b) Reconfiguring of a lot for urban purpose that
    - (i) would result in 6 or more residential lots or provide for 6 or more dwellings; or
    - (ii) involves a development site greater than 2,500m<sup>2</sup> and results an increased number of lots; or
    - (iii) is associated with operational work disturbing more than 2,500m<sup>2</sup> of land; or
  - (c) operational work for urban purposes that involves disturbing more than 2,500m<sup>2</sup> of land.

Editor's Note—Urban purposes is defined by the *Sustainable Planning Regulation 2009* as meaning purposes for which land is used in cities or towns, including residential, industrial, sporting, recreation and commercial purposes, but not including environmental, conservation, rural, natural or wilderness area purposes.

Waste water is defined by the *Environmental Protection (Water) Policy 2009* as an aqueous waste, including contaminated stormwater.

#### 9.4.1.2 Purpose

- (1) The purpose of the water quality code is to ensure development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that help protect environmental values specified in the *Environmental Protection (Water) Policy 2009*.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development:
    - (i) avoids and minimises impacts arising from altered stormwater quality and flow by providing for development and construction activities in accordance with acceptable design objectives;
    - (ii) avoids and minimises impacts of waste water other than contaminated stormwater;
    - (iii) avoids and minimises impacts arising from the creation or expansion of non-tidal artificial waterways;
  - (b) protects receiving water environmental values from waste water impacts (other than contaminated stormwater and sewerage) on water quality;
  - (c) protects receiving water environmental values from development impacts arising from the creation or expansion of non-tidal artificial waterways such as urban lakes.

### 9.4.1.3 Assessment criteria

**Table 9.4.1.3 – Water quality assessment criteria for assessable development only**

Performance Outcomes		Acceptable outcomes	
Protecting Water Quality			
PO <sub>1</sub>	The development is compatible with the land use constraints for achieving stormwater design objects.	AO <sub>1.1</sub>	(1) The nature, design and stormwater management of the development is in accordance with design objectives that will achieve the environmental values specified in the <i>Environmental Protection (Water) Policy 2009</i> ;  (2) Prepare a stormwater quality management plan (SQMP) that: (a) is consistent with any local area stormwater water management planning;  (b) provides for achievable stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.
PO <sub>2</sub>	The entry of contaminants into, and transport of contaminants, in stormwater is avoided or minimised	AO <sub>2.1</sub>	(1) Development applications incorporate: (a) stormwater management measures to achieve the environmental values specified in the <i>Environmental Protection (Water) Policy 2009</i> ;  (b) management of nutrients of concern and acid sulfate soils;  (2) Prepare a site stormwater quality management plan (SQMP) that: (a) accounts for development type, construction phase, local landscape, climatic conditions and design objectives identified in table 9.4.1.3 A below;  (b) is consistent with the Queensland Acid Sulfate Soil Technical Manual.
PO <sub>3</sub>	Construction activities for the development avoid or minimise adverse impacts on stormwater quality.	AO <sub>3.1</sub>	Any development application is accompanied by an erosion and sediment control plan (ESCP) that demonstrates release of sediment laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design

Performance Outcomes		Acceptable outcomes
		objectives listed in Table 9.4.1.3A below for: <ul style="list-style-type: none"> <li>- Drainage control,</li> <li>- Erosion control</li> <li>- Sediment control, and</li> <li>- Water quality outcomes.</li> </ul>
	AO <sub>3.2</sub>	(1) Erosion and sediment control practices including any proprietary erosion and sediment control products are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out, in accordance with local conditions and appropriate recommendations form a suitably qualified person; or (2) The ESCP demonstrates how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to Acceptable Outcome AO <sub>3.1</sub>
PO <sub>4</sub>	Construction and operation activities for the development avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO <sub>4.1</sub> (1) Development incorporates stormwater flow control measures to achieve at least the design objectives set out in Table 9.4.1.3A; (2) Both the construction and operation phases for the development comply with advice and the design objectives listed in Table 9.4.1.3A including management of frequent flows, peak flows and construction phase hydrological impacts.
Point source waste water management (other than contaminated stormwater and sewerage)		
PO <sub>5</sub>	Development does not discharge waste water to a waterway or external to the site unless demonstrated to be best practice environmental management for the site.	AO <sub>5.1</sub> (1) A waste water management plan (WWMP) is prepared by a suitable qualified person. The WWMP accounts for: (a) waste water type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management. (2) The WWMP provides that waste water is managed in accordance with a waste management hierarchy that; (a) avoids waste water discharge to waterways; or

Performance Outcomes		Acceptable outcomes
		(b) if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
<p>PO<sub>6</sub> Any treatment and disposal of waste water to a waterway accounts for:</p> <p>(1) the applicable water quality objectives for the receiving waters;</p> <p>(2) adverse impact on ecosystem health or receiving waters;</p> <p>(3) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.</p>	AO <sub>6.1</sub>	Compliance with this outcomes can be demonstrated by developing a waste water management plan (WWMP) prepared by a suitably quality person with content taking account of at least those factors listed in PO <sub>6</sub> .
<p>PO<sub>7</sub> Waste water discharge to a waterway from nutrient hazardous areas or acid sulfate soil areas is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity and downstream ecosystem health.</p>	AO <sub>7.1</sub>	Waste water discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.
	AO <sub>7.2</sub>	<p>Development in coastal catchments avoids, or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas and acid sulfate soil areas.</p> <p>Compliance with this outcomes can be demonstrated by following the management advice in the Implementing Policies and Plans for managing Nutrients of Concern for Coastal Algal Blooms in Queensland and associated technical guideline</p>
	AO <sub>7.3</sub>	<p>Development in coastal catchments:</p> <p>(1) avoids lowering groundwater levels where potential or actual acid sulfate soils are present;</p> <p>(2) manages waste water so that:</p> <p>(a) the PH of any waste water discharged is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and metals;</p> <p>(b) holding times of neutralised waste event ensures the flocculation and removal of any dissolved iron prior to release;</p>

Performance Outcomes		Acceptable outcomes
		<ul style="list-style-type: none"> <li>(c) visible iron floc is not present in any discharge;</li> <li>(d) precipitated iron floc is contaminated and disposed of;</li> <li>(e) waste water and precipitates that cannot be contained and treated for discharge on site and removed and disposed of through trade waste or to another lawful method.</li> </ul>
Non-tidal artificial waterways – protecting water quality in existing natural waterways		
PO <sub>8</sub> The waterway is not designed only for stormwater flow management or stormwater quality management	AO <sub>8.1</sub>	<p>The waterway is designed and managed for any of the following end use purposes:</p> <ul style="list-style-type: none"> <li>(1) amenity including aesthetics, landscaping and recreation;</li> <li>(2) flood management;</li> <li>(3) stormwater harvesting as part of an integrated water cycle management plan;</li> <li>(4) aquatic habitat.</li> </ul>
	AO <sub>8.2</sub>	The end purpose is designed and operated in a way that protects water environmental values.
PO <sub>9</sub> The waterway is located in a way that is compatible with the land use constraints of the site for protecting water environmental values in existing natural waterways.	AO <sub>9.1</sub>	<p>Where relevant:</p> <ul style="list-style-type: none"> <li>(1) environmental values in downstream waterways are protected;</li> <li>(2) any groundwater recharge areas are not affected;</li> <li>(3) the location of the waterway incorporates low lying areas of a catchment to an existing waterway;</li> <li>(4) any existing area of ponded water are included.</li> </ul>
	AO <sub>9.2</sub>	<p>Waterways are located:</p> <ul style="list-style-type: none"> <li>(1) outside natural wetland and any associated buffer areas;</li> <li>(2) to avoid disturbing soils or sediments;</li> <li>(3) to avoid alternating the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</li> </ul>
PO <sub>10</sub> The waterway is located in a way that is compatible with existing tidal waterways.	AO <sub>10.1</sub>	<p>Where the waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar:</p> <ul style="list-style-type: none"> <li>(1) there is sufficient flushing or tidal range of &gt;0.3m;</li> </ul>

Performance Outcomes		Acceptable outcomes
		(2) any tidal flow alternation does not adversely impact on the tidal waterway; or (3) there is not introduction of salt water into freshwater environments.
PO <sub>11</sub>	The construction phase for the waterway is compatible with protecting water environmental values in exiting natural waterways.	AO <sub>11.1</sub> Erosion and sediment control measures are incorporated during construction to achieve the design objectives set out in Table 9.4.1.3A below.
PO <sub>12</sub>	Stormwater overflows from the waterway provide for the achievement of water quality objectives in existing natural waterways.	AO <sub>12.1</sub> Stormwater run-off that may enter the non-tidal waterway is pre-treated in accordance with the guideline design objectives, water quality objectives of local waterways and any relevant local area stormwater management plan.
<b>Designing and operating the non-tidal artificial water way</b>		
PO <sub>13</sub>	The waterway is designed, managed and operated by suitably qualified persons.	AO <sub>13.1</sub> To help achieve water quality objectives in and downstream of the waterway, the waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer, Queensland with specific experience in establishing and managing artificial waterways.
PO <sub>14</sub>	The waterway is manage and operated in ways that demonstrate achievement of water quality objectives in natural waterways.	AO <sub>14.1</sub> Monitoring and maintenance programs adaptively manage water quality in the waterway to achieve relevant water quality objectives downstream of the waterway.
		AO <sub>14.2</sub> Aquatic weeds are managed in ways that achieve a low percentage of coverage of the water surface area (less than 10%). Pests and vectors (such as mosquitoes) are managed by avoiding stagnant water areas, providing for native fish predators and, if necessary, other best practices for monitoring and treating of pests.
		AO <sub>14.3</sub> The waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that: <ol style="list-style-type: none"> <li>(1) identifies the waterway;</li> <li>(2) states a period of responsibility for the entity for the management and operation of the waterway;</li> <li>(3) states a process for any transfer of responsibility for the waterway;</li> </ol>

Performance Outcomes	Acceptable outcomes
	<p>(4) state required actions under the agreement for monitoring of the water quality of the waterway and receiving event;</p> <p>(5) states required action under the agreement for maintain the waterway to achieve the outcomes of this policy and any relevant approval conditions of the development;</p> <p>(6) identifies funding sources for the above including bonds, headworks charges or levies.</p>

**Table 9.4.1.3A: Construction phase – stormwater management design objectives**

Issue		Design objectives
Drainage control	Temporary drainage works	<p>1. Design life and design storm for temporary drainage works:</p> <ul style="list-style-type: none"> <li>• Disturbed area open for &lt;12 months—1 in 2-year ARI event</li> <li>• Disturbed area open for 12–24 months—1 in 5-year ARI event</li> <li>• Disturbed area open for &gt; 24 months—1 in 10-year ARI event</li> </ul> <p>2. Design capacity excludes minimum 150 mm freeboard</p> <p>3. Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity</p>
Erosion control	Erosion control measures	<p>1. Minimise exposure of disturbed soils at any time</p> <p>2. Divert water run-off from undisturbed areas around disturbed areas</p> <p>3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods</p> <p>4. Implement erosion control methods corresponding to identified erosion risk rating</p>
Sediment control	<p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p>	<p>1. Determine appropriate sediment control measures using:</p> <ul style="list-style-type: none"> <li>• potential soil loss rate, or</li> <li>• monthly erosivity, or</li> <li>• average monthly rainfall</li> </ul> <p>2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event:</p> <ul style="list-style-type: none"> <li>• design storm for sediment basin sizing is 80th% five-day event or similar</li> </ul> <p>3. Site discharge during sediment basin dewatering:</p> <ul style="list-style-type: none"> <li>• TSS &lt; 50 mg/L TSS, and</li> <li>• Turbidity not &gt;10% receiving waters turbidity, and</li> <li>• pH 6.5–8.5</li> </ul>
Water quality	Litter and other waste, hydrocarbons and other contaminants	<p>1. Avoid wind-blown litter; remove gross pollutants</p> <p>2. Ensure there is no visible oil or grease sheen on released waters</p>

		3. Dispose of waste containing contaminants at authorised facilities
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site



# 10 OTHER PLANS

## Part 10 Other plans

There are no other plans for the planning scheme.

## SCHEDULE 1 DEFINITIONS

## Schedule 1 Definitions

### SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the planning scheme.
- (2) Any use not listed in table SC1.1.2 column 1 is an undefined use.
- (3) A use listed in table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) The use definition listed here are the definitions used in this planning scheme.
- (5) Column 3 of table SC1.1.2 identifies examples of the types of activities which fall within the use identified in column one.
- (6) Column 4 of table SC1.1.2 identifies examples of activities which do not fall within the use identified in column one.
- (7) Columns 3 and 4 of table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

**Table SC1.1.1—Index of use definitions**

Adult store	Garden centre	Port services
Agricultural supplies store	Hardware and trade supplies	Relocatable home park
Air services	Health care services	Renewable energy facility
Animal husbandry	High impact industry	Research and technology industry
Animal keeping	Home based business	Residential care facility
Aquaculture	Hospital	Resort complex
Bar	Hotel	Retirement facility
Brothel	Indoor sport and recreation	Roadside stall
Bulk landscape supplies	Intensive animal industry	Rooming accommodation
Caretaker's accommodation	Intensive horticulture	Rural industry
Car wash	Landing	Rural workers' accommodation
Cemetery	Low impact industry	Sales office
Child care centre	Major electricity infrastructure	Service industry
Club	Major sport, recreation and entertainment facility	Service station
Community care centre	Marine industry	Shop
Community residence	Market	Shopping centre
Community use	Medium impact industry	Short-term accommodation
Crematorium	Motor sport facility	Showroom

Cropping	Multiple dwelling	Special industry
Detention facility	Nature-based tourism	Substation
Dual occupancy	Nightclub entertainment facility	Telecommunications facility
Dwelling house	Non-resident workforce accommodation	Theatre
Dwelling unit	Office	Tourist attraction
Educational establishment	Outdoor sales	Tourist park
Emergency services	Outdoor sport and recreation	Transport depot
Environment facility	Outstation	Utility installation
Extractive industry	Park	Veterinary services
Food and drink outlet	Parking station	Warehouse
Function facility	Permanent plantation	Wholesale nursery
Funeral parlour	Place of worship	Winery

**Table SC1.1.2—Use definitions**

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> <li>the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or</li> <li>the sale or display of underwear or lingerie or</li> <li>the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</li> </ul>
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	supplies, farm clothing, saddlery, animal feed and irrigation materials.		
Air services	<p>Premises used for any of the following:</p> <ul style="list-style-type: none"> <li>the arrival and departure of aircraft</li> <li>the housing, servicing, refuelling, maintenance and repair of aircraft</li> <li>the assembly and dispersal of passengers or goods on or from an aircraft</li> <li>any ancillary activities directly serving the needs of passengers and visitors to the use</li> <li>associated training and education facilities</li> <li>aviation facilities.</li> </ul>	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.  The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.  The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	preparation and provision of food and drink.		
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings on one lot (whether or not attached) for separate households.	Duplex	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills.  The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation.  The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form.  The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• potential for significant offsite impacts in the event of fire, explosion or toxic release</li> <li>• generates high traffic flows in the context of the locality or the road network</li> <li>• generates a significant demand on the local infrastructure network</li> <li>• the use may involve night time and outdoor activities</li> <li>• onsite controls are required for emissions and dangerous goods risks.</li> </ul>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry</p>
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and facilities.</p>	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.		shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> <li>negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>minimal traffic generation and heavy-vehicle usage</li> <li>demands imposed upon the local infrastructure network consistent with surrounding uses</li> <li>the use generally operates during the day (e.g. 7am to 6pm)</li> <li>offsite impacts from storage of dangerous goods are negligible</li> <li>the use is primarily undertaken indoors.</li> </ul>	Repairing motor vehicles, fitting and turning workshop  Note—additional examples may be shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i> .  The use may include ancillary telecommunication facilities.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and	Premises with large scale built facilities designed to cater for large scale events including major	Convention and exhibition centres, entertainment	Indoor sport and recreation, local sporting field, motor

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
entertainment facility	sporting, recreation, conference and entertainment events.	centres, sports stadiums, horse racing	sport, park, outdoor sport and recreation
Marine industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>	Boat building, boat storage, dry dock	Marina
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• potential for noticeable offsite impacts in the event of fire, explosion or toxic release</li> <li>• generates high traffic flows in the context of the locality or the road network</li> <li>• generates an elevated demand on the local infrastructure network</li> <li>• onsite controls are required for emissions and dangerous goods risks</li> <li>• the use is primarily undertaken indoors</li> <li>• evening or night activities are undertaken indoors and not outdoors.</li> </ul>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> <li>• maintain a nature based focus or product</li> <li>• promote environmental awareness, education and conservation</li> <li>• carry out sustainable practices.</li> </ul>	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> <li>• business or professional advice</li> <li>• service of goods that are not physically on the premises</li> <li>• office based administrative functions of an organisation.</li> </ul>	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long term camping.</p> <p>The use may involve permanent low scale built infrastructure.</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for</p>	Urban common	Tourist attraction, outdoor sport and recreation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	community events or other community activities.  Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.		
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities.  The use may include ancillary facilities for social, educational and associated charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	Premises used for the following: <ul style="list-style-type: none"> <li>the arrival and departure of vessels</li> <li>the movement of passengers or goods on or off vessels</li> <li>any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels.</li> </ul>	Marina, ferry terminal	Landing
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.  The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Research and technology industry	<p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	<p>Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including:</p> <ul style="list-style-type: none"> <li>• restaurants and bars</li> <li>• meeting and function facilities</li> <li>• sporting and fitness facilities</li> <li>• staff accommodation</li> <li>• transport facilities directly associated with the tourist facility such as a ferry terminal and air services.</li> </ul>	Island resort	
Retirement facility	<p>A residential use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	Premises used for the accommodation of one or more households where each resident:	Boarding house, hostel, monastery,	Hospice, community residence, dwelling house, short-term



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>has a right to occupy one or more rooms</li> <li>does not have a right to occupy the whole of the premises in which the rooms are situated</li> <li>may be provided with separate facilities for private use</li> <li>may share communal facilities or communal space with one or more of the other residents.</li> </ul> <p>The use may include:</p> <ul style="list-style-type: none"> <li>rooms not in the same building on site</li> <li>provision of a food or other service</li> <li>on site management or staff and associated accommodation.</li> </ul> <p>Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>	off-site student accommodation	accommodation, multiple dwelling
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	Display dwelling	Bank, office

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.  The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.  The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>a large area for handling, display or storage</li> <li>direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.</li> </ul>		
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>potential for extreme offsite impacts in the event of fire, explosion or toxic release</li> <li>onsite controls are required for emissions and dangerous goods risks</li> <li>the use generally involves night time and outdoor activities</li> <li>the use may involve the storage and handling of large volumes of dangerous goods</li> <li>requires significant separation from non-industrial uses.</li> </ul>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> <li>converting or transforming electrical energy from one voltage to another</li> <li>regulating voltage in an electrical circuit</li> <li>controlling electrical circuits</li> <li>switching electrical current between circuits</li> <li>a switchyard or</li> <li>communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications.</li> </ul>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided	Telecommunication tower, broadcasting	Aviation facility, 'low-impact telecommunications

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	station, television station	facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on- site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services:	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>supply or treatment of water, hydraulic power or gas</li> <li>sewerage, drainage or stormwater services</li> <li>transport services including road, rail or water</li> <li>waste management facilities or</li> <li>network infrastructure.</li> </ul> <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>		energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

### SC1.1.1 Defined activity groups

- (1) Defined uses listed in SC1.1 are able to be clustered into activity groups.
- (2) An activity group listed in column one clusters the defined uses listed in column two.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

**Table SC1.1.1.1—Index of defined activity groups**

Accommodation activities	Industry activities	Rural activities
Centre activities	Recreation activities	

**Table SC1.1.1.2—Defined activity groups**

<b>Column 1 Activity group</b>	<b>Column 2 Uses</b>
Accommodation activities	Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home based business Multiple dwelling Nature-based tourism Non-resident workforce accommodation Relocatable home park Residential care facility Resort complex Retirement facility Rooming accommodation Rural workers' accommodation Short-term accommodation Tourist park
Business activities	Agricultural supplies store Bulk landscape supplies Food and drink outlet Garden centre Hardware and trade supplies Market Office Outdoor sales Parking station Sales office Service industry Service station Shop Shopping centre Showroom Veterinary services
Centre activities	Bar Caretaker's accommodation Child care centre Club Community care centre Community use Educational establishment (where excluding exclusive outdoor recreation facilities) Food and drink outlet Function facility Health care services Hospital

Column 1 Activity group	Column 2 Uses
	<ul style="list-style-type: none"> <li>Hotel</li> <li>Market</li> <li>Multiple dwelling</li> <li>Nightclub entertainment facility</li> <li>Office</li> <li>Parking station</li> <li>Place of worship</li> <li>Residential care facility</li> <li>Retirement facility</li> <li>Rooming accommodation</li> <li>Sales office</li> <li>Service industry</li> <li>Service station</li> <li>Shop</li> <li>Shopping centre</li> <li>Short-term accommodation</li> <li>Showroom</li> <li>Theatre</li> </ul>
Community activities	<ul style="list-style-type: none"> <li>Cemetery</li> <li>Child care centre</li> <li>Club</li> <li>Community care centre</li> <li>Community residence</li> <li>Community use</li> <li>Crematorium</li> <li>Detention facility</li> <li>Educational establishment</li> <li>Funeral parlour</li> <li>Health care services</li> <li>Hospital</li> <li>Outstation</li> <li>Place of worship</li> </ul>
Entertainment activities	<ul style="list-style-type: none"> <li>Bar</li> <li>Club</li> <li>Function facility</li> <li>Hotel</li> <li>Nightclub entertainment facility</li> <li>Theatre</li> <li>Tourist attraction</li> <li>Tourist park</li> </ul>
Industry activities	<ul style="list-style-type: none"> <li>Extractive industry</li> <li>High impact industry</li> <li>Low impact industry</li> <li>Marine industry</li> <li>Medium impact industry</li> </ul>

Column 1 Activity group	Column 2 Uses
	Research and technology industry Special industry Service industry Warehouse
Recreation activities	Environment facility Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park
Rural activities	Agricultural supplies store Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Rural workers' accommodation Wholesale nursery Winery
Waterfront activities	Landing Marine industry Port services



## SC1.1.2 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in SC1.1—low impact industry, medium impact industry, high impact industry and special industry.

**Table SC1.1.2.1—Industry Thresholds Use**

Use	Additional examples include
<b>Low impact industry</b>	<ul style="list-style-type: none"> <li>(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting</li> <li>(2) Repairing and servicing lawn mowers and outboard engines</li> <li>(3) Fitting and turning workshop</li> <li>(4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting</li> <li>(5) Assembling wood products not involving cutting, routing, sanding or spray painting</li> <li>(6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.</li> </ul>
<b>Medium impact industry</b>	<ul style="list-style-type: none"> <li>(1) Metal foundry producing less than 10 tonnes of metal castings per annum</li> <li>(2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum</li> <li>(3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the Work Health and Safety Act 2011</li> <li>(4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum</li> <li>(5) Enamelling workshop using less than 15 000 litres of enamel per annum</li> <li>(6) Galvanising works using less than 100 tonnes of zinc per annum</li> <li>(7) Anodising or electroplating workshop where tank area is less than 400 square metres</li> <li>(8) Powder coating workshop using less than 500 tonnes of coating per annum</li> <li>(9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum</li> <li>(10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components</li> <li>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum</li> <li>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum</li> <li>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum</li> </ul>

	<ul style="list-style-type: none"> <li>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum</li> <li>(15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum</li> <li>(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum</li> <li>(17) Recycling and reprocessing batteries</li> <li>(18) Repairing or maintaining boats</li> <li>(19) Manufacturing substrate for mushroom growing</li> <li>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum</li> <li>(21) Recycling or reprocessing tyres including retreading</li> <li>(22) Printing advertising material, magazines, newspapers, packaging and stationery</li> <li>(23) Transport depot, distribution centre, contractors depot and storage yard</li> <li>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools)</li> <li>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum</li> </ul>
<b>High impact industry</b>	<ul style="list-style-type: none"> <li>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</li> <li>(2) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum</li> <li>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes</li> <li>(4) Scrap metal yard including a fragmentiser</li> <li>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum</li> <li>(6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</li> <li>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum</li> <li>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</li> <li>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum</li> <li>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum</li> <li>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum</li> <li>(12) Enamelling workshop using 15 000 litres or greater of enamel per annum</li> <li>(13) Galvanising works using 100 tonnes or greater of zinc per annum</li> <li>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater</li> </ul>

	<ul style="list-style-type: none"> <li>(15) Powder coating workshop using 500 tonnes or greater of coating per annum</li> <li>(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum</li> <li>(17) Concrete batching and producing concrete products</li> <li>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</li> <li>(19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste</li> <li>(20) Manufacturing fibreglass pools, tanks and boats</li> <li>(21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools)</li> <li>(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum</li> <li>(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre</li> <li>(24) Abattoir</li> <li>(25) Recycling chemicals, oils or solvents</li> </ul>
<b>Special industry</b>	<ul style="list-style-type: none"> <li>(1) Oil refining or processing</li> <li>(2) Producing, refining or processing gas or fuel gas</li> <li>(3) Distilling alcohol in works producing greater than 2 500 litres per annum</li> <li>(4) Power station</li> <li>(5) Producing, quenching, cutting, crushing or grading coke</li> <li>(6) Waste incinerator</li> <li>(7) Sugar milling or refining</li> <li>(8) Pulp or paper manufacturing</li> <li>(9) Tobacco processing</li> <li>(10) Tannery or works for curing animal skins, hides or finishing leather</li> <li>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing</li> <li>(12) Rendering plant</li> <li>(13) Manufacturing chemicals, poisons and explosives</li> <li>(14) Manufacturing fertilisers involving ammonia</li> <li>(15) Manufacturing polyvinyl chloride plastic.</li> </ul>

## SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in table SC1.2.2 column one has the meaning set out beside that term in column two under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

**Table SC1.2.1—Index of administrative definitions**

Adjoining premises	Dwelling	Plot ratio
Advertising device	Gross floor area	Projection area(s)
Affordable housing	Ground level	Secondary dwelling
Average width	Household	Setback
Base date	Minor building work	Service catchment
Basement	Minor electricity infrastructure	Site
Boundary clearance	Net developable area	Site cover
Building height	Netserv plan	Storey
Demand unit	Non-resident workers	Temporary use
Development footprint	Outermost projection	Ultimate development
Domestic outbuilding	Planning assumptions	Urban purposes

**Table SC1.2.2—Administrative definitions**

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
<b>Adjoining premises</b>	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
<b>Advertising device</b>	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
<b>Affordable housing</b>	Housing that is appropriate to the needs of households with low to moderate incomes.
<b>Average width</b>	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
<b>Base date</b>	The date from which a local government has estimated its projected infrastructure demands and costs.
<b>Basement</b>	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
<b>Boundary clearance</b>	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: (a) if the projection is a roof and there is a fascia—the outside face of the fascia or (b) if the projection is a roof and there is no fascia—the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
<b>Building height</b>	If specified: in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like in storeys, the number of storeys above ground level or in both metres and storeys, both (a) and (b) apply.
<b>Demand unit</b>	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
<b>Development footprint</b>	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
<b>Domestic outbuilding</b>	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
<b>Dwelling</b>	A building or part of a building used or capable of being used as a self-contained residence that must include the following: (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities.  This term includes outbuildings, structures and works normally associated with a dwelling.
<b>Gross floor area</b>	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:

Column 1 Term	Column 2 Definition
	(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 private balconies whether roofed or not.
<b>Ground level</b>	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
<b>Household</b>	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
<b>Minor building work</b>	An alteration, addition or extension to an existing building where the floor area, including balconies, is less than five per cent of the building or 50 square metres, whichever is the lesser.
<b>Minor electricity infrastructure</b>	All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i> , (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.  This includes: (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i> ) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
<b>Net developable area</b>	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope. Note—for the purpose of a priority infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
<b>Netserv plan</b>	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
<b>Non-resident workers</b>	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.  This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
<b>Outermost projection</b>	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
<b>Planning assumptions</b>	Assumptions about the type, scale, location and timing of future growth.
<b>Plot ratio</b>	The ratio of gross floor area to the area of the site.
<b>Projection area(s)</b>	Area or areas within a local government area for which a local government carries out demand growth projections.

Column 1 Term	Column 2 Definition
<b>Secondary dwelling</b>	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
<b>Service catchment</b>	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example:</p> <ul style="list-style-type: none"> <li>stormwater network service catchments can be delineated to align with watershed boundaries</li> <li>open space network service catchment can be determined using local government accessibility standards</li> <li>water network service catchment can be established as the area serviced by a particular reservoir.</li> </ul>
<b>Setback</b>	<p>For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.</p>
<b>Site</b>	<p>Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.</p>
<b>Site cover</b>	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ol style="list-style-type: none"> <li>any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure</li> <li>basement car parking areas located wholly below ground level.</li> </ol>
<b>Storey</b>	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ol style="list-style-type: none"> <li>a lift shaft, stairway or meter room</li> <li>a bathroom, shower room, laundry, water closet, or other sanitary compartment</li> <li>a combination of the above.</li> </ol> <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
<b>Temporary use</b>	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided in section 1.7 Local government administrative matters.</p> <p>Editor's note—it is recommended that local government use the ability under section 1.7 to further refine this definition for use in the local government area for defined uses.</p>
<b>Ultimate development</b>	<p>The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.</p>



Column 1 Term	Column 2 Definition
Urban purposes	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.



## SCHEDULE 2 MAPPING

## Schedule 2 Mapping

### SC2.1 Map index

The table below lists all strategic plan, zoning, local plan and overlay maps applicable to the planning scheme area.

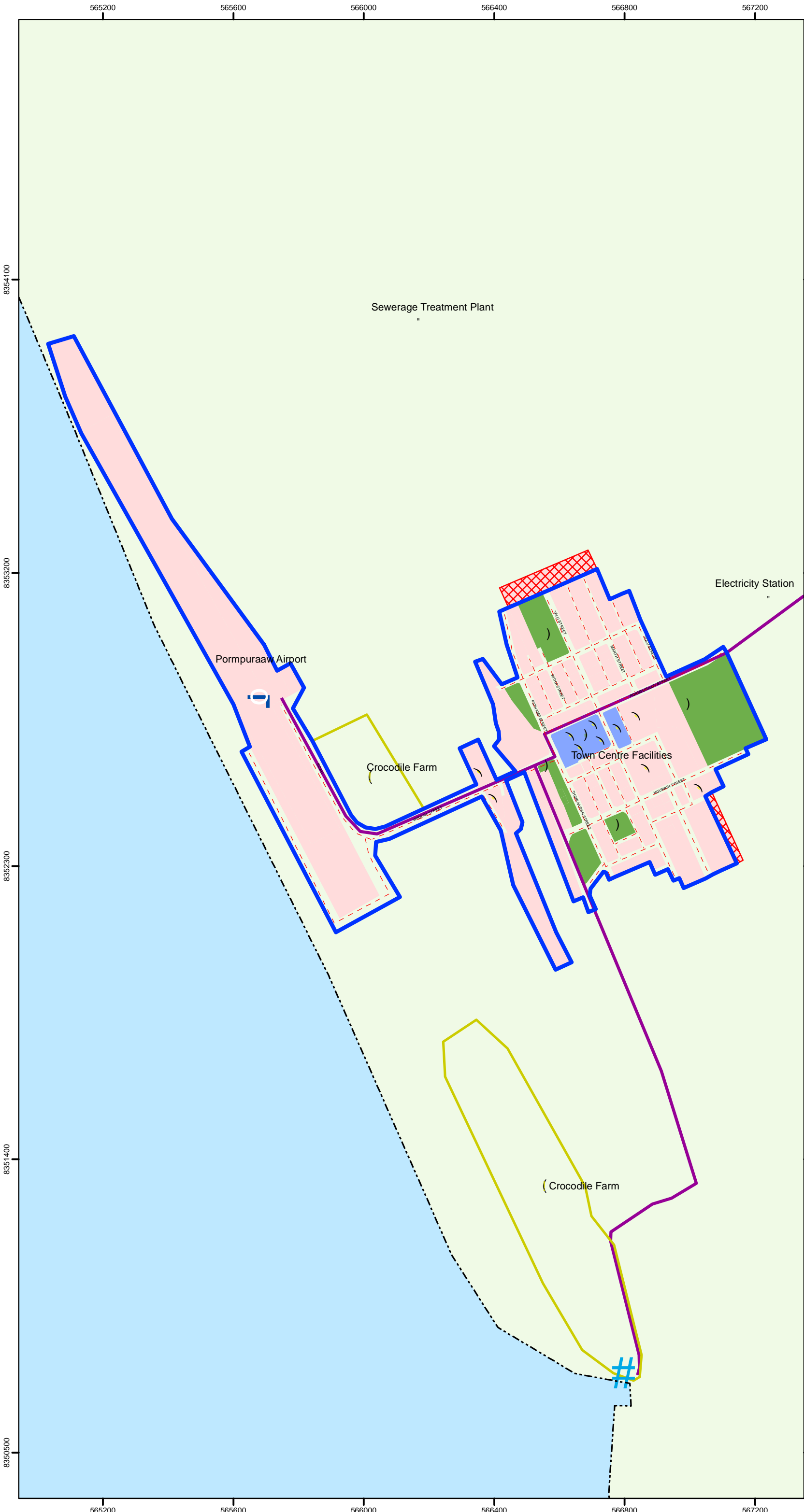
Editor's note – Mapping for the LGIP is contained in Schedule 3 of the planning scheme.

**Table SC2.1.1—Map index**

Map number	Map title	Gazettal date
<b>SC2.2 Strategic Plan maps</b>		
SC2.2.1	Strategic Framework map	30 January 2015
<b>SC2.3 Zone maps</b>		
SC2.3.1	Zoning Map	30 January 2015
SC2.3.2	Township Zone precinct map	30 January 2015
<b>SC2.4 Local Plan maps</b>		
	There are no local plans in the planning scheme	
<b>SC2.5 Overlay maps</b>		
SC2.5.1	Airport Environs overlay map	30 January 2015
SC2.5.2	Bushfire Hazard Refer to bushfire hazard area mapping from the Queensland Government SPP interactive mapping system (plan making)	Not applicable
SC2.5.3	Coastal Hazards overlay map	30 January 2015
SC2.5.4	Flood Hazard overlay map	30 January 2015
SC2.5.5	Potential and Actual Acid Sulfate Soils overlay map	30 January 2015
SC2.5.6	Biodiversity overlay maps	30 January 2015
SC2.5.7	Agricultural land Refer to important agricultural areas and Agricultural Land Classification (ALC) – Class A and Class B mapping from the Queensland Government SP interactive mapping system (plan making)  Note: The agriculture layers in the SPP interactive mapping system do not apply to the Township zone.	Not applicable



## SC2.2 Strategic framework map



**Pormpuraaw  
Aboriginal Shire Council  
Strategic Framework Map**

**Legend**

- Pormpuraaw Aboriginal Shire
- Airport
- Barge
- Economic Opportunity
- Local Based Infrastructure
- Social Infrastructure Development
- Sport and Recreation Development
- Town Centre
- PormpuraawTownship
- Crocodile Farm
- Pedestrian Connections
- Connecting Roads
- Future Urban
- Open Space
- Urban
- Rural

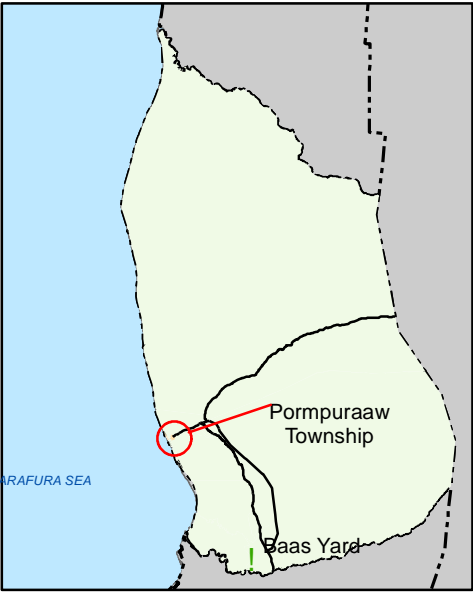
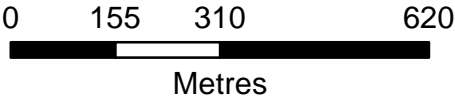
**Disclaimer:**  
While every care is taken to ensure the accuracy of this product, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages, (including indirect or consequential damage) and costs you may incur as a result of the product being inaccurate or incomplete in any way for any reason.

**Data Source:**  
Based on or contains data provided by the (former) Department of Environment & Resource Management Queensland 2009 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data.

Gazettal date: 30th January 2015

Coordinate System: GDA 1994 - MGA Zone 54

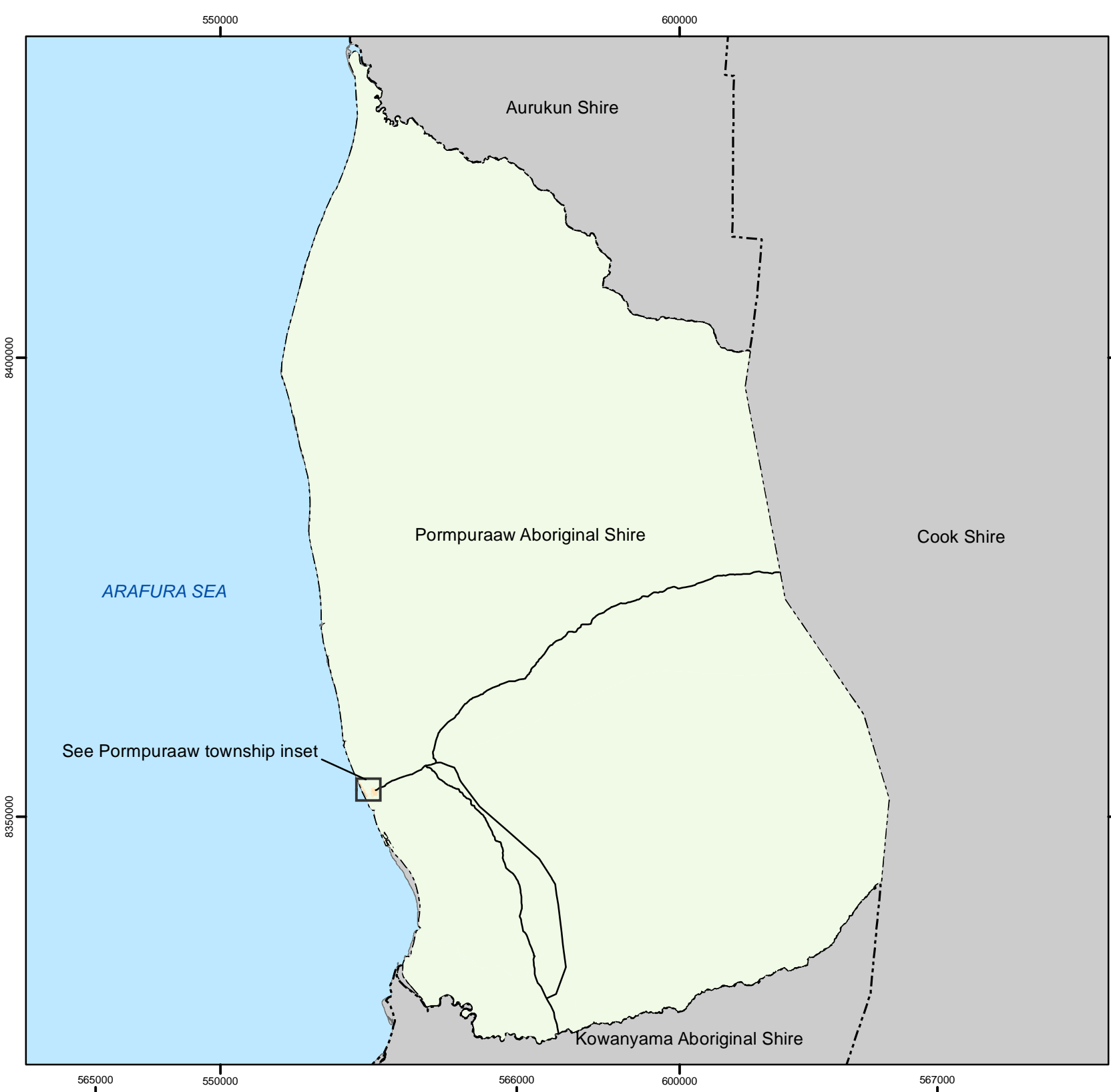
Scale @ A3 : 1:9,000



SC2.2.1 Planning Scheme  
Strategic Framework Map



## SC2.3 Zone and precinct maps



# Pormpuraaw Aboriginal Shire Council Zoning Map

**Legend**

- Township Zone
- Rural Zone
- Pormpuraaw Aboriginal Shire
- QLD Local Government Boundaries

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Gazettal date: 30th January 2015  
Coordinate System: GDA 1994 - MGA Zone 54

**Context Map**  
Scale @ A3 : 1:550,000

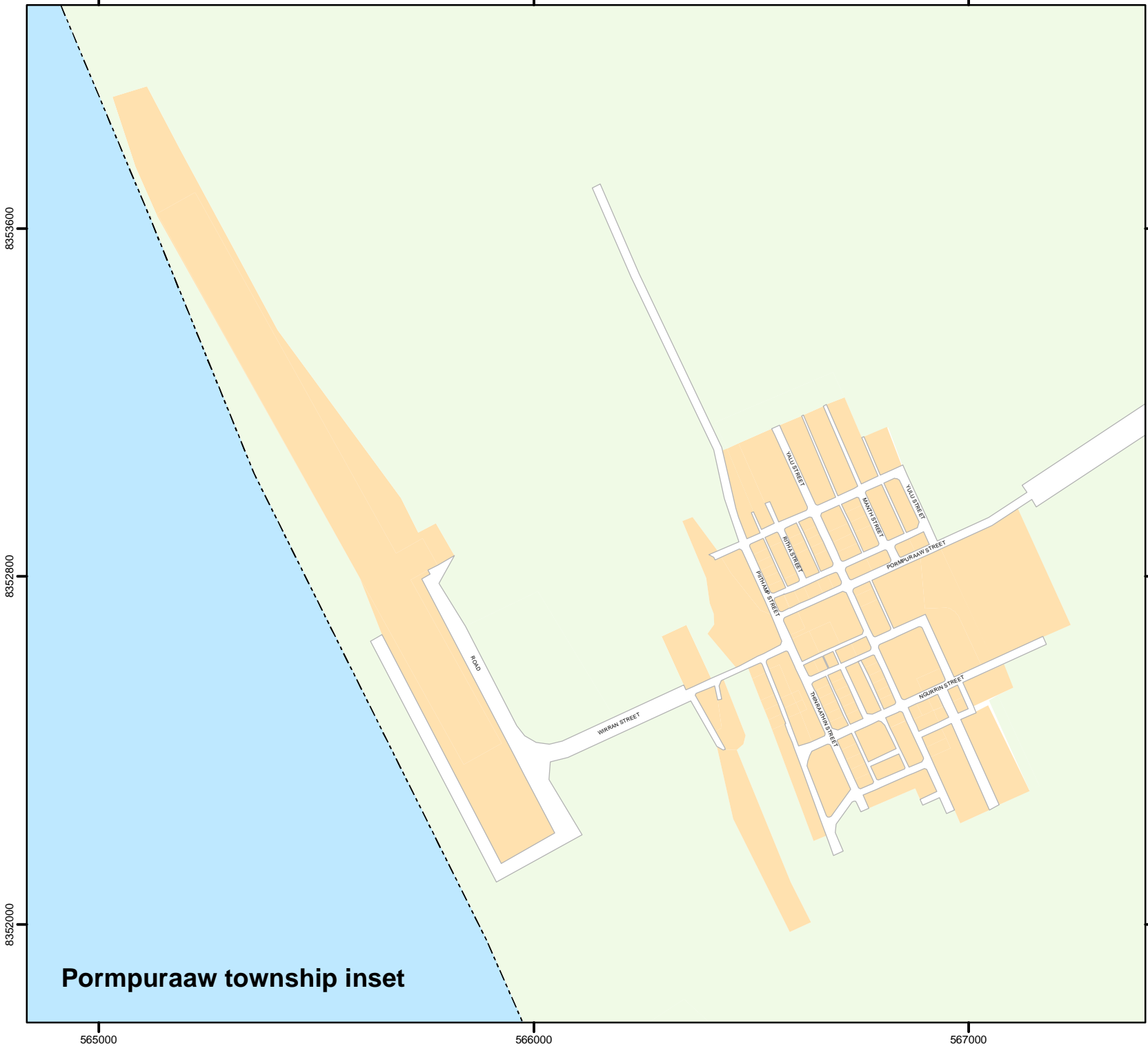
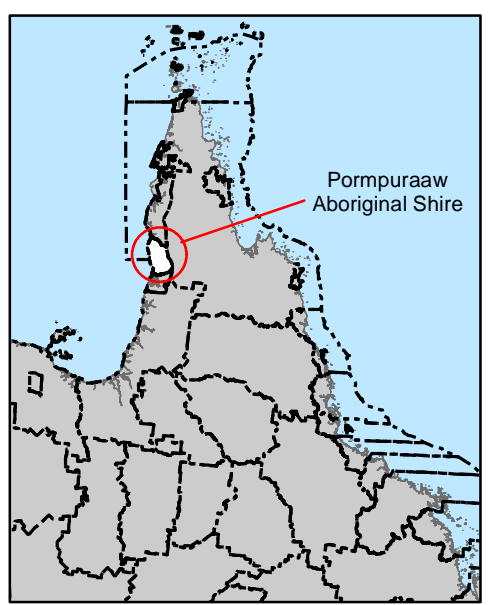
0 5 10 20

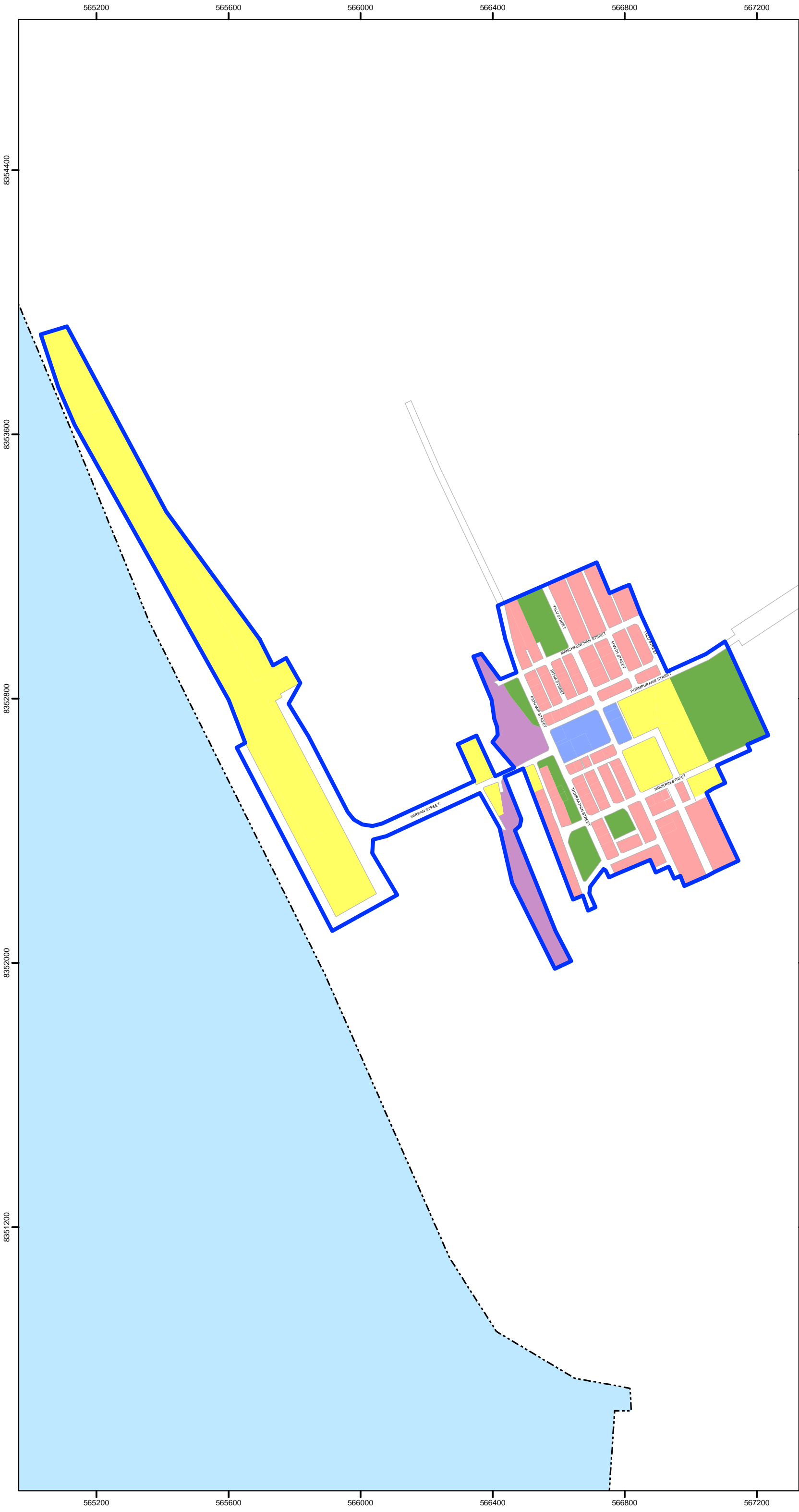
Kilometres

**Township Inset**  
Scale @ A3 : 1:12,000

0 125 250 500








Metres





**Pormpuraaw  
Aboriginal Shire Council  
Township Zone  
Precinct Map**

**Legend**

-  Pormpuraaw Township
-  Community
-  Industry
-  Open Space
-  Residential
-  Town Centre
-  Pormpuraaw Aboriginal Shire

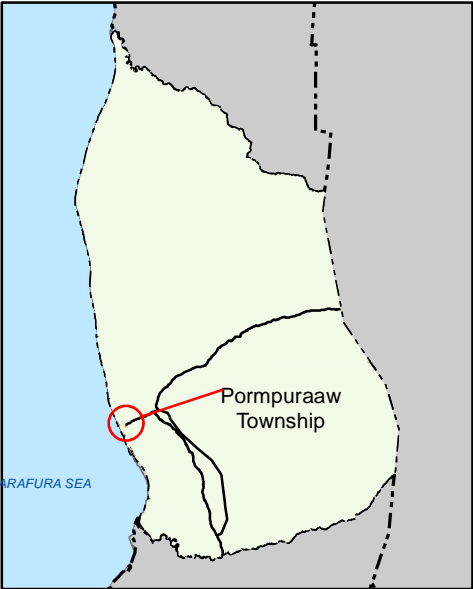
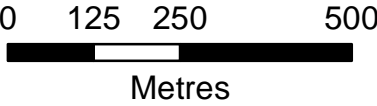
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Gazettal date: 30th January 2015

Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:11,000



SC 2.3.2 Township Zone Precinct Map

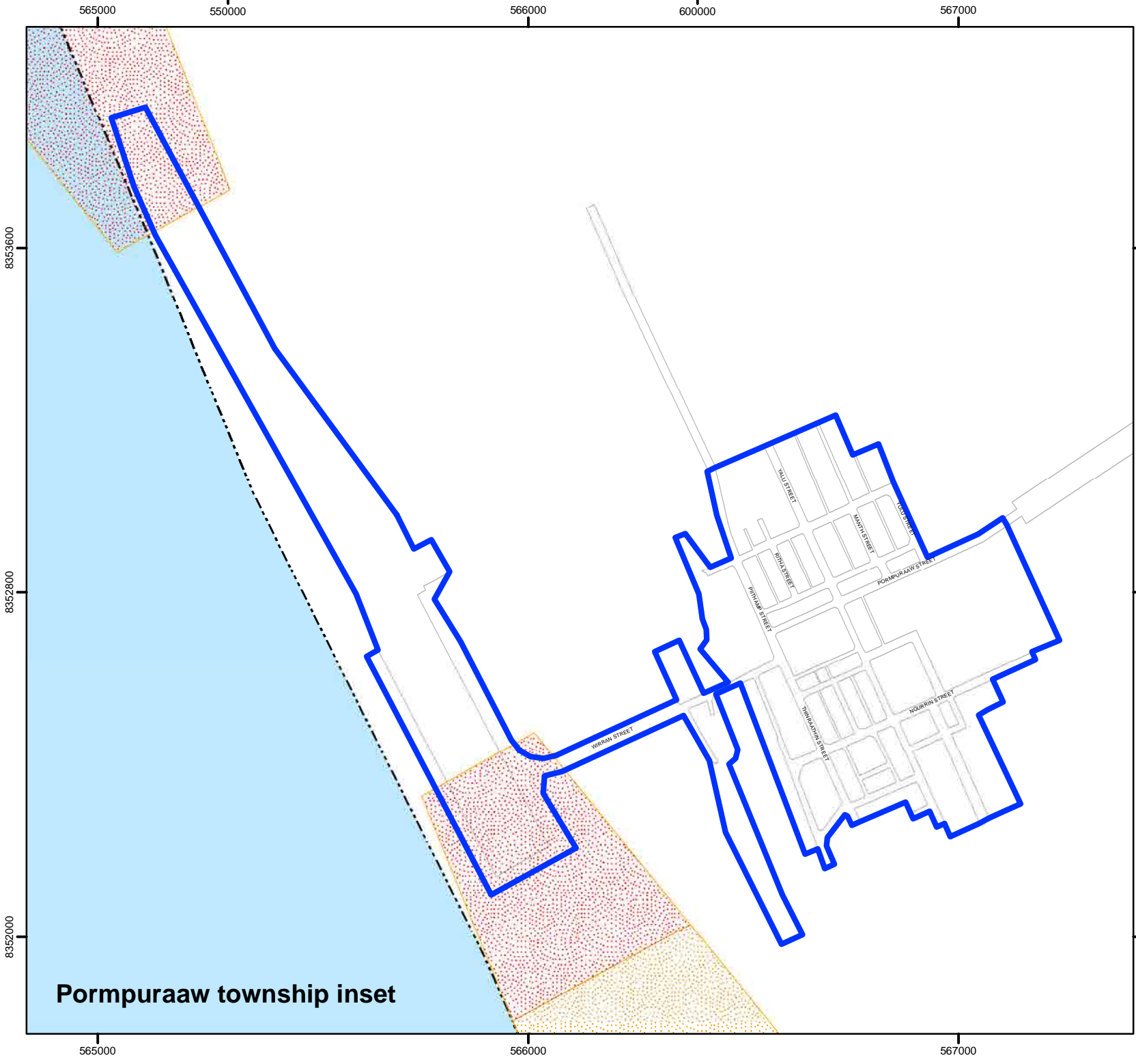
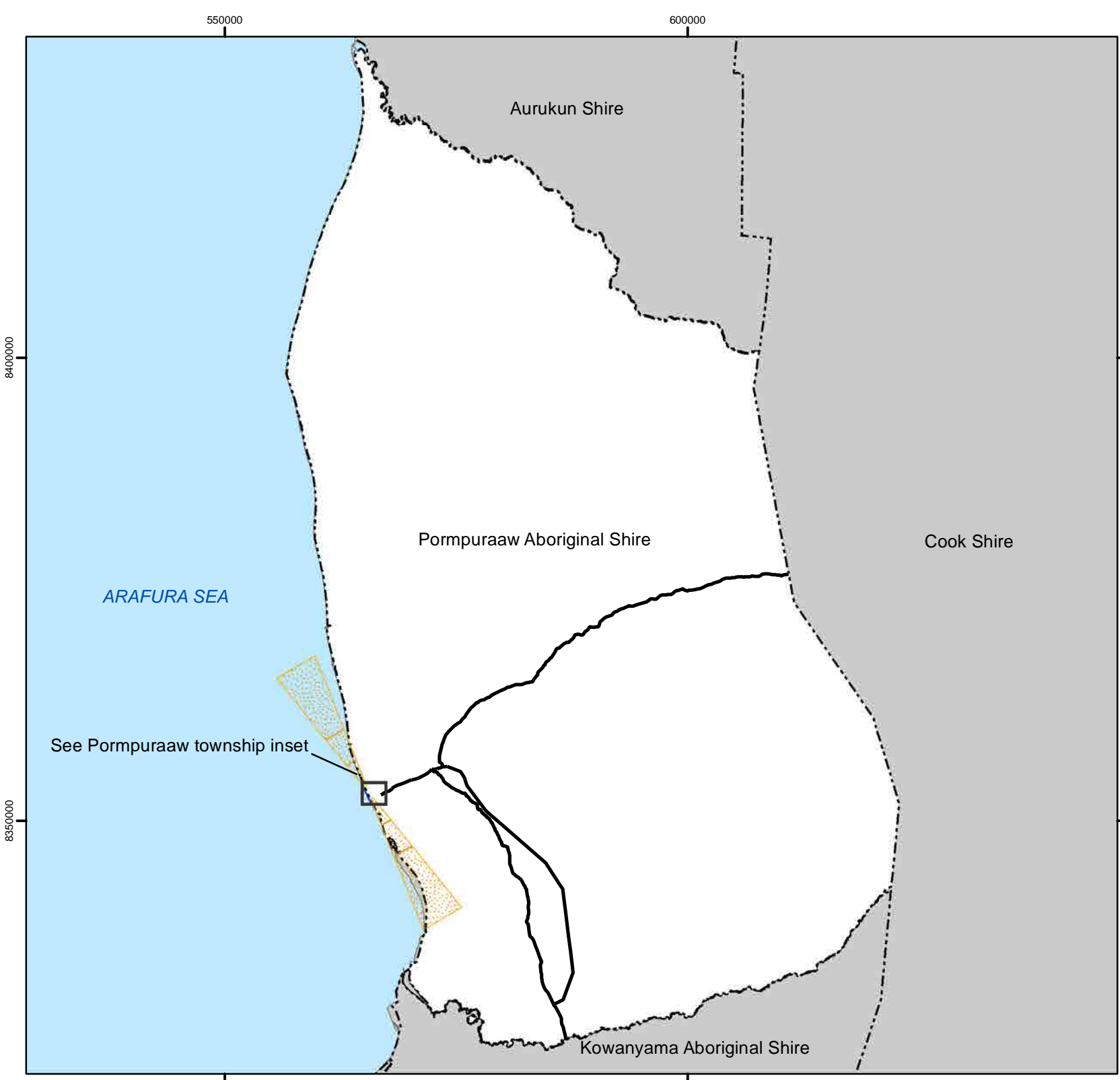
## SC2.4 Local plan maps

There are no local plans in this planning scheme.











## SC2.5 Overlay maps



## Pormpuraaw Aboriginal Shire Council Airport Environs Overlay

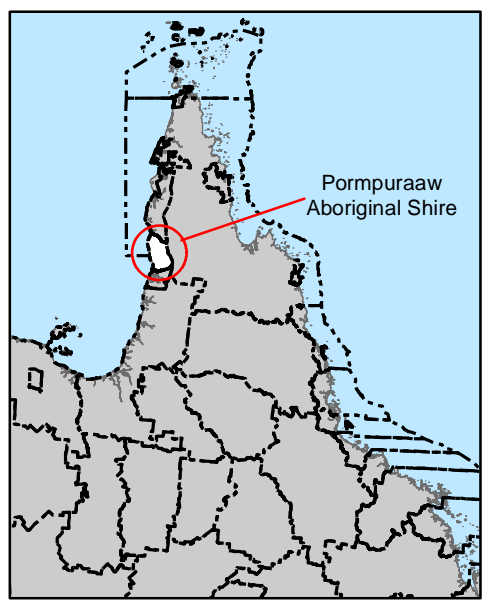
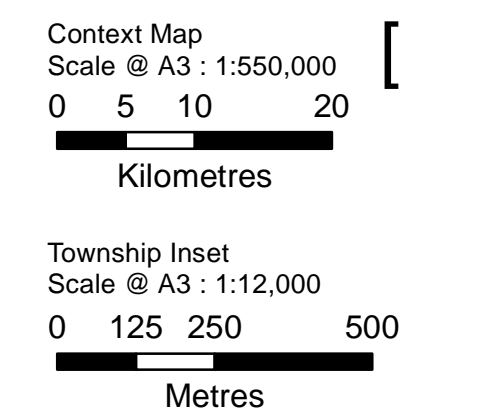
### Legend

-  Take-off / approach path
-  Height Restriction Area A
-  Height Restriction Area B
-  Pormpuraaw Township
-  Pormpuraaw Aboriginal Shire
-  QLD Local Government Boundaries

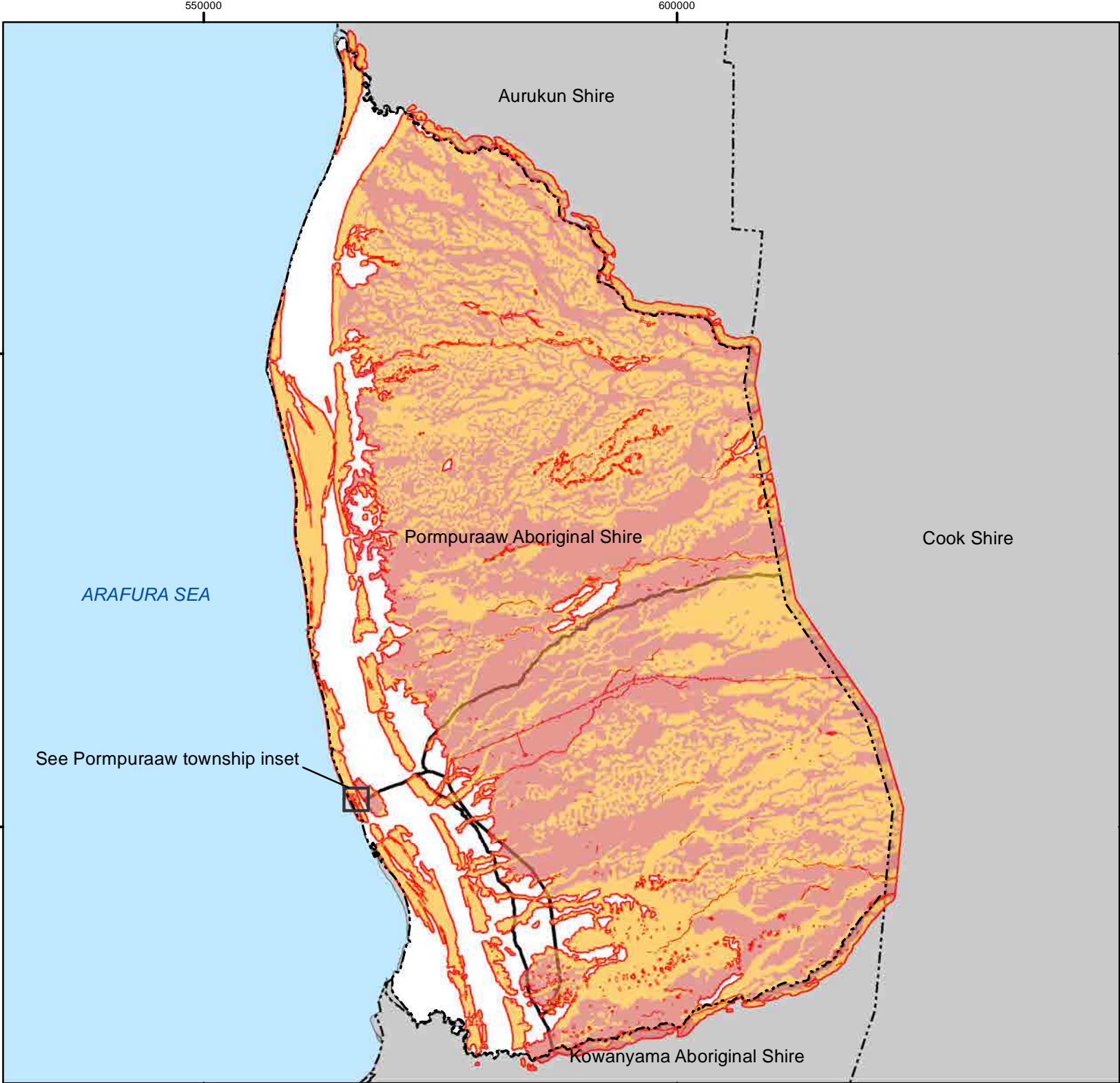
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Gazettal date: 30th January 2015  
Coordinate System: GDA 1994 - MGA Zone 54







**Pormpuraaw  
Aboriginal Shire Council  
Bushfire Hazard Overlay Map**

**Legend**

- Pormpuraaw Aboriginal Shire
- QLD Local Government Boundaries
- Pormpuraaw Township
- Bushfire Hazard Area**
  - Very High
  - High
  - Medium
  - Potential bushfire impact area

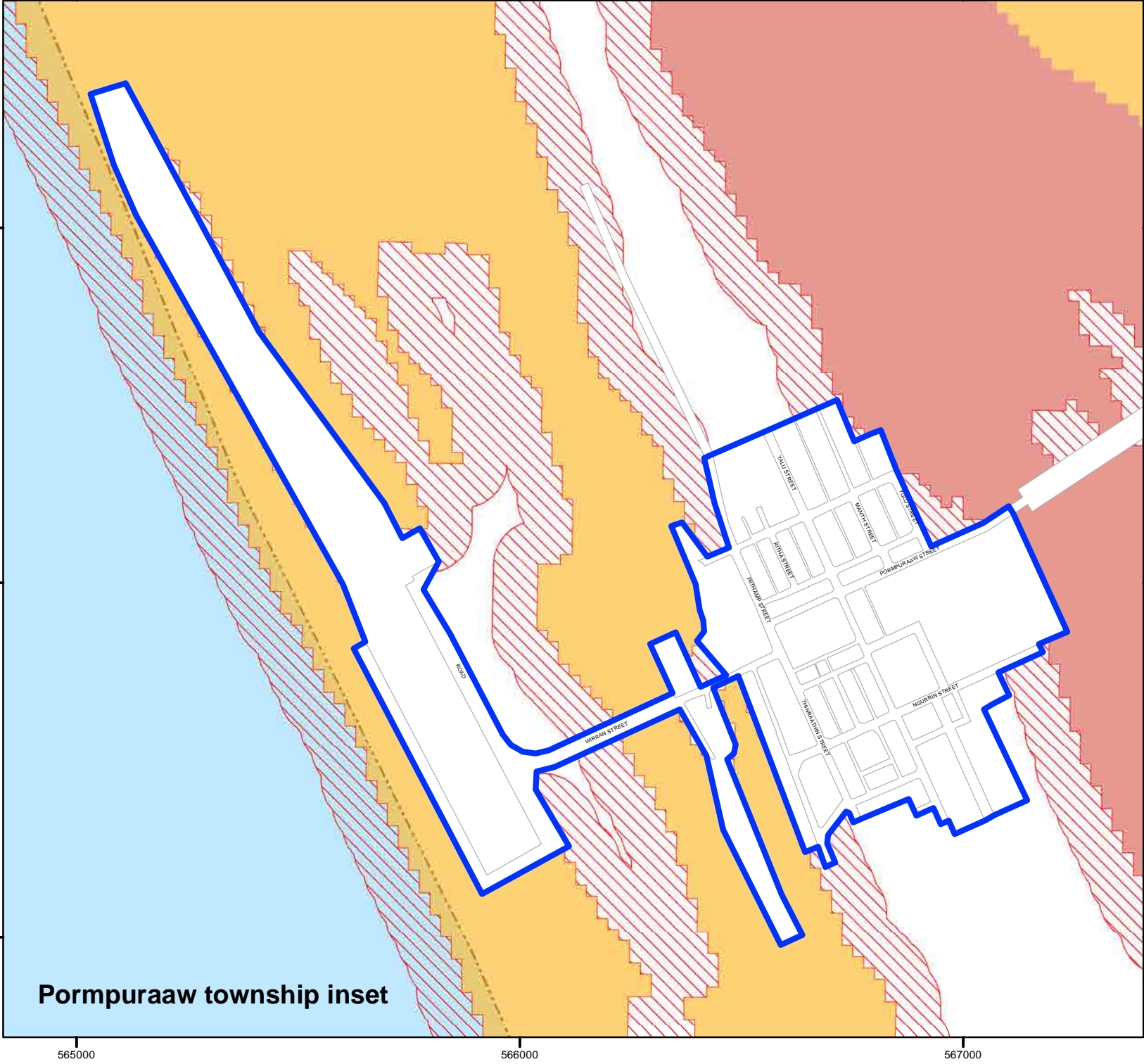
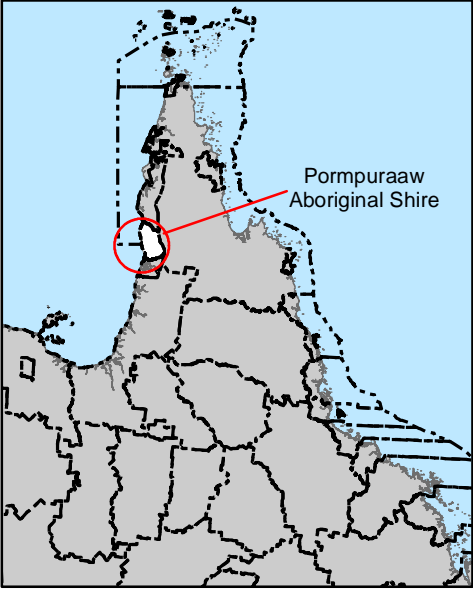
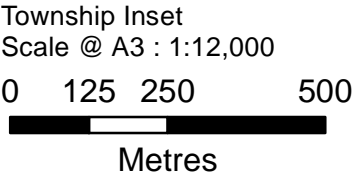
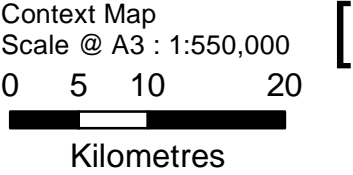
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Bushfire data produced by the State of Queensland (Public Safety Business Agency), 2014.

Gazettal date: 30th January 2015




Coordinate System: GDA 1994 - MGA Zone 54





**Pormpuraaw  
Aboriginal Shire Council  
Coastal Hazards Overlay Map**

**Legend**

-  Erosion Prone Area
-  Storm Tide Hazard - High
-  Storm Tide Hazard - Medium
-  PormpuraawTownship
-  Cadastre
-  Pormpuraaw Aboriginal Shire
-  QLD Local Government Boundaries

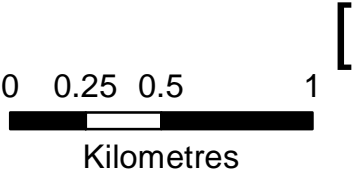
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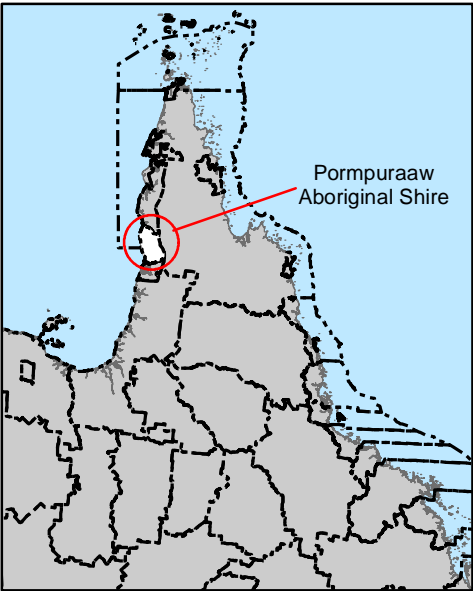
Coastal hazard data obtained from Department of State Development,Infrastructure and Planning (2014)

Gazettal date: 30th January 2015

Coordinate System: GDA 1994 - MGA Zone 54

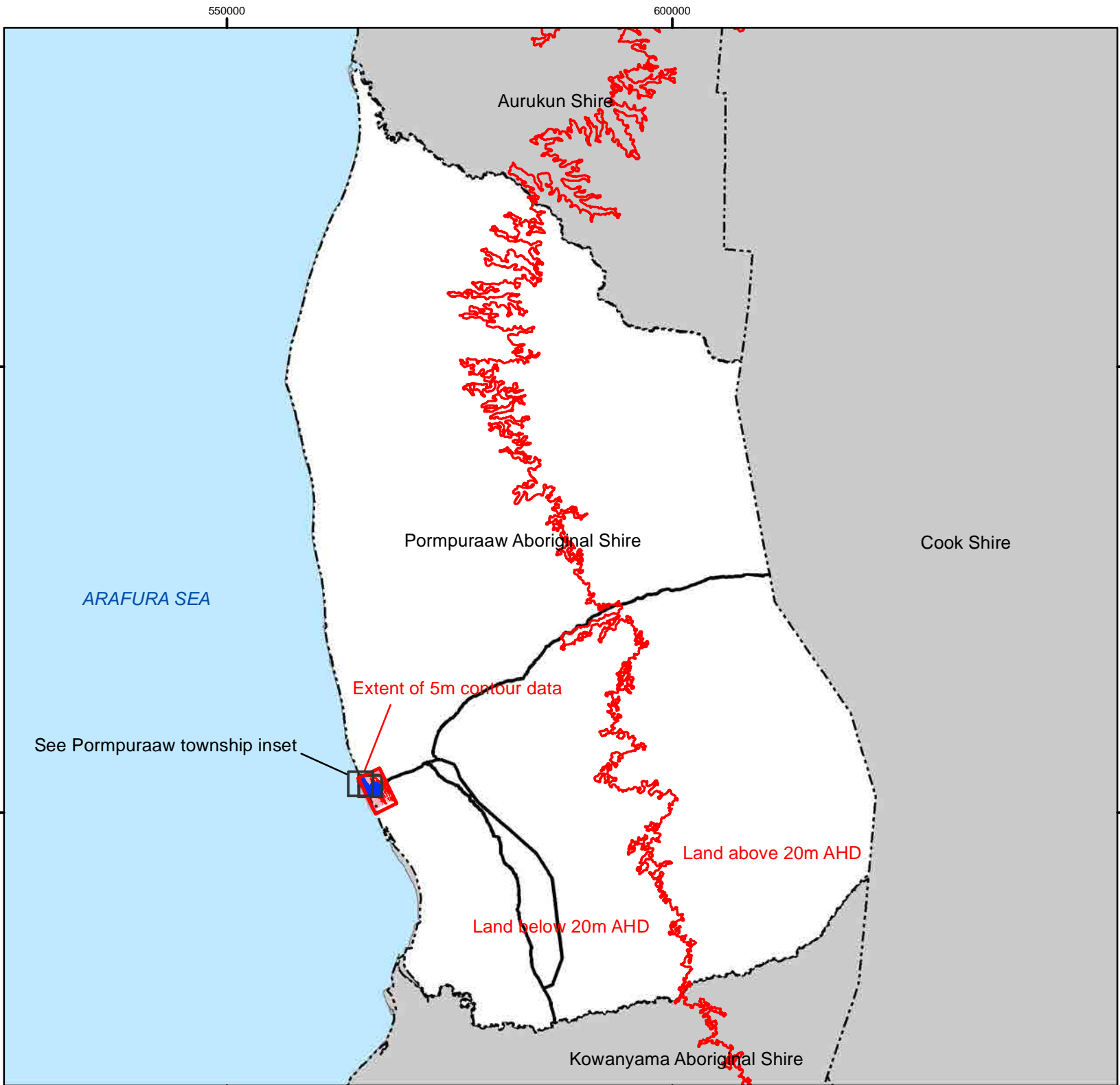


Scale @ A3 : 1:25,000









**Pormpuraaw  
Potential and Actual  
Acid Sulfate Soils Overlay Map**

**Legend**

- Pormpuraaw Township
- 5m contour
- 20m contour
- Land below 5m AHD
- Connecting Roads
- Pormpuraaw Aboriginal Shire
- QLD Local Government Boundaries

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Gazettal date: 30th January 2015  
Coordinate System: GDA 1994 - MGA Zone 54

**Context Map**  
Scale @ A3 : 1:550,000

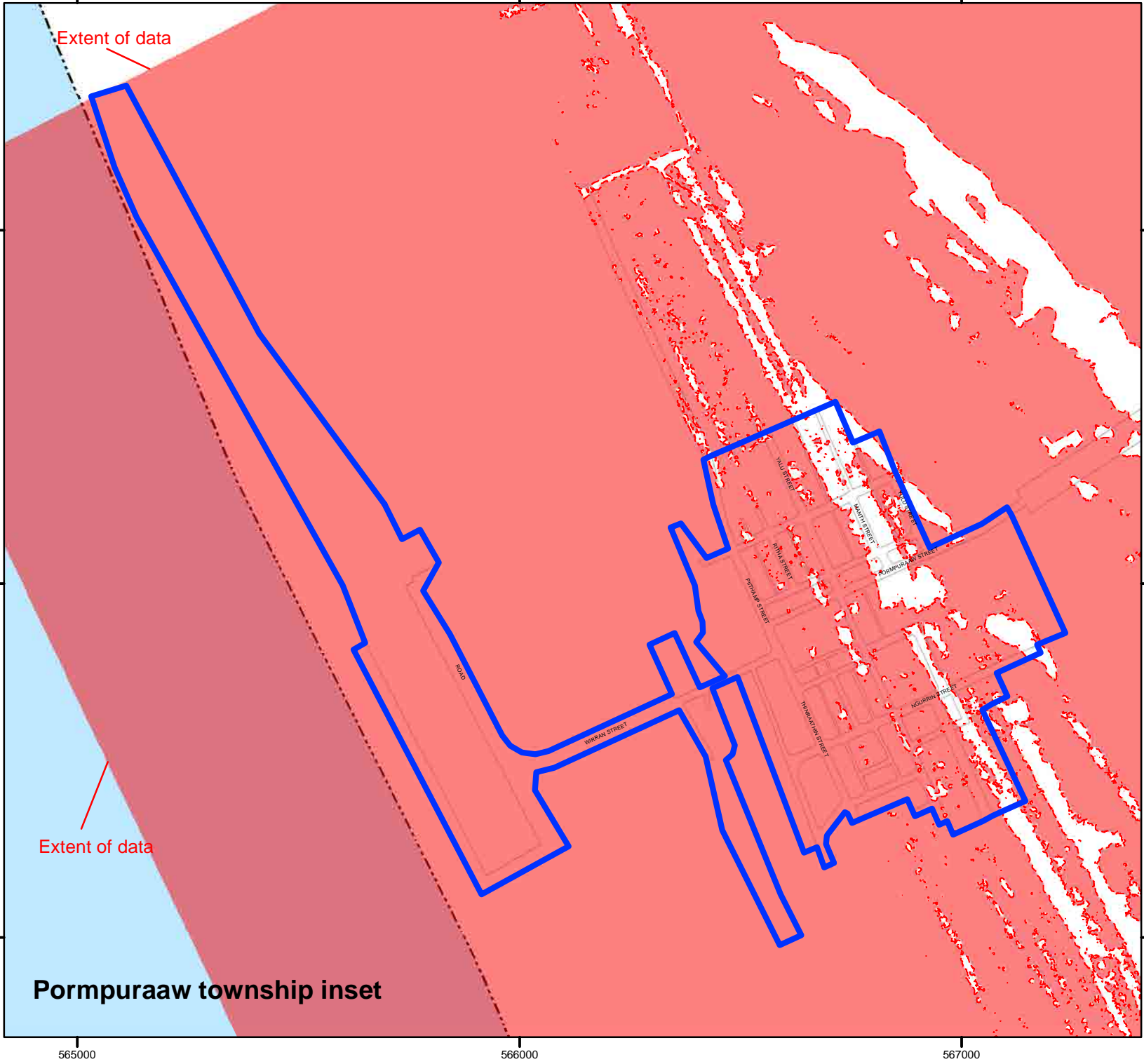
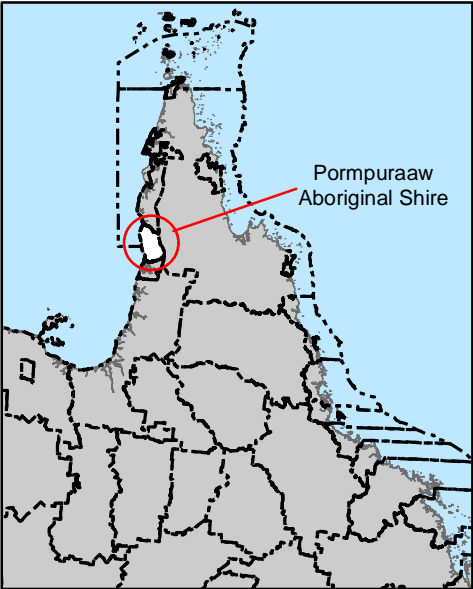
0 5 10 20

Kilometres

**Township Inset**  
Scale @ A3 : 1:12,000

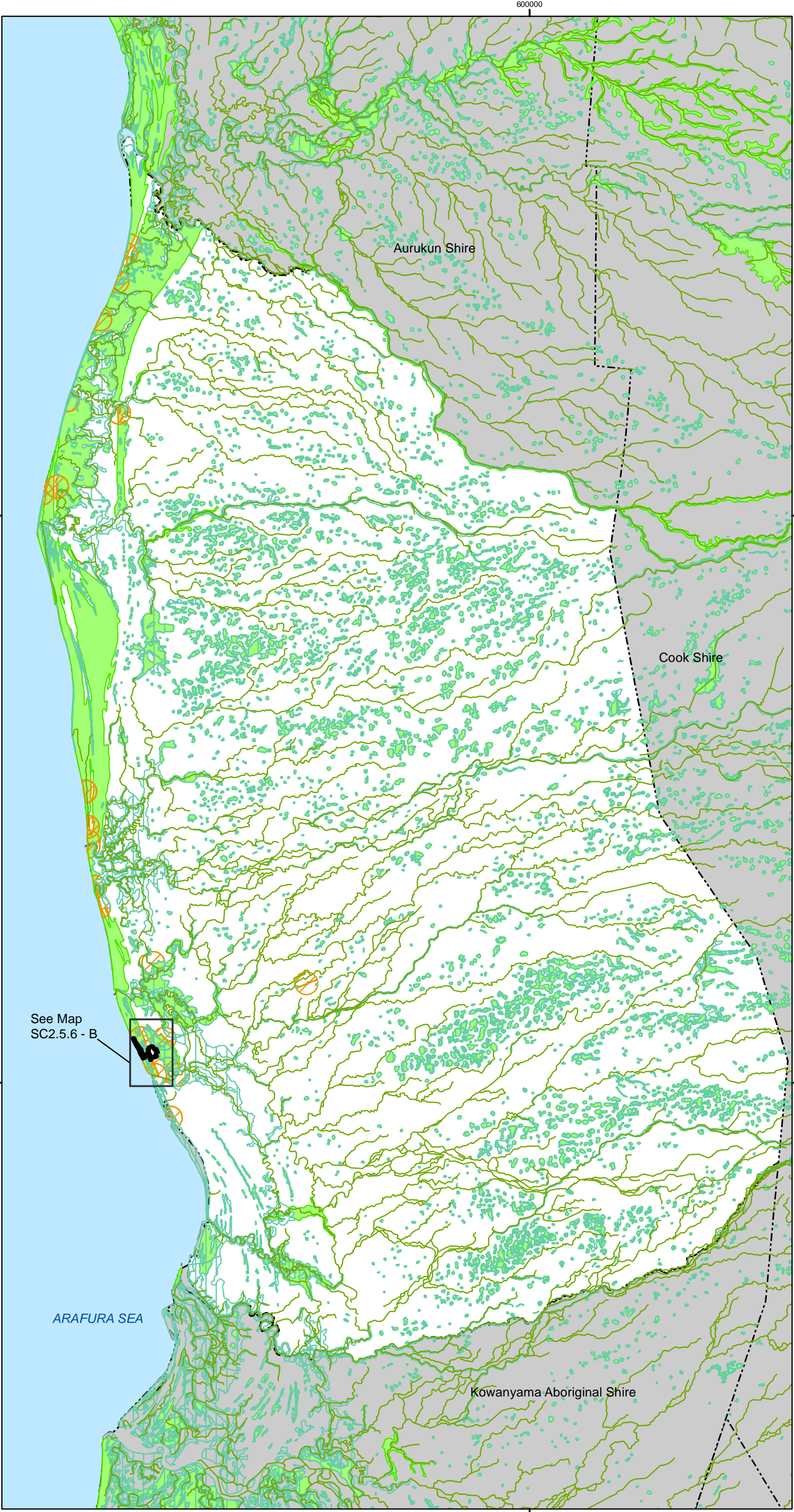
0 125 250 500

Metres



SC2.5.5 Potential and Actual  
Acid Sulfate Soils Overlay Map





**Pormpuraaw  
Aboriginal Shire Council  
Biodiversity Overlay Map**

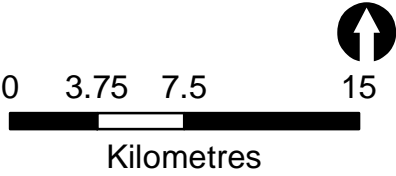
**Legend**

- PormpuraawTownship
- Wetlands (palustrine, estuarine and lacustrine)
- Wildlife habitat
- Regulated vegetation
- Regulated vegetation (intersecting a watercourse)
- Pormpuraaw Aboriginal Shire
- QLD Local Government Boundaries

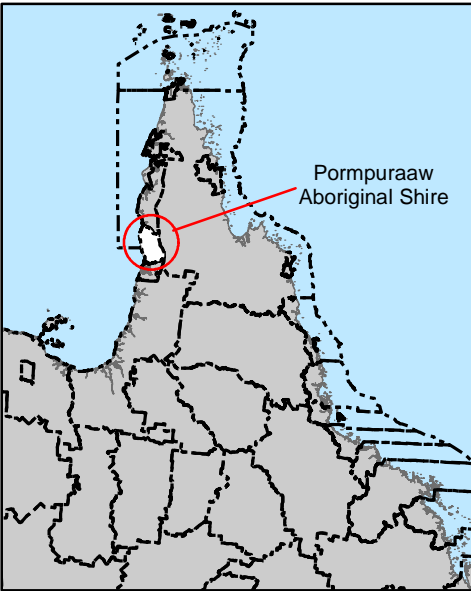
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Data Source(s):  
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Gazettal date: 30 January 2015.  
Coordinate System: GDA 1994 - MGA Zone 54

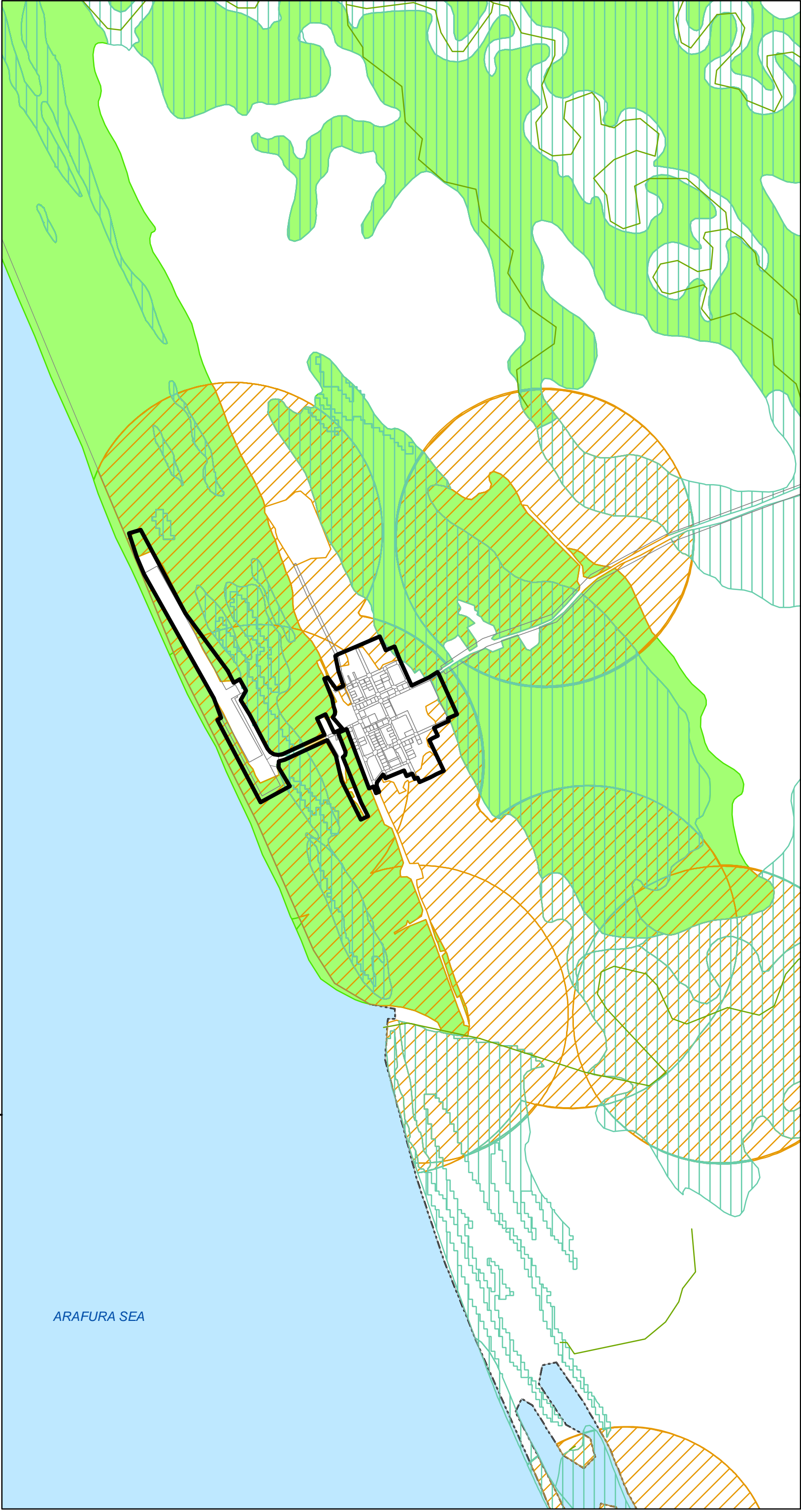


Scale @ A3 : 1:325,000



SC2.5.6 - A - Biodiversity Overlay Map





**Pormpuraaw  
Aboriginal Shire Council  
Biodiversity Overlay Map**

**Legend**

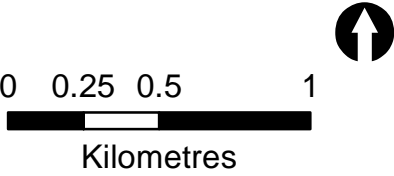
- PormpuraawTownship
- Wetlands (palustrine, estuarine and lacustrine)
- Wildlife habitat
- Regulated vegetation
- Regulated vegetation (intersecting a watercourse)
- Pormpuraaw Aboriginal Shire
- QLD Local Government Boundaries

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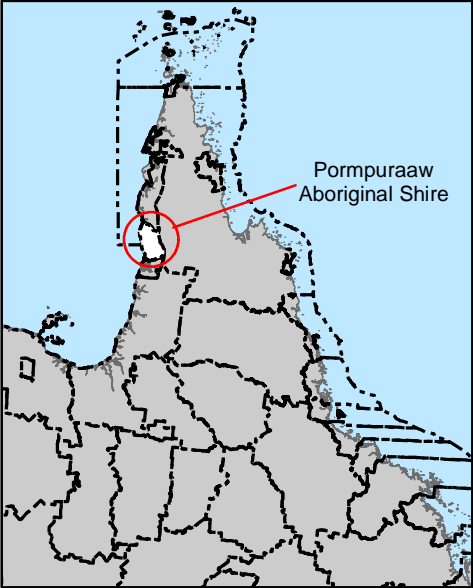
Data Source(s):  
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Gazettal date: 30th of January 2015.

Coordinate System: GDA 1994 - MGA Zone 54



Scale @ A3 : 1:25,000





SCHEDULE 3  
PRIORITY INFRASTRUCTURE PLAN  
MAPPING AND SUPPORTING MATERIAL

---

## Schedule 3 Local government infrastructure plan mapping and supporting material

Table SC3.1.1—Local government infrastructure plan map index

Map number	Map title	Gazettal date
<b>SC3.1</b>	Priority infrastructure area	30 January 2015
<b>SC3.2</b>	Water supply trunk infrastructure	30 January 2015
<b>SC3.3</b>	Sewerage trunk infrastructure	30 January 2015
<b>SC3.4</b>	Stormwater trunk infrastructure	30 January 2015
<b>SC3.5</b>	Transport trunk infrastructure	30 January 2015
<b>SC3.6</b>	Plans for public parks and land for community facilities trunk infrastructure	30 January 2015



### SC3.1 Priority infrastructure area

Pormpuraaw  
Aboriginal Shire Council  
Priority Infrastructure Area

Legend

- Priority Infrastructure Area
- Community
- Industry
- Open Space
- Residential
- Town Centre
- Roads
- Pormpuraaw Aboriginal Shire

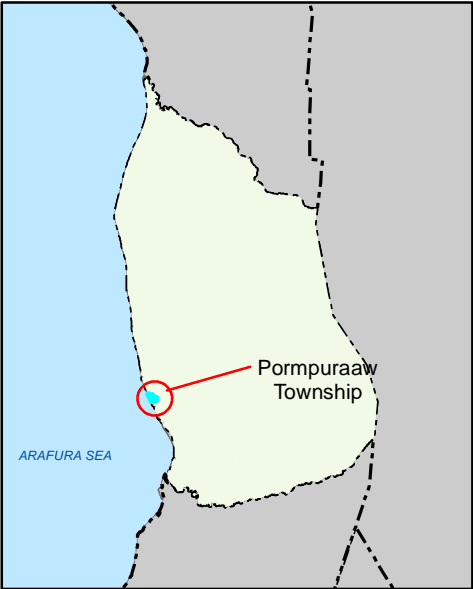
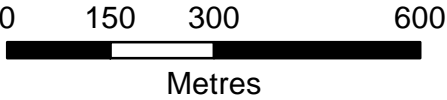
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Data Source:  
PIP data is indicative only and was generated from the Pormpuraaw Total Management Plan 2000 - 2010 done by GHD in 2000.

Gazettal date: 30th January 2015

Coordinate System: GDA 1994 - MGA Zone 54

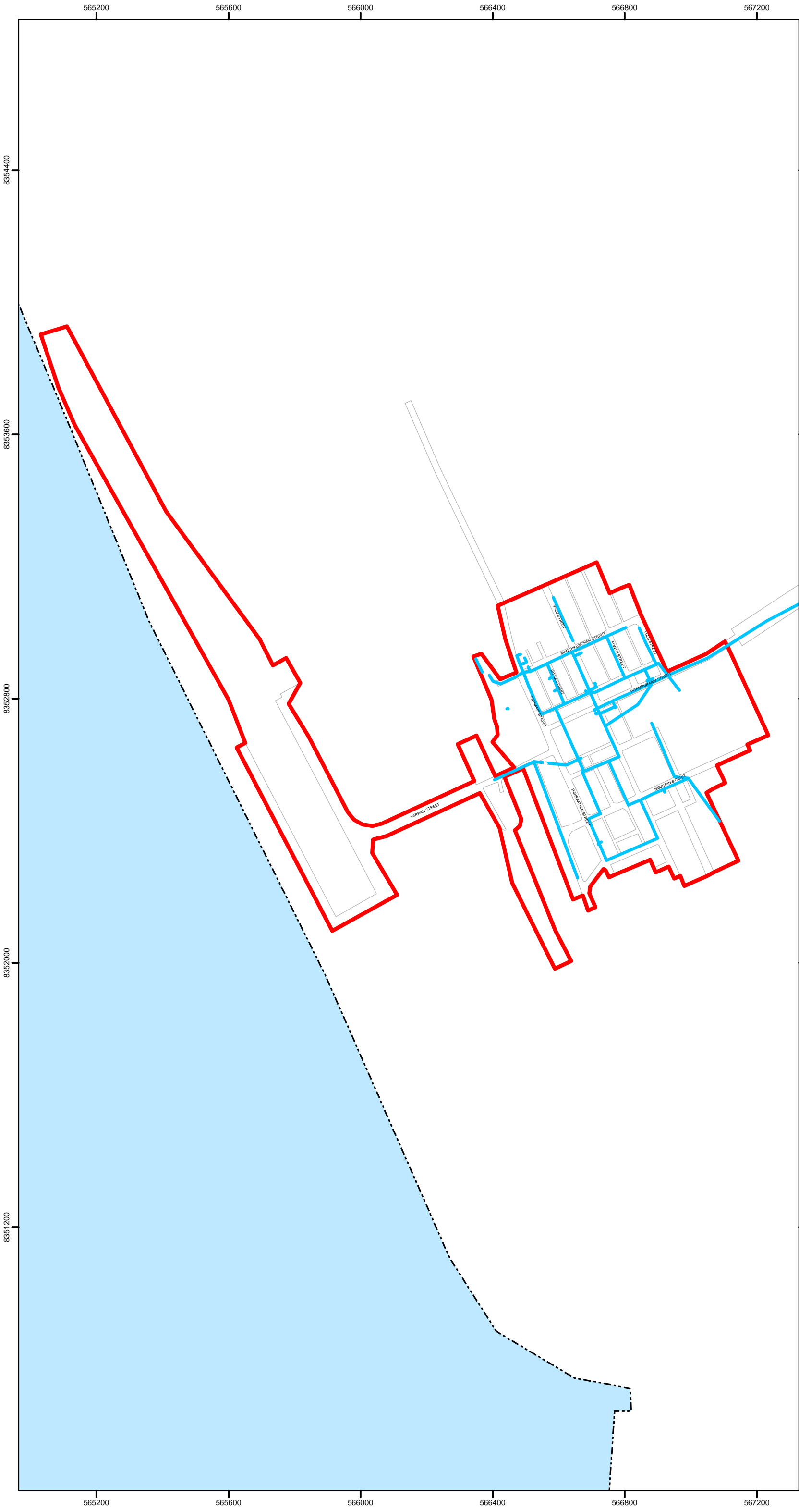
Scale @ A3 : 1:11,000



SC3.1 Priority Infrastructure Area






## SC3.2 Water supply trunk infrastructure



**Pormpuraaw  
Aboriginal Shire Council  
Water Supply  
Trunk Infrastructure**

**Legend**

-  Water Supply (indicative only)
-  Priority Infrastructure Area
-  Pormpuraaw Aboriginal Shire

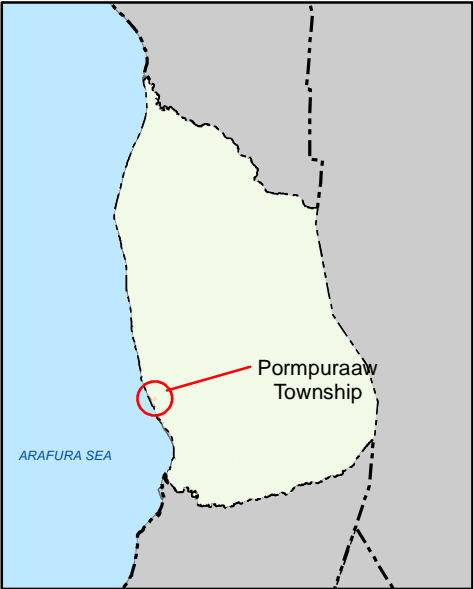
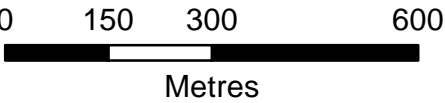
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Gazettal date: 30th January 2015

Coordinate System: GDA 1994 - MGA Zone 54

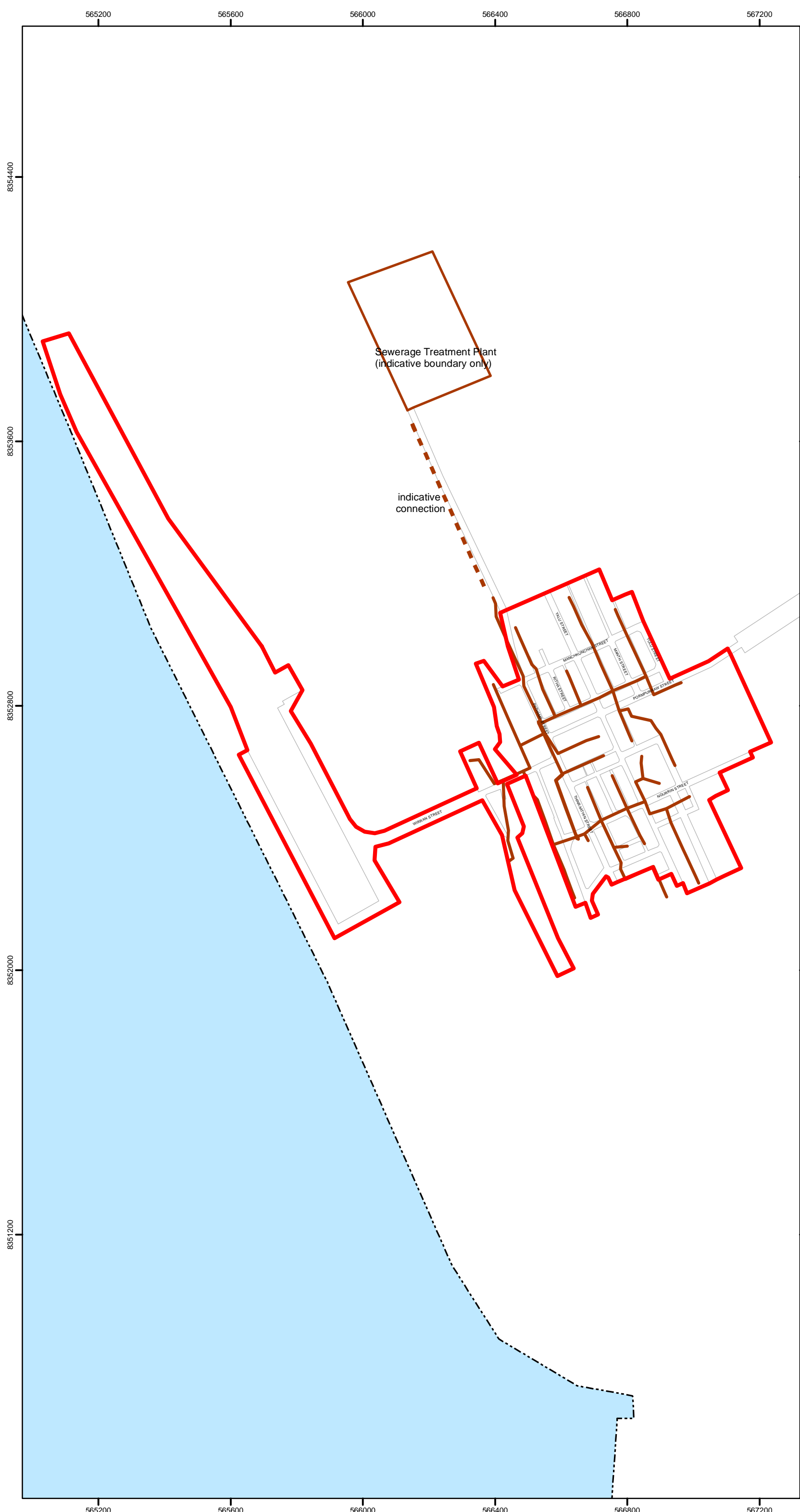
Scale @ A3 : 1:11,000



SC3.2 Water Supply Trunk Infrastructure






### SC3.3 Sewerage trunk infrastructure map



**Pormpuraaw  
Aboriginal Shire Council  
Sewerage  
Trunk Infrastructure**

**Legend**

-  Priority Infrastructure Area
-  Sewerage (indicative only)
-  Pormpuraaw Aboriginal Shire

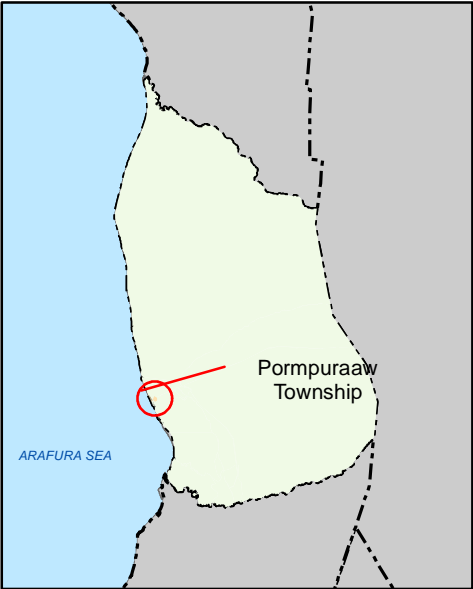
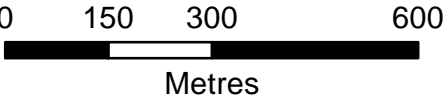
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Gazettal date: 30th January 2015

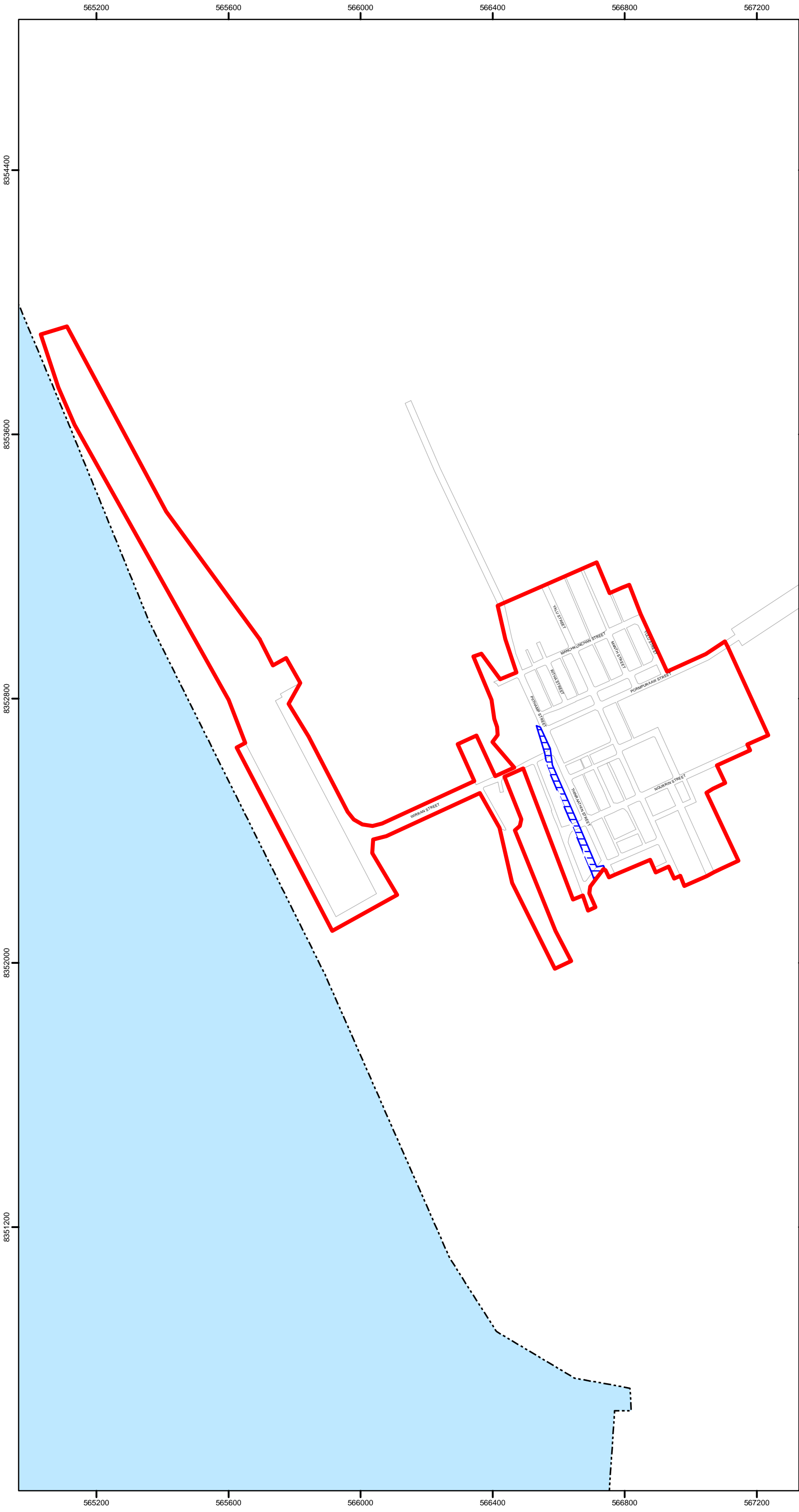
Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:11,000





## SC3.4 Stormwater trunk infrastructure map



**Pormpuraaw  
Aboriginal Shire Council  
Stormwater  
Trunk Infrastructure**

- Legend**
- Priority Infrastructure Area
  - Stormwater Drainage
  - Pormpuraaw Aboriginal Shire

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Gazettal date: 30th January 2015

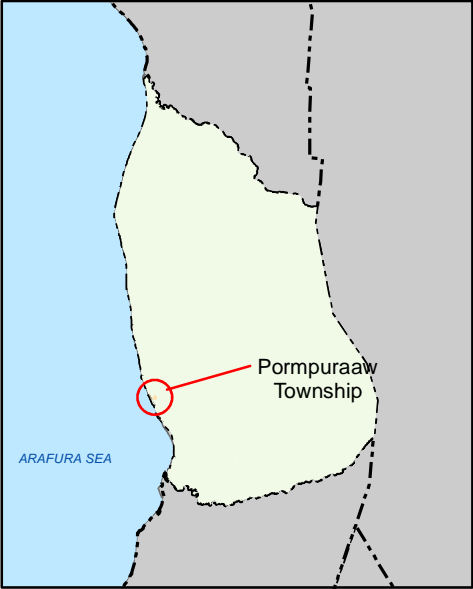
Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:11,000



0 150 300 600

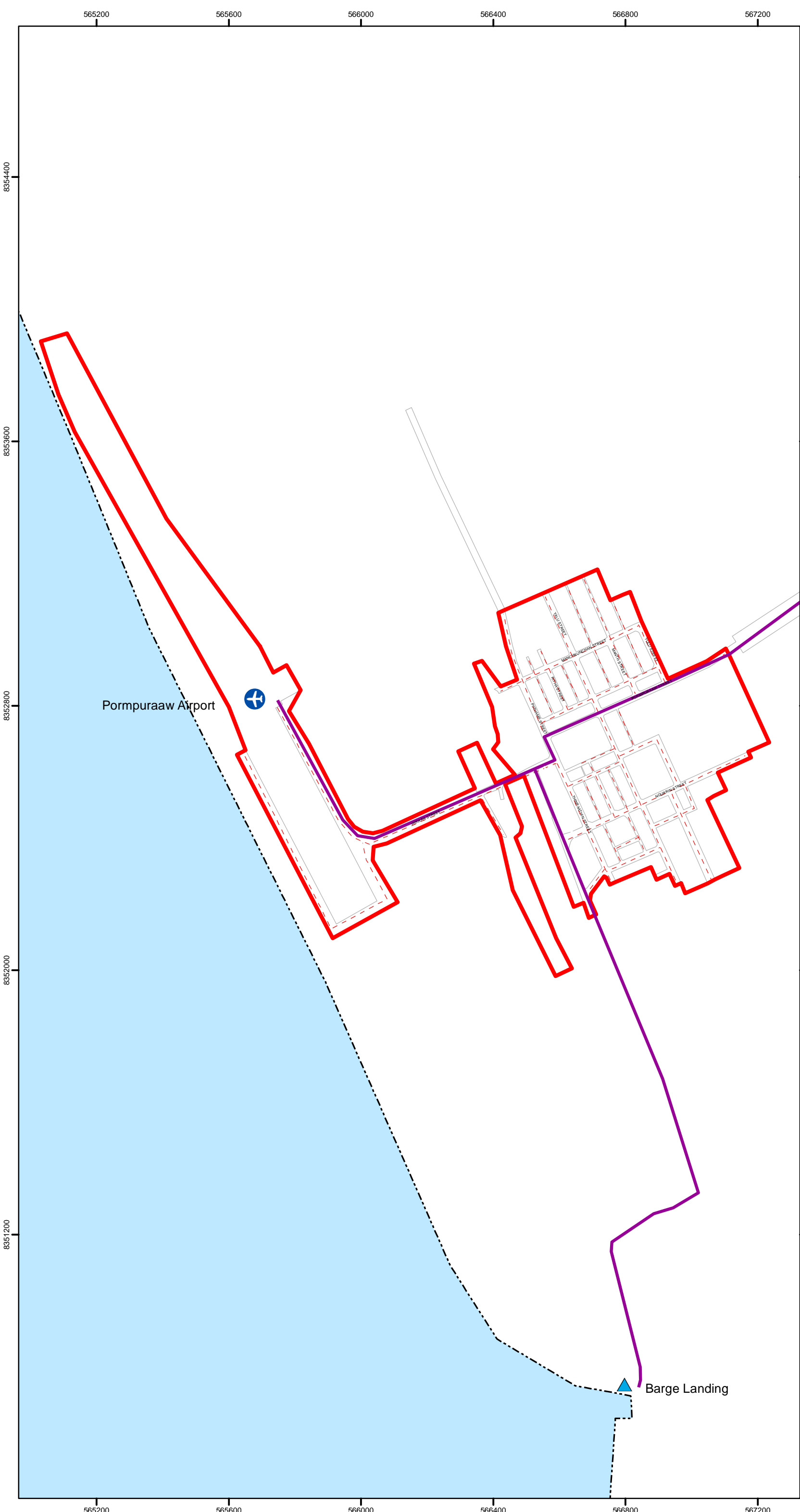
Metres



SC3.4 Stormwater Trunk Infrastructure



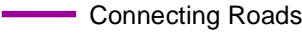
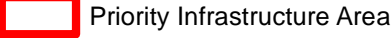

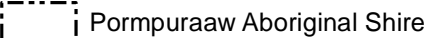


## SC3.5 Transport trunk infrastructure map



**Pormpuraaw  
Aboriginal Shire Council  
Transport  
Trunk Infrastructure**

**Legend**

-  Airport
-  Barge
-  Connecting Roads
-  Priority Infrastructure Area
-  On-road Pedestrian Connections
-  Pormpuraaw Aboriginal Shire

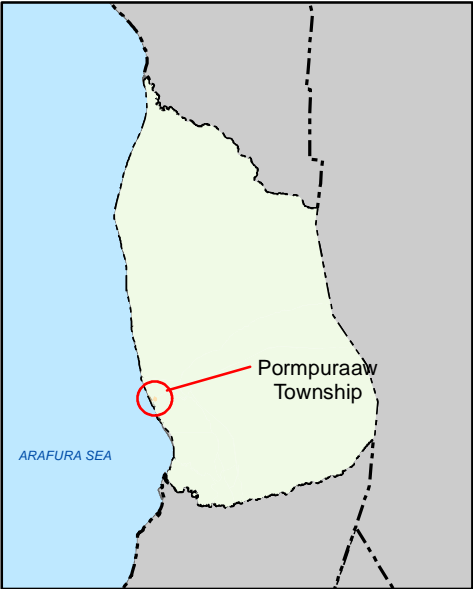
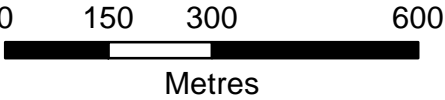
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Gazettal date: 30th January 2015

Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:11,000





## **SC3.6 Plans for public parks and land for community facilities trunk infrastructure**

**Pormpuraaw  
Aboriginal Shire Council  
Plans for Public Parks and  
Community Facilities  
Trunk Infrastructure**

- Legend**
- Public Parks
  - Priority Infrastructure Area
  - Pormpuraaw Aboriginal Shire

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Gazettal date: 30th January 2015

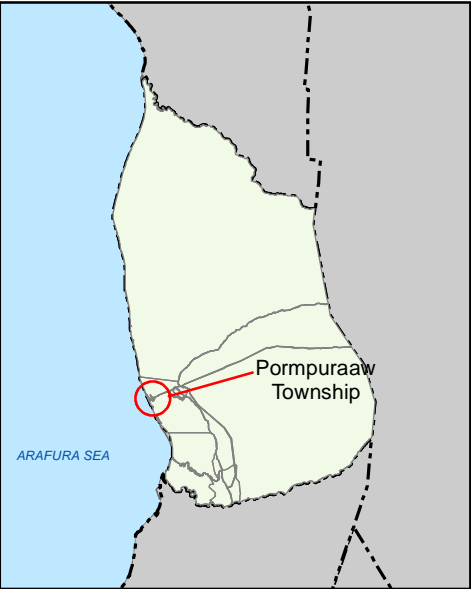
Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:11,000



0 150 300 600

Metres



SC3.6 Plans for Public Parks and  
Community FacilitiesTrunk Infrastructure

SCHEDULE 4  
NOTATIONS REQUIRED UNDER THE SPA 2009



## Schedule 4 Notations required under the Sustainable Planning Act 2009

### SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act

Table SC4.1.1—Notation of decisions under section 3.1 of the Act

Date of decision	Location (real property description)	Decision type	File reference
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note—this schedule should include:

- approvals that conflict with the planning scheme;
- development approvals under section 242 of the Act that vary the effect of the scheme;
- decisions agreeing to a superseded planning scheme request.

### SC4.2 Notation of resolution(s) under Chapter 8, Part 2, Division 1 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 8, Part 2, Division 1 of the Act

Date of resolution	Date of effect	Details	Contact information
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note—this schedule should provide details regarding the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded.

### SC4.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act

Table SC4.3.1—Notation of decisions under section 680ZE of the Act

Date of decision	Location of premises (real property description)	Details of registration	Term of registration
<insert details>	<insert details>	<insert details>	<insert details>
<insert additional rows as required>			

SCHEDULE 5  
LAND DESIGNATED FOR COMMUNITY INFRASTRUCTURE

## **Schedule 5 Land designated for community infrastructure**

There is no land designated for community infrastructure in the local government area

SCHEDULE 6  
PLANNING SCHEME POLICIES

## **Schedule 6 Planning scheme policies**

There are no planning scheme policies for the planning scheme.

**END OF PLANNING SCHEME**

## APPENDIX 1 INDEX AND GLOSSARY OF ABBREVIATIONS AND ACRONYMS

## Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
BCA	<i>Building Code of Australia</i>
DSS	Desired standard of service
PFTI	Plans for trunk infrastructure
PIP	Priority infrastructure plan
PIA	Priority infrastructure area
the Act	<i>Sustainable Planning Act 2009</i>
SPA	<i>Sustainable Planning Act 2009</i>
SPP	State Planning Policy
MCU	Material change of use as defined in the <i>Sustainable Planning Act 2009</i>
ROL	Reconfiguring a lot as defined in the <i>Sustainable Planning Act 2009</i>
WCCCA	Western Cape Communities Co-Existence Agreement
WWMP	Waste water management plan



## APPENDIX 2 TABLE OF AMENDMENTS

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## Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption	Planning scheme version number	Amendment type	Summary of amendments
<insert details>	<insert details>	<insert details>	<insert details>
<insert details>	<insert details>	<insert details>	<insert details>

PORMPURA AW ABORIGINAL SHIRE

DRAFT PLANNING SCHEME

