

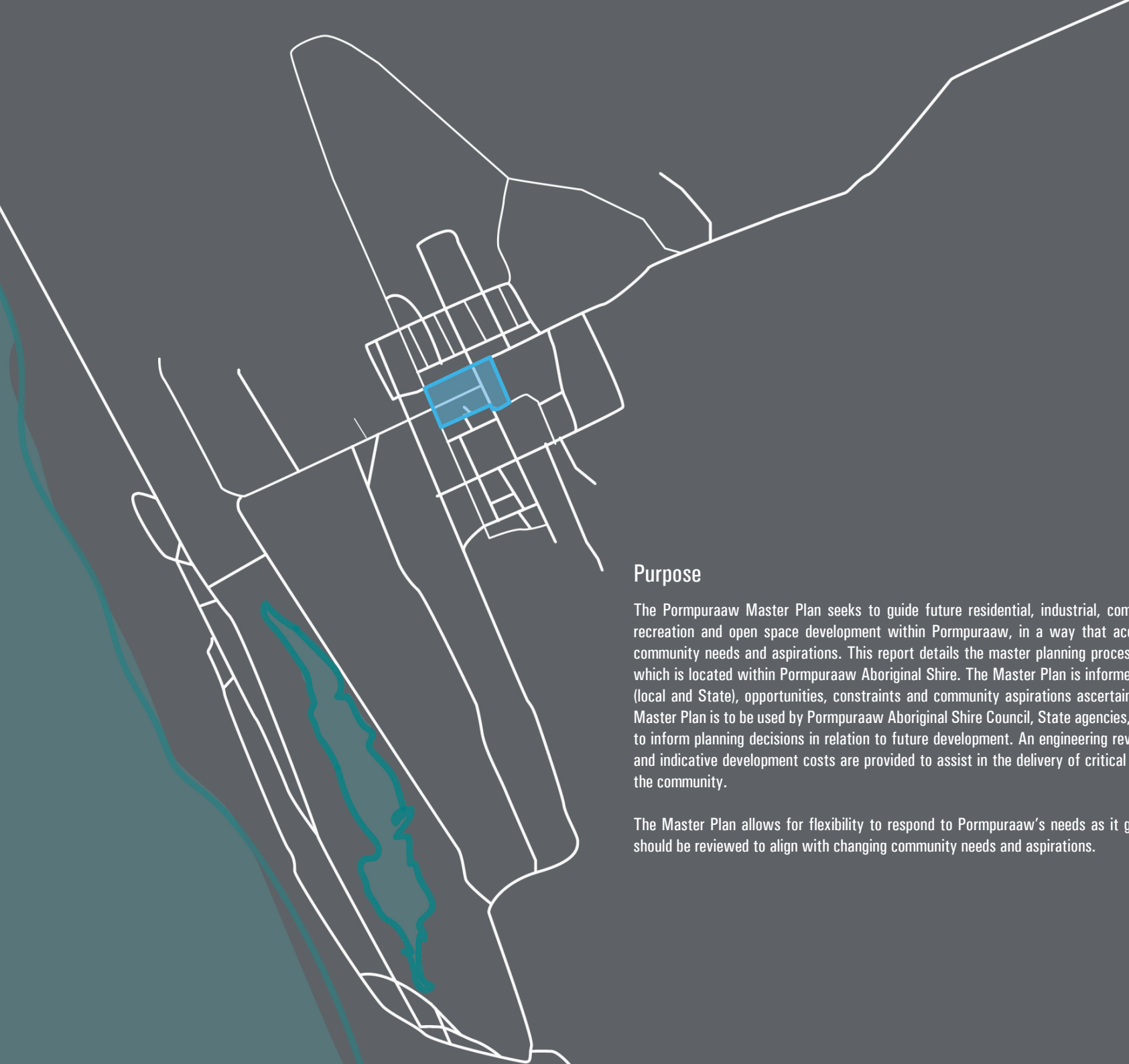


MASTER PLANNING REPORT

PORMPURAAW MASTER PLAN

18 September 2019





Purpose

The Pormpuraaw Master Plan seeks to guide future residential, industrial, commercial / tourism, community facilities, and recreation and open space development within Pormpuraaw, in a way that accords with land use planning objectives and community needs and aspirations. This report details the master planning process undertaken for the Pormpuraaw township, which is located within Pormpuraaw Aboriginal Shire. The Master Plan is informed by a review of applicable planning controls (local and State), opportunities, constraints and community aspirations ascertained via consultation of the Master Plan. The Master Plan is to be used by Pormpuraaw Aboriginal Shire Council, State agencies, service providers and the broader community to inform planning decisions in relation to future development. An engineering review of the Master Plan has been undertaken and indicative development costs are provided to assist in the delivery of critical infrastructure that supports and strengthens the community.

The Master Plan allows for flexibility to respond to Pormpuraaw's needs as it grows and prospers. The Master Plan Report should be reviewed to align with changing community needs and aspirations.

Pormpuraaw



Key Stakeholders



Department of Aboriginal and Torres Strait Islander Partnerships



Pormpuraaw Aboriginal Shire Council

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ACKNOWLEDGEMENT

This Master Plan acknowledges the traditional owners, historical owners and community members as the traditional custodians of the land which now forms the Pormpuraaw Aboriginal Shire Council area. This Master Plan also acknowledges that their customs and traditions have nurtured and managed the land for centuries.

Any person proposing to undertake development on land in the Pormpuraaw Aboriginal Shire Council area should pay respect to the Aboriginal custodianship of the land by seeking permission to use its resources and ensuring that development acknowledges the special and ongoing cultural relationship of the Pormpuraaw community with the land.

PROJECT BACKGROUND

The availability and cost of housing in remote communities is affected by a range of factors, including location, residential land supply, competition for housing, typically higher building costs, limited housing options and tenure restrictions on land. Housing need is also generated by employees from Government agencies, Councils and non-government organisations (NGOs), who reside in these communities.

Industrial and commercial activity (including tourism) are the key pillars of employment in all communities. Pormpuraaw Aboriginal Shire Council recognises the need to provide diversity in local employment opportunities and encourage sustainable growth through identifying available land suitable for development and use by businesses.

Community facilities such as schools, hospitals, care for the young and elderly, creative industries, waste management and air transit, form the social infrastructure that underpins functional and accommodating communities. The location and delivery of community facilities should seek to maximise active transport options such as walking and cycling to create vibrant, safe and healthy environments.

Open space networks and places for recreation are essential to create liveable communities, and provide a range of leisure and recreation opportunities for residents and visitors alike. Pormpuraaw Aboriginal Shire Council recognises the social, environmental and economic importance of recreation to the community.

The Master Plan Report provides a land use strategy to guide sustainable community growth in a way that takes into account applicable planning controls (local and state), constraints (such as environmental, tenure and natural hazards), engineering capacities and community aspirations. In this way, the Master Plan Report will help shape the future of the community, by providing a guiding framework to ensure that future development is appropriately located, designed, staged and delivered. The Master Plan Report compiles information relevant to future growth in Pormpuraaw and provides indicative costs for development with respect to required infrastructure upgrades.



1. INTRODUCTION



1. INTRODUCTION

REGIONAL CONTEXT

Pormpuraaw is located on the western coast of the Cape York Peninsula adjoining the Gulf of Carpentaria, approximately 500 kilometres north-west of Cairns. The Shire (Figure 1) spans over 466,198 hectares of land including approximately 100 kilometres of coastline to the Gulf providing a range of settings including beaches, wetlands and river deltas. Further inland, various landscapes are encountered including open forests and expansive river and creek systems.

The township of Pormpuraaw is situated on the coast between the mouths of Moonkan Creek and the Chapman River, which bound the town to the north and south of the town respectively. These two key waterways, and their tributaries, create a significant area of coastal low lands which wraps around the township, commonly resulting in isolation in the wet season, following extended period of inundation.

Pormpuraaw is accessible from Cairns and Cooktown via the Peninsula Development Road and Strathgordon Road, which provide driving distances of approximately 664 kilometres and 494 kilometres respectively.

THE PORMPURAABW MASTER PLAN

Pormpuraaw is also accessible by air, with Pormpuraaw Aboriginal Shire Council owning and operating a 1.3 kilometre sealed airstrip (Edward River Airport) located on the coast of the Pormpuraaw township.

The Pormpuraaw coastline is characterised by sandy beaches and mud flats, backed by dunes and wetlands in the swales. Beyond the coastline is the low lying country that includes many salt pans and wetlands that expand seasonally.

The predominant features of the broader shire of Pormpuraaw include a number of significant waterways (such as the Chapman, Coleman and Edward Rivers and their tributaries), where low melaleuca forests are the typical dominant vegetation. The landscape in the western part of the shire is comprised of floodplains and wetlands, while eucalypt dominated savannah are found in the high area of the shire.

PORMPURAABW

Cooktown

Cairns

Aurukun Shire

Pormpuraaw Aboriginal Shire

Kowanyama Aboriginal Shire

Figure 1. Pormpuraaw Aboriginal Shire local government area

1. INTRODUCTION

THE PORMPURAABW MASTER PLAN

TOWNSHIP & MASTER PLAN AREA

The Pormpuraaw township is situated on the southern coastline of the local government area and is the central hub of activity and development within the Shire. The extent of the township can be generally defined by the wastewater treatment ponds (north), contractor's camp (east), Chapman River (south) and the coastline of the Gulf of Carpentaria (west).

It is noted that the township of Pormpuraaw is distinct from the 'Township Zone' (**Figure 2**), which is demarcated by the *Pormpuraaw Aboriginal Shire Planning Scheme 2015* (the Planning Scheme). The Township Zone provides the focus for urban growth and the primary location for housing, employment, community services and facilities. The Township Zone includes the majority of existing development within Pormpuraaw; however, a number of facilities and features (such as the effluent lagoons, refuse tip, electricity station and crocodile farm) are located outside of this Zone.

The area of this master planning exercise comprises land within the Township Zone as well as the immediate surrounds and all roads and facilities applicable to residential, industrial, commercial / tourism, community facilities, and recreation and open space. The Pormpuraaw Master Plan Area is indicatively shown in **Figure 3**. The broader social, economic and environmental context of Pormpuraaw Aboriginal Shire is also relevant to the Master Plan and has been considered to the extent appropriate.



Figure 2. The Township Zone
(Pormpuraaw Aboriginal Shire Council Planning Scheme, 2015)



Figure 3. Pormpuraaw Master Plan Area

1. INTRODUCTION

LAND USE CATEGORIES

The consideration of land uses as part of the Pormpuraaw Master Plan has been undertaken using a number of land use categories. An explanation of each land use category is provided below.

Residential

Residential land uses primarily relate to the provision of housing. Residential land may support a range of dwelling types of varying scale (for example, single low-rise homes, duplexes, and unit complexes). Open space is often integrated within residential areas to soften the built environment and provide land for passive and active recreation.



An example of residential development, Pormpuraaw township.

Industrial

Industrial land uses generally involve the manufacturing, processing, treatment or repair of goods. Industrial land uses involve varying degrees of intensity and severity, generally linked to their potential level of impact on nearby land uses associated with their emissions (such as air, noise and odour). Examples of industrial land uses include manufacturing plants, processing plants, mechanical workshops, transport depots, storage sheds and warehouses.



An example of industrial development, Industrial Zone.

Commercial / Tourism

Commercial land uses typically involve business activities which may include the sale of goods (such as shops and cafes) or services (such as offices and medical centres).

Tourism land uses also involve business activities, however these are focussed on providing goods, services, facilities and entertainment for tourists. Examples of tourism land uses include tourist parks, accommodation and businesses operating tours.



An example of commercial development, Pormpuraaw Arts and Culture Centre.

Community Facilities

Community facilities land uses support the delivery of community services or provide community benefit. Community facilities include uses for health services, education (schools and colleges), arts and culture, religion, community support, civic infrastructure (water, sewer, waste, transport and other similar facilities), employment and training.



An example of community facilities development, water reservoirs.

THE PORMPURA AW MASTER PLAN

Recreation and Open Space

Recreation land uses support the provision of land for recreational activities, which may be organised or informal. This includes sporting facilities such as fields, courts, stadiums and arenas, rodeo grounds, walking / cycling paths and outdoor exercise equipment.

Open space areas provide dedicated natural spaces throughout an urban area enhance the beauty and environmental quality of neighbourhoods. They may include formalised landscaping also comprise recreational opportunities.

Recreation and open space areas are commonly collocated.



An example of recreation and open space development, Pormpuraaw township.

Other

The "Other" land use category has been used to describe other uses and projects which commonly support the primary land uses. This may include infrastructure projects such as new roads or urban services and civic improvements such as beautification and landscaping.



2. COMMUNITY OVERVIEW



2. COMMUNITY OVERVIEW

LAND TENURE

In 1987 the Pormpuraaw Council area, previously an Aboriginal reserve held by the Queensland Government, was transferred to the trusteeship of the Council under a Deed of Grant in Trust (DOGIT).

Some of the land within the township is State owned reserve, such as the school and the police station.

Between July 2014 and November 2015, the Traditional Owners of Pormpuraaw, the Pormpuraaw Aboriginal Shire Council and the State of Queensland negotiated the terms of an Indigenous Land Use Agreement (ILUA) to facilitate home ownership and economic and other development in the township. The extent of the ILUA area is shown in **Figure 4**.

The purpose of the ILUA is to facilitate and promote economic development of the township by providing simplified processes for native title consent for a range of future acts, including future local government and State infrastructure, commercial infrastructure and the grant of tenure, including home ownership leases, and compensation for the impact of these acts on native title.

Refer to **Appendix A** for further detail.

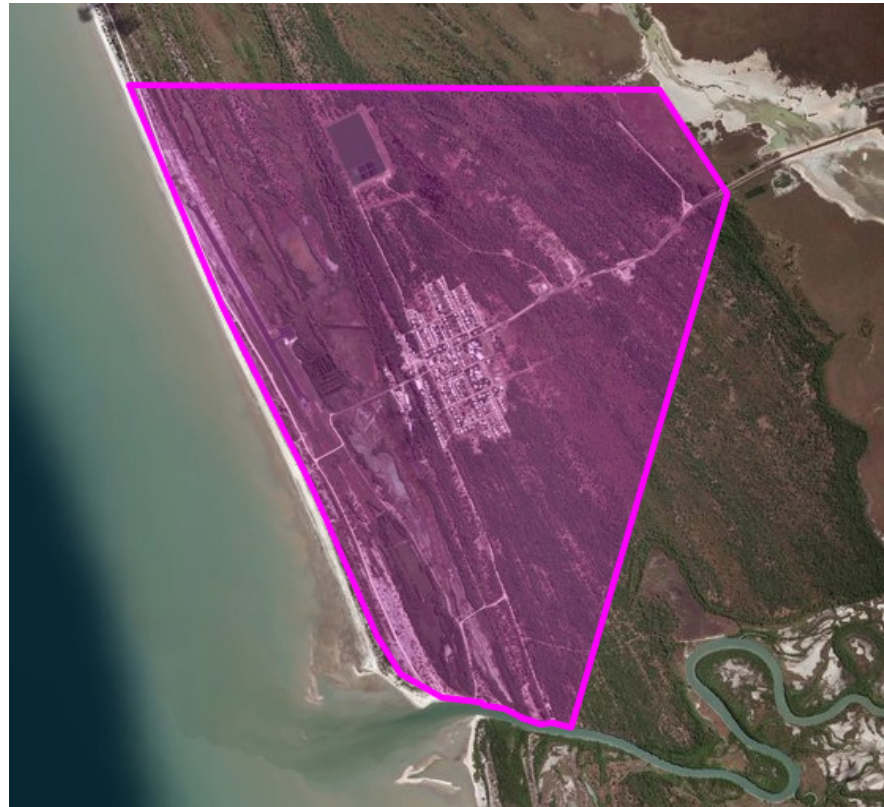


Figure 4. Pormpuraaw Township Indigenous Land Use Agreement area

2. COMMUNITY OVERVIEW

NATIVE TITLE

The Thaayorre and Mungkan People are recognised as the Traditional Owners of the land known as Pormpuraaw. The Traditional Owners of the township area are the Thaayorre People.

In 2014 the Indigenous people of Cape York agreed that pursuing a committed and united One Claim (Cape York Number 1 Claim – QUD673/2014) lodged on 11 December 2014) was the best approach to secure their native title. The claim covers land in 12 local government areas within the Cape York region, including the southern part of the Pormpuraaw Aboriginal Shire. The key principle of One Claim is that traditional owners, for each part of the claim area, will continue to speak for and make decisions about, their traditional lands and waters according to their traditional laws and customs. In 2019, the Claim was still unresolved.

Native title exists within the northern part of the Shire, and was determined under the Wik and Wik Way Peoples (QCD2000/006) and the Wik and Wik Way Native Title Determination No. 2 (QCD2004/002). The Ngan Aak-Kunch Aboriginal Corporation is the prescribed Registered Native Title Body Corporate (RNTBC) under the *Native Title Act 1993 (Cth)* and administers native title land under both of these determinations on behalf of the Traditional Owners of Pormpuraaw.

Refer to **Figure 5** and **Appendix A** for further detail.

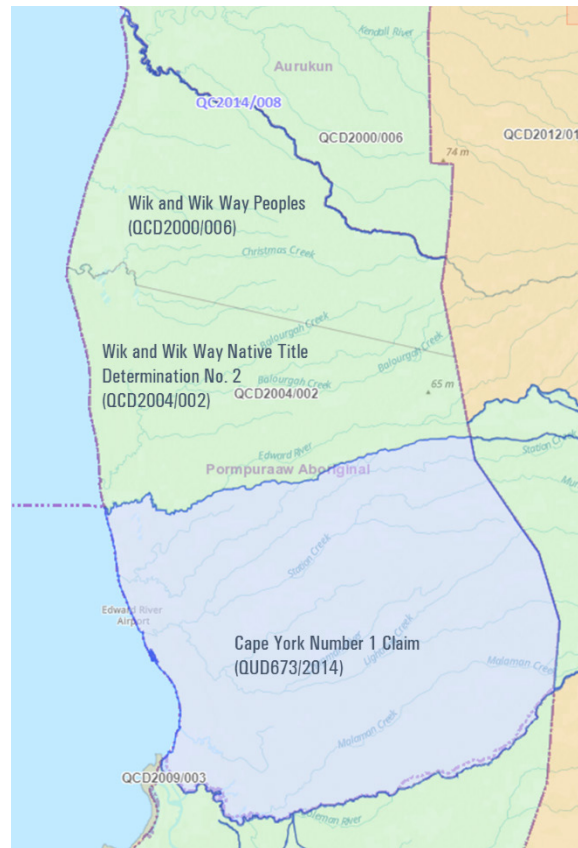


Figure 5. Native Title determination mapping

GOVERNANCE

On 30 March 1985, the Edward River community elected five councillors to constitute an autonomous Edward River Aboriginal Council established under the *Community Services (Aborigines) Act 1984*.

The land, which was formerly an Aboriginal reserve owned by the Queensland State Government, was transferred to the trusteeship of the Council under a Deed of Grant in Trust (DOGIT) in 1987.

In the same year, the community changed its name to Pormpuraaw, a name derived from a local dreamtime story in the KuukThaayorre language, about a burnt hut or 'Pormpur'.

In 2004, Pormpuraaw Aboriginal Community Council became a Shire Council incorporated under the *Local Government Act 2009*.

Pormpuraaw community democratically elect a Mayor and four Councillors as community representatives every four years.

The Mayor and Councillors are responsible for providing leadership and guidance to the community and directing and controlling Council business in accordance with the Local Government Act. Elected personnel also help to establish and review Council policies, corporate and operational plans, manage financial expenditure for the benefit of the community and review Council's delivery of services.

The Mayor and Councillors represent the interests of the community and also appoint the Chief Executive Officer (CEO).

2. COMMUNITY OVERVIEW

DEMOGRAPHICS

Demographic data relating to the Pormpuraaw Local Government Area (S) is provided below. For the purpose of informing the Master Plan, demographic data from the following sources was reviewed:

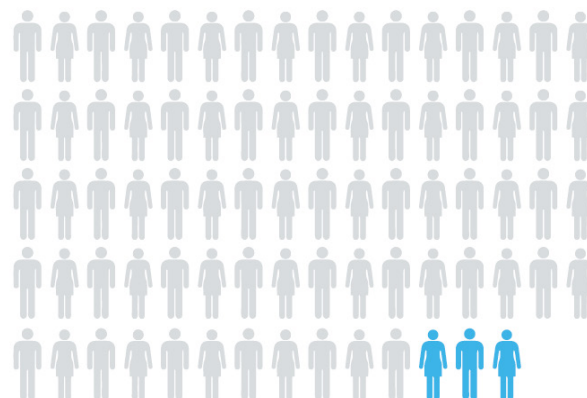
- > Australian Bureau of Statistics (ABS) 2016 Census of Population and Housing: General Community Profile, Aboriginal and Torres Strait Islander Peoples Profile, Time Series Profile, Work Population Profile and Quickstats
- > Pormpuraaw Aboriginal Shire Council Planning Scheme (2015)
- > Council knowledge

It is acknowledged that household living arrangements within Indigenous communities often comprise extended families and/or long stay visitors. Seasonal migration patterns are typically influenced by the wet season and school holidays. The population is known to fluctuate throughout the year. Therefore, whilst the 2016 Census provides the most recent official demographic data, this information represents only a snapshot of the actual population.

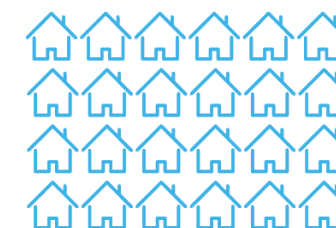
These figures indicate overcrowding is not an issue within the community, however dwelling occupancy rates should be monitored periodically or in line with population fluctuations to ensure overcrowding does not become an issue. There is no universal definition of what constitutes an overcrowded household, however the ABS utilises the Canadian National Occupancy Standard (CNOS). The CNOS assesses the bedroom requirements of a household based on the following criteria:

- > *There should be no more than 2 persons per bedroom*
- > *Children less than 5 years of age of different sexes may reasonably share a bedroom*
- > *Children 5 years of age or older of opposite sex should have separate bedrooms*
- > *Children less than 18 years of age and of the same sex may reasonably share a bedroom*
- > *Single household members 18 years or older should have a separate bedroom, as should parents or couples*

Using this measure, households that require at least one additional bedroom are considered to experience some degree of overcrowding. This measure should be used to guide housing demand and house design.



The Queensland average is 2.6 persons per dwelling



The Queensland average is 3.2 bedrooms per dwelling

Table 1. Dwelling types in Pormpuraaw
(ABS 2016 census)

Number of bedrooms	Count
None (includes bedsitters)	4
1 bedroom	3
2 bedrooms	70
3 bedrooms	94
4 or more bedrooms	54
Balance / Unknown	29
Total Dwellings	254

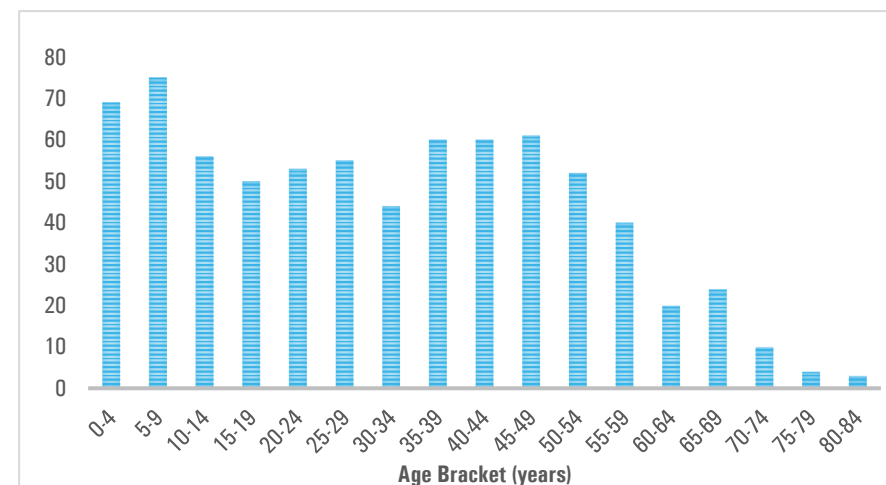


Figure 6. Pormpuraaw population profile (ABS 2016 census)

2. COMMUNITY OVERVIEW

INFRASTRUCTURE

This section provides an overview of existing infrastructure servicing the Pormpuraaw township. Further detail in relation to existing infrastructure is provided in **Appendix B**.

WATER SUPPLY

Water for Pormpuraaw is sourced from underground borefields from two main production bores equipped with submersible pumps. The bore water is chlorinated using gaseous chlorine then pumped into storage reservoirs and distributed through two header tanks and variable speed drive pumps to the existing reticulated network. The indicative extent of the water reticulation network within the township is depicted in **Figure 7**.

SEWERAGE

Sewerage is conveyed via a reticulated network comprising of gravity fed mains and pump stations to the effluent treatment lagoons located in the north of the township. The indicative extent of the sewer network within the township is depicted in **Figure 7**.

STORMWATER

Runoff from streets and allotments is discharged via table drains to drainage swales.

ELECTRICITY & TELECOMMUNICATIONS

Pormpuraaw is provided with electricity supply and telecommunications via overhead lines. The township is serviced by stand-alone generation plant isolated from the national grid. The plant is owned and operated by Ergon Energy. Landline telephone systems are in place and the 4G network provides mobile service to the township.

TRANSPORT

Pormpuraaw is accessible by road during the dry season only. The community is accessible via scheduled air services throughout the year. Pormpuraaw comprises both sealed and unsealed roads. The Planning Scheme requires that new roads are designed and constructed in accordance with the FNQROC Regional Development Manual.

SOLID WASTE

A landfill site is established to the west of the township, which is accessible via Strathgordon Road. Council provides a garbage collection service for residents.

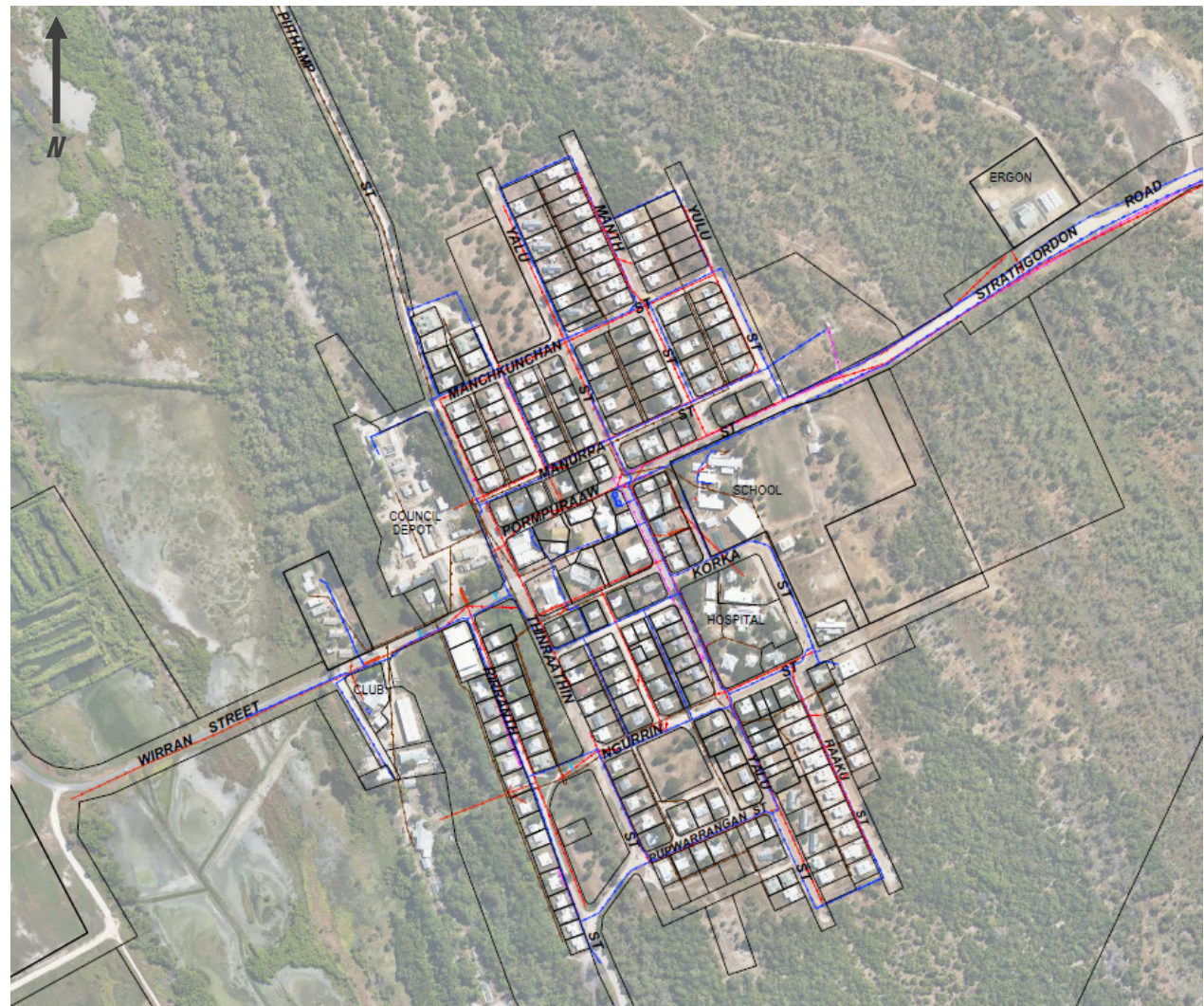


Figure 7. Pormpuraaw township reticulated infrastructure (as constructed)



3. MASTER PLAN METHODOLOGY



3. MASTER PLAN METHODOLOGY

OVERVIEW

The master planning process seeks to reflect the needs and aspirations of the community in land use planning for Pormpuraaw. Preparation of the Master Plan has been undertaken in accordance with the following stages, as illustrated in **Figure 8**.

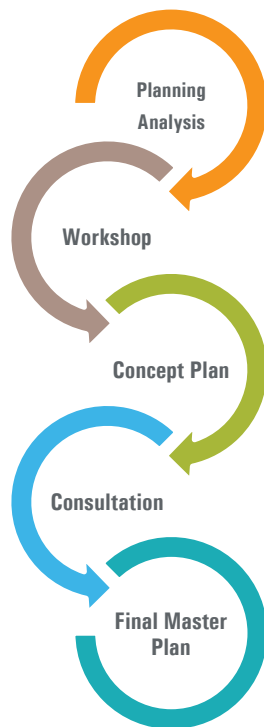


Figure 8. Master Planning Process

STAGE 1. PLANNING ANALYSIS

An analysis of the applicable planning framework was undertaken to identify opportunities and constraints relevant to future development. Specifically, consideration was given to:

- > State Interests (including the Regional Plan, State Planning Policy and State Mapping)
- > Planning Scheme (including zoning mapping and overlay mapping)
- > Aerial imagery

STAGE 2. MASTER PLANNING WORKSHOP

A master planning workshop was held on 12 – 13 February 2018 in Pormpuraaw, facilitated by Cardno and DATSIP and attended by Council representatives. This workshop provided a foundation for the master planning process through a review and discussion of existing land use patterns in Pormpuraaw and future residential, industrial, commercial / tourism, community facilities, and recreation and open space development ideas.

Considerations such as need, functionality (including traffic), culturally significant places, places of environmental significance, future aspirations and other constraints to future development were also discussed in this workshop.

Discussions at the master planning workshop were used to inform the preparation of initial concepts.

STAGE 3. CONCEPT PLAN

A concept plan was prepared based on the opportunities and constraints identified in the Planning Analysis (Stage 1) and the Master Planning workshop (Stage 2).

The concept plan identified future residential, industrial, commercial / tourism, community facilities, and recreation and open space development.

STAGE 4. CONSULTATION

A copy of the Master Plan was provided to Council in July 2018 to facilitate Council completing community consultation of the Master Plan.

Informal consultation of the Master Plan occurred in July and August 2018, which sought community feedback regarding residential, industrial, commercial / tourism, community facilities, and recreation and open space development, as shown on the concept plan.

STAGE 5. FINAL MASTER PLAN

Using the findings of the consultation activities undertaken, the concept plan was refined to create the Final Master Plan (refer to Section 7).

The Final Master Plan identifies locations for future residential, industrial, commercial / tourism, community facilities, and recreation and open space development in Pormpuraaw, that are consistent with both the intentions and aspirations of the community and Council.



4. PLANNING ANALYSIS



4. PLANNING ANALYSIS (STATE INTERESTS)

CAPE YORK REGIONAL PLAN

The Pormpuraaw Master Plan Area is located within the area to which the *Cape York Regional Plan 2014* ('the Regional Plan') applies. The Minister has identified that the Planning Scheme, specifically the strategic framework, appropriately advances the Regional Plan as it applies in the Planning Scheme area.

The Regional Plan identifies a 'Priority Living Area' (PLA) for Pormpuraaw (refer to **Figure 9**). PLAs seek to safeguard areas required for growth by providing opportunities for township expansion, as detailed in a local government planning instrument. PLAs ensure that these towns will not become encumbered by resources activities through the establishment of a buffer around the town growth areas.

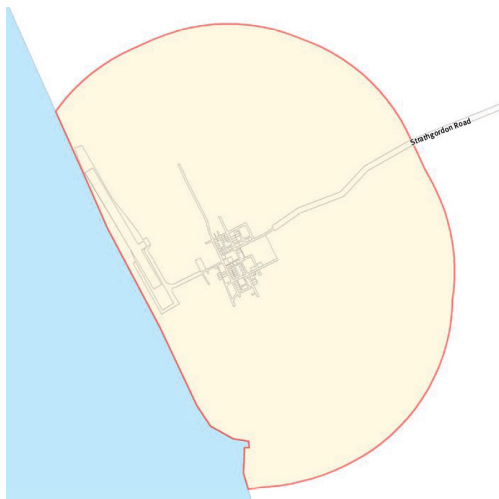


Figure 9. Pormpuraaw Priority Living Area (Cape York Regional Plan, 2014)

STATE PLANNING POLICY

The State Planning Policy (SPP) outlines 17 state interests that must be considered in every planning scheme across Queensland. These state interests are arranged under five broad themes:

- > Liveable communities and housing
- > Economic growth
- > Environment and heritage
- > Safety and resilience to hazards
- > Infrastructure.

The Minister has identified that all State interests included in the SPP (at the time of Planning Scheme commencement) are appropriately reflected in the Planning Scheme. Specific consideration of the SPP with regard to the assessment of development activity in Pormpuraaw Aboriginal Shire is therefore not required.

ENVIRONMENT

REGULATED VEGETATION

The Pormpuraaw Master Plan Area contains Category B regulated vegetation, which is regulated under the *Vegetation Management Act 1999*. This vegetation is identified as containing a combination of 'of concern' and 'least concern' regional ecosystems.

The Pormpuraaw township is mapped as predominantly 'Category X' vegetation. The clearing of Category X vegetation commonly does not require State Government approval under the current framework, subject to the applicable land tenure.

PROTECTED PLANTS

The protected plants flora survey trigger map identifies high risk areas under the *Nature Conservation Act 1992*, where plants classed as endangered, vulnerable or near threatened (EVNT) wildlife are present or are likely to be present. The Pormpuraaw Master Plan area, and land within the broader shire, is mapped as containing high risk areas.

In circumstances where vegetation clearing within a high risk area is proposed, a flora survey must be conducted prior to any potential clearing to determine the presence or absence of EVNT plants. Refer to **Appendix C** for a copy of the Protected Plants Flora Survey Trigger Map.

4. PLANNING ANALYSIS (PLANNING SCHEME)

Development within Pormpuraaw Aboriginal Shire is regulated by the Pormpuraaw Aboriginal Shire Council Planning Scheme (the 'Planning Scheme'), which was adopted in 2015.

The Planning Scheme has been amended since adoption by way of an alignment amendment which took effect in December 2017.

STRATEGIC PLANNING

The Planning Scheme provides a Strategic Framework to enable the assessment of development applications in accordance with Council's Strategic Intent.

The intended land use pattern identified by the Strategic Framework for the Shire is shown in **Figure 10**. Of specific interest to the Master Plan are the identified Future Urban areas, which are discussed below.

Future Urban Areas

The Strategic Framework Map identifies Two "Future Urban" areas located to the immediate north and south-east of the Township Zone (refer **Figure 11**).

The Strategic Framework identifies that these areas are to form a logical expansion of the existing township, but only at a time when land within the existing township has been developed in a compact manner, and when any constraints on the Future Urban land have been identified and responded to appropriately.

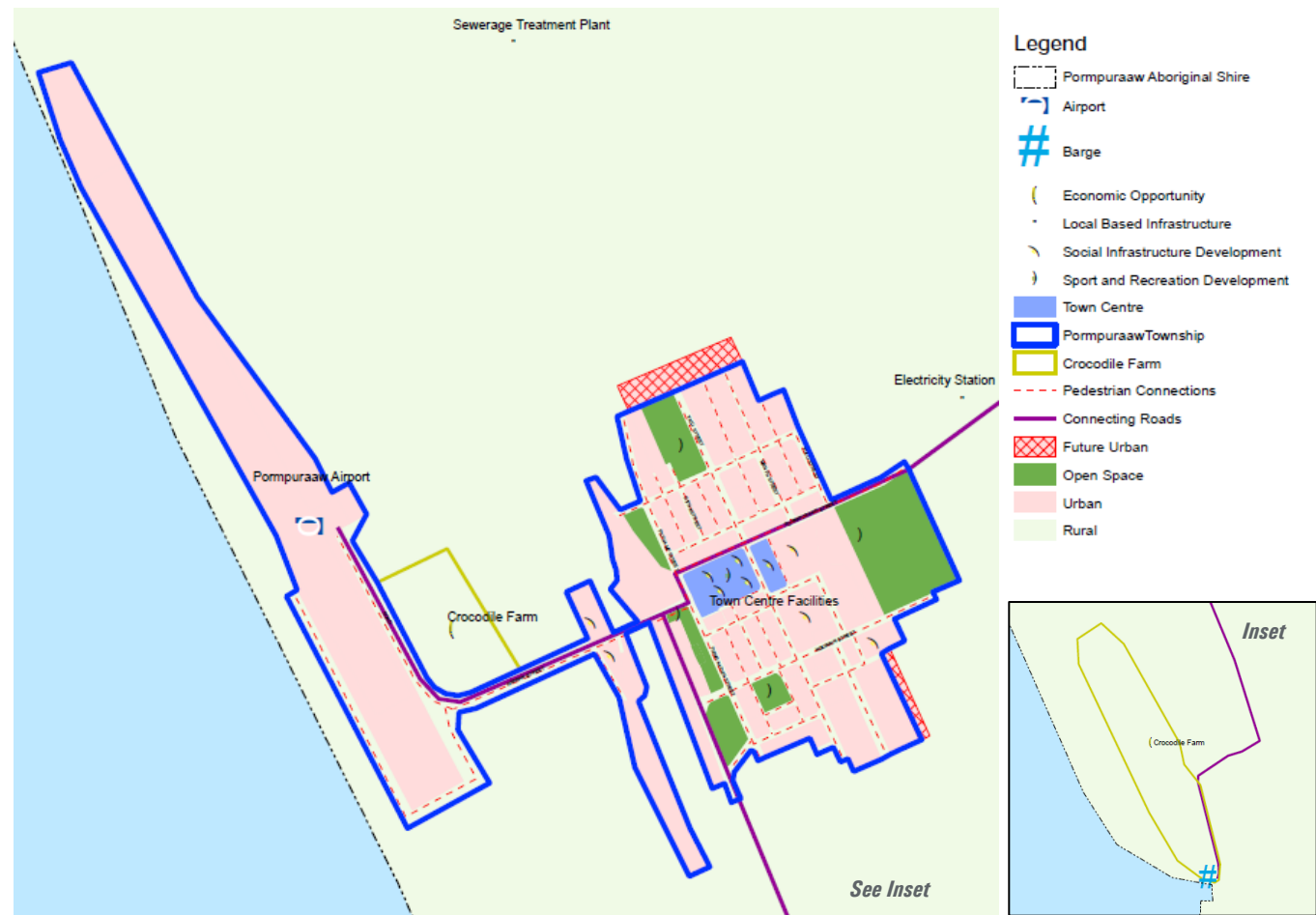


Figure 10. Strategic Framework Map extract (Pormpuraaw Aboriginal Shire Council Planning Scheme, 2015)

4. PLANNING ANALYSIS (PLANNING SCHEME)

ZONING

Land within Pormpuraaw Aboriginal Shire is organised into two (2) zones, the Rural Zone and the Township Zone.

The Township Zone is further categorised into the following precincts:

- > Community
- > Industry
- > Open Space
- > Residential
- > Town Centre

These precincts are shown in **Figure 11** and further discussed below.

Residential Precinct

The Residential Precinct identifies land generally located to the north and south of the town centre.

The majority of land within the Residential Precinct is already subject to residential land use, although limited parcels remain vacant/undeveloped.

Industry Precinct

Industrial development is currently supported within the Industry Precinct, which includes land located to the west of the town centre.

The Industry Precinct identifies the Edward River Crocodile Farm and some smaller local industrial activities located on Marranthan Street.



Figure 11. Precinct Map extract – Township Zone (Pormpuraaw Aboriginal Shire Council Planning Scheme, 2015)

4. PLANNING ANALYSIS (PLANNING SCHEME)

Town Centre Precinct

Commercial development within Pormpuraaw is established and encouraged within the Town Centre Precinct, which comprises land to the south of Pormpuraaw Street and north of Matpi Street. Development within the Town Centre Precinct includes the Art and Culture Centre, library, post office, bank and supermarket.

Community Precinct

The Community Precinct is mapped throughout the Township Zone and identifies land used for existing community facilities development including the Primary Health Care Centre, United Brothers Sports Club, school, and police station.

The Community Precinct also includes the airstrip, located to the west of the township running parallel to the foreshore.

Open Space Precinct

The Open Space Precinct identifies areas for public parkland and other open space uses throughout the Township Zone, most notably in the east of the township (adjacent to the school) and in various locations to the west of Thinraathin Street and Piithamp Street.

OVERLAYS

Overlays within the Planning Scheme identify the following constraints and features applicable to land within the Shire. These matters require consideration in assessing and deciding a Development Application. Overlays comprise mapping identifying the land to which they apply and are supported by planning controls (codes):

- > Airport Environs;
- > Biodiversity;
- > Bushfire Hazard;
- > Coastal Hazards;
- > Flood Hazard; and
- > Potential and Actual Acid Sulfate Soils.

Refer to **Appendix D** for further detail, including the mapped extents of overlays.

SUMMARY

The planning analysis undertaken identified the following opportunities and constraints regarding master planning for future development within Pormpuraaw:

OPPORTUNITIES

- > Maximisation of development on land at higher elevations. The township is based on a system of undulating sand dunes, which generally run parallel to the coastline.
- > Densification of existing residential areas.

- > Utilisation of existing vacant urban land for residential expansion and community facilities, noting its proximity to existing services. Vacant land for residential expansion exists north of Manchunchan Street, east of Yulu Street and south of Ngurrin Street. Vacant land is also identified east of the hospital, which may be utilised for community facility projects.
- > Expansion of the township into the Future Urban areas identified by the Planning Scheme's Strategic Framework.

CONSTRAINTS

- > Natural hazards including flooding, bushfire and coastal hazards.
- > Climate change impacts including sea level rise and coastal erosion.
- > Areas of environmental significance.
- > The need to provide land use separation for incompatible land uses, particularly in relation to future industrial land.
- > Based on the current population and standard of sewer treatment infrastructure a buffer distance of 620 meters is recommended from the treatment ponds to sensitive land uses. This is calculated in accordance with the Victorian Government 'Recommended separation Guideline distances for industrial residual air emissions' document which is recognised by the Queensland Government. A lesser distance may be acceptable where upgrades to the sewer infrastructure are commissioned.



5. CLIMATE CHANGE & DISASTER RESILIENCE



5. CLIMATE CHANGE AND DISASTER RESILIENCE

REFERENCE DOCUMENTS

Climate change and disaster resilience are important considerations when planning for growth in any community. These issues are of specific consequence in Queensland.

The Queensland Government has published two key strategic documents that identify the risks that a changing climate and natural hazards places upon the state of Queensland as a whole, as well as at a regional level. The targets and guiding principles of each of these strategies of particular relevance to Pormpuraaw are summarised in this section.

QUEENSLAND CLIMATE TRANSITION STRATEGY

The Queensland Government has set a state target to reach zero net emissions by 2050. The *Queensland Climate Transition Strategy – Pathways to a clean growth economy* (the Climate Transition Strategy) outlines how Queensland proposes to prepare for this transition and set itself on the pathway to meet this target (summarised in **Figure 12**).



Figure 12. Transition pathways to a clean growth economy (Queensland Climate Transition Strategy)

The Climate Transition Strategy identifies the following response and suite of actions in relation to working with regional communities to achieve a clean growth economy:

Response 5 – Support Queensland communities to take action

Action

5.1	Build leadership capacity within communities to develop place-based climate transition roadmaps
5.2	Our Transition—provide tools, data and financial support for communities
5.3	Zero net pledges and Talking Transition program
5.4	Decarbonise remote communities
5.5	Work with local governments to build climate transition capacity

Pertinent to Pormpuraaw, the Climate Transition Strategy identifies that regional communities that will be most impacted by the economic transition are also best placed to identify the opportunities they have in the future. It is therefore in the interests of Queensland to ensure that these communities are empowered to play an active role and that policies, where possible, encourage 'place-based' initiatives.

"One of Queensland's great strengths is its regional communities—and their support is vital to the state's economic transition. Action at a local level will have a significant impact on our state's overall ability to meet the 2050 target, and will extend and complement action being undertaken at national and interstate level."

Queensland Climate Transition Strategy

For further detail and the complete publication, refer to **Appendix E**.

5. CLIMATE CHANGE AND DISASTER RESILIENCE

RESILIENT QUEENSLAND 2018 – 21

As the most disaster prone state in Australia, the Queensland Government identifies that collaboration is critical to improving the safety and resilience of Queensland communities. The *Queensland Strategy for Disaster Resilience (2017)* (the Disaster Resilience Strategy) delivers a comprehensive, all-hazards approach to building disaster resilience throughout Queensland. The Disaster Resilience Strategy is underpinned by its four key objectives:

- > Queenslanders understand their disaster risk;
- > Strengthened disaster risk management;
- > Queenslanders are invested in disaster risk reduction; and
- > There is continuous improvement in disaster preparedness, response and recovery.

Resilient Queensland 2018 – 21 (Resilient Queensland) is a detailed blueprint for use across all sectors to ensure outcomes are delivered against the objectives of the Disaster Resilience Strategy.

Guiding principles for statewide collaboration

A disaster resilient community is one that works together to understand and manage the risks it faces. As part of Resilient Queensland, a comprehensive engagement process will be undertaken to identify opportunities and priorities to better coordinate our resilience efforts across the state.

The Disaster Resilience Strategy advocates for tailored solutions that are developed by local people for local needs. Resilient Queensland will ensure local, regional and state level disaster resilience planning, priorities and projects are integrated and align with the objectives and commitments of the Disaster Resilience Strategy.

Figure 12 identifies the guiding principles for identifying and implementing strategies for achieving resilience.

For further detail and the complete publication, refer to **Appendix F**.



Figure 12. Guiding principles for statewide collaboration (Resilient Queensland 2018 – 21)

5. CLIMATE CHANGE AND DISASTER RESILIENCE

BLUE CARBON

Pormpuraaw's proximity to coastal and marine settings means it is provided with a range of opportunities associated with the concept of Blue Carbon. Blue Carbon ecosystems are natural coastal wetlands including mangroves, tidal marshes and seagrasses. These ecosystems absorb atmospheric carbon 30-50 times faster than a typical forest, with carbon primarily stored below surface level, reducing potential degradation impacts.

At the UN's 2015 Climate Change Conference, Australia committed to accelerating action in the use of coastal Blue Carbon for climate change action.

Blue Carbon initiatives are aimed at protecting and restoring coastal wetlands to maximise their potential to absorb carbon. Protection of these ecosystems will involve careful planning to ensure any degradation is avoided or otherwise minimised. Restoration can involve reducing negative external pressures such as nutrient runoff, cattle tramping and resorting water flow along with direct intervention such as vegetation planting.

Beyond the immediate benefits associated with carbon absorption, there are many secondary benefits of Blue Carbon initiatives, which are summarised in **Figure 13** and cover:

- > Climate change mitigation;
- > Climate change adaptation coastal protection;
- > Water quality;
- > Food security and secure livelihoods; and
- > Tourism.

The investigation of Blue Carbon initiatives can therefore be seen as a beneficial environmental, social and economic exercise for local communities.

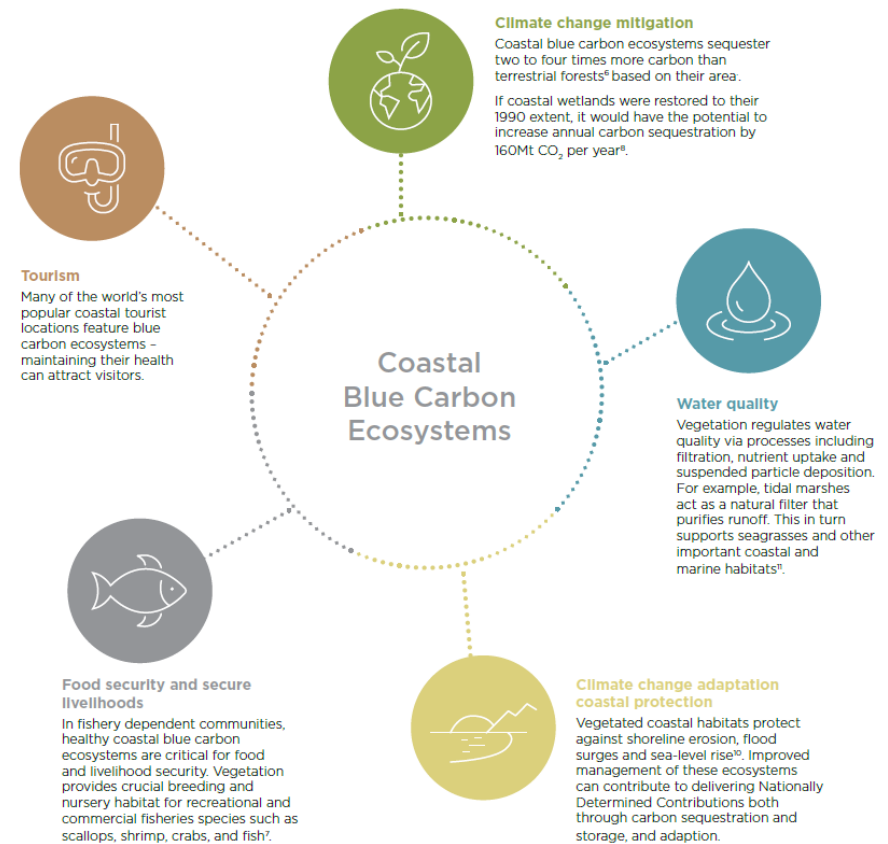


Figure 13. The importance of Blue Carbon ecosystems (Coastal Blue Carbon – An Introduction for Policy Makers)



6. CONSULTATION



6. CONSULTATION

STAGE 2. MASTER PLANNING WORKSHOP

Discussions at the master planning workshop were recorded as a 'mud map', to be used to inform the preparation of initial concepts (refer to Figure 14).

KEY CONSIDERATIONS

A number of key considerations were raised during the workshop regarding future development in Pormpuraaw, including:

- > Additional housing, including near the sewage ponds (subject to appropriate separation distances and upgrading of the ponds when required), on land improved by the telecommunications tower, and infill development with town centre.
- > Additional recreation facilities, including a rodeo ground and sporting field.
- > Casual surveillance to recreation facilities.
- > Accommodation within the CBD, potentially above ground level.
- > Provision of alternative dwelling options, including secondary dwellings ('granny flats'), units and a variety of lot sizes, including smaller lots, for easier maintenance.
- > Lower lying land and flood inundation presenting a constraint to future development. It was identified that future dwellings will be required to be established between 600mm and 850mm above natural ground level to achieve flood immunity.
- > Safe active transport routes for children, utilising concrete footpaths and bollards to separate pedestrians and vehicle traffic.
- > Rectification works to stormwater drainage infrastructure.



Figure 14. Master planning mud map

6. CONSULTATION

From the master planning workshop, community aspirations, planning aspirations and community needs were identified, to inform the preparation of the concept plan.

PLANNING ASPIRATIONS

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

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

Accordingly, development should be all inclusive and seek to interact with, support and strengthen the community as a whole. Development will therefore be integrated with the needs and the aspirations of the community.

COMMUNITY ASPIRATIONS

The Thaayore and Mungkan People are coastal people with an inherent connection to the sea, particularly the Gulf of Carpentaria region of the Arafura Sea. The care and connection that the Thaayorre and Mungkan People have with their country is expressed within cultural and spiritual protocols. Actively managing the land is a responsibility and obligation that is crucial to the culture and well-being of the Pormpuraaw community.

The growth of Pormpuraaw should seek to align with the values and intent of the community, including:

- > Development that is sensitive to the community's values, well planned, considerate of the context of the surroundings, sustainable and culturally appropriate;
- > Aboriginal heritage, the connection local people have with their country and consultation with the custodians of the land should be reflected in new development;
- > Future development will include adequate housing and infrastructure to support the Pormpuraaw community;
- > Development should seek to facilitate employment and earning opportunities for the community, develop local enterprise and support arts, culture and community services;
- > New development will have minimum impact on the land, coastal areas, river and their tributaries and should seek to promote ecological, spiritual and human health.

COMMUNITY NEEDS

RESIDENTIAL

Based on a 2018 population of 780 people and an average population growth rate of 1.19% per year, the population in Pormpuraaw may reach 989 people within the horizon of the Master Plan (20 years).

Housing, and supporting social infrastructure, will be required to accommodate increases in the local population and reduce overcrowding. The average growth rate equates to approximately 10.5 persons per year.

Depending on the age make up of this population, this could generate demand for approximately two (2) houses per year, assuming an average occupation rate of between four (4) and six (6) persons per house. This is in addition to any existing demand.

The design of future housing, specifically in relation to the number of bedrooms, should consider current occupation rates and typical household structure.

INDUSTRIAL

Industrial activity is a key source of employment in all communities. Council recognises the need to encourage industrial development to facilitate a diversified and strong local economy.

Industrial activity within the Pormpuraaw township presently consists of a workshop, plant hire, fuel depot and concrete batching plant.

Provision of sufficient, appropriately located and serviced land for local industry is important in encouraging future industrial initiatives and opportunities.

6. CONSULTATION

Such opportunities may entail:

- > Low Impact Industry (Assembling or repairing domestic furniture, upholstering, repairing or servicing tools, garden equipment, lawn mowers or outboard engines, tyre depot and light engineering works).
- > Service Industry (bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor).
- > Warehouse (Storage sheds).

COMMERCIAL / TOURISM

Commercial development within Pormpuraaw currently consists of a supermarket, kiosk, general store and car hire agency. Tourism ventures include the Art and Culture Centre, Edward River Crocodile Farm, camp grounds and a guest house.

The Pormpuraaw Art and Culture Centre, crocodile farm and Baas Yard cattle station are key economic drivers that employ local people.

Pormpuraaw aspires to provide the following commercial and tourism facilities within the township, to support the growth of the community and provide services to residents, visitors and workers:

- > Improvements to the CBD area;
- > Open space within the town centre for temporary economic activities such as markets, stalls and entertainment; and
- > Tourism opportunities that showcase the natural environment, wildlife and the local culture.

COMMUNITY FACILITIES

At the time of writing, Pormpuraaw provides the following facilities:

- > **Community:** Child Care Centre, Community Justice Group, Home & Community Care, Women's Shelter, Radio Station, Indigenous Knowledge Centre
- > **Education:** State School (Prep to Year 6)
- > **Religion:** Anglican Church
- > **Emergency:** Community SES, Queensland Police, Rural Fire Brigade
- > **Health:** Aged Care and Disability Centre, Primary Health Care Centre
- > **Recreation:** Sports Club
- > **Infrastructure:** Airstrip, Refuse Tip, Cemetery and Treatment Lagoons

Growth of the community must be supported by adequate social infrastructure. The community has identified the need for the following expanded and new facilities:

- > Cemetery Expansion;
- > Youth Centre;
- > Cyclone Shelter;
- > Teacher's Housing;
- > Senior's Units;
- > Women's Shelter; and
- > Men's Shed.

RECREATION AND OPEN SPACE

Numerous designated open spaces are located throughout the township.

Bushland surrounding the community and the nearby coast also provide opportunities for recreation and open space.

The Pormpuraaw community seeks to have the following additional designated areas for recreation and open space:

- > Splash Park / Outdoor gym
- > Sporting Fields

STAGE 3. CONCEPT PLAN

The concept plan identified future residential, industrial, commercial / tourism, community facilities, and recreation and open space development.

In accordance with the strategic direction of the Planning Scheme, the Future Urban Areas (and extensions of these areas) are identified as primary areas for future urban development. Additional areas were also identified as being suitable, based on the opportunities and constraints analysis.

STAGE 4. CONSULTATION

Informal consultation of the Master Plan was undertaken by Council and occurred between July and mid-August 2018. The following changes were applied to the Master Plan as a result of consultation activities:

- > Inclusion of a Men's Shed, east of the township;
- > Removal of a proposed drainage upgrade at the western end of Ngurrin Street, for cultural reasons;
- > Relocation of the proposed solar farm, to be adjacent to the existing power station; and
- > Amended layout of Community Facility developments on Korka Street.



7. PORMPURA MASTER PLAN



7. PORMPURA AW MASTER PLAN

SUMMARY

Using the findings of the consultation activities undertaken, the concept plan was refined to create the Final Master Plan (refer to **Appendix G** and page 32). The Final Master Plan identifies locations for future residential, industrial, commercial and tourism, community facilities, recreation and open space and other supporting development in Pormpuraaw, that are consistent with Council's and the communities' needs and aspirations.

Within each development category, individual projects have been identified to align with priority of delivery, based on infrastructure provision and expectations. Notwithstanding, the order of priority may be subject to change based on future studies and community requirements.

The Master Plan is expected to yield up to 164 additional residential lots. The Master Plan also identifies land that may be further subdivided for residential purposes (**RS5** and **RS6**), should it be required. Notwithstanding current demand for new housing, based on projected population growth discussed in Section 5, it is estimated that there will be demand for approximately two houses per year (up to 40 houses over 20 years). It is therefore demonstrated that there will be sufficient residential land supply under the Master Plan to accommodate this anticipated growth.

New residential development may be supported in stages within each of the residential project areas identified on the Master Plan and following pages. Typical lot sizes are identified for all residential areas (small lot option), however flexibility exists to combine back to back or side-by-side lots to create a large lot option. Where larger lots are the preferred option, the establishment of building envelopes is recommended to facilitate future subdivision of the land when ultimately required, thereby allowing for density to increase in line with increased population. **Figure 15** provides an example layout of a lot benefitted by a building envelope to facilitate future subdivision into two lots.

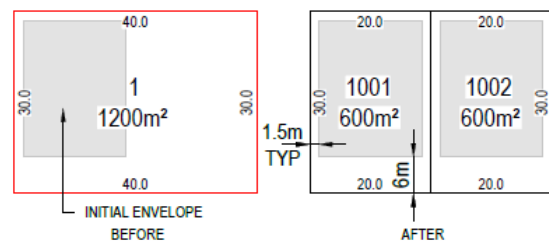


Figure 15: Example lot layout benefitted by a building envelope

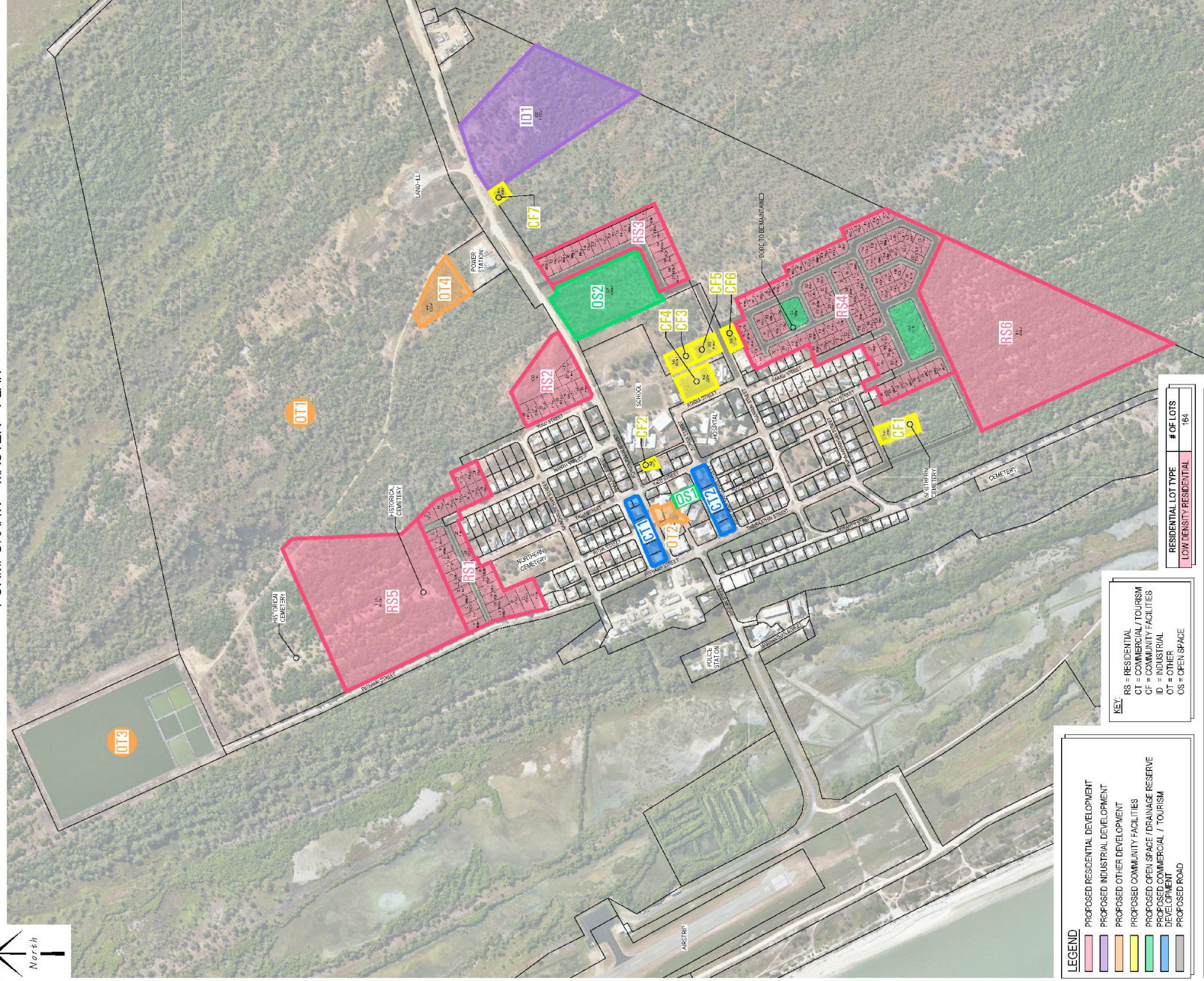
Further detail regarding each project is provided in the following sections. An index of all projects driven by the Master Plan, divided into categories of development is provided below and in **Appendix H**.

RS1	Residential Expansion Area (North)	RS2	Residential Expansion Area (North - East)
RS3	Residential Expansion Area (South - East)	RS4	Residential Expansion Area (South)
RS5	Residential Investigation Area (North)	RS6	Residential Investigation Area (South)
ID1	Future Industrial Estate	CT1	CBD Expansion Area (North)
CT2	CBD Expansion Area (South)	CF1	Cemetery (South) Investigation Area
CF2	Future Youth Centre	CF3	Cyclone Shelter
CF4	Teacher's Housing	CF5	Senior's Units
CF6	Women's Shelter	CF7	Men's Shed
OS1	Future Splash Park & Outdoor Gym	OS2	Future Sporting Fields
OT1	Relocated Telecommunications Infrastructure	OT2	Town Centre
OT3	Sewerage Treatment Plant Upgrade	OT4	Solar Farm

A conservative approach to costings has been undertaken for each project. Detail design and investigations are recommended to further refine final budget costings. Associated projects that are relevant to stages of development have been identified and should be considered when planning to progress with development. Further detail in relation to infrastructure costs is presented in **Appendix I**.

7. PORMPURA AW MASTER PLAN

PORMPURA AW MASTER PLAN



LEGEND

Pink	PROPOSED RESIDENTIAL DEVELOPMENT
Purple	PROPOSED INDUSTRIAL DEVELOPMENT
Orange	PROPOSED OTHER DEVELOPMENT
Green	PROPOSED COMMUNITY FACILITIES
Light Green	PROPOSED OPEN SPACE / DRAINAGE RESERVE
Blue	PROPOSED COMMERCIAL / TOURISM DEVELOPMENT
Grey	PROPOSED ROAD

KEY

RS	= RESIDENTIAL
CT	= COMMERCIAL / TOURISM
CF	= COMMUNITY FACILITIES
ID	= INDUSTRIAL
OT	= OTHER
OS	= OPEN SPACE

RESIDENTIAL LOT TYPE	# OF LOTS
LOW DENSITY RESIDENTIAL	164

RESIDENTIAL:	OTHER DEVELOPMENT:
RS1 RESIDENTIAL EXPANSION AREA (NORTH)	OT1 RELOCATED TELECOMMUNICATIONS INFRASTRUCTURE
RS2 RESIDENTIAL EXPANSION AREA (NORTH - EAST)	OT2 TOWN CENTRE
RS3 RESIDENTIAL EXPANSION AREA (SOUTH - EAST)	OT3 SEWERAGE TREATMENT PLANT UPGRADE
RS4 RESIDENTIAL EXPANSION AREA (SOUTH)	OT4 SOLAR FARM
RS5 RESIDENTIAL INVESTIGATION AREA (NORTH)	OT5 CEMETERY (SOUTH) INVESTIGATION AREA
RS6 RESIDENTIAL INVESTIGATION AREA (SOUTH)	OT6 FUTURE YOUTH CENTRE
RECREATION & OPEN SPACE:	OT7 FUTURE SHELTER
OS1 FUTURE SPLASH PARK & OUTDOOR GYM	OT8 TEACHERS HOUSING
OS2 FUTURE SPORTING FIELDS	OT9 INDEPENDENT LIVING
INDUSTRIAL:	OT10 WOMENS SHELTER
ID1 FUTURE INDUSTRIAL ESTATE	OT11 MENS SHED

Date: 3rd September 2019
 Scale: 1:8,000 @ A3
 Drawn: MC
 Job No: Q174-80
 Plan No: Q174180MP-P-01 C

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 Tel: (07) 5534 6500

The plan is conceptual and for discussion purposes only. All cross, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

7. PORMPURA AW MASTER PLAN

RS1 Residential Expansion Area (North)

Summary

The Residential Expansion Area (North) represents a logical and practical extension of the existing residential development in the north of the township between Piithamp Street and Manth Street. **RS1** also adjoins the Northern Cemetery.

This project will provide for the extension of necessary infrastructure to service the Residential Investigation Area North (**RS5**).

Lots 15 to 19 (inclusive) form part of the Army Aboriginal Community Assistance Program (AACAP) 2020 initiative and are expected to be delivered initially.

It is noted that **RS1** is located outside the Township Zone.



New Lots	33 Residential
Lot Size	838m ² to 1,679m ²
Associated Projects	RS5
Priority	Short Term
Infrastructure Cost	\$4,896,941 (\$148,392 per lot)

Recommendations

Should Council seek to facilitate residential development on land located outside of the Township Zone, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Residential Precinct of the Township Zone.

Larger lots may be suitable for secondary dwelling ('granny flat') development or future intensification (through subdivision), should building envelopes be nominated to ensure appropriate siting of houses.

Development of Lots 15 to 19 (inclusive) will be subject to findings and approvals applicable to each lot under the AACAP 2020.

RS2 Residential Expansion Area (North - East)

Summary

The Residential Expansion Area (North - East) is located at the entry to the township on the northern side of Pormpuraaw Street. The project represents a logical and practical extension of the existing residential development in the north eastern part of the township on the corner of Yulu Street and Pormpuraaw Street.

Existing water and sewer infrastructure is located within the road reserve adjacent the development, allowing for ease of connection.

The project area contains existing telecommunications infrastructure, which is proposed to be relocated (**OT1**).

RS2 is located outside the Township Zone.



New Lots	10 Residential 1 Balance Parcel
Lot Size	988m ² to 1,118m ² 9,955m ² (balance parcel)
Associated Projects	OT1
Priority	Long Term
Infrastructure Cost	\$2,692,499 (\$269,249.93 per lot excluding balance parcel)

Recommendations

Should Council seek to facilitate residential development on land located outside of the Township Zone, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Residential Precinct of the Township Zone.

Larger lots may be suitable for secondary dwelling ('granny flat') development or future intensification (through subdivision), should building envelopes be nominated to ensure appropriate siting of houses.

Where the existing telecommunications infrastructure is to be retained, further investigation should be undertaken to determine the minimum separation distances required.

7. PORMPURA AW MASTER PLAN

RS3 Residential Expansion Area (South - East)

Summary

The Residential Expansion Area (South – East) is located at the entry to the township on the southern side of Pormpuraaw Street. The project area is separated from the township by the existing school and proposed sporting field (OS2).

The development will be serviced by a new internal road which adjoins OS2. The new road will ultimately link with the existing road network east of the Hospital, thus providing a secondary means of vehicle access to the township.

RS3 is located outside the Township Zone.



New Lots	20 Residential
Lot Size	1,000m ² to 1,088m ²
Associated Projects	OS2
Priority	Long Term
Infrastructure Cost	\$5,749,685 (\$287,484 per lot)

Recommendations

Should Council seek to facilitate residential development on land located outside of the Township Zone, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Residential Precinct of the Township Zone.

Land in RS3 is generally lower in ground level and may be subject to flooding. Further investigation is required as part of lot and housing design to ensure flood immunity and/or an appropriate minimum floor level can be defined. There is an opportunity for adoption of high set housing due to the low lying nature of the land.

Larger lots may be suitable for secondary dwelling ('granny flat') development or future intensification (through subdivision), should building envelopes be nominated to ensure appropriate siting of houses.

Suitable separation from the existing power station to the north will need to be further assessed to ensure an appropriate level of residential amenity is maintained in terms of noise, odour and exhaust.

RS4 Residential Expansion Area (South)

Summary

The Residential Expansion Area (South) provides the greatest yield of planned residential lots. The project represents a natural southward expansion of the township.

The design includes primary and secondary park areas to provide open space and recreation opportunities for the surrounding residents.

Lots 58 to 62 (inclusive) form part of the AACAP 2020 initiative and are expected to be delivered initially.

RS4 is located outside the Township Zone.



New Lots	101 Residential	
	2 Open Space / Drainage	
Lot Size	577m ² to 1,141m ²	
Associated Projects	RS3	RS6
Priority	Medium Term	
Infrastructure Cost	\$21,927,685 (\$235,782 per lot)	

Recommendations

Should Council seek to facilitate residential development on land located outside of the Township Zone, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Residential Precinct of the Township Zone.

Design of RS4 will need to consider conveyance of overland stormwater flows generally south from Raaku Street through RS6 and east generally around Lot 95 and 102.

Larger lots may be suitable for secondary dwelling ('granny flat') development or future intensification (through subdivision), should building envelopes be nominated to ensure appropriate siting of houses.

An existing bore is located within the secondary park area and is to be maintained as part of the residential development of this land. Suitable separation distances and protection of this infrastructure will need to be considered during detailed design.

Development of Lots 58 to 62 (inclusive) will be subject to findings and approvals applicable to each lot under the AACAP 2020.

7. PORMPURA AW MASTER PLAN

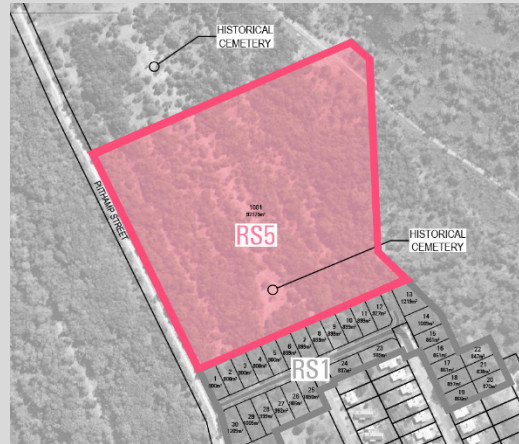
RS5 Residential Investigation Area (North)

Summary

The Residential Investigation Area (North) is identified as a future investigation area, which may support housing needs as the population grows. The site is located immediately adjacent to **RS1** and approximately 300 metres south of the Sewerage Treatment Ponds.

Development of **RS5** is largely subject to future demand and assessment of infrastructure upgrade requirements (**OT3**).

RS5 is located outside the Township Zone.



New Lots	Subject to Design	
Lot Size	Subject to Design	
Associated Projects	RS1	OT3
Priority	Long Term	
Infrastructure Cost	Not Costed – subject to concept design	

Recommendations

Should Council seek to facilitate residential development on land located outside of the Township Zone, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Residential Precinct of the Township Zone.

The Department of Environment and Science (DES) adopts the current Victorian EPA philosophy on sewerage treatment facility buffer distances, “Guideline for Odour Impact Assessment from Developments”. A minimum 620 metre separation distance is recommended to the current treatment facility, based on the buffer distances within the document “Recommended separation distances for industrial residual air emissions”. Separation distances should be reviewed in line with any upgrade works to the sewerage treatment plant at the time of development.

Development of **RS5** is subject to concept design and planning assessment including consideration of infrastructure works and upgrades.

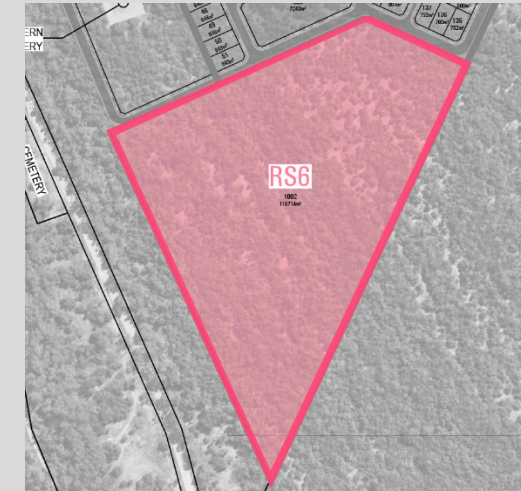
RS6 Residential Investigation Area (South)

Summary

An additional Residential Investigation Area (South) (**RS6**) is shown to the south of the southern residential area. It is expected that development of this area will be based on an identified long term demand for residential land.

Development of **RS6** is subject to assessment of infrastructure upgrade requirements.

RS6 is located outside the Township Zone.



New Lots	Subject to Design	
Lot Size	Subject to Design	
Associated Projects	RS4	
Priority	Long Term	
Infrastructure Cost	Not Costed – subject to concept design	

Recommendations

Should Council seek to facilitate residential development on land located outside of the Township Zone, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Residential Precinct of the Township Zone.

Development of **RS6** is subject to concept design and planning assessment including consideration of infrastructure works and upgrades.

7. PORMPURA AW MASTER PLAN

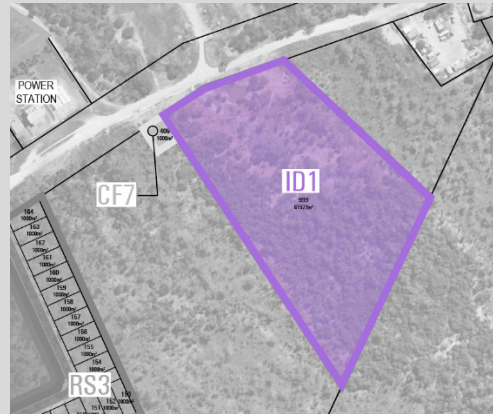
ID1 Future Industrial Estate

Summary

An assessment of available LiDAR imagery indicates that future industrial development is unlikely to be able to be located as a logical expansion of the existing industrial land (located on the western side of the township) due to potential flood impacts.

Therefore, a Future Industrial Estate (ID1) is located east of the Township Zone opposite the proposed solar farm and existing power station on Pormpuraaw Street.

Detailed design of the Future Industrial Estate is to be undertaken prior to the delivery of development in this area.



New Lots	Subject to Design
Lot Size	Subject to Design
Associated Projects	Not Applicable
Priority	Medium Term
Infrastructure Cost	\$5,147,708 (\$367,693.44 per lot based on a 14 lot yield)

Recommendations

Should Council seek to facilitate industrial development on land located outside of the Township Zone, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Industry Precinct of the Township Zone.

CT1 CBD Expansion Area (North)

Summary

Future expansion of the commercial precinct to the north of its current extent is identified on the Master Plan. Specifically, CT1 is designated over land bound by Manurpa, Yalu, Pormpuraaw and Piithamp Streets.

CT1 is currently located within the Residential Precinct of the Township Zone.



New Lots	Not Applicable			
Lot Size	Not Applicable			
Associated Projects	CT2	OS1	CF2	OT2
Priority	Medium Term			
Infrastructure Cost	Not Costed			

Recommendations

Should Council seek to facilitate the expansion of the CBD, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Town Centre Precinct of the Township Zone.

'Shop-top' style development, comprising shops and 'active frontage' tenancies on ground floor levels with accommodation and/or office development provided on second storeys, may be a suitable option for future commercial development.

7. PORMPURA AW MASTER PLAN

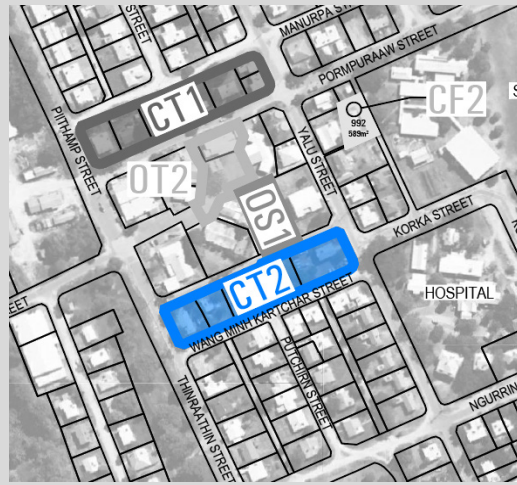
CT2 CBD Expansion Area (South)

Summary

Future expansion of the commercial precinct to the south of its current extent is identified on the Master Plan. Specifically, **CT2** is designated over land bound by Matpi, Yalu, Wang Minh Karchar and Thinraathin Streets.

The relocation of the existing car yard / workshop will be required to facilitate future development as shown.

CT2 is currently located within the Residential Precinct of the Township Zone.



New Lots	Not Applicable			
Lot Size	Not Applicable			
Associated Projects	CT1	OS1	CF2	OT2
Priority	Medium Term			
Infrastructure Cost	Not Costed			

Recommendations

Should Council seek to facilitate the expansion of the CBD, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Town Centre Precinct of the Township Zone.

'Shop-top' style development, comprising shops and 'active frontage' tenancies on ground floor levels with accommodation and/or office development provided on second storeys, may be a suitable option for future commercial development.

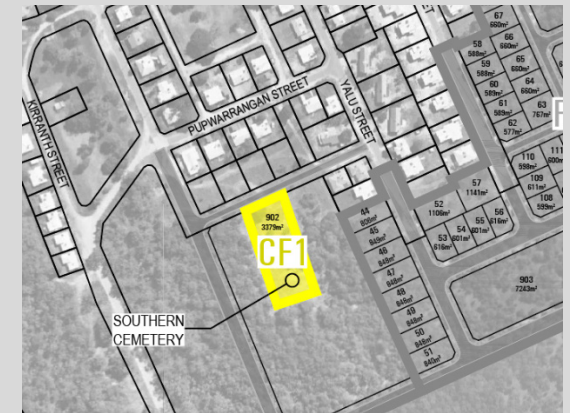
An assessment of the land use history of the workshop site may be required to determine whether the land is compatible with development as proposed and whether any site remediation procedures are required prior to the establishment of sensitive land uses in this location.

CF1 Cemetery (South) Investigation Area

Summary

The Cemetery (South) has been identified as an area to be further investigated for expansion of the existing cemetery if the need arises.

CF1 is located outside the Township Zone.



New Lots	1 Community Facility
Lot Size	3,379m ²
Associated Projects	Not Applicable
Priority	Long Term
Infrastructure Cost	\$1,563,204

Recommendations

Investigations should be undertaken to determine the capacity of existing functional cemeteries to determine if additional land is required.

Should Council seek to facilitate the reservation of land for the purpose of cemetery expansion, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Community Precinct of the Township Zone.

7. PORMPURA AW MASTER PLAN

CF2 Future Youth Centre

Summary

Through consultation with Council, the need for a Youth Centre was identified.

The preferred location for the Youth Centre is within the existing Women's Shelter building on Yalu Street, adjacent to the School (a new Women's Shelter is under construction at CF6)

The land is located within the Township Zone, Town Centre Precinct.



New Lots	Not Applicable		
Lot Size	589m ²		
Associated Projects	CT1	CT2	CF6
Priority	Short Term		
Infrastructure Cost	Not Costed – serviced by existing infrastructure		

Recommendations

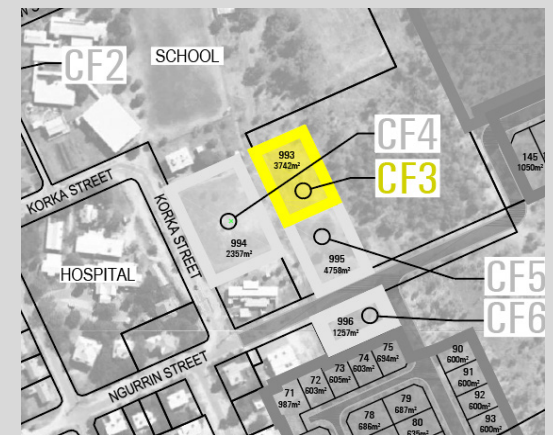
Should Council seek to facilitate the development of land for the purpose of a Youth Centre, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Community Precinct of the Township Zone.

CF3 Cyclone Shelter

Summary

Through consultation with Council, the need for a Cyclone Shelter has been identified. The preferred location for the Cyclone Shelter is adjoining the School, CF4, and CF5.

The site is located within the Community Precinct of the Township Zone. The proposed Cyclone Shelter is therefore appropriately reflected within the Planning Scheme.



New Lots	1 Community Facility	
Lot Size	3,742m ²	
Associated Projects	CF4	CF5
Priority	Short Term	
Infrastructure Cost	\$479,582	

Recommendations

Not Applicable.

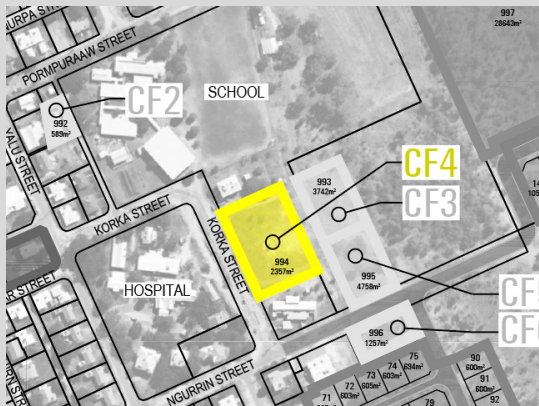
7. PORMPURA AW MASTER PLAN

CF4 Teacher's Housing

Summary

Through consultation with Council, the need for Teacher's Housing was identified. The preferred location for Teacher's Housing is opposite the Hospital on Korka Street, adjoining **CF3** and **CF5**.

The site is located within the Community Precinct of the Township Zone. The proposed Teacher's Housing is therefore appropriately reflected within the Planning Scheme.



New Lots	1 Community Facility	
Lot Size	2,357m ²	
Associated Projects	CF3	CF5
Priority	Short Term	
Infrastructure Cost	\$256,846	

Recommendations

Not Applicable.

CF5 Independent Living

Summary

Through consultation with Council, the need for Independent Living / Senior Units was identified. The preferred location for Independent Living development is adjacent the **CF3** on Ngurrin Street.

The site is located within the Community Precinct of the Township Zone. The proposed Independent Living development is therefore appropriately reflected within the Planning Scheme.

This project forms part of the AACAP 2020 initiative.



New Lots	1 Community Facility	
Lot Size	4,758m ²	
Associated Projects	CF3	CF4
Priority	Short Term	
Infrastructure Cost	\$283,274	

Recommendations

Extension of Ngurrin Street would be required to facilitate access to the site. Ultimately this road will connect with the new road under **RS3**.

Development of **CF5** will be subject to findings and approvals under the AACAP 2020.

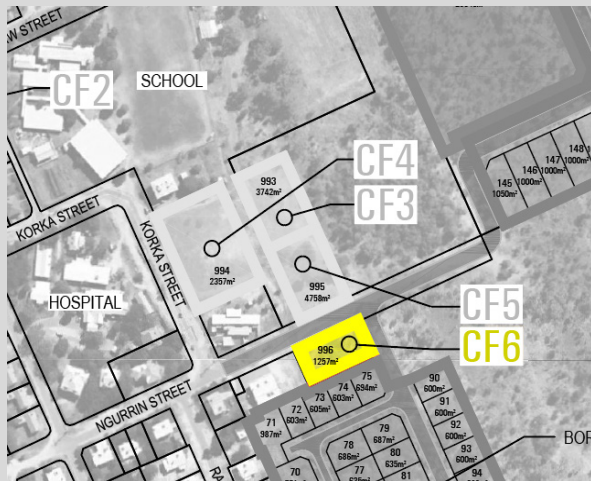
7. PORMPURA AW MASTER PLAN

CF6 Women's Shelter

Summary

Through consultation with Council, the need for a new Women's Shelter was identified. The existing Women's Shelter site is subject to conversion to a Youth Centre (CF2). The preferred location for the new Women's Shelter is opposite CF5 on Ngurrin Street.

The site is located within the Community Precinct of the Township Zone. The proposed Women's Shelter is therefore appropriately reflected within the Planning Scheme.



New Lots	1 Community Facility	
Lot Size	1,257m ²	
Associated Projects	CF5	CF2
Priority	Short Term	
Infrastructure Cost	\$93,103	

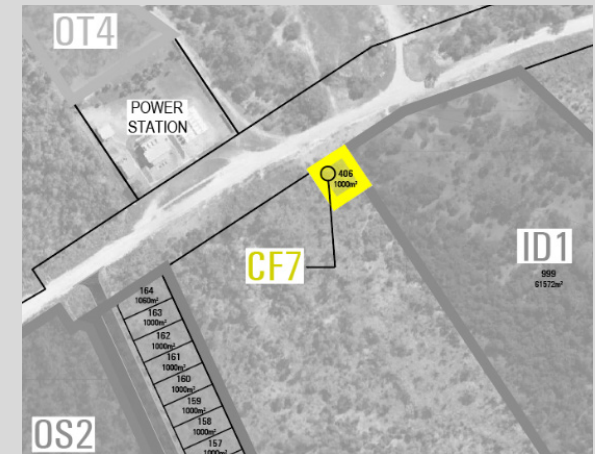
Recommendations

Extension of Ngurrin Street would be required to facilitate access to the site. Ultimately this road will connect with the new road under RS3.

CF7 Men's Shed

Summary

Through consultation with Council, the need for a Men's Shed was identified. The preferred location for the Men's Shed is east of the Township Zone opposite the proposed solar farm and existing power station on Pormpuraaw Street. This project forms part of the AACAP 2020 initiative.



New Lots	1 Community Facility
Lot Size	1,000m ²
Associated Projects	Not Applicable
Priority	Medium Term
Infrastructure Cost	Not Costed

Recommendations

Should Council seek to facilitate development of the Men's Shed on land located outside of the Township Zone, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Community Precinct of the Township Zone. Development of CF5 will be subject to findings and approvals under the AACAP 2020.

7. PORMPURA AW MASTER PLAN

OS1 Future Splash Park & Outdoor Gym

Summary

Through consultation with the Youth Council, it was identified that the existing tennis court site within the CBD could be developed for a Splash Park and Outdoor Gym.

Development of this nature may stimulate increased activity within the Town Centre and provide fitness and recreation opportunities for the community.



New Lots	1 Recreation / Open Space
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Lot Size	1,477m ²
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Associated Projects	CT1	CT2	OT2
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Priority	Medium Term
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Infrastructure Cost	Not Costed
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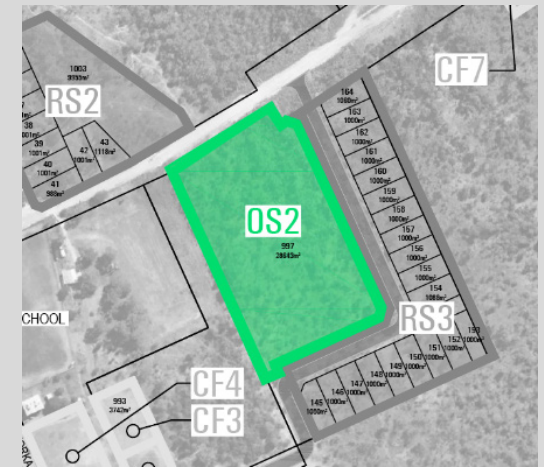
Recommendations

The design and location of this recreation space will be subject to further consultation and investigation.

OS2 Future Sporting Fields

Summary

A large parcel of land (approximately 2.88ha) is identified to the east of the School, which could be developed for a multipurpose grass sporting field for use as part of a range of organised and informal AFL, Rugby and associated club facilities.



New Lots	1 Recreation / Open Space
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Lot Size	28,643m ²
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Associated Projects	RS3
---------------------	-----

Priority	Medium Term
----------	-------------

Infrastructure Cost	Not Costed
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Recommendations

Further investigation and design of the project will be required. The project will need to take into consideration the preservation of the amenity of existing and planned future residential development in the surrounding area.

7. PORMPURA AW MASTER PLAN

OT1 Relocated Telecommunications Infrastructure

Summary

An alternative site has been identified for the possible relocation of existing telecommunications infrastructure located within RS2.



Associated Projects	RS2
Priority	Long Term
Infrastructure Cost	Not Costed

Recommendations

Further consultation with Telstra would be required to determine feasibility and preferred siting.

OT2 Town Centre

Summary

It has been identified that holistic master planning of the CBD may be beneficial to Council in determining and guiding future development of this area toward its preferred form. Refer to **Appendix J** for further detail.

It is noted that **OT2** comprises the Rise Development, which forms part of the AACAP 2020 initiative.



Associated Projects	CT1	CT2	OS1
Priority	Medium Term		
Infrastructure Cost	Not Costed		

Recommendations

Development of the Rise Development within **OT2** will be subject to findings and approvals under the AACAP 2020.

7. PORMPURA AW MASTER PLAN

OT3 Sewerage Treatment Plant Upgrade

Summary

The existing sewerage treatment ponds located north of the township are intended to be upgraded to a sewerage treatment plant.

The upgrading of this infrastructure will facilitate the establishment of residential development at RS5.



Associated Projects	RS5
Priority	Medium Term
Infrastructure Cost	Not Costed

Recommendations

The Department of Environment and Science (DES) adopts the current Victorian EPA philosophy on sewerage treatment facility buffer distances, "Guideline for Odour Impact Assessment from Developments". A 300 metre separation distance is recommended from the existing treatment ponds to sensitive receptors based on the buffer distances recommended within the document "Recommended separation distances for industrial residual air emissions".

It is noted that this is a conservative recommendation, which exceeds the requirements set out on the guidelines. Separation distances should be confirmed at the time of development and in consideration of any planned upgrades.

OT4 Solar Farm

Summary

A potential solar farm site has been identified east of the township, adjacent to the existing Power Station and opposite the future Industrial Estate on Pormpuraaw Street.

OT4 is located outside of the Township Zone.



Associated Projects	Not Applicable
Priority	Medium Term
Infrastructure Cost	Not Costed

Recommendations

Should Council seek to facilitate development of a solar farm on land located outside of the Township Zone, as reflected within the Master Plan, it is recommended that the Planning Scheme be amended to reflect the development area by including it within the Industry Precinct of the Township Zone.



8. SUPPORTING INFRASTRUCTURE



8. SUPPORTING INFRASTRUCTURE

SUMMARY

In order to support future residential, industrial, commercial / tourism, community facilities, and recreation and open space development of Pormpuraaw in accordance with the Master Plan, upgrades to existing infrastructure networks and new infrastructure will be required as detailed below. High level costings of supporting infrastructure are provided in **Appendix I**.

WATER SUPPLY

Raw water is sourced from two bores delivering a total of 21.2 litres per second of raw water to the chlorination plant at the ground level concrete reservoirs consisting of 1 x 0.5 ML and 1 x 2.0 ML capacity.

Current average day demand of 1.1 ML set out in the Drinking Water Management Plan equates to a per capita consumption of 1,410 litres per person based on the Council's estimated population of 780 persons. This per capita demand is at the high end of normal community demand.

The water supply infrastructure has been recently upgraded to replace all old AC and undersized mains. The distribution pressure within the water supply network has been improved through the installation of variable speed drive pumps supplied from the existing two header tanks located on stands.

The installation of equipment to reduce the water acidity (pH adjustment) would reduce corrosion of fittings.

The two high level tanks mounted on stands should be removed at the end of their useful life and replaced with ground level storage.

The increase in population over time will require the connection of an additional bore to meet future demand unless per capita consumption can be reduced through demand management.

A Water Supply Technical Memorandum is provided as **Appendix K**.

SEWERAGE

New residential development generally cannot be connected to existing gravity sewers and will require the installation of gravity sewers discharging to new pump stations which will then pump effluent to the existing sewerage system. A number of new pump stations will be required depending on the location of future residential development.

STORMWATER DRAINAGE

Due to the limited fall between street level and the invert of drainage ways between the old dunes, underground piped drainage is not considered suitable for new streets. Drainage may be provided to streets through the use of shallow concrete lined table drains discharging to drainage swales.

A Drainage Study has been completed and is provided as **Appendix L**.

ROAD WORKS

New roads servicing development shall preferably be hot bitumen surfaced gravel pavements provided with concrete edge strips and concrete table drains connected to drainage swales discharging into the low areas between the sand ridges.

ELECTRICITY SUPPLY / STREET LIGHTING

Each new lot proposed to be delivered under the Master Plan will need to be provided with an underground electricity supply from pad mount transformers to Ergon standards.

Street lighting will need to be provided to comply with Ergon standards for urban residential developments.

8. SUPPORTING INFRASTRUCTURE

TELECOMMUNICATIONS

The supply of telecommunications infrastructure will require the installation of pits and conduits for new allotments within new residential areas.

REFERENCE DOCUMENTS

This engineering assessment is based upon a desktop review of the following documents:

- > Current master planning documents;
- > Drinking Water Quality Management Plan Report 2017-2018. Pormpuraaw Aboriginal Shire Council.
- > Drinking Water Quality Management Plan – 2018. Pormpuraaw Aboriginal Shire Council.
- > Pormpuraaw – Strategic Asset Management Plan. Connell Wagner. 16 November 2004
- > Pormpuraaw – Total Management Plan.2000-2010. June 2000. GHD 20 December 2001



9. KEY REFERENCES



9. KEY REFERENCES

COMMUNITY PLAN

The *Community Plan 2011-2021* has been developed to summarise the communities' expectations as to how Pormpuraaw Aboriginal Shire should develop until 2021. The Community Plan identifies desired outcomes and the processes required to achieve these outcomes within the period of the Plan.

The Community Plan identifies the following vision:

A strong, engaged community creating a dynamic future.

The vision is complemented by the plan's mission:

To meet the needs and aspirations of community members by delivering strong leadership together with strategic planning to construct new infrastructure that will deliver improved services and facilities.

The Community Plan was developed as part of a collaborative process consisting of several workshops; community meetings; a community barbeque; targeted consultation with service providers, Councillors and Council staff; and a formal public consultation period.

OBJECTIVES

To support the vision of the Community Plan, the following objectives are identified:

- > A population of about 800 residents
- > Preserving and strengthening traditional values and cultures
- > Respect and care for the environment and country
- > A focus on continuing education for young and old
- > Maintaining adequate social support networks and services
- > Nurturing a harmonious community environment
- > A community rid of harmful social temptations
- > Fostering the existence of a healthy, thriving and supportive community
- > A viable and productive place
- > A community that appreciates and rewards contribution
- > Higher levels of training, employment and business opportunities for individuals and families

- > Approximately 210 good quality, well maintained, houses and surrounds, with responsible tenancies
- > A caring community, particularly caring for the elderly and young people.

DESIRED OUTCOMES

The *Community Plan 2011-2021* identifies a series of Desired Outcomes, supported by implementation actions. These Desired Outcomes are organised under the themes of Community, Built Environment, Natural Environment, Economic Development and Business and Organisation.

The Community Plan's Desired Outcomes provide a comprehensive direction for the community and examples of these include:

- > Cultural knowledge and traditional practices are nurtured within the clan groups and actively passed onto the current and next generations.
- > Provision of suitable housing for families with adequate amenities to allow them to live in peace and harmony with each other and to contribute to the social cohesion of the local community.
- > The community actively participate in activities related to protecting their environment, improving the healthiness of the town and surrounds.
- > New businesses are established and/or developed in Pormpuraaw which generate a substantial inflow of funds to the community.
- > Education and learning are valued by the community for the benefits they provide for current and future generations of Pormpuraaw.
- > Good financial planning for the community which incorporates the costs of assets over their lifetime, current and future.

ACTIONS

The *Community Plan 2011-2021* identifies a comprehensive listing of actions as part of an Action Plan to support the achievement of the community's desired outcomes.

The Action Plan identifies leadership in actions for organisations including Council, the PCYC, CDEP, Pormpur Paanth (PACC), the School,

Government Departments, Pormpuraaw Community Champion and the Arts, Culture and Language Centre. A variety of potential partners are also identified for each action.

The *Community Plan 2011-2021* is provided as **Appendix M**.

OPERATIONAL PLAN

The *Operational Plan 2018-2019* consolidates and continues to build on the previous year's successful outcomes and identified goals in the 2013-2018 Corporate Plan.

The Operational Plan details ongoing activities and large scale projects that are scheduled for the financial year and adopts a set of 35 Key Performance Indicators (KPIs) that are more relevant, specific and measureable than previous years.

The Operational Plan identifies strategies for carrying out our statutory responsibilities for each specific Council governance sector:

- > **Executive Team**
Demonstrating leadership by planning, accountability, good governance and financial sustainability.
- > **Community Services Team**
Communicating and engaging ethically, with fairness and respect for culture.
- > **Operations Team**
Together, building a strong, respectful, resilient community.
- > **Environment Team**
Protecting the environment, people and culture through diverse and engaging opportunities.
- > **Governance Team**
Providing opportunities for the future through strategic planning, workforce development, and economic development.
- > **Finance Team**
Building a sustainable financial future.

The *Operational Plan 2018-2019* is provided as **Appendix N**.

9. KEY REFERENCES

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Crime Prevention Through Environmental Design (CPTED) is designing the built environment to create safer neighbourhoods.

Growing interest in environmental criminology led to the use of natural surveillance, access control and territoriality as a natural method in crime prevention.

The 'broken window' principle demonstrated how neglected zones invite crime, and reinforced the need for good property maintenance to assert visible ownership of space.

Appropriate environmental design can also increase the perceived likelihood of detection and apprehension, known to be the biggest single deterrent to crime.

HEALTHY BY DESIGN

Healthy by Design has been developed in response to local government requests for practical guidance in designing walkable, and ultimately more liveable, communities.

This is encouraged by providing:

- > well planned networks of walking and cycling routes.
- > streets with direct, safe and convenient access.
- > local destinations within walking distance from homes.
- > accessible open spaces for recreation and leisure.
- > conveniently located public transport within walkable distances.
- > local neighbourhoods fostering community.

WATER SENSITIVE DESIGN

Water-Sensitive Urban Design (WSUD) is a land planning and engineering design approach which integrates the urban water cycle, including stormwater, groundwater and wastewater management and water supply, into urban design to minimise environmental degradation and improve aesthetic and recreational appeal.

This is encouraged through:

- > Natural channel design.
- > Stormwater outlets as park & waterway systems.
- > Erosion treatment for urban waterways.
- > Sediment and retention basins as natural features.
- > Landscape design of urban water systems

10. SUMMARY





10. SUMMARY

The Pormpuraaw Master Plan identifies areas that may be suitable for future development for residential, industrial, commercial / tourism, community facilities, and recreation and open space purposes, subject to further detailed investigation. These areas have been identified following a detailed review of applicable planning controls (local and State), opportunities, constraints and community aspirations.

A layout for future development has been prepared, enabling lot yields and supporting infrastructure to be determined. High-level engineering costs have been provided for future development to assist in its planning, funding and delivery.

The Pormpuraaw Master Plan will assist Council, State agencies and other stakeholders in planning future development that accords with community expectations and is cognisant of relevant planning matters. The Pormpuraaw Master Plan will provide an important basis of information for future development discussions as new opportunities or land use requirements arise.

The Master Plan is premised on a 20 year planning horizon, however is intended to be a living document that grows with the community and provides a cache of information relevant to the future growth of the community.

The Master Plan provided identifies future land use planning outcomes and highlights efficiencies and synergies with existing development.

An **Action Plan** is provided on the following page which summarises future actions arising from the master plan.

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Our report is based on information made available by the client. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this report, it is assumed that the information provided to Cardno is both complete and accurate. Whilst, to the best of our knowledge, the information contained in this report is accurate at the date of issue, changes may occur to the site conditions, the site context or the applicable planning framework. This report should not be used after any such changes without consulting the provider of the report or a suitably qualified person.



The action plan identifies actions resulting from the master plan projects outlined in Chapter 7.

An explanation of the relationship between the below actions and the master plan is provided as **Appendix O**.

1	Relationship to Existing Infrastructure The Master Plan includes a number of projects which are proximate to existing telecommunications, power and water supply (bore) infrastructure. Further investigation is required to ensure that appropriate separation distances are achieved between development and this infrastructure.
2	Planning Scheme amendments to reflect Master Plan projects. The Master Plan identifies a number of projects which are not currently supported by the Planning Scheme zoning pattern. To reflect the land use intent of the Master Plan, Planning Scheme amendments will be required.
3	Buffering from Sewerage Treatment Facility Further detailed investigations are required to understand the necessary separation distance between development and the sewerage treatment facility, particularly where it is upgraded.
4	Concept Design and Planning The Master Plan includes a number of long term projects for which concept design and planning is required to be completed to understand required infrastructure upgrades and associated development costs./
5	Consultation for Open Space Further community consultation and design investigations are required in relation to open space areas proposed as part of the Master Plan.

PORMPURA AW MASTER PLAN

ACTION PLAN

6	Detailed Investigations for Flooding and Overland Flow The Master Plan includes projects on land that is subject to flooding or includes overland flow paths. Further investigation is required to ensure that future development is designed in a manner that is compatible with the flooding characteristics of the land upon which it is proposed.
7	Compatibility of Previous / Existing Uses The Master Plan identifies development on land that has been used for purposes that may have resulted in land contamination. To support the Master Plan, detailed site investigations will need to be undertaken to understand if any remediation activities are required.
8	Cemetery Capacity Investigation Investigations should be undertaken to determine the capacity of existing functional cemeteries to determine if additional land is required.
9	Consultation with Telstra The Master Plan proposes to relocate existing telecommunications infrastructure. Further consultation with Telstra will be required to determine the feasibility of the proposed relocation and a preferred receiving site.

APPENDIX A

LAND TENURE AND NATIVE TITLE DETAILS

PREPARED BY QUEENSLAND GOVERNMENT

Extract from the Register of Native Title Claims

Application Information

Application Reference: Federal Court number: QUD673/2014
NNTT number: QC2014/008

Application name: Cape York United Number 1 Claim v State of Queensland (Cape York United Number 1 Claim)

Registration History: Registered from 6/02/2015

Register Extract (pursuant to s. 186 of the *Native Title Act 1993*)

Application filed with: Federal Court of Australia

Date application filed: 12/12/2014

Date claim entered on Register: 06/02/2015

Applicants: Michael Ross, Silva Blanco, James Creek, Jonathan Korkaktain, Reginald Williams, Wayne Butcher, Clarry Flinders, Philip Port, Hogan Shortjoe

Address for service: Graham O'dell
Principal Legal Officer
Cape York Land Council Aboriginal Corporation
32 Florence Street
CAIRNS QLD 4870
Phone: 07 4053 9222

Additional Information:

Not Applicable

DESCRIPTION OF THE AREA COVERED BY THE CLAIM:

a) the area covered by the application

The area covered by the application (Claim Area) comprises all the parcels of land and waters and all other land and waters above the High Water Mark, which are within the external boundaries of the Cape York Representative Aboriginal/Torres Strait Islander Body Area as shown on the map at Attachment C, subject to clause (b).

b) areas within those boundaries that are not covered by the application

The following areas within the external boundaries of the Claim Area, if any, are not covered by the Application, save for any such areas where extinguishment by the acts referred to is required to be disregarded by ss 47, 47A or 47B of the NTA:

1. Any area that, when the application is made, is subject to any of the following kinds of acts, as defined in the NTA (where the act in question is attributable to the Commonwealth) or in the Native Title (Queensland) Act 1993 (Qld) (NTQA), as amended (where the act in question is attributable to the State of Queensland):

(a) Category A past acts;

(b) Category A intermediate period acts;

(c) Category B past acts that are wholly inconsistent with the continued existence of any native title rights or interests;

(d) Category B intermediate period acts that are wholly inconsistent with the continued existence of any native title rights or interests.

2. Any area in relation to which a previous exclusive possession act, as defined by s 23B (including s 23B(7)) of the NTA, was done in relation to the area and the act was attributable to the Commonwealth.

3. Any area in relation to which a previous exclusive possession act, as defined by the NTQA, was done in relation to the area and the act was attributable to the State of Queensland.

4. Any area where native title rights and interests have otherwise been wholly extinguished, more particularly, any area where there has been:

(a) an unqualified grant of an estate in fee simple;

(b) a public work, as defined in s 253 of the NTA; or

(c) an existing dedicated public road.

5. The area that is subject to Indigenous Land Use Agreement (as registered) – QIA2001/002 Comalco (WACCA) ILUA - 24 August 2001.

6. The areas that are subject to the following native title determination applications as at the date the details of the claim were included on the Register of Native Title Claims (Register) or, in the case of an amended application, the date the Register was updated with details of the amended claim:

(a) QUD6158/1998 Ankamuthi People (QC1999/026) as included or amended on the Register on 21 September 1999;

(b) QUD6022/2002 Wuthathi People #2 (QC2002/025) as included or amended on the Register on 20 December 2013;

(c) QUD6023/2002 Wuthathi, Kuuku Y'au & Northern Kaanju People (QC2002/026) as included or amended on the Register on 26 May 2003;

(d) QUD269/2008 Gudang Yadhaykenu People (QC2008/008) as included or amended on the Register on 3 March 2009;

(e) QUD157/2011 Northern Cape York Group #1 (QC2011/002) as included or amended on the Register on 14 August 2014; and

(f) QUD6119/1998 Kowanyama People (QC2014/001) as included or amended on the Register on 8 April 2014.

7. The area that is subject to QUD392/2014 Ankamuthi People #2 (QC2014/003) as made in the Federal Court of Australia on 29 July 2014.

8. The areas that are subject to following native title determinations (as determined by the Federal Court):

(a) QUD174/1997 Hopevale QCD1997/001 - 8 December 1997;

(b) QUD6001/1998 Wik and Wik-Way Peoples QCD2000/006 - 3 October 2000;

(c) QUD6001/1998 Wik and Wik Way Native Title Determination No.2 QCD2004/002 - 13 October 2004;

(d) QUD6001/1998 Wik and Wik Way Native Title Determination No.3 QCD2004/003 - 13 October 2004;

(e) QUD6089/1998 Western Yalanji People QCD2006/001 - 17 February 2006;

- (f) QUD6005/2003 Strathgordon Mob QCD2007/001 - 26 July 2007;
- (g) QUD6008/1998 Eastern Kuku Yalanji People QCD2007/002 - 9 December 2007;
- (h) QUD6016/1998 Kuuku Ya'u (QCD2009/001) - 25 June 2009;
- (i) QUD6029/2001 Wik and Wik Way People (QCD2009/002) - 29 July 2009;
- (j) QUD6119/1998 Kowanyama People QCD2009/003 - 22 October 2009;
- (k) QUD6001/1998 Wik and Wik Way Native Title Determination No. 4 QCD2012/010 - 11 October 2012;
- (l) QUD6119/1998 Kowanyama People Part B QCD2012/016 - 5 December 2012;
- (m) QUD6119/1998 Kowanyama People Part C QCD2012/017 - 5 December 2012;
- (n) QUD6008/1999 Western Yalanji People #4 QCD2013/002 - 24 September 2013;
- (o) QUD6003/2001 Western Yalanji Combined #5 and #7 QCD2013/003 - 24 September 2013; and
- (p) QUD156/2011 Northern Cape York Group #2 (QC2011/003) - 20 June 2014.

PERSONS CLAIMING TO HOLD NATIVE TITLE:

1. The members of the native title claim group in aggregate comprise the descendants (including by adoption in accordance with traditional laws and customs) of the persons identified in the table at Attachment A (Apical Ancestors).

REGISTERED NATIVE TITLE RIGHTS AND INTERESTS:

The following Native Title Rights & Interests were entered on the Register on 06/02/2015

Native title where traditional rights are wholly recognisable

1. Paragraph 2 applies to every part of the Claim Area:

- (a) where there has been no extinguishment to any extent of native title rights and interests or where any such extinguishment is required to be disregarded pursuant to ss 47, 47A or 47B of the NTA; and
- (b) which is not subject to the public right to navigate or the public right to fish.

2. Where this paragraph applies, the native title rights and interests possessed under traditional laws and customs confer possession, occupation, use and enjoyment of the land and waters as against all others.

Native title where traditional rights are partially recognisable

3. Paragraph 4 applies to every part of the Claim Area to which paragraph 2 does not apply.

4. Where this paragraph applies, the customary rights and interests possessed under traditional laws and customs that are able to be and should be recognised by the common law of Australia being the (non-exclusive) rights to:

- (a) have access to, remain on and use the land and waters;
- (b) access and take the resources of the land and waters; and
- (c) protect places, areas and things of traditional significance on the land and waters.

Area covered by the native title and who holds the rights

5. Each of the native title rights and interests referred to in each of paragraphs 2 and 4 exist in relation to the whole of each part of the Claim Area to which those paragraphs respectively apply and is held by the members of the native title claim group subject to and in accordance with traditional laws and customs.

Activities currently carried on

6. Activities in exercise of the native title rights and interests referred to in Schedule E are all such activities as are contemplated by those rights and interests, and include the activities identified in Schedule G.

Rights and interests subject to laws of Australia

7. The members of the native title claim group acknowledge that their native title rights and interests are subject to and exercisable in accordance with valid and current laws of the Commonwealth of Australia and the State of Queensland, including the common law.

8. In this Schedule, "resources" does not include such minerals, petroleum or gas, if any, as are, under the laws of the Commonwealth or the State of Queensland, including the common law, as at the date of this application, wholly owned by the Crown.

REGISTER ATTACHMENTS:

1. NNTT Map of claim area, 1 page - A4, 12/12/2014
2. Claim Group Description - Attachment A of the application, 24 pages - A4, 12/12/2014
3. Map of claim area - attachment C of the application, 1 page - A4, 12/12/2014

Note: The Register of Native Title Claims may, in accordance with s. 188 of the Native Title Act 1993, contain confidential information that will not appear on the Extract.

Schedule 1

Agreement Area

Written description

Metes and Bounds

- Commencing in the northwest at a point on the Gulf of Carpentaria tidal boundary (Mean Highest High Water Mark) of Lot 5 on DP270888 bearing 332°12'20" & distant 458.34m from the north western corner of Lot 32 on SP241276,
- Thence on a bearing of 90°44'10" for a distance of 3111.12m,
- Thence on a bearing of 147°01'30" for a distance of 724.61m,
- Thence on a bearing of 196°33'30" for a distance of 3223.36m, to a point on northern tidal boundary (Mean Highest High Water Mark) of Chapman River,
- Thence west along the tidal boundary (Mean Highest High Water Mark) of Chapman River to the intersection of the northern tidal boundary (Mean Highest High Water Mark) of Chapman River & the tidal boundary (Mean Highest High Water Mark) of the Gulf of Carpentaria,
- Thence northwest along the tidal boundary (Mean Highest High Water Mark) of the Gulf of Carpentaria, to the point of commencement, containing an area of 830.2ha, a little more or less.

Agreement Area Map

(See attached map)

PORMPURAAW COMMUNITY DEVELOPMENT ILUA
Agreement Area



LEGEND



Agreement Area - external boundary

Agreement Area

NOTE:
This plan is conceptual and for discussion purposes only.
All areas, dimensions and land uses are preliminary,
subject to investigation, survey, engineering, and local
Authority and Agency approvals.

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Scale: 1:5000 @ A3
Drawn: MLC
Job No: 3281611-4
Plan No: 32815/109 F

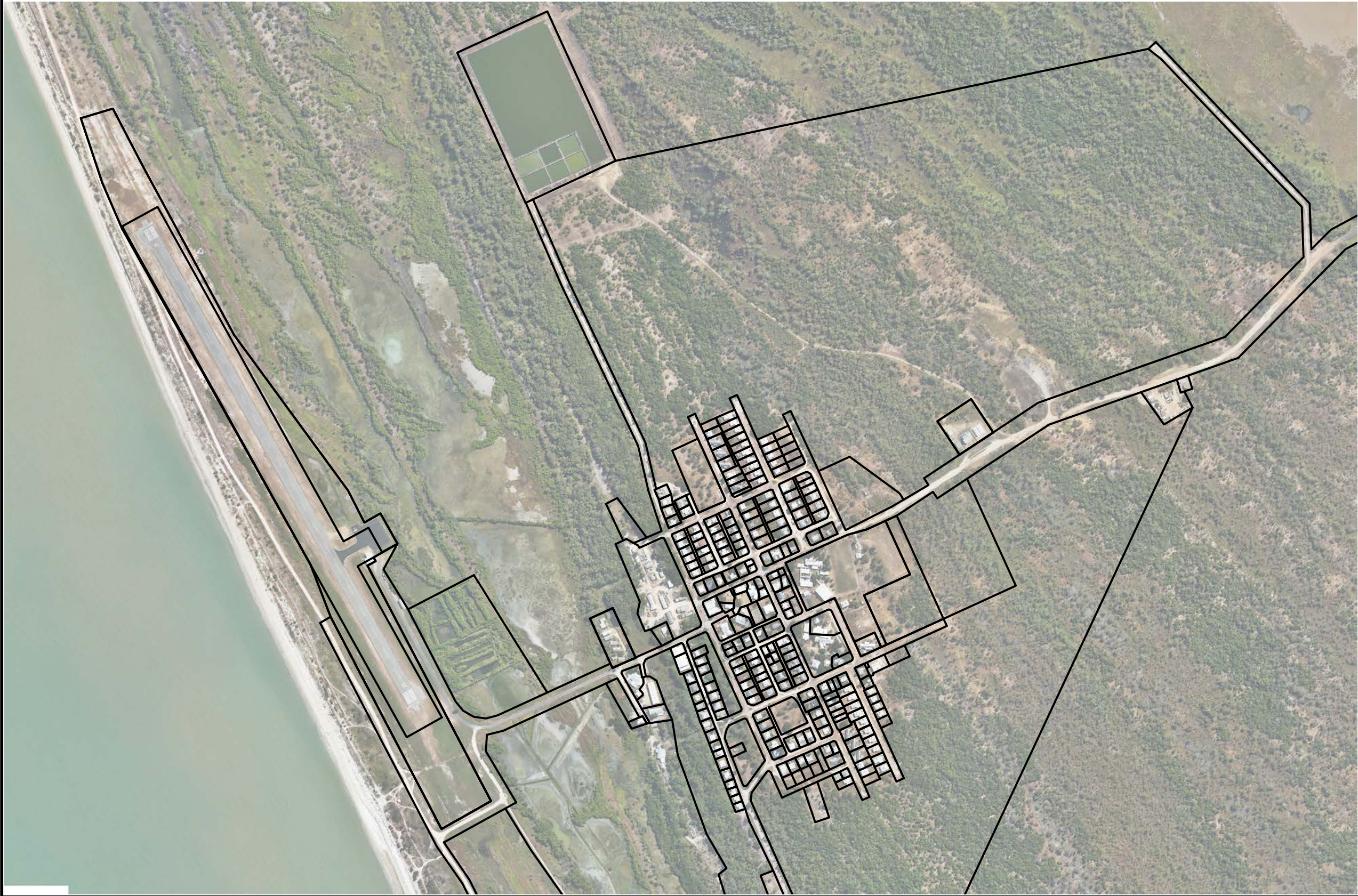
services | town planning | project management | mapping and GIS

APPENDIX B

EXISTING INFRASTRUCTURE

PREPARED BY RPS AUSTRALIA EAST

INDIGENOUS STATE INFRASTRUCTURE PROGRAM - PORMPURA AW DIGITAL ASSET MANAGEMENT




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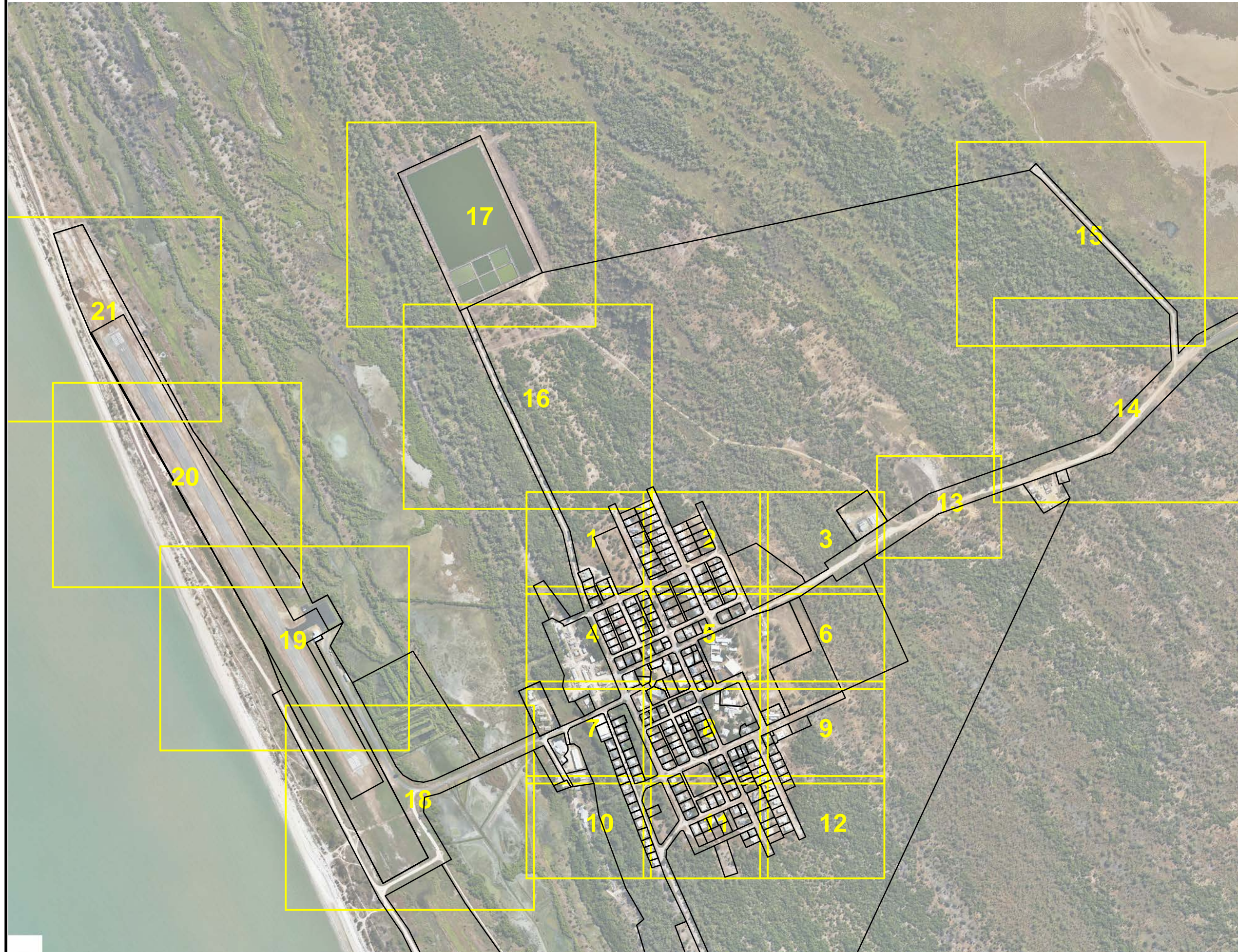
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**PORMPURAAW
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**PORMPURA AW
DIGITAL ASSET MANAGEMENT
COMMUNITY PLAN**

SCALE 1:5000	DATE 3/5/2016	DRAWING NO. PR124974-1	ISSUE
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DATA ORIGINS

BOUNDARIES

Via Brazier Motti Cadastral Framework Survey 32815_099C DC Overlay.dwg & DNRM Digital Cadastral Database 2015.

IMAGE

Satellite Image Captured 3rd June 2014. © State of Queensland (Department of Natural Resources and Mines) [2015] pormpuraaw_2014_15cm_mosaic_t.ecw Supplied by the Department of Natural Resources and Mines 10 April 2015.

SERVICES

Water	RPS; 2015 Water Upgrade As- Constructed Survey. PR127925-0
Sewer	SLS/Conics; Sewer Scheme Upgrade As-constructed Survey for CEC; March 2008; Job 1774-1/9087; MGA Origin unknown . Charles O'Neill Pty Ltd: Northern / Southern Subdivision As Constructeds; Aug 2012; Plans 8504D&S-01 & 8504D&S-02; MGA Origin unknown. Brazier Motti; Project Services Detail Surveys; 2012/2013; 32815/7; MGA (plane) PSM179327
Misc	RPS; Detail survey for Lambert Rehbein; May 2012; MGA Origin PM113911; Job PR122169 RPS; State School detail survey for Project Services; Feb 2010; MGA Origin PM113911: Job PR102133 GFIS Data 2002.
Telstra	Optic Fibre apparent from Dial Before You Dig Search 22 Feb 2016. Telstra Locations generally from GFIS 2002 and are approximate only. Telstra Locations are for planning purposes only and are approximate only. DBYD and cable locators should be used prior to any excavation.
Electricity Data	Generally from detail surveys and GFIS 2002; Brazier Motti; Project Services Detail Survey 32815/7 Elec services noted / layered as plotted from records have been interpolated from aerial imagery and Ergon GIS data provided Feb 2016 and are approximate only. DBYD and cable locators should be used prior to any excavation.

DATUMS

Horizontal: MGA94 Zone 55
Vertical: AHD-D
PSM 113914 E 566602.555 N 566602.555 RL 4.232m

SERVICE LAYERS

E.g. SEWER_AC_VALVE_2011
Service_Source_Feature_Year

Service -	Cadastre / Dr / Elec / Road / Sewer / Struc / Telstra / Water
Source -	AC As Constructed Survey
	DET Detail Survey
	DES Design Plan information
	GFIS Geographic Facilities Information System data circa 2000-2004 (approximate only and of unknown accuracy)
	DIGI Digitised from aerial (approximate only)

DNRM AERIAL PHOTOGRAPHY.

Based on or contains data provided by the State of Queensland (Department of Natural Resource & Mines) [2015]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency 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. Data must not be used for direct marketing or be used in breach of the privacy laws.

The aerial photography used in this plan has not been rectified. The image has been overlaid as a best fit on the boundaries shown and position is approximate only.

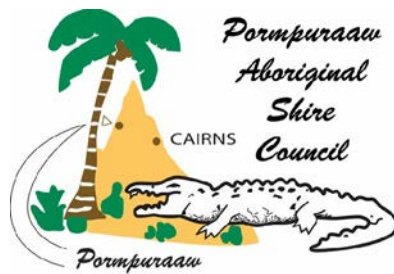
Date of Capture: 3 June 2014.

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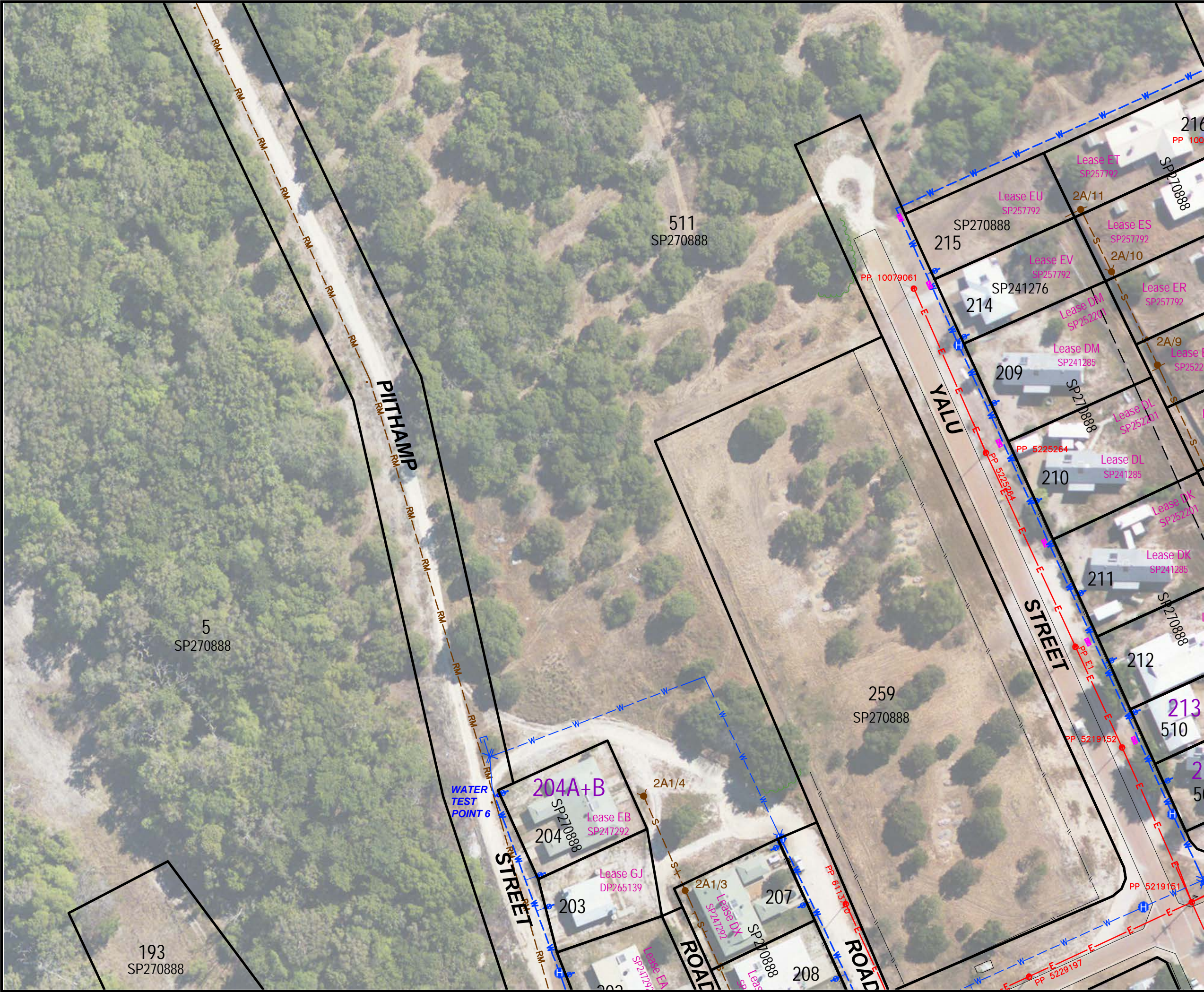
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PORMPURAAW
DIGITAL ASSET MANAGEMENT PLAN

NOTES

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LEGEND

143

House Number

1

SP232620

Lot on Plan Description

34

DP251072

Reserve Lot Description

CJ

SP240935

State Lease Description

Lease

(715636331)

LHA Lease Description

Boundary

Lease On Title

HV/6/19

S

Sewer / Manhole & Number

RM

Rising Main

W

H

Water Main / Hydrant

DM

Delivery Main

X

Stop Valve

X

Scour Valve

X

Air Valve

M

Meter

D

Drain (pipe)

D

Drain (open)

E

Electricity Line A/G

E

Electricity Cable U/G

T


Approx Location Telstra

T

Optic Fibre - See Notes page

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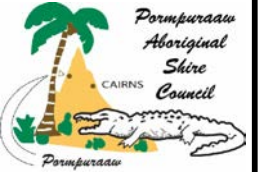
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LEGEND

- 143 House Number
- 1 SP232620 Lot on Plan Description
- 34 DP251072 Reserve Lot Description
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- Air Valve
- Meter
- D Drain (pipe)
- Drain (open)
- E Electricity Line A/G
- E Electricity Cable U/G
- T Approx Location Telstra
- Optic Fibre - See Notes page

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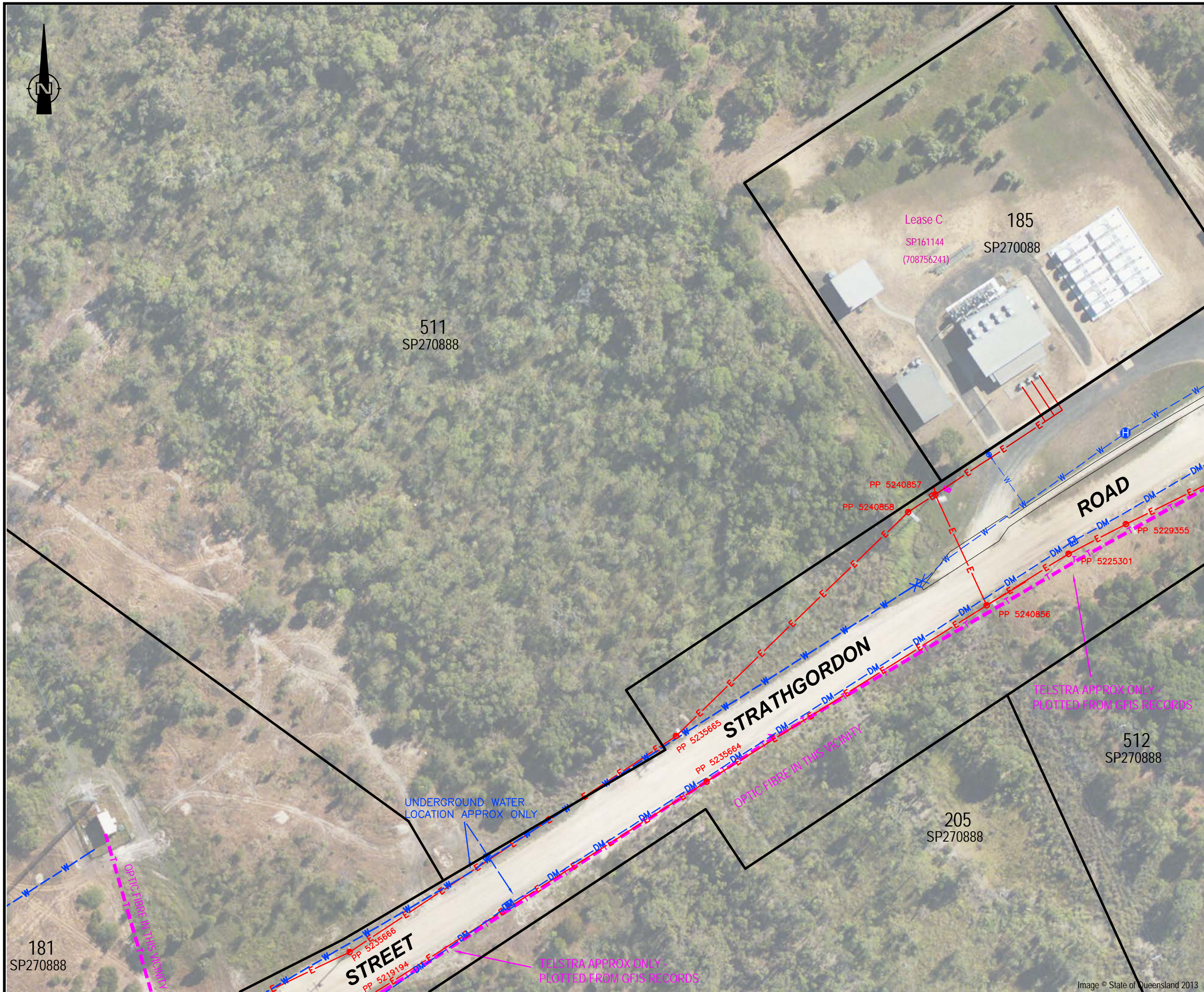
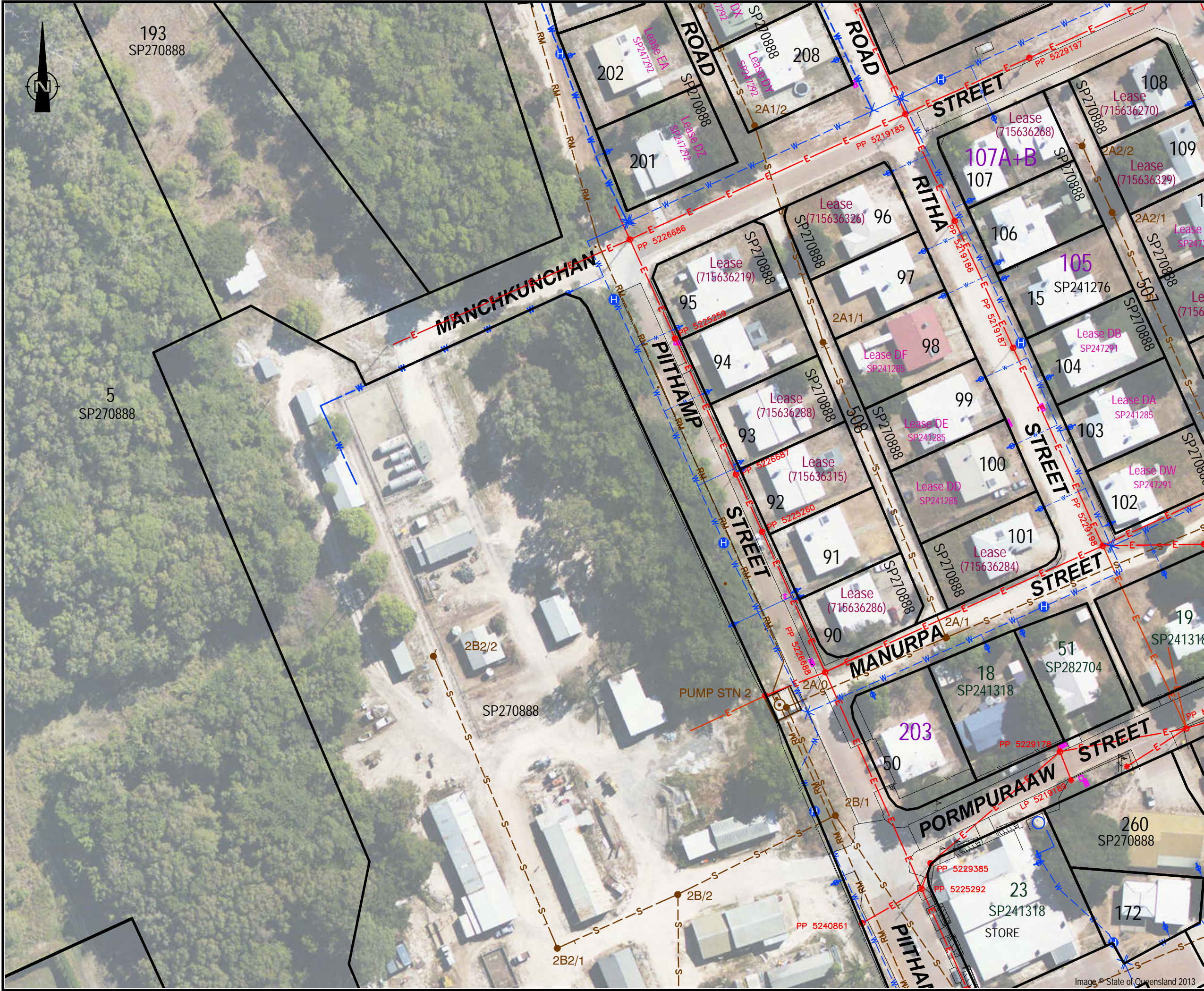


Image © State of Queensland 2013



LEGEND

- 143 House Number
- 1 SP232620 Lot on Plan Description
- 34 DP251072 Reserve Lot Description
- CJ SP240935 State Lease Description
- Lease (715636331) LHA Lease Description
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- D Drain (pipe)
- Drain (open)
- E Electricity Line A/G
- E Electricity Cable U/G
- T Approx Location Telstra
- Optic Fibre - See Notes page

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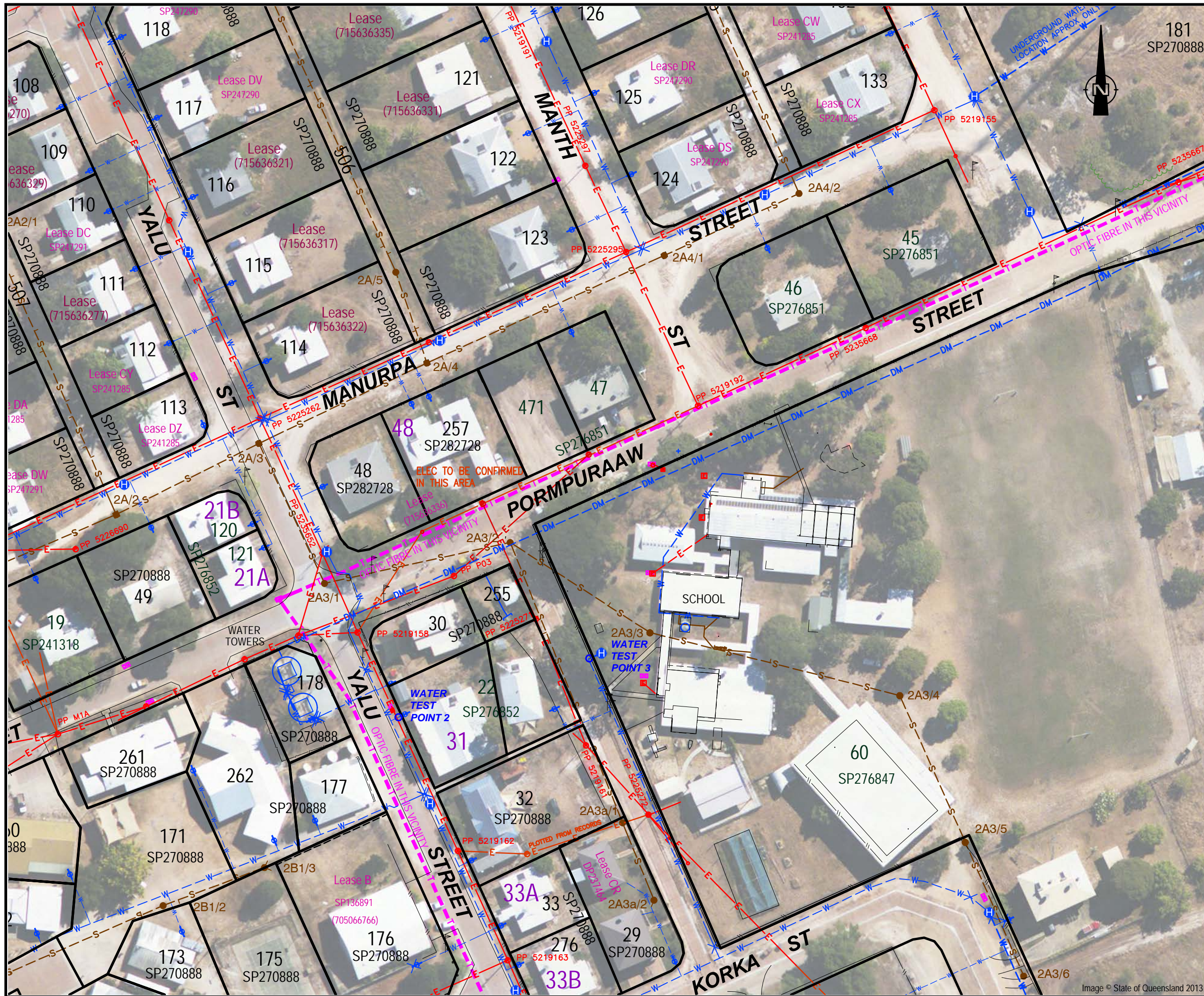
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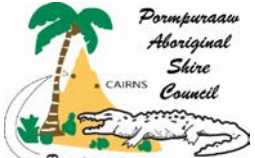

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Aboriginal
Shire
Council

LEGEND

143 House Number

1 SP232620 Lot on Plan Description

34 DP251072 Reserve Lot Description

CJ SP240935 State Lease Description

Lease (715636331) LHA Lease Description

Boundary

Lease On Title

HV/6/19 Sewer / Manhole & Number

RM Rising Main

W Water Main / Hydrant

DM Delivery Main

Stop Valve

Scour Valve

Air Valve

Meter

D Drain (pipe)

Drain (open)

E Electricity Line A/G

E Electricity Cable U/G


T Approx Location Telstra

Optic Fibre - See Notes page

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LEGEND

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- Boundary
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- X Scour Valve
- X Air Valve
- M Meter
- D Drain (pipe)
- Drain (open)
- E Electricity Line A/G
- E Electricity Cable U/G
- T Approx Location Telstra
- Optic Fibre - See Notes page

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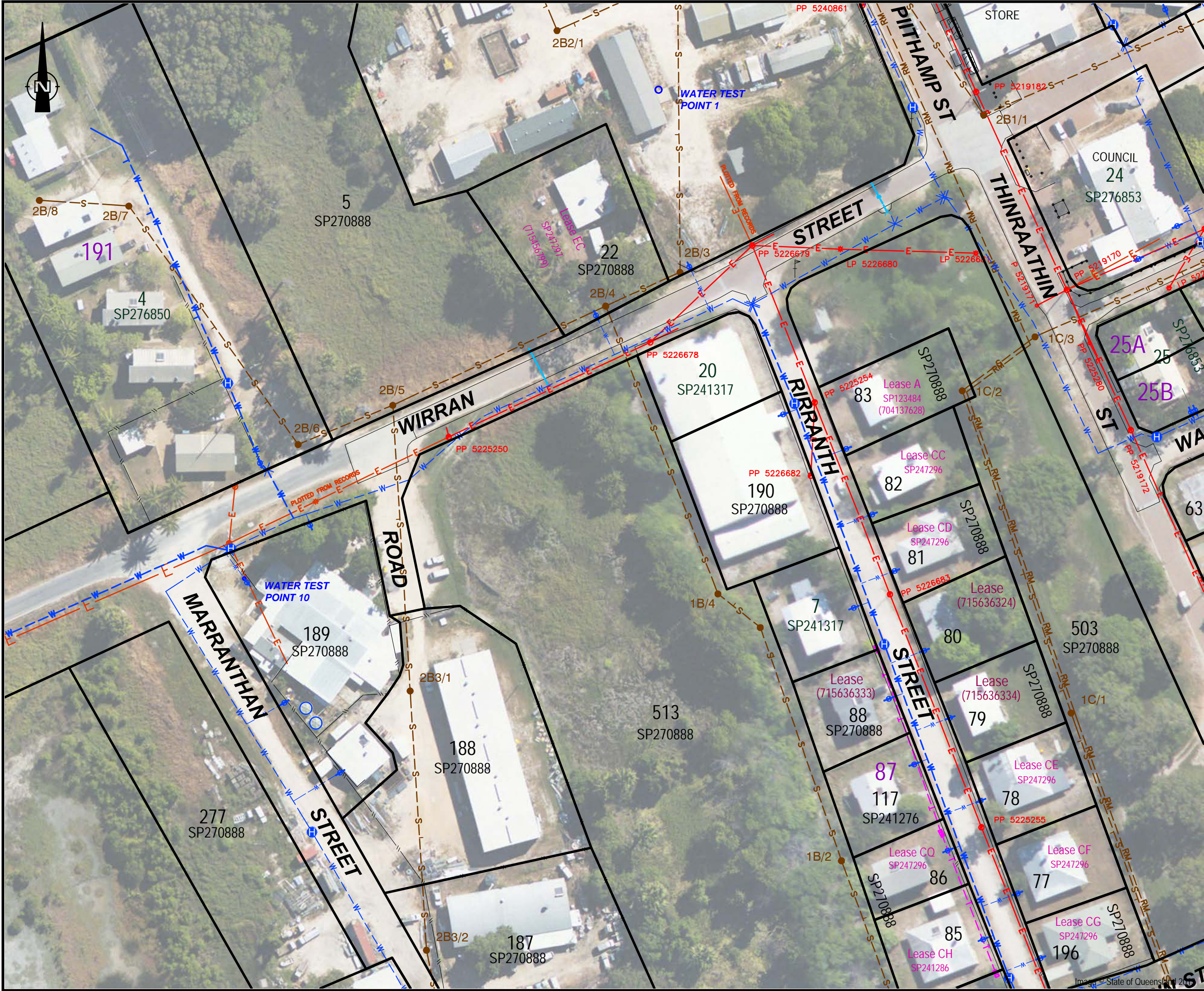
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LEGEND

- 143 House Number
- 1 SP232620 Lot on Plan Description
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- E Electricity Cable U/G
- T Approx Location Telstra
- Optic Fibre - See Notes page

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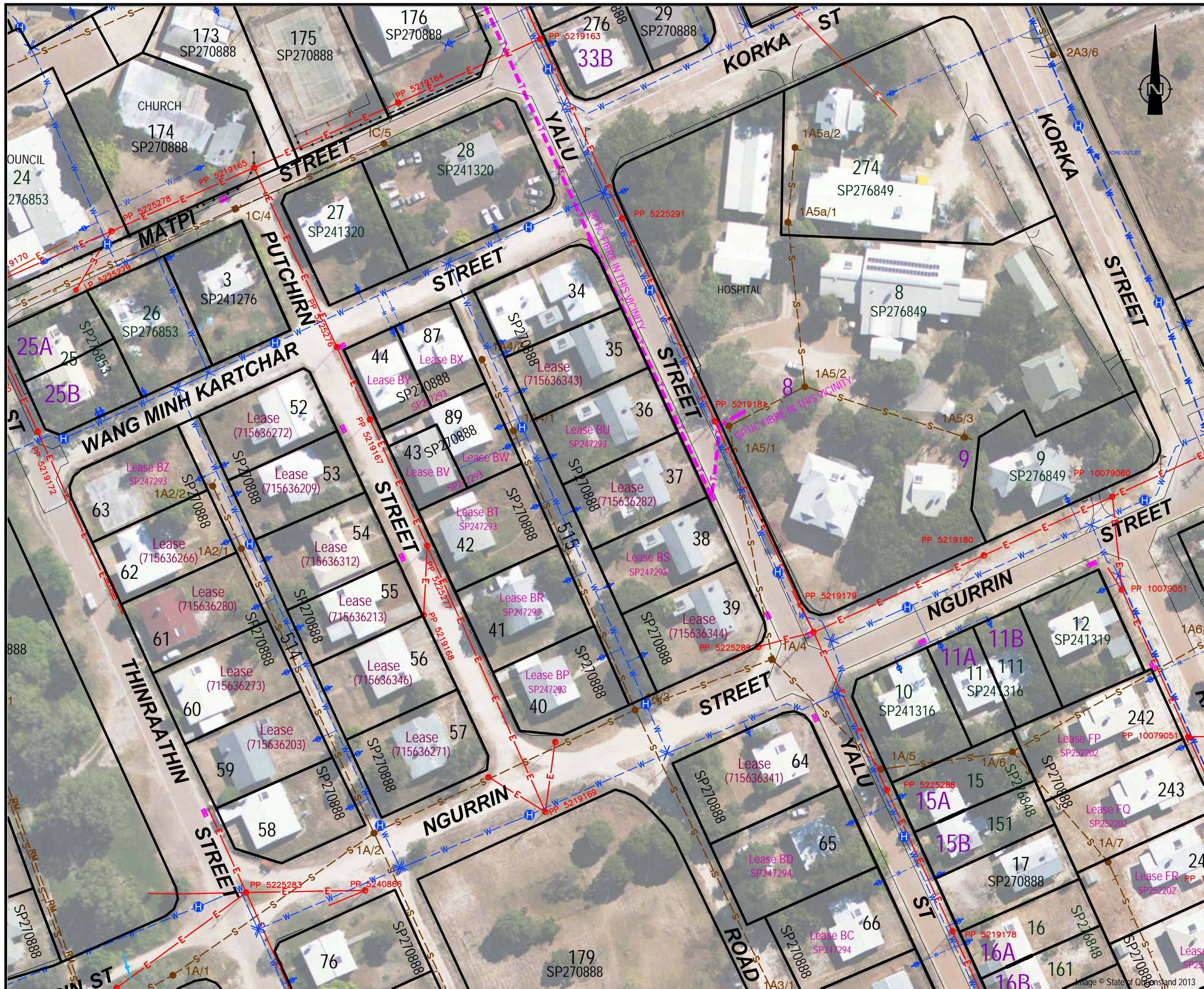
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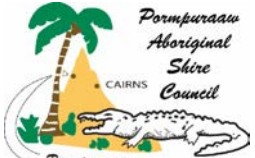

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Department of Infrastructure,
Local Government & Planning

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Aboriginal
Shire
Council

LEGEND

143 House Number

1 Lot on Plan Description

34 Reserve Lot Description

CJ State Lease Description

Lease (715636331) LHA Lease Description

Boundary

Lease On Title

HV/6/19 Sewer / Manhole & Number

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Meter

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Drain (open)

E Electricity Line A/G

E Electricity Cable U/G


T Approx Location Telstra

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SHEET 8

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LEGEND

- 143 House Number
- 1 Lot on Plan Description
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- Lease (715636331) LHA Lease Description
- Boundary
- Lease On Title
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- D Drain (pipe)
- Drain (open)
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- E Electricity Cable U/G
- T Approx Location Telstra
- Optic Fibre - See Notes page

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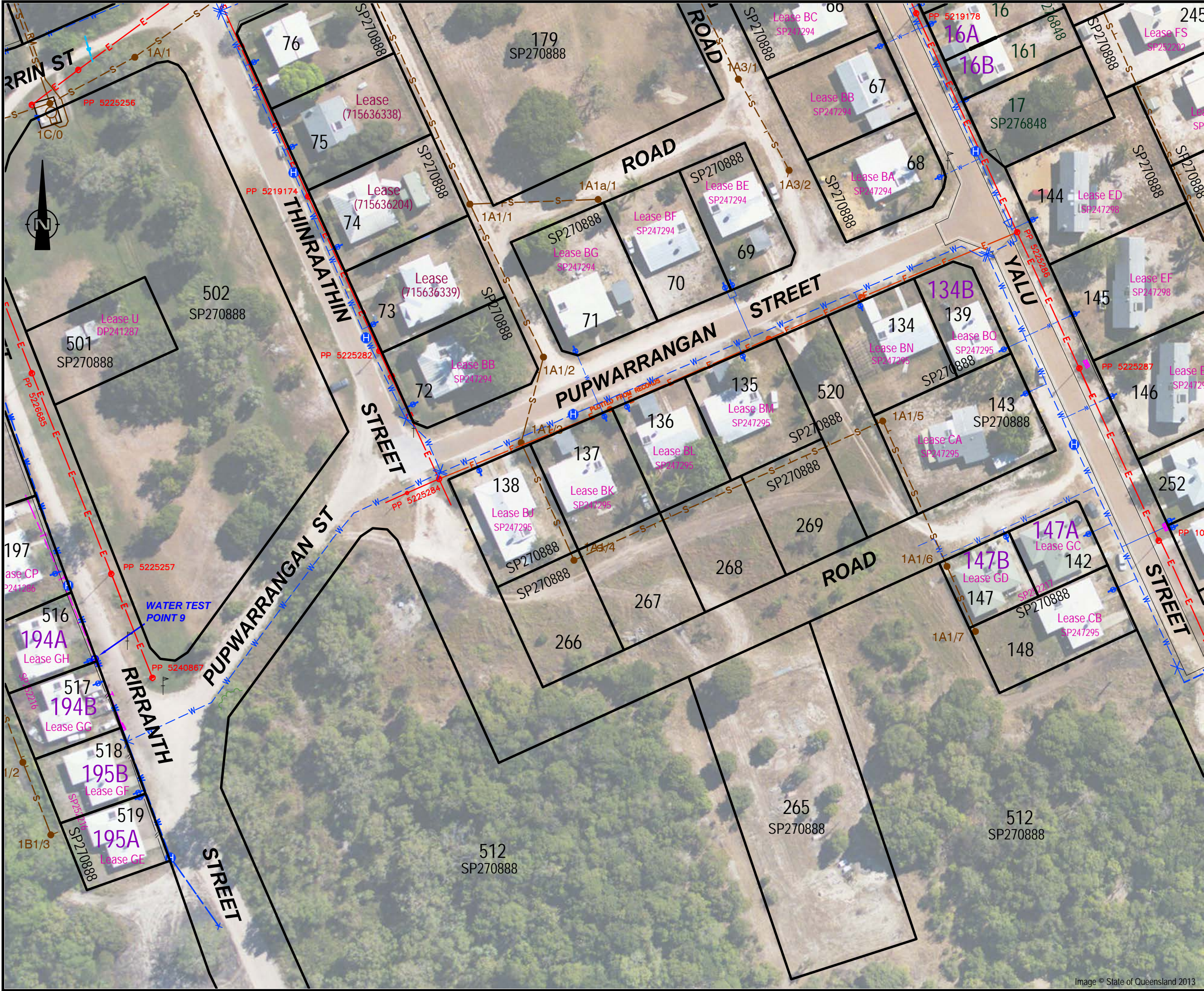
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LEGEND

- 143

House Number
- 1

SP232620

Lot on Plan Description
- 34

DP251072

Reserve Lot Description
- CJ

SP240935

State Lease Description
- Lease

(715636331)

LHA Lease Description
- Boundary
- Lease On Title
- HV/6/19

S

Sewer / Manhole & Number
- RM

Rising Main
- W

H

Water Main / Hydrant
- DM

Delivery Main
- X

Stop Valve
- X

Scour Valve
- X

Air Valve
- M

Meter
- D

Drain (pipe)
- D

Drain (open)
- E

Electricity Line A/G
- E


Electricity Cable U/G
- T

Approx Location Telstra
- T

Optic Fibre - See Notes page

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143	House Number
1	Lot on Plan Description
34	Reserve Lot Description
CJ	State Lease Description
Lease (715636331)	LHA Lease Description
—	Boundary
- - - -	Lease On Title
—S—	Sewer / Manhole & Number
—RM—	Rising Main
—W—	Water Main / Hydrant
—DM—	Delivery Main
X	Stop Valve
X	Scour Valve
X	Air Valve
+	Meter
—D—	Drain (pipe)
—	Drain (open)
—E—	Electricity Line A/G
—E—	Electricity Cable U/G
—T—	Approx Location Telstra
—	Optic Fibre - See Notes page

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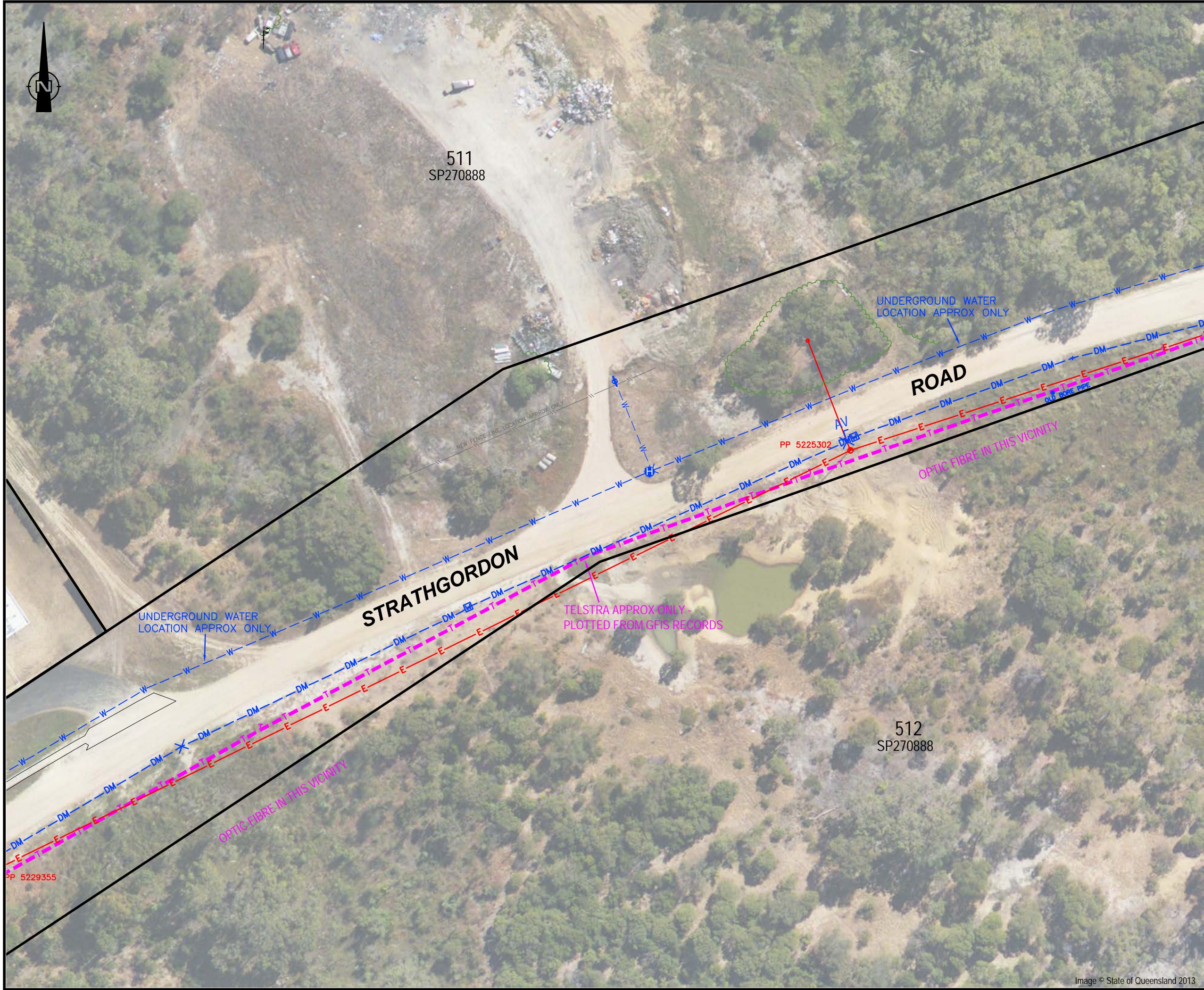
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SHEET 12

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LEGEND

- 143 House Number
- 1 SP232620 Lot on Plan Description
- 34 DP251072 Reserve Lot Description
- CJ SP240935 State Lease Description
- Lease (715636331) LHA Lease Description
- Boundary
- Lease On Title
- HV/6/19 S Sewer / Manhole & Number
- RM Rising Main
- W Water Main / Hydrant
- DM Delivery Main
- Stop Valve
- Scour Valve
- Air Valve
- Meter
- D Drain (pipe)
- Drain (open)
- E Electricity Line A/G
- E Electricity Cable U/G
- T Approx Location Telstra
- Optic Fibre - See Notes page

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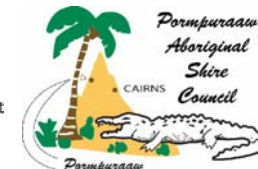
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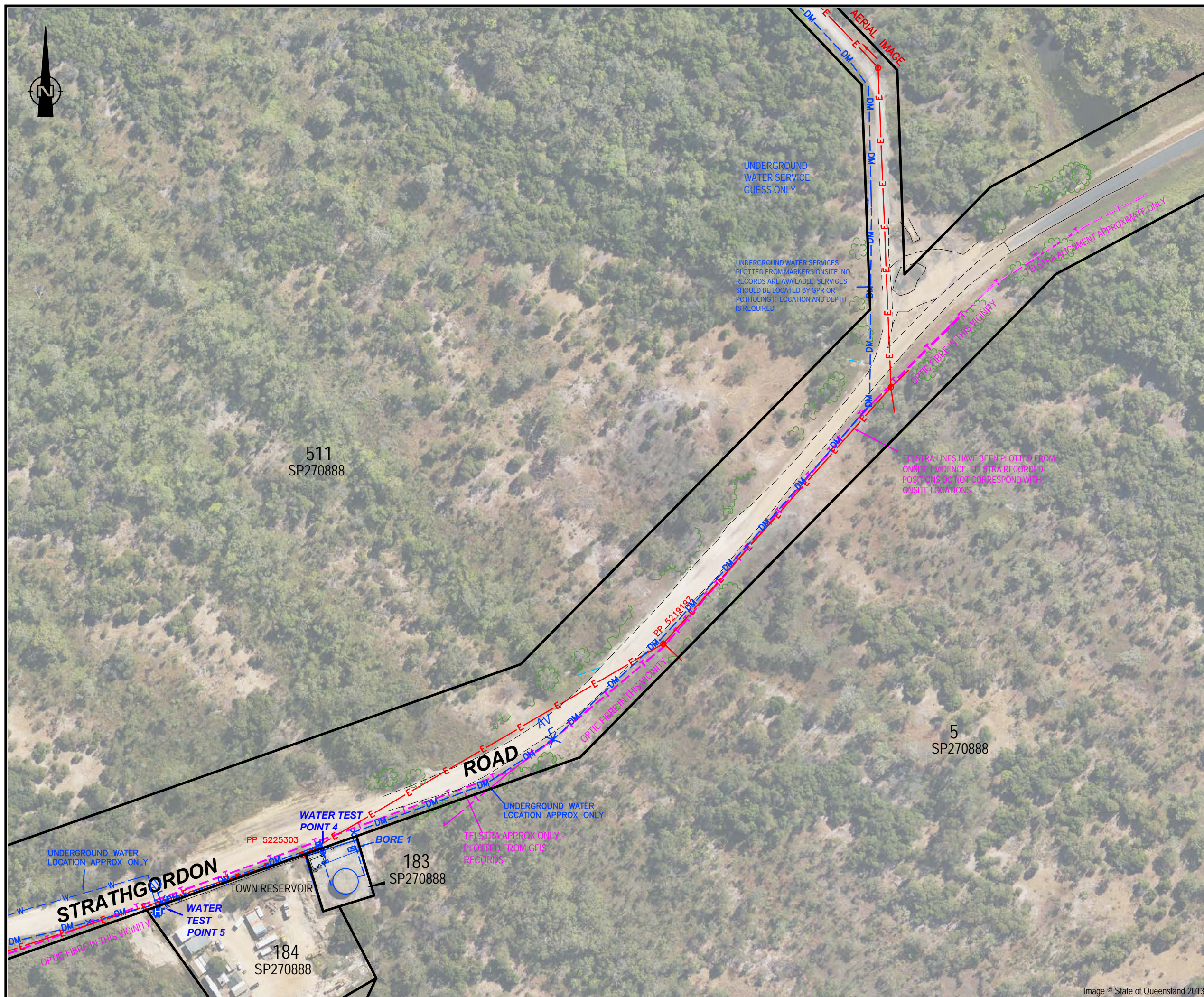
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Optic Fibre - See Notes page

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LEGEND

- 143 House Number
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LEGEND

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LEGEND

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LEGEND

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LEGEND

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LEGEND

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