



NAPRANUM ABORIGINAL SHIRE COUNCIL

PLANNING SCHEME

2015



Citation and commencement

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

A notice was published in the Government Gazette No. 368 on 20 February, 2015 for the planning scheme for the Napranum Aboriginal Shire Council.

The commencement date for the planning scheme was 23 February, 2015.

Amendments to the planning scheme are included at Appendix 2.

Community statement

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

Background to reform by the State Government

In January 2005 Queensland Aboriginal councils that were formerly established under the *Community Services (Aborigines) Act 1984* started the transition to full shire council status under the *Local Government (Community Government Areas) Act 2004* and began a new and exciting era for the governance of Queensland's Aboriginal communities.

The Local Government Reform Commission in 2007 reviewed the governance arrangements for the Aboriginal Shire and Island councils as part of the wider review of Queensland's local government structure. Particular focus was placed on the Torres Strait and northern peninsula areas as part of the government's commitment to local government reform.

The intent of the government reforms was to facilitate increased accountability and sustainability, improved decision-making and efficient service delivery, while maintaining cultural identity and representation for the Torres Strait Island and northern peninsula area communities.

The preparation, adoption and implementation of this first planning scheme for Napranum Aboriginal Shire Council pursuant to the *Sustainable Planning Act 2009* (repealed) and the *Queensland Planning Provisions* is part of the support being offered by the State Government under this reform agenda and will assist the Council with its obligation to ensure that development in the Shire area seeks to achieve ecological sustainability. The planning scheme has also been updated in July 2017 to reflect a change in legislation, and subsequently reflects the relevant requirements of the *Planning Act 2016*.

Historical perspective

The history of Aboriginal dispossession is central to understanding contemporary Aboriginal and non-Aboriginal relations.

(Royal Commission into Aboriginal Deaths in Custody)



Photograph:
Western Cape Cultural Centre, at Achimbun (Evans Landing), August 2011.

At the time that Australia was 'discovered' by Captain Cook, it was considered that Australia was *terra nullius*, meaning an empty or uncivilised land. This concept subsequently led to the dispossession of land for the Aboriginal peoples of Australia and to the simultaneous loss of their economic base including natural and cultural resources. However, in its landmark decision in 1992, the High Court of Australia ruled that native title to land is recognised under the common law of Australia and as such, the presumption of *terra nullius* was incorrect.

Much has been written and is available on this subject and on the need to understand the spiritual relationship that Aboriginal peoples have to land as a source of their identity. This is sometimes referred to as their 'country'¹. Amongst Aboriginal people, kinship and community is underpinned by their country which also defines community groups and language groups. Aboriginal people do not own the land. Instead they are the custodians of their country, a role which they share as a community. For Aboriginal people, land tenure differs significantly from the Western perception where land ownership is considered an individual right.

Different land-holding groups are the custodians of different stories about particular landscapes of their country relevant to their group. 'Sacred sites' are an essential part of Aboriginal people's beliefs and culture as well as relating strongly to their identity.

Tenor underpinning this planning scheme

Within this background, proponents for development under this planning scheme must recognise the following fundamental issues:

- (1) Napranum is Aboriginal land which is part of the identity of the community as the custodians for their 'country';
- (2) All development in Napranum similarly forms part of the identity of the community, and not just an 'asset' for an individual;
- (3) Holding tenure over land in Napranum brings with it the expectation of contributing to the community in addition to acquiring a title deed over a specific area.

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

For Napranum Aboriginal Shire, the Council in applying these mandatory requirements through this planning scheme will seek to ensure that development contributes positively to the community.



*Photograph:
Napranum 'Country' includes land which is part of the identity of the community as the custodians for their 'country',
August 2011*

¹ Refer to Section 3.3.2 of this planning scheme for discussion on 'Country'.

Acknowledgement of Country

This planning scheme acknowledges that the Algnith people and others are the traditional custodians of the land forming the area of the Napranum Aboriginal Shire and their customs and traditions have nurtured and managed their country for centuries.

This planning scheme pays respect to elders past and present of the Algnith people and others. In assisting Council to make planning decisions for Napranum it is acknowledged that the land is and always will be traditional Aboriginal land with which Aboriginal people have a special cultural relationship.

This planning scheme advises any person or organisation proposing to develop in the Napranum Aboriginal Shire Council area to pay respect to the Aboriginal custodianship of the land by engaging with Traditional Owners about the use of its natural assets and by ensuring that development acknowledges the ongoing cultural relationship of the Napranum community with their Country.



*Photograph:
Local artwork at Napranum football field, August 2011*

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01 ABOUT THE PLANNING SCHEME

Part 1 About the planning scheme

1.1 Introduction

- (1) The Napranum Aboriginal Shire Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 31 October 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Napranum Aboriginal Shire Council's intention for the future development in the planning scheme area, over the next 10 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with 10 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the local government area of Napranum Aboriginal Shire Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—state legislation may state that the planning scheme does not apply to certain areas, e.g. priority development areas.

Napranum Aboriginal Shire Council Local Government Planning Scheme Area & Context

Legend

- Towns
- Places of Interest
- Arterial Roads
- QLD Local Government Boundaries
- Napranum Aboriginal Shire
- Cadastre

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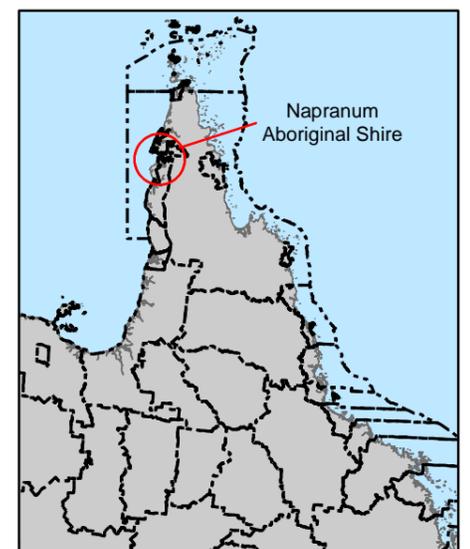
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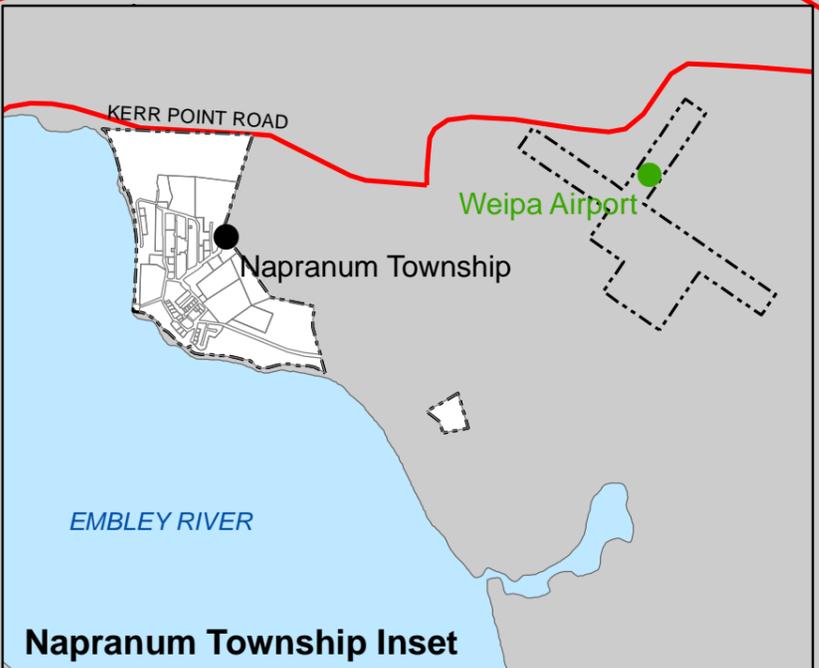
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Map 1 - Local Government Planning Scheme Area and Context



1.2 Planning scheme components

- (1) The planning scheme comprises the following elements:
 - (a) about the planning scheme.
 - (b) state planning provisions.
 - (c) the strategic framework.
 - (d) the local government infrastructure plan.
 - (e) tables of assessment.
 - (f) the following zones:
 - (i) Township zone, which includes the following precincts:
 - (A) Community precinct;
 - (B) Industry precinct;
 - (C) Open Space Precinct;
 - (D) Residential precinct;
 - (E) Town Centre precinct;
 - (ii) Rural zone.
 - (g) the following overlays:
 - (i) Airport environs overlay;
 - (ii) Bushfire hazard overlay;
 - (iii) Coastal hazards overlay;
 - (iv) Flood hazard overlay;
 - (v) Potential and actual acid sulfate soils overlay.
 - (h) the following development codes:
 - (i) Healthy waters code.
 - (i) schedules and appendices.
- (2) The planning scheme is not currently supported by any planning scheme policies.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (b) the *Planning Act 2016* (the Act)
 - (c) the *Planning Regulation 2017* (the Regulation), other than regulated requirements
 - (d) the definitions in Schedule 1 of the planning scheme
 - (e) the *Acts Interpretation Act 1954*
 - (f) the ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—the regulated requirements do not apply to this planning scheme.

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

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

Note—this is an example of a note.

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

Footnote¹—see example at bottom of page.

1.3.3 Punctuation

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

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

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

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

1.4 Categories of development

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

Editor's note—a development permit approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Section 7 of the Regulation also prescribes accepted development.

- (b) assessable development
 - (i) code assessment
 - (ii) impact assessment

Editor's note—a development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

- (c) prohibited development.

Editor's note—a development application may not be made for prohibited development. Schedule 10, part 4 of the Regulation prescribes prohibited development.

¹ Footnote—this is an example of a footnote

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
- (a) Relevant assessment benchmarks or requirements for accepted development specified in the Planning Regulation prevail over the planning scheme to the extent of any inconsistency
 - (b) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
 - (c) relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
 - (d) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency

Editor's note—in this planning scheme there are no local area plans.

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions stated in the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.
- Editor's note—the building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).
- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing. Siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 22 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

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

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

Editor's note—In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*.

1.7 Local government administrative matters

- (1) The planning scheme seeks to recognise the relationship that the people of Napranum have with 'Country'. This relationship is based on the way people use local natural assets. The concept of natural assets is an important element of the planning scheme and for the purposes of the planning scheme is defined to include; land, plants, animals, saltwater, freshwater, the topography and productive capacity of the land, ecological processes and all natural environments that are important to the people of Napranum.
- (2) Natural assets are not owned by individuals and are used by the whole community. Consequently development that uses natural assets should acknowledge and consult with the custodians of the land and local people. Consultation, should aim to help development protect our culture, history and connection to country by letting the traditional owners have a say on whether the application will harm any important features cultural features of country.

The Council will provide information on identifying who to consult with and the process which is acceptable to Council.

Consultation with traditional owners is likely to take longer than the timeframes provided in the Development Assessment Rules 2017 under the *Planning Act 2017*.

Accordingly, consultation with traditional owners should occur before a code or impact assessable application is lodged with Council and evidence of the consultation should be provided as supporting material with the application.

Consultation with the traditional owners should be in writing and where possible should also include a verbal presentation of the proposal.

Once the applicant has provided the traditional owners with all relevant information about the project, the applicant must allow the traditional owners up to 3 calendar months to provide a response.

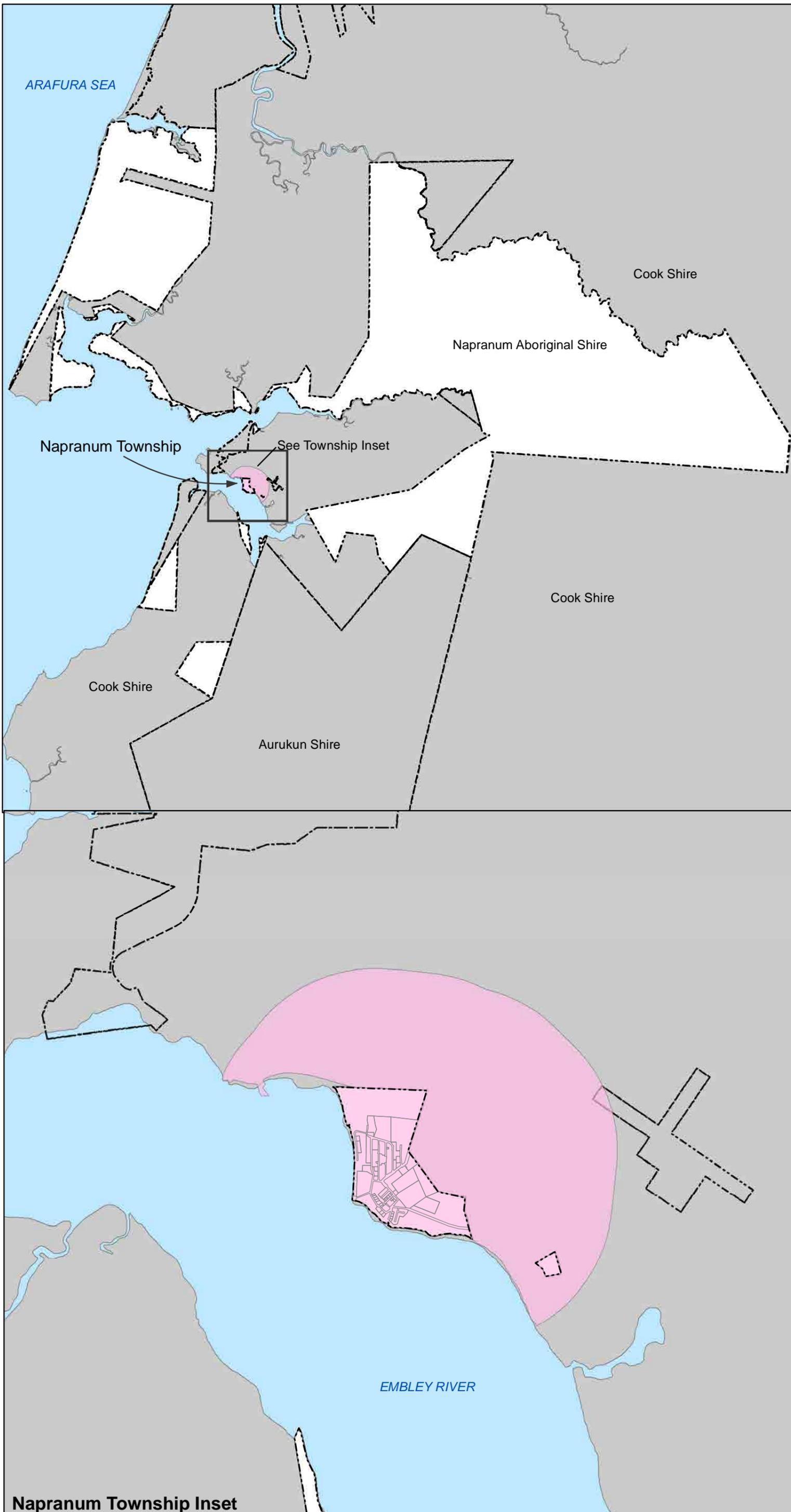
Council may choose to use or not use the comments and advice of the traditional owners. The traditional owners cannot recommend refusing an application on their own merit, but their comments can help Council to make an informed decision.

Council may also choose to refer any development application to traditional owners to allow a say on whether a development will conflict with their work and documents that help care for country. The referral process will be done by Council under their right to request '*additional third party advice*' (Section 34 of the Development Assessment Rules 2017).

- (3) To ensure development in Napranum acknowledges and respects the local people, culture and traditions, it is essential that any person or organisation wishing to develop in Napranum consult with the custodians of the land. Pursuant to Section 34 of the Development Assessment Rules 2017, Council in deciding an application may also consult with the custodians of the land as appropriate.
- (4) Amongst other mandatory assessment provisions, the strategic framework in this planning scheme documents the community's vision and aspirations. It is for this reason that the strategic framework is an important tool to guide the design of and formulation of applications for development.
- (5) Some land within Napranum Aboriginal Shire Council area (refer to SC2.4.6 Biodiversity Overlay Map) is identified as a Strategic Environmental Area subject to protection under the *Regional Planning Interests Act 2014*. Proponents for development located in a Strategic Environmental Area are advised to consult the *Regional Planning Interests Act 2014* and *Planning Regulation 2017*.

- (6) The existing settlement at Napranum township and part of its rural areas are identified in the Cape York Regional Plan as a Priority Living Area (PLA) as shown in Map 2. In accordance with the Cape York Regional Plan, the planning scheme protects the Napranum PLA from encroachment of incompatible activities to safeguard Napranum's ability to expand to accommodate future growth.
- (7) As this is the first planning scheme for the Napranum Shire Council, many uses are code or impact assessable. This is to allow the community and Council to get used to the process. It is acknowledged that in future reviews of the scheme the categories of development and assessment for some uses may change to accepted or code assessable, as the council and community become used to the process.

**Napranum
Aboriginal Shire Council
Priority Living Area**



Legend

-  Napranum Aboriginal Shire
-  Napranum Priority Living Area
-  QLD Local Government Boundaries
-  Cadastre

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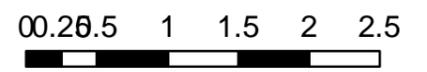
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Priority Living Area (as identified by the Cape York Regional Plan) produced by the Department of State Development and Infrastructure Planning, 2014.

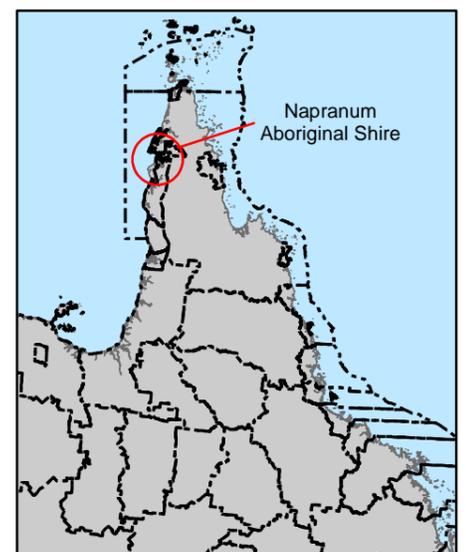
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Context Map
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Township and surrounds inset
Scale @ A3 : 1:50,000



Napranum Township Inset

Map 2 Priority Living Area

02 STATE PLANNING PROVISIONS

Part 2 State planning provisions

2.1 State planning policy

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

State interests in the state planning policy appropriately integrated

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

State interests in the state planning policy not integrated

Nil

State interests in the state planning policy not relevant to Napranum Aboriginal Shire Council

Nil

Editor's note—in accordance with section 8(4)(a) of the Act the state planning policy applies to the extent of any inconsistency.

2.2 Regional plan

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

2.3 Regulated requirements

The regulated requirements as identified in section 5(2)(a) of the Planning Regulation 2017 are not reflected in this planning scheme.

Editor's note—The planning scheme reflects the Queensland Planning Provisions Version 4.0 dated January 2016.

03 STRATEGIC FRAMEWORK

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) the following four themes that collectively represent the policy intent of the scheme:
 - (i) Country;
 - (ii) Settlement;
 - (iii) Community/lifestyle;
 - (iv) Economy.
 - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each or a number of elements;
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

- (1) The Traditional Owners have skilfully managed their traditional homelands on the Western Cape York Peninsula for over 40 thousand years. By sustainably managing the land for generations, the local people have developed a special relationship with their 'Country'. The relationship with Country provides links between the local people and their land. This relationship with Country is based on traditional knowledge and practice and guides the way local people use natural assets, including land, plants, animals, sea, water and all natural environments. These natural assets have been used by ancestors and continue to meet the needs of local people and are used for food, shelter and to make tools, weapons, art, craft and ceremonial objects. Country and its natural assets are also important in cultural traditions, stories, spirituality and relationships between individuals and community.
- (2) The planning scheme seeks the continued sustainable use of natural assets for the local people of Napranum both now and for future generations. To achieve this, natural assets and places that are important to the culture and traditions of the Traditional Owners are to be respected and protected. The future management of Country, natural assets and the use of land will be guided by both traditional knowledge and the local people, including the Traditional Owners and elders and contemporary knowledge to ensure the ongoing sustainability of the Napranum community.
- (3) The land in Napranum Aboriginal Shire includes the Napranum township (the focus for growth and development), and the surrounding rural area that can provide for agriculture and has important environmental and cultural values and is key to the economic and spiritual well-being of the community.
- (4) The Napranum township is the main place where people live especially during the wet season. It is also the focus of community services and employment opportunities. Development in the Napranum township meets the economic, social, climatic, cultural and housing needs of the local people and contributes to the local character. Connections to Weipa, where people regularly travel to for employment, education, and shopping, are maintained and enhanced.

- (5) The rural area contains many natural assets of the Traditional Owners. The rural area provides for traditional, active land management practices and activities around caring for Country and community well-being such as enabling local people to fish, hunt, gather, camp and undertake cultural and spiritual practices. The rural area also provides for other economic activities, such as agriculture including cattle grazing and eco-tourism that:
 - (a) provide benefits to local people;
 - (b) respect and acknowledge the environmental, cultural importance and productive capacity of the land;
 - (c) maintain access to natural assets for local people.

3.3 Country

3.3.1 Strategic outcomes

- (1) Within Napranum Aboriginal Shire, collaborative, active management of Country for the benefit of the whole community will continue by Council exercising its statutory role and powers to regulate growth and development under the planning scheme and the Traditional Owners continuing to guide and advise on matters of traditional land management and community well-being.
- (2) Development respects Country in a sustainable manner which does not result in any loss of its value for the people of Napranum.
- (3) Access to Country, including its natural assets, by local people is maintained and access to culturally important places is managed by Traditional Owners.

3.3.2 Element—caring for Country

Editor's Note:

For the indigenous people of Napranum, 'Country' means the connection that inextricably blends culture, nature and land with spirituality and identity. 'Country' comprises the total landscape including all natural assets being land, plants, animals, salt and fresh water, the topography, ecological processes and all natural elements of importance to the people of Napranum. In this instance, sustainable use involves taking and using only what is needed for now ensuring that natural assets remain for use by local people in the future. *Community connections include cultural practices, knowledge, songs, stories and art, as well as all people: past, present and future. People have custodial responsibilities to care for their Country, to ensure that it continues in its proper order and provides physical sustenance and spiritual nourishment. These custodial relationships may determine who can speak for particular Country.*

Acknowledging Country is an important part of Aboriginal culture. Aboriginal people are the traditional custodians of this land, as confirmed by the High Court of Australia. For this reason, the first crucial step for building trust and mutual respect is acknowledging Country. This is an important part for all participants as it shows respect for ancestry and those who have lived and managed the lands over time. Many Aboriginal people have indicated that they do not believe that traditional knowledge was included and used in decisions made about the management of Country. This planning scheme acknowledges Country to enable the wider community to share in Aboriginal culture, to connect all stakeholders with Country and to provide an understanding of the atmosphere and spiritual presence for the place named Napranum Aboriginal Shire for which statutory planning is now being implemented. It further reinforces local culture and perspectives within policies and procedures related to development of the community.

'Caring for Country' means participating in interrelated activities on Aboriginal lands and seas with the objective of promoting ecological, spiritual and human health. It is also a community-

driven process towards long-term social, cultural, physical and sustainable economic development in rural and remote locations, simultaneously contributing to the conservation of globally valued environmental and cultural assets.

Maintaining access to Country is important for passing on and obtaining traditional knowledge as well as the general health and wellbeing of the Indigenous peoples. Beach and waterfront land is a community resource which is unsuitable for private development or ownership.

Similarly, research has identified the two most important activities relating to improving the health of Country as being (i) land management activities, which include for example bush regeneration, weed control, improving water quality and waste management; and (ii) employment for Aboriginal people. These two issues are not independent, with land management activities often seen as enabling and providing the basis for Aboriginal employment, leading to improvements in Aboriginal education, training, health and housing.

It is also important to recognise the relationship between the health of Country and the wellbeing of Aboriginal people.

In managing Country, the two important issues that need to be addressed are (i) the recognition of Aboriginal heritage and connection to Country and (ii) the meaningful involvement of the Aboriginal community in decision making. Generally more training and employment opportunities need to be provided for Aboriginal people in caring for Country.

Not all culturally important places are known. Therefore, due diligence and reasonable precaution, including talking to the custodians of the land, must be taken by proponents and decision makers before allowing an activity that may harm culturally important places. This duty of care is legislated by the Aboriginal Cultural Heritage Act 2003, which manages and protects Aboriginal cultural heritage. The Queensland Heritage Act 1992 regulates investigation of Queensland's historical archaeology, including the excavation of sites containing objects of significance to Queensland's cultural heritage.

Culturally important places, whether Indigenous or non-Indigenous, are a community resource and are not available for private development or ownership. Reconfiguration of a lot on land that includes a culturally important place must not result in the alienation of the culturally important place from the broader community.

Note: - All non-indigenous cultural heritage state significant sites are recorded on the Queensland Heritage Register.

3.3.2.1 Specific outcomes

- (1) Development:
 - (a) results in the maintenance or enhancement of natural assets and does not cause fragmentation, degradation or loss of habitat or biodiversity;
 - (b) does not result in the loss, fragmentation or degradation of the capacity of land for agriculture;
 - (c) supports opportunities for Traditional Owners and the community to use and manage natural assets and Country;
 - (d) does not significantly change the existing landform or topography of a site relative to surrounding landform/topography;
 - (e) manages and reduces the presence of pests or weeds;
 - (f) maintains or enhances vegetation within and along the coastline, watercourses, wetlands and salt pans;

- (g) maintains or enhances marine plant and fish habitats;
 - (h) respects and does not occur on sites that are culturally important, including cemeteries and monuments;
 - (i) does not restrict access to the sea and water natural assets;
 - (j) does not disturb or limit access to the coastline for general public access unless it is for maintenance of coastal resources;
 - (k) for residential, tourist and retail activities that is not coastal-dependent is separated from tidal water public areas or public access facilities.
- (2) Development is:
- (a) designed to protect and be responsive to the natural features and natural assets of the site and allow natural processes to occur;
 - (b) setback from the coastline, watercourses, wetlands and salt pans and does not disrupt the natural processes associated with the movement of the coastline and the banks of watercourses and wetlands.
- (3) If development does occur in or adjacent to places identified as having cultural value, the development:
- (a) respects and protects the cultural significance of the land, traditions and cultural practices;
 - (b) does not degrade, disturb or destroy culturally important places, sites, objects or histories;
 - (c) does not remove the ability to manage the culturally important place or its ability to continue to be culturally important;
 - (d) provides the level of access considered appropriate by the owners;
 - (e) allows the community to carry out cultural practices and traditions.

3.3.2.2 Land use strategies

- (1) Council will work with the Traditional Owners to agree to a protocol(s) for consultation and engagement in relation to matters to be regulated under the planning scheme, including how proponents can seek and obtain inputs during the preparation of development applications. Include this protocol in the planning scheme as a planning scheme policy.
- (2) Council will continue to work with Weipa Town Authority, State authorities and Rio Tinto Alcan under the Western Cape Communities Co-Existence Agreement (WCCCA) and other agreements and legislation to negotiate:
 - (a) the return of rehabilitated land on which mineral extraction is complete to its Traditional Owners;
 - (b) for that land to be included into the area of the Napranum Aboriginal Shire as the most appropriate local government jurisdiction for the land.
- (3) Prepare a register of locally significant places or features to be protected from development.

Editor's Note:

The following photographs provide some context for the Napranum Country



*Photograph:
The area near the foreshore is the site of the old mission.
This site is important to the community*



*Photograph:
Napranum Country –The foreshore at Napranum Town*



*Photograph:
Napranum Country – Wetland at the entrance
to Napranum Town along Napranum Road*

3.4 Settlement

3.4.1 Strategic outcomes

- (1) Napranum township is the main settlement for Napranum Aboriginal Shire providing:
 - (a) the focus for urban growth;
 - (b) the primary residential areas to satisfy the housing needs of residents;
 - (c) access to local community services including health care, sports and recreation;
 - (d) opportunities for business including retail and commercial activities and industry;
 - (e) opportunities for local employment;
 - (f) for the fostering of community development through social interaction, traditional education, and cultural activities.
- (2) The existing settlement at Napranum township and its rural areas are identified in the Cape York Regional Plan as a Priority Living Area (PLA). The Napranum PLA (refer to Map 2 in Part 1.7) is protected from encroachment of incompatible activities, in accordance with the Cape York Regional Plan and its intent to safeguard Napranum's ability to expand to accommodate future growth.
- (3) Development in the Napranum township:
 - (a) meets the economic, social and housing needs of the community;
 - (b) locates on land intended for that use and has an amenity that is compatible with the surrounding area;
 - (c) does not restrict access to, detract from or result in the loss of places that are environmentally or culturally important;
 - (d) does not put people or property at an unacceptable risk from natural hazards such as flooding, storm surge, bushfires, climate change, possible sea level rise, coastal erosion and other extreme weather events;
 - (e) provides good access to suitable and safe ways to travel to essential goods and services and promotes sustainable transport option.
- (4) Opportunities for major future expansion of the town are constrained by adjacent mining activities, environmentally or culturally important places and land that is prone to permanent or periodic inundation. To ensure land is available for the current and future growth, developable land in the town must be used efficiently and economically.
- (5) Outside the Napranum township, the rural area while generally remaining undeveloped contributes significantly to the economy and well-being of the people of Napranum by providing opportunities for people to carry out traditional and cultural practices, including living on their Country. Development in the rural area may be appropriate if it integrates with the natural environment.
- (6) All new buildings:
 - (a) are consistent with the character of Napranum;
 - (b) satisfy local needs, now and in the future;
 - (c) respond to the culture and climate of Napranum.

- (7) Maintaining the operational integrity of Weipa Airport, which provides Napranum Shire with a significant connection to the regional and State-wide transport network, is recognised as a crucial aspect for the Shire's growth and prosperity.

3.4.2 Element—Development in Napranum township

Editor's Note:

Napranum, meaning 'meeting place', is located about 10km south-east of Weipa, on the western coast of Cape York Peninsula.

While the township of Weipa (Weipa North) was developed around the Comalco bauxite mining lease and dates from the mid-1960s, Napranum had its origins as a Presbyterian Church Mission in 1898, which was moved to the present day location of Napranum township in 1932. Napranum has previously been known as Weipa Mission Station and as Weipa South. Following the discovery of bauxite in 1957 — the richest single bauxite deposit in the world² — the Queensland Government revoked the reserve status of the area and mining commenced in 1960.

In the early 1990s the community became self-governing under the leadership of the Napranum Aboriginal Council through the DOGIT (Deed of Grant in Trust) communities program. Napranum has experienced significant change over many years, and current facilities include a hospital, day-care centre, aged-care facility, women's shelter, youth centre, training centre, and pre-school.

In 2011, self-government for the people of Napranum took another step with the Queensland Government enactment of changes to provide the former community council with full local government status followed closely by the preparation of this statutory town planning scheme to guide growth and regulate development.

3.4.2.1 Specific outcomes

- (1) Development in Napranum township:
- (a) is for urban purposes and buildings are climatically and culturally appropriate;
 - (b) does not cause land use conflicts by locating in an area not intended for development with those types of uses;
 - (c) is consistent with the amenity for the area in which it is locating;
 - (d) reinforces the network of walking and cycling paths shaded with trees or awnings and open space corridors that link parts of the township by maintaining such linkages and providing any missing sections;
 - (e) contributes to safety and casual surveillance of surrounding areas, especially public spaces such as open space and paths;
 - (f) protects culturally important places;
 - (g) is not located in areas known to be vulnerable to flooding or subject to other natural hazards such as storm tide inundation, sea level rise or acid sulfate soils, or mitigates the potential impacts associated with natural hazards to an acceptable or tolerable level.

² Source: Queensland Art Gallery, 2003.

- (2) Development in the town centre:
 - (a) is for a range of non-residential uses that support its role as the heart of the community and provide for retail, employment, community, and cultural needs of the local people;
 - (b) contributes to a safe and comfortable public space;
 - (c) provides a focal meeting place for the community;
 - (d) is readily accessible by all.
- (3) New uses considered appropriate in the township's open spaces and Ruhook Cultural Grounds include:
 - (a) markets;
 - (b) community events, including meetings and celebrations;
 - (c) outdoor entertainment;
 - (d) informal recreation and meeting places.
- (4) Reconfiguring to create new residential lots, results in lots that are:
 - (a) configured (size/width/depth/shape) to allow for housing to be adaptable to changing family structures and household sizes;
 - (b) appropriately designed having regard to climate and culture.
- (5) Industrial land is protected from encroachment of sensitive land uses;
- (6) Industrial uses that would produce air, noise, or odour emissions will not occur in close proximity to sensitive land uses.

3.4.2.2 Land use strategies

- (1) Council negotiates the transfer of the former Jessica Point School to Council ownership for uses such as community activities.
- (2) Negotiate the inclusion of the land east of Napranum Road subject to repatriation from Rio Tinto (shown on SC 2.2.1B – Strategic Framework Map) as part of the Shire to provide for urban expansion of the township in the future.
- (3) Investigate potential sites for the re-establishment of the Napranum Community Farm when required.

3.4.3 Element—Development outside Napranum township

Editor's Note:

The area of Napranum Aboriginal Shire outside the township (the bush) provides the greatest opportunity for residents to interact with Country in both traditional and more contemporary ways. In 2004, the Napranum community proposed to develop an area near Billy's Lagoon for agriculture. At the time, the proposal did not proceed however it illustrates the desire of residents to embrace more contemporary activities on Country as well as traditional land management practices. Such activities contribute to both the economy of these remote communities and are also directly linked to the health and social well-being of communities. Traditional Aboriginal activities such as hunting and gathering are based on sustainable use of resources, for example only take what can be used immediately. They therefore require the use of resources as opposed to conservation designation which prevents the use of

resources. Similarly traditional land management activities involve activities that in regulated conservation areas would be considered inappropriate if undertaken other than by an authorised personnel such as weed/pest removal, cultivation of ‘bush tucker’ species, and wild-firing.

Potential also exists in the bush for development by others of eco-designed and friendly accommodation and associated facilities such as fishing lodges. While development of these types of facilities would require involvement and negotiation with Traditional Owners as well as approvals by Council and other regulators, they would offer opportunities for benefits for the community in the form of employment. They would also offer opportunities by which the Napranum people can share their culture and raise awareness and understanding for non- Aboriginal Australians.

3.4.3.1 Specific outcomes

- (1) Development in the bush, outside the area defined on SC2.2.1B as Napranum township is for a limited range of traditional land management activities and contemporary uses including:
 - (a) traditional uses and activities assured under Native Title rights (e.g.: hunting, fishing, gathering, cultural and spiritual practices), going bush and camping or living at outstations; or
 - (b) new uses such as tourism activities especially where such new uses provide opportunities for the community (e.g. employment, interpretative activities); or
 - (c) other uses of a rural nature such as agriculture/husbandry and the like for both endemic or introduced species.
- (2) Development is designed, constructed and operated to minimise its environmental footprint and is responsive to the climate of Cape York and the wet and dry seasons.

3.4.4 Element—Appropriate buildings and places

Editor’s Note:

Napranum is characterised as being a relatively small, compact, Cape York Peninsula town which has been purposefully laid out behind the high bank of the shoreline of the Embley River.

The township comprises relatively modern buildings dating from the 1960s laid out at low density common to small towns in the region. Older housing is generally light-weight construction involving tin and timber with some elevated on stumps. Newer buildings including housing and most public buildings utilise concrete blocks with slab on ground construction. The design of newer buildings has not been in keeping with the original character and new buildings (both residential and commercial) should be designed for climate and culture, rather than being a template building selected simply for ease of construction.

Streets in Napranum township are a trafficable strip of bitumen seal located centrally in reserves with wide grass swales along each side to property fences. In many places walking paths are cut into the swales and across broader open grassed areas (parks) by continual use. Children play in front yards and the swales. Dogs abound and people generally shelter from the strong intense tropical sun on covered porches and under large shady trees.

Napranum is tidy and homely and provides its residents with a quiet, pleasant, safe, and convenient place to live within traditional Country.

3.4.4.1 Specific outcomes

- (1) Development contributes positively to the character of the Napranum township by:
 - (a) incorporating aspects of Aboriginal public art where buildings will have a public function;
 - (b) containing culturally and climatically appropriate buildings, complemented with culturally and climatically appropriate landscaping; maintaining and enhancing continued public access and use of the township's open spaces and the Ruchook Cultural Grounds;
 - (c) providing for a range of housing types that meet the needs of the community, including those with small and large families, single people and the elderly. The design should allow for flexibility of use that is for changes in residents, demographics and also in terms of use of different rooms and spaces within the houses.

3.4.4.2 Land use strategies

- (1) Prepare a register of locally significant places or features to be protected from development.

Editor's Note:

The following photos provide context for the Strategic Framework Elements



*Photograph:
New housing in Napranum is typical of that found in many places in Australia and does not contain flexibility in use or design for climate or culture*



*Photograph:
Typical streetscape in Napranum showing older housing*



*Photograph:
Shady trees provide shade around the sports ground*



*Photograph:
New housing in Napranum – which does not demonstrate good design for climate or culture*



*Photograph:
Former Jessica Point School, the site for a proposed Civic
Centre*

3.5 Community/lifestyle

3.5.1 Strategic outcomes

- (1) Development provides for services and facilities to support all residents in active participation in community life and enjoyment of a good quality of life.
- (2) Development responds to and satisfies the needs of residents and contributes to a safe and healthy living environment for all residents through:
 - (a) site layout and building design to ensure community safety;
 - (b) protection of people and property from unacceptable levels of risk resulting from natural hazards and the known impacts of climate change.
- (3) Community services and facilities are easily and readily accessible by motorised and non-motorised means of movement through the provision of roads, paths and open space linkages to the existing and planned movement network.
- (4) Napranum is an accessible and connected community that has strong ties to the surrounding areas. Connections to Weipa that allow people to travel between the towns for employment, education, and essential goods and services will be maintained into the future and enhanced where possible. Transport infrastructure such as the Peninsula Developmental Road and the Weipa Airport that allow the community access to Cairns and the rest of the far north Queensland region will be preserved and protected into the future.
- (5) Development, especially for new residential uses, makes provision for or contributes to open space, recreation and sporting areas, cycle and pedestrian trails that provide opportunities for exercise, play and formal and informal interaction for the whole community.

3.5.2 Element—Enhance community and quality of life

Editor's Note:

The community

The Algnith people are the Traditional Owners of the Napranum township area. There are now 11 surrounding clan groups residing in Napranum Shire. Many people migrated to Napranum in search of work opportunities with Comalco and have subsequently made their homes there. The population is estimated to be around 950 people, with about 98% living in town³. It is noted that the population fluctuates between 750 and 950 people dependent on seasons and work opportunities⁴. 93% of Napranum residents are of Aboriginal and Torres Strait Islander origin⁵. The Napranum population includes at least 46% of Indigenous people who are not Traditional Owners, with many originating from Coen, Mapoon, Aurukun and other communities. Residents enjoy living in Napranum and are proud of their community.

Community facilities

Services and facilities currently available in Napranum include a health centre, men's centre, child safe house, preschool, justice group, aged care residential facility, the Ruhook Cultural Grounds and church.

³ Office of Economic and Statistical Research, Queensland Treasury (2011). Queensland Regional Profiles Napranum Shire.

⁴ Statement made by Council at meeting held on 13/04/2011.

⁵ Office of Economic and Statistical Research, Queensland Treasury (2011). Queensland Regional Profiles Napranum Shire.

The community has identified a range of facilities it would like to see re-established in Napranum including a general store, Primary School, women's centre and canteen. Napranum is highly reliant on services located in Weipa. Of particular note, Weipa provides school facilities, library, swimming pool and retail. A school bus transports Napranum students to school in Weipa. The 10 Year Community Plan provides further information on the facilities required and desired in the community.

3.5.2.1 Specific outcomes

- (1) Development for cultural facilities should enable knowledge sharing, story-telling and outlets to express what is important to Napranum. Such facilities should also provide interpretative activities to enable visitors to meaningfully and respectfully engage and learn about Napranum and its people, in a way that benefits the community.
- (2) Community services are located in the town centre or co-located with existing community services and facilities.
- (3) Development for community activities occurs at the former Jessica Point School.
- (4) Development for a range of community services, activities and retail allow residents to carry out daily activities conveniently.
- (5) Development for clubs, indoor and outdoor sport and recreation and cultural events including festivals and markets is considered appropriate in parks.

3.5.2.2 Land use strategies

- (1) To facilitate the transformation of the former Jessica Point school site into a new Civic Centre, prepare a master plan for the site that considers:
 - (a) the civic centre as a pedestrian environment;
 - (b) the interaction between the buildings and the public space to ensure accessibility and public safety;
 - (c) facilities may include a library/resource centre, council chambers and meeting space including temporary consulting rooms for visiting businesses and departments;
 - (d) the extent of area affected by potential storm tide and sea-level rise (refer to SC2.4.3 - Coastal hazards overlay map);
 - (e) opportunities for outdoor entertainment and recreation facilities such as an outdoor cinema;
 - (f) spaces to accommodate services, markets and community events;
 - (g) potential for expansion of retail opportunities, community facilities and employment activities including an Art and Culture Centre;
 - (h) opportunities for the inclusion of public art and landscaping that are relevant to the local people.
- (2) Council will pursue the establishment of a general store for the retail sale of grocery and day to day items. This initiative will enhance access to food and other necessities, allowing residents the opportunity to walk or cycle.

3.5.3 Element— Healthy, active, and safe community

Editor's Note:

Napranum enjoys a significant open space network offering residents opportunities to move around Napranum township by means other than cars and to enjoy both passive and active recreation. As with many Aboriginal communities, the local football team, Napranum Brothers plays a crucial role in keeping people together, giving them a sense of community and belonging, offering them an opportunity to meet and exchange news while they cheer on the team. This type of activity is similar to traditional times when large Aboriginal groups met if seasonal food was in plentiful supply. In this way every football game is an avenue to health and well-being for each individual.

3.5.3.1 Specific outcomes

- (1) The open space network is maintained, enhanced and expanded as a consequence of development to:
 - (a) promote the active lifestyle of residents;
 - (b) provide safe public access to the town centre, community facilities and the surrounding bushland;
 - (c) include traditional food (edible landscapes) and traditional planting.
- (2) The open space network includes pedestrian friendly streets, parks and sport and recreation facilities. Sport facilities provide indoor and outdoor sport, recreation and entertainment opportunities for the people of Napranum.
- (3) Development contributes to safe streets, public places and neighbourhoods. Development incorporates and promotes the principles of Crime Prevention Through Environmental Design (CPTED) and encompasses:
 - (a) buildings that address and overlook roads and public space;
 - (b) clear boundaries between public and private space;
 - (c) strong sight lines;
 - (d) limited opportunities for vandalism;
 - (e) appropriate lighting;
 - (f) safe pedestrian environments.

3.5.4 Element— Accessible and inclusive community

Editor's note:

Transport infrastructure within Napranum is maintained by Council to ensure that development in Napranum is always accessible and does not hinder access to existing land uses, particularly public areas. Weipa Airport and the Peninsula Development Road provide vital links to other towns in the region.

3.5.4.1 Specific outcomes

- (1) Transport infrastructure and services are managed and provided in a way that responds to community need and maximises value for money for the local community.
- (2) Development:
 - (a) is located to make use of existing transport infrastructure and services such as roads, bus services and cycle and pedestrian paths;
 - (b) provides for people to walk and cycle wherever possible and appropriate;
 - (c) maintains or improves access to the Weipa Airport and the Peninsula Development Road.

Editor's note:

Photos demonstrate existing facilities within the Shire, and indicate opportunities for improved landscaping, shade and amenities.



Photograph:
Central Sports Field provides for outdoor sport, including organised team sports – shade and landscaping can be enhanced to improve comfort for players and spectators



Photograph:
Napranum Brothers Football Club located at Central Sports Field



Photograph
Napranum Justice Group, including good shade provided by an awning and landscaping



Photograph:
Napranum Primary Health Care Centre, Moun-Ding Street including good shade, landscaping and outdoor facilities

3.6 Economy

3.6.1 Strategic outcomes

- (1) Napranum has a vibrant local economy with sustainable businesses that provide diverse employment opportunities. Development that contributes to a vibrant economic future for the Shire is development which does not compromise other planning objectives and benefits the community. Development for economic activities occurs in areas intended for that purpose.
- (2) Activities which contribute both directly and indirectly to the local economy, including both traditional activities and more contemporary uses such as agricultural and tourism activities that use local natural assets are sustainable enabling people to continue traditional and cultural practices, including hunting and fishing. Development does not stop opportunities for or prevent local people from hunting, fishing, gathering or growing food or from continuing to manage Country.
- (3) Natural resources in the area which have local, regional or state significance are protected.
- (4) Economic security is underpinned by reliable and affordable infrastructure including access, transport, energy, water, wastewater and communications. The delivery of infrastructure and services occurs in a timely manner to meet the needs of the community and facilitate appropriate development.
- (5) Development may only occur when the infrastructure it requires, both in terms of the level of service and the standard of construction, is available or is provided in the context of Council's Local government Infrastructure Plan (LGIP).
- (6) Development in Napranum recognises the importance of the Weipa strategic port which and protects its ability to operate and expand.

3.6.2 Element—Vibrant and diverse local economy

Editor's note:

With its relatively small population and proximity to Weipa despite the overall remoteness of the location of Napranum on the far north-western coast of Cape York, Napranum has a small local economy which comprises some primary industry, a limited array of service type industries and an administration sector anchored by the Napranum Aboriginal Shire Council. Apart from sale of produce from the community farm, Napranum does not have any retail or commercial/business activities.

Employment opportunities in Napranum are limited. The 2006 ABS Census identifies that the largest employer is the Council which accounts for around 62% of employment. The 2011 Census identifies that around 159 residents are actively in the workforce. Despite the WCCCA and other agreements in place in relation to the mining of the traditional lands of the Algnith people, according to the 2011 Census, none of the workforce was engaged in the mining industry.

Napranum would like to see the development of a more diverse and sustainable economic base in the Shire. Building on previous success like that of the community farm which now supplies fresh fruit and vegetables to local residents, tourists and residents of Weipa some 8 kilometres away and provides training and employment for up to 14 residents, Napranum would like to see other commercial and industrial development that provides similar opportunities for training and income for residents. This type of outcome exemplifies the real, ongoing and lasting benefits that are desired in return for allowing development on traditional lands in the Shire.

3.6.2.1 Specific outcomes

- (1) Economic viability in Napranum township is maintained through the appropriate location of retail, commercial and industrial activities with:
 - (a) shops, offices and other commercial services being generally located in the town centre precinct of the township zone;
 - (b) industry activities locating in the industrial precinct of the township zone, and being appropriately buffered from sensitive land uses.
- (2) Development for economic activities benefits local people and does not adversely affect the continuance of their cultural and traditional practices, including hunting and fishing and obligations for land management.
- (3) Development does not damage the economic viability of existing and future sustainable development of commercial, recreation and traditional fishing.
- (4) Development for tourism, culture and arts is encouraged particularly where the proposed activities:
 - (a) showcase local natural assets including the natural environment, culture and traditions;
 - (b) are sustainable, including provision of infrastructure based on location and enable ongoing use by local people.
- (5) Development involving traditional and contemporary agricultural practices and crops including onsite processing is encouraged including the production of 'bush tucker' foods and traditional medicines.
- (6) Development in the Napranum township is efficiently sequenced in respect to the provision of infrastructure.
- (7) Development does not compromise the safety and operation of the roads that link the town to the airport and the barge landing.
- (8) The Napranum economy will be resilient and be able to operate after a natural hazard event.
- (9) Development recognises the importance of the barge landing in relation to the Weipa strategic port and does not compromise the operations of the barge and Weipa strategic port.

3.6.2.2 Land use strategies

- (1) Development will encourage entrepreneurial activities which are focussed on development outcomes which directly benefit the community such as providing improved services and facilities accessible generally and satisfying community need and offering opportunities for employment.
- (2) Development will protect important agricultural areas for agricultural productivity.
- (3) Council and development will recognise and plan for prosperity through supporting agriculture, construction, tourism and extractive resources in appropriate locations.

Editor's note:

The following photographs provide an indication of the scale and nature of the local economy.



*Photograph:
Community Enterprises Australia (CEA) is located within the industrial area which provides services for the local community*



*Photograph:
Napranum Community Farm is located in the Future Urban Area*

04 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

Part 4 Local government infrastructure plan

4.1 Preliminary

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

4.2 Planning assumptions

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

4.2.1 Residential and non-residential projections

Table 4.2.1: Existing and Projected Population

Area	Existing and projected population (persons)			
	2007	2012	2017	2022
Inside PIA	918	984	1070	1206
Outside PIA	0	0	0	0
Total Planning scheme area	918	984	1070	1206

Existing and projected population data by dwelling type not available.

4.3 Priority infrastructure area

- (1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The priority infrastructure area identifies the area where Napranum Aboriginal Shire Council gives priority to provide trunk infrastructure for urban development up to 2022.
- (3) The priority infrastructure area is identified in Schedule 3, SC 3.1 Priority infrastructure area map.

4.4 Desired standards of service

- (1) The desired standard of service details the standards that comprise an infrastructure network most suitable for the local context.
- (2) The desired standard of service is supported by the more detailed network design standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents about design standards identified below.

Table 4.4.1: Water supply

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

Table 4.4.2: Sewerage

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

Table 4.4.3: Stormwater

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual 2013</i> - Department of Energy and Water Supply • Compliance with the relevant design guidelines in the FNQROC Development Manual • Local government standards in planning scheme and planning scheme policies
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • <i>Queensland Water Quality Guidelines 2009</i> – Department of Environment and Heritage Protection (where local guidelines do not exist) • <i>National Water Quality Guidelines</i> – National Water Quality Management Strategy (where local or regional guidelines do not exist) • Compliance with the relevant design guidelines in the FNQROC Development Manual
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> • <i>Environmental Protection [Water] Policy 2009</i> • Compliance with the FNQROC Development Manual
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual 2013</i> - Department of Energy and Water Supply • Compliance with the relevant design guidelines and specifications within the FNQROC Development Manual. • Local government standards in planning scheme and planning scheme policies

Table 4.4.4: Transport

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

Table 4.4.5: Public parks and land for community facilities

Measure	Planning criteria (qualitative)	Design criteria (quantitative)
Functional network	A network of parks and community land is established to provide recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> • No quantitative standards or provision rates specified⁶.
Land quality/suitability area/ maximum grade	Public parks will be provided to a standard that supports a range of recreational, sporting and health outcomes. This includes ensuring land is of an appropriate size, configuration and slope.	<ul style="list-style-type: none"> • Informal Parks – maximum slope of 1:4 • Sporting Parks –maximum slope of 1:200 • Land for parks must be generally flat and useable – maximum of 30% of park constrained.
Facilities/ embellishments	Public parks contain embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> • No facilities/embellishments standards specified. Refer to explanation below.
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> • Local government standards in planning scheme and planning scheme policies
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> • No accessibility standards specified.

⁶ The Napranum Aboriginal Shire community has unique requirements in terms of public parks and land for community facilities. As such, the use of quantitative standards or benchmarks for parkland provision has been avoided where possible as it is considered unlikely to satisfy community requirements. The culture and lifestyle of Napranum Aboriginal Shire Council is defined by strong connections to land and sea, and as such, the importance of maintaining this access to Country goes beyond the 'traditional' provision of a set rate of parkland per head of population. Given this cultural significance and the low intensity of planned development within the Shire, it is considered that by development ensuring maintenance of the Shire's natural landscape beauty, flora and fauna, wetlands, creeks and the sea and ensuring that access to and views of Country are maintained, that sufficient open space and parkland will be provided and maintained along with footpaths, cycle paths, appropriate landscaping including edible landscapes, shade trees, streetscape amenity etc.

4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the LGIP.
- (2) The Plans for Trunk Infrastructure (PFTI) are identified on maps SC 3.2 - 3.6 in Schedule 3 of this planning scheme. Note: The PFTI maps are not based on cadastral boundaries.

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

Table 4.5.1 Trunk infrastructure networks, systems and items

Network	System	Items
Water	Distribution	<ul style="list-style-type: none"> • Distribution mains
Sewerage	Reticulation	<ul style="list-style-type: none"> • Sewerage reticulation lines
Transport	Local government and state controlled roads	<ul style="list-style-type: none"> • Higher order roads and pathways within the road reserve • Proposed local government controlled roads
	Off road pathways, and off and on-road cycleways	<ul style="list-style-type: none"> • Cycleways and pedestrian pathways not within the road reserve
Stormwater management	Quantity	<ul style="list-style-type: none"> • Piped drainage
Public parks and land for community facilities	Public parks	<ul style="list-style-type: none"> • Land
	Land for community facilities	<ul style="list-style-type: none"> • Land

Editor's note – extrinsic material

The documents identified in the following table assist in the interpretation of the LGIP, and are extrinsic material under the *Statutory Instruments Act 1992*.

Title of document	Date	Author or organisation who prepared document	Other relevant information
2006 Census Quickstats: Napranum Aboriginal Shire Council (S) (Local Government Area)	2006	Australian Bureau of Statistics	
Far North Queensland Regional Development Manual	2012	Far North Queensland Regional Organisation of Councils	
National Indigenous Infrastructure Guide, First Edition	2010	– Commonwealth of Australia.	The National Indigenous Infrastructure Guide (NIIG) provides an integrated framework for understanding major infrastructure provision issues for remote Aboriginal and Torres Strait Islander communities. The NIIG focuses on how to install and maintain infrastructure that is appropriate and sustainable for remote Indigenous communities across Australia.
Planning Principles and Implementation Notes for Local Government Final Report (2003)	2003	Sport and Recreation Queensland	

05 TABLES OF ASSESSMENT

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development within the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) The category of development:
 - (a) prohibited;
 - (b) accepted, including accepted subject to requirements; and
 - (c) assessable development, that requires either code or impact assessment
- (2) The category of assessment, code or impact, for assessable development in:
 - (a) a zone and where used, a precinct of a zone
 - (b) an overlay where used
- (3) The assessment benchmark for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the “assessment benchmarks” column)
 - (b) if there is an overlay:
 - (i) whether an overlay code applies (shown in the table in section 5.8) or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the “assessment benchmarks” column) applies
 - (c) any other applicable code(s) (shown in the ‘assessment benchmarks’ column)
- (4) Any variation to the category of assessment (shown as an ‘if’ in the ‘categories of development and assessment’ column) that applies to the development.

Note—development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in schedule 10 of the Regulation.

Editor’s note—examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

- (1) For a material change of use, establish the use by reference to the use definitions in Schedule 1
- (2) For all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
 - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2
- (3) Determine if the development is accepted development under Schedules 6 and 7 of the Regulation or is assessable or prohibited development under Schedule 10 of the Regulation

Editor’s note—Schedule 6 of the Regulation prescribes development of a planning scheme cannot categorise as assessable. Schedule 7 of the Regulation identifies development the state makes accepted. Some development in schedule 7 may still be made assessable under this planning scheme.

- (4) Otherwise, determine the initial category of assessment by reference to the tables in:
 - section 5.4 Categories of development and assessment—Material change of use
 - section 5.5 Categories of development and assessment—Reconfiguring a lot
 - section 5.6 Categories of development and assessment—Building work
 - section 5.7 Categories of development and assessment—Operational work

- (5) A precinct of a zone may change the category of development or assessment and this will be shown in the "categories of development and assessment" column of the tables in sections 5.4, 5.5, 5.6 and 5.7
- (6) If an overlay applies, refer to section 5.8 Categories of development and assessment—Overlays to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment—
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work is accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use Section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) The Regulation prescribes development that the planning scheme cannot make assessable in Schedule 6.

 Editor's note—schedule 7 of the Regulation also identifies development the state makes accepted. Some development in that schedule may still be made assessable under this planning scheme.
- (9) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application can not be made.

Note—development is to be taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s).

- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Accepted subject to requirements:
 - (a) is to be assessed against all the relevant acceptable outcomes in codes identified in the assessment benchmarks column.

Editor's note—if there is no acceptable outcome supporting a performance outcome in the specified code, there is no requirement.

- (5) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment benchmark for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code
 - (d) is to be assessed against any assessment benchmarks for development identified in Section 26 of the Regulation.

Editor's note—Section 27 of the Regulation identifies the matters code assessment must have regard to.

- (6) Impact assessable development:
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column
 - Note—The whole of the planning scheme is the assessment benchmark for impact assessable development in this planning scheme.
 - (b) is to be assessed against any assessment benchmarks for the development identified in Section 30 of the Regulation.

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

5.4 Categories of development and assessment—Material change of use

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

Table 5.4.1—Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Childcare centre	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Community residence	Accepted subject to requirements	
	If located in the Residential precinct of the Township zone and complying with the relevant acceptable outcomes for development accepted subject to requirements.	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Code assessment	
	If not capable of being accepted subject to requirements	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Community use	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Dual occupancy	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Dwelling house	Accepted subject to requirements	
	If complying with the relevant acceptable outcomes for development accepted subject to requirements	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Code assessment	
	If not capable of accepted subject to requirements	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column; OR If not meeting the assessment benchmarks for code assessment	The planning scheme
Educational establishment	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm)
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Emergency services	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Food and drink outlet	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business	Accepted subject to requirements	
	If located in the Residential precinct and complying with the relevant acceptable outcomes for development accepted subject to requirements	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8) • Water quality waters code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Code assessment	
	If not capable of accepted subject to requirements	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Healthy waters code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
If not complying with the benchmarks in the categories of development and assessment column	The planning scheme	
Hostel	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
If not complying with the benchmarks in the categories of development and assessment column	The planning scheme	
Indoor sport and recreation	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm)
	Impact assessment	
If not complying with the benchmarks in the categories of development and assessment column	The planning scheme	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm)
	Impact assessment	
If not complying with the benchmarks in the categories of development and assessment column	The planning scheme	
Market	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm)
	Impact assessment	
If not complying with the benchmarks in the categories of development and assessment column	The planning scheme	
Multiple dwelling	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
If not complying with the benchmarks in the categories of development and assessment column	The planning scheme	
Office	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm)
	Impact assessment	
If not complying with the benchmarks in the categories of development and assessment column	The planning scheme	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Outdoor sport and recreation	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Park	Accepted	
Place of Worship	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
Residential care facility	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Retirement facility	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm).
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service industry	Accepted subject to requirements	
	If located in the town centre precinct, employment and community precinct, or industry precinct, and complying with the relevant acceptable outcomes for development accepted subject to requirements	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Code assessment	
	If not capable of accepted subject to requirements	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8)
Impact assessment		The planning scheme
If not complying with the benchmarks in the categories of development and assessment column		
Shop	Accepted subject to requirements	
	If located in the town centre precinct or employment and community precinct, or industry precinct and complying with the relevant acceptable outcomes for development accepted subject to requirements	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm)
	Code assessment	
	If not capable of accepted subject to requirements	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
Impact assessment		The planning scheme
If not complying with the benchmarks in the categories of development and assessment column		
Short-term accommodation	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Warehouse	Code assessment	
		<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
	If not complying with the benchmarks in the categories of development and assessment column	The planning scheme
Utility installation	Accepted	
	If operated by a public service entity and where not a waste management facility	
	Code assessment	
	<ul style="list-style-type: none"> • If not capable of accepted subject to requirements; or • If not operated by a public service entity; or • If a waste management facility. 	<ul style="list-style-type: none"> • Township zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
If not complying with the benchmarks in the categories of development and assessment column	The planning scheme	
Impact assessment		
<ul style="list-style-type: none"> • Any other use not listed in this table; • Any use listed in this table and not meeting the description listed in the "categories of development assessment" column; • Any other undefined use. 	The planning scheme	
Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.		
Editor's note— to remove any doubt 'Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column' allows for progression from accepted to accepted subject to requirements and from accepted subject to requirements to code assessment where such provisions are included in the 'categories of development and assessment' column.		

Table 5.4.2—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	Accepted subject to requirements	
	If complying with the relevant acceptable outcomes for development accepted subject to requirements and: <ul style="list-style-type: none"> • If not directly under the vertical protection of the take-off/approach and transitional slope of the Obstacle Limitation Surface (OLS) for Weipa Airport) as identified on the Airport Environs Overlay Map. 	<ul style="list-style-type: none"> • Rural zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm)
	Code assessment	
	If not capable of accepted subject to requirements	<ul style="list-style-type: none"> • Rural zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm)
	Impact assessment	
If not complying with the benchmarks in the categories of development and assessment column; OR If not meeting the assessment benchmarks for code assessment	The planning scheme	
Caretaker's accommodation	Code assessment	
		<ul style="list-style-type: none"> • Rural zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
If not complying with the benchmarks in the categories of development and assessment column; OR If not meeting the assessment benchmarks for code assessment	The planning scheme	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping	Accepted subject to requirements	
	<p>If complying with the relevant acceptable outcomes for development accepted subject to requirements and:</p> <ul style="list-style-type: none"> If not directly under the vertical protection of the take-off/approach and transitional slope of the Obstacle Limitation Surface (OLS) for Weipa Airport) as identified on the Airport Environs Overlay Map. 	<ul style="list-style-type: none"> Rural zone code; Applicable overlay codes, if any (refer to section 5.8); Water quality code (if the development site is greater than 2,500sqm)
	Code assessment	
	<p>If not capable of accepted subject to requirements</p>	<ul style="list-style-type: none"> Rural zone code; Applicable overlay codes, if any (refer to section 5.8); Water quality code (if the development site is greater than 2,500sqm).
	Impact assessment	
<p>If not complying with the benchmarks in the categories of development and assessment column; OR If not meeting the assessment benchmarks for code assessment</p>	<p>The planning scheme</p>	
Dwelling house	Code assessment	
		<ul style="list-style-type: none"> Rural zone code; Applicable overlay codes, if any (refer to section 5.8); Water quality code (if the development site is greater than 2,500sqm or involves six or more additional dwellings).
	Impact assessment	
<p>If not complying with the benchmarks in the categories of development and assessment column; OR If not meeting the assessment benchmarks for code assessment</p>	<p>The planning scheme</p>	
Park	Accepted	
Utility installation	Accepted	
	<p>If operated by a public service entity and where not a waste management facility</p>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	<ul style="list-style-type: none"> • If not operated by a public service entity; or • Where a waste management facility 	<ul style="list-style-type: none"> • Rural zone code; • Applicable overlay codes, if any (refer to section 5.8); • Water quality code (if the development site is greater than 2,500sqm).
	Impact assessment	
<p>If not complying with the benchmarks in the categories of development and assessment column; OR</p> <p>If not meeting the assessment benchmarks for code assessment</p>	The planning scheme	
Impact assessment		
<ul style="list-style-type: none"> • Any other use not listed in this table; • Any use listed in this table and not meeting the description listed in the "categories of development assessment" column; • Any other undefined use. 	The planning scheme	
<p>Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.</p> <p>Editor's note— to remove any doubt 'Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column' allows for progression from accepted to accepted subject to requirements and from accepted subject to requirements to code assessment where such provisions are included in the 'categories of development and assessment' column.</p>		

5.5 Categories of development and assessment— Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones		
	Code assessment	<p>Township zone code (if in township zone);</p> <p>Rural zone code (if in rural zone);</p> <p>Bushfire hazard area code (if located in bushfire hazard area identified on Map SC2.4.2);</p> <p>Coastal hazards overlay code (if located in coastal hazards area identified on Map SC 2.4.3).</p> <p>Flood hazard overlay code (if located in flooding hazard area identified in Map SC 2.4.4);</p> <p>Potential and actual acid sulfate soils overlay code if on land below the 20m Australian Height Datum (AHD) contour and:</p> <p>(a) excavating or removing 100m³ or more of soil or sediment; or below 5m AHD; or</p> <p>(b) filling land below 5m AHD with 500m³ or more of material with an average depth of 0.5m or greater.</p> <p>Water quality code (if reconfiguring a lot for urban purposes that would result in 6 or more residential lots or involves a development site greater than 2,500m² and results in an increased number of lots).</p>
Code assessment		
<p>Any other reconfiguring a lot not listed in this table.</p> <p>Any reconfiguring a lot listed in this table and not meeting the description listed in the “categories of development and assessment” column.</p>		

Editor’s note—unless listed above the default categories of development and assessment is code assessment, unless otherwise prescribed within the the Regulation.

5.6 Categories of development and assessment—Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

Table 5.6.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Accepted subject to requirements	
	If not minor building work; and If complying with relevant acceptable outcomes for development accepted subject to requirements.	Applicable zone code
	Code assessment	
	If located within the township zone, and in: <ul style="list-style-type: none"> • the old cemetery off Preng-im Street; or • the memorial site between Kwokkunum and Prunum Streets; or • the new cemetery on Gonbung Street adjacent to Ruchook cultural grounds; or • the Ruchook cultural grounds; or • the old mission area adjacent to the former Jessica Point school. 	Township zone code
	Development exceeding 9 metres in height above ground level	Township zone code (if in township zone); Rural zone code (if in rural zone); Airport environs overlay code.
	If located within the flood hazard area identified in SC 2.4.4 - flood hazard overlay map).	Flood hazard overlay code
	If located within a bushfire hazard area identified in SC 2.4.2 – bushfire hazard overlay map.	Bushfire hazard overlay code
	If located within a coastal hazard area identified in SC 2.4.3 – coastal hazards overlay map.	Coastal hazards overlay Code

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If below 5m Australian Height Datum (AHD) and for: <ul style="list-style-type: none"> • excavation or removal of 100m³ or more of soil or sediment; or • filling of land with 500m³ or more of material with an average depth of 0.5 metre or greater). 	Potential and actual acid sulfate soils overlay code
Accepted development		
Development approval is not required for any other building work not listed in this table or any building work listed in this table and not meeting the description listed in the “categories of development and assessment” column		

Editor's note—unless listed above the default categories of development and assessment is code assessment, unless otherwise prescribed within the Regulation.

5.7 Categories of development and assessment— Operational work

The following table identifies the categories of development and assessment for operational work.

Table 5.7.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development	
All zones			
	Accepted		
	Operational work – within a road reserve, where not undertaken by Council.		
	Accepted subject to requirements		
		Township zone code (if in township zone); Rural zone code (if in rural zone); Water quality code (if operational work for urban purposes that involves disturbing more than 2,500m ² of land)	
	Works below 5m Australian Height Datum (AHD) and for: <ul style="list-style-type: none"> • excavation or removal of 100m³ or more of soil or sediment; or • filling of land with 500m³ or more of material with an average depth of 0.5 metre or greater 	Potential and actual acid sulfate soils overlay code	
	Works in the erosion prone area	Coastal hazards overlay code	
Code assessment			
<ul style="list-style-type: none"> • All works accepted subject to requirements if unable to satisfy the acceptable outcomes of nominated assessment benchmarks • Works associated with reconfiguring a lot. 	Township zone code (if in township zone); Rural zone (if in rural zone); Airport environs overlay code; Bushfire hazard overlay code (if located in bushfire hazard area identified on Map SC2.4.2); Coastal hazards overlay code (if located in coastal hazards area identified on Map SC 2.4.3);		

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<p>Flooding hazard overlay code (if located in flooding hazard area identified in Map SC 2.4.4);</p> <p>Potential and actual acid sulfate soils overlay code if located below the 20m Australian Height Datum (AHD) contour and:</p> <ul style="list-style-type: none"> (a) excavating or removing 100m³ or more of soil or sediment below 5m AHD; or (b) filling land below 5m AHD with 500m³ or more of material with an average depth of 0.5m or greater. <p>Water quality code (if operational work for urban purposes that involves disturbing more than 2,500m² of land)</p>
Accepted		
Development approval is not required for any other operational work not listed in this table and any operational work listed in this table and not meeting the description listed in the “categories of development and assessment” column.		

Editor's note—unless listed above the default categories of development and assessment is code assessment, unless otherwise prescribed within the Regulation.

5.8 Categories of development and assessment—Overlays

Table 5.8.1—Specific benchmarks for assessment for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Airport environs overlay		
All development located in the Airport environs Overlay on Map SC 2.4.1	No change	Airport environs overlay code
Bushfire hazard overlay		
All development located in Bushfire hazard area identified on Map SC 2.4.2	No change	Bushfire hazard overlay code
Coastal hazards overlay		
All development located in the storm tide hazard or erosion prone area identified on Map SC 2.4.3	No change	Coastal hazards overlay code
Flood hazard overlay		
All development located in flood hazard area identified in Map SC 2.4.4	Code	Flood hazard overlay code
Potential and actual acid sulfate soils overlay		
Development involving the following: <ul style="list-style-type: none"> excavating or removing 100m³ or more of soil or sediment below 5m AHD; or filling land below 5m AHD with 500m³ or more of material with an average depth of 0.5m or greater. 	No change	Potential and actual acid sulfate soils overlay code

Note—Some overlays may only be included for information purposes. This should not change the categories of development and assessment or assessment benchmarks in the planning scheme.

06 ZONES

Part 6 Zones

6.1 Preliminary

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

6.2 Zone codes

6.2.1 Township zone code

6.2.1.1 Application

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

6.2.1.2 Purpose

- (1) The purpose of the Township zone code is to provide for small to medium size urban settlements located within a rural or coastal area.

Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.

Tourist facilities such as tourist attractions and short-term accommodation may be appropriate.

- (2) The local government purpose of the code is to achieve the following overall outcomes.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Napranum township is a well-serviced, attractive settlement providing a pleasant and safe place to live, work and visit as the primary urban settlement for Napranum Aboriginal Shire;
 - (b) Development is designed, constructed and operated so that it:
 - (i) does not degrade, disturb, destroy or restrict access by Traditional Owners and local people to natural assets including land, plants, animals, saltwater, freshwater and all natural environments and culturally important places;
 - (ii) is sustainable and allows for appropriate intensification;
 - (iii) contributes to the character of Napranum and provides buildings and places that are appropriate to the Cape York tropical climate with wet and dry seasons and the needs of the intended users;
 - (iv) is consistent with the amenity of and the community's expectations for uses in the various parts of the township;
 - (v) consolidates uses into areas that are provided with appropriate infrastructure, and uses and works are located and designed to maximise the efficient extension and safe operation of infrastructure.
- (4) The overall outcome for the Town Centre precinct is to provide the primary location for the development of shops, offices, food and drink outlets, markets, community uses, including the proposed civic centre, places of worship, child care centres, and parks.
- (5) The overall outcome for the Employment and Community precinct is to provide for the primary location of the development for community activities, including educational establishments and health care services that are consistent with the amenity of the area.
- (6) The overall outcome for the Industrial precinct is to provide for the development of industry activities that are appropriately buffered from sensitive land uses.
- (7) The overall outcome for the Residential precinct is to provide for a range of housing types such as dwelling houses, dual occupancies, multiple dwellings, community residences, hostels and short-term accommodation that:
 - (a) provide housing choice;
 - (b) meet the needs of the community;
 - (c) are consistent with the amenity of the area.

- (8) The overall outcomes for the Future Urban Area precinct is to provide areas for future development subject to site investigations as land in this precinct may include areas of ecological or cultural value, or may be subject to natural hazards.
- (9) The overall outcome for the Active Open Space precinct is to provide for the development of:
 - (a) outdoor sport and recreation;
 - (b) park;
 - (c) indoor sport and recreation.
- (10) The overall outcome for the Nature Conservation and Open Space precinct is to conserve, maintain and enhance natural assets and the environmental setting of the township whilst allowing for:
 - (a) public access and use of open space and coastal areas;
 - (b) the development and maintenance of infrastructure and utilities necessary to support the Napranum community.

6.2.1.3 Specific benchmarks for assessment

Table 6.2.1.3—Township zone benchmarks for development that is accepted subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes																	
For development that is accepted subject to requirements and assessable development																		
Location of uses																		
PO ₁ Uses are of a nature and scale that are consistent with the character, amenity and intended use(s) of the precinct in which it locates.	AO _{1,1}	Development for an activity group or use in Column 1 occurs only in the precinct identified adjacent to that activity group in Column 2 of the table below: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th style="background-color: #cccccc;">Column 1</th> <th style="background-color: #cccccc;">Column 2</th> </tr> </thead> <tbody> <tr> <td>Centre activities; Low impact industry; Service industry</td> <td>Town centre precinct</td> </tr> <tr> <td>Community activities; Low impact industry; Service industry</td> <td>Employment and Community services precinct</td> </tr> <tr> <td>Low impact industry; Service industry</td> <td>Industrial precinct</td> </tr> <tr> <td>Accommodation activities</td> <td>Residential precinct</td> </tr> <tr> <td>Rural activities</td> <td>Future urban precinct</td> </tr> <tr> <td>Recreation activities</td> <td>Active open space precinct</td> </tr> <tr> <td>Park Landing</td> <td>Nature conservation and open space precinct</td> </tr> </tbody> </table>	Column 1	Column 2	Centre activities; Low impact industry; Service industry	Town centre precinct	Community activities; Low impact industry; Service industry	Employment and Community services precinct	Low impact industry; Service industry	Industrial precinct	Accommodation activities	Residential precinct	Rural activities	Future urban precinct	Recreation activities	Active open space precinct	Park Landing	Nature conservation and open space precinct
	Column 1	Column 2																
Centre activities; Low impact industry; Service industry	Town centre precinct																	
Community activities; Low impact industry; Service industry	Employment and Community services precinct																	
Low impact industry; Service industry	Industrial precinct																	
Accommodation activities	Residential precinct																	
Rural activities	Future urban precinct																	
Recreation activities	Active open space precinct																	
Park Landing	Nature conservation and open space precinct																	
AO _{1,2}	Non-residential uses do not locate in the residential precinct.																	
Natural and cultural values and resources																		
PO ₂ Development is located, designed and operated to: <ul style="list-style-type: none"> • not impact adversely on cultural values of the site; and • integrate with the physical characteristics of the site; and • recognise and protect significance of prominent natural features and landmarks of the site. 	AO _{2,1}	Development is not located in an area containing known cultural values or artefacts. In particular, development is not located: <ol style="list-style-type: none"> (1) within the old cemetery located off Preng-im Street; or (2) the memorial site located between Kwokkunum and Prunum Streets; or (3) within the new cemetery adjacent to the Ruchook cultural grounds; or (4) the Ruchook cultural grounds; or (5) within the area of the Old Mission located north west of the former Jessica Point School. 																

Performance Outcomes		Acceptable Outcomes	
Character and amenity			
PO ₃ Buildings and structures are of a type and scale that is compatible with the surrounding area.	AO _{3.1}	Buildings and structures: (1) are no higher than 9 metres measured from the natural ground level to the underside of the highest point of the eaves; and (2) are set back at least 3 metres from the road, 1.5 metres from side boundaries, and 3 metres from the rear boundary.	
	AO _{3.2}	Where development is for a dwelling house, the following are provided: (1) at least one (1) on-site car parking; and (2) an outside clothes drying area.	
Design for Climate			
PO ₄ Buildings are designed and sited to: <ul style="list-style-type: none"> • maximise the thermal comfort achieved within the building using passive design measures; and • minimise the need for energy reliant cooling appliances to achieve accepted levels of thermal comfort. 	AO _{4.1}	New buildings include a covered external space that: (1) provides a shaded area with ceiling fan; and (2) is accessed directly from internal living areas; and (3) captures breezes; and (4) encourages natural ventilation through the building.	
Advertising devices			
PO ₅ Advertising devices are located where it will not significantly impact on the amenity of environmentally sensitive areas, heritage areas, open space areas, waterways and wetlands, and residential areas.	AO _{5.1}	Advertising devices are: (1) consistent with the sign examples contained in figure 6.2.1.3; and (2) placed within the context of other built structures in preference to non-built areas; and (3) are not in the form of billboard signs (figure 6.2.1.4).	
For assessable development only			
Natural and cultural values and resources			
PO ₆ Development is located, designed and operated to: <ul style="list-style-type: none"> • not impact adversely on cultural values of the site; and • integrate with the physical characteristics of the site; and • recognise and protect significance of prominent natural features and landmarks of the site; and retain: 	AO _{6.1}	No acceptable outcome is prescribed.	

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> - natural landforms; and - natural drainage patterns; and - mature vegetation; and - any significant landmarks. 		
PO ₇	Development: <ul style="list-style-type: none"> • allows natural processes to occur; • manages and reduces the presence of pests or weeds; • does not cause the fragmentation, degradation or loss of habitat or biodiversity. 	AO _{7.1}	No acceptable outcome is prescribed.
PO ₈	Development: <ul style="list-style-type: none"> • does not restrict access to the sea and water natural assets; • does not disturb or limit access to the coastline for general public access unless it is for maintenance of coastal resources; • that is not coastal-dependent is separated from tidal water public areas or public access facilities. 	AO _{8.1}	No acceptable outcome is prescribed.
Character and amenity			
PO ₉	Development in the residential precinct: <ul style="list-style-type: none"> • allows for a range of housing options, dual occupancy, dwelling houses, and multiple dwellings; and • allows for flexibility and adaptability for changing household sizes and structures; and • is responsive to cultural and historical housing considerations. 	AO _{9.1}	No acceptable outcome is prescribed.
PO ₁₀	Development does not result in significant adverse effects on amenity, public health or safety with regard to: <ul style="list-style-type: none"> • sewage disposal; • water supply for human use. 	AO _{10.1}	No acceptable outcome is prescribed

Performance Outcomes		Acceptable Outcomes	
PO ₁₁	Development is located and designed to: <ul style="list-style-type: none"> provide a safe environment for people using the property and those in neighbouring areas, including the open space network; and minimise the adverse impacts on privacy and amenity on neighbouring properties and uses; and provide a clear definition of boundaries between public and private space. 	AO _{11.1}	Buildings address the road with the main entrance facing the road.
		AO _{11.2}	Buildings do not have concealed recesses or openings or hidden places.
		AO _{11.3}	Windows are provided with screening where they are less than 5 metres away from windows in another residential building.
		AO _{11.4}	Site boundaries are defined by: <ol style="list-style-type: none"> landscaping; or fencing, of no more than 1.2 metres in height.
PO ₁₂	Development is located, designed and operated to provide sufficient areas for activities associated with the proposed use; including off-street parking.	AO _{12.1}	For residential development other than a dwelling house, the site layout and building design provides for: <ol style="list-style-type: none"> on-site car parking at a rate of: <ul style="list-style-type: none"> one space per two multiple dwelling units; and for other accommodation - one space per 5 rooms or units; and vehicle manoeuvring on-site; and clothes drying; and on-site private recreation.
		AO _{12.2}	For non-residential development site layout and building design provides for on-site: <ol style="list-style-type: none"> car parking; and space for loading and unloading passengers and goods; and vehicle manoeuvring.
PO ₁₃	Development of industry activities is appropriately buffered from sensitive land uses including residential uses and community activities to protect the health and safety of the community.	AO _{13.1}	Development for low impact industry or service industry occurs within the: <ol style="list-style-type: none"> employment and community precinct; or industry precinct; or town centre precinct.

Performance Outcomes	Acceptable Outcomes	
	AO _{13.2}	<p>Development:</p> <ol style="list-style-type: none"> (1) for medium impact industry does not occur within 250 metres of a sensitive land use; and (2) high impact industry does not occur within 500 metres of a sensitive land use; and (3) noxious and hazardous industry does not occur within 1,500 meters of a sensitive land use. <p>Editor's Note: Development proposed to be located closer than the separation distances, require a detailed planning investigation to demonstrate that the expected impacts from these industry zones have been adequately considered in the local context.</p>
<p>PO₁₄ Non-residential uses locating in the residential precinct are designed, constructed and operated to:</p> <ul style="list-style-type: none"> • avoid significantly changing ambient conditions relating to light, noise, dust, odour traffic and other existing physical aspects in the surrounding area; • be compatible with surrounding development by being of similar scale, intensity and character; • support residential uses in the precinct; • not adversely affect the amenity of the locality. 	AO _{14.1}	Non-residential uses do not locate in the residential precinct.
<p>PO₁₅ The Future Urban Area precinct is protected in its current state and developed where it can be demonstrated that:</p> <ul style="list-style-type: none"> • there is a community need for development; • ecological and cultural values can be appropriately protected; • areas subject to natural hazards can be avoided or mitigated to an acceptable or tolerable level; • efficient and effective infrastructure can be provided to the area. 	AO _{15.1}	No acceptable outcome is prescribed.
Infrastructure		
<p>PO₁₆ Development is consolidated into areas that are provided with appropriate infrastructure, and uses and works are located and designed to maximise the efficient extension and safe operation of infrastructure.</p>	AO _{16.1}	(1) Development is to be provided with connection to:

Performance Outcomes	Acceptable Outcomes	
		<ul style="list-style-type: none"> (a) reticulated water supply without adversely affecting the capacity or pressure of the system and in accordance with the requirements outlined in the FNQROC regional development manual; (b) reticulated sewerage network without adversely affecting the capacity of the system and in accordance with the requirements outlined in the FNQROC regional development manual; (c) electricity to the standard of infrastructure normally associated with the particular use / activity in the area and in accordance with the requirements of the electricity provider; (d) telecommunications to the standard of infrastructure normally associated with the particular use/activity in the area and in accordance with the requirements of the telecommunications provider; (e) roads to Council's standards; and (f) pathways for walking and cycling designed and constructed to Council's standards; <p>(2) Development does not direct concentrated stormwater run-off onto neighbouring properties;</p> <p>(3) Development is of a type and scale that does not require a greater/higher standard of service for infrastructure identified by the Local Government Infrastructure Plan.</p>
<p>PO₁₇ The safe and efficient operation of roads are maintained having regard to:</p> <ul style="list-style-type: none"> • the nature of vehicles using the road; • the location of uses that may be adversely affected by noise or dust generated from the use of that road. 	<p>AO_{17.1}</p>	<p>Development is:</p> <ul style="list-style-type: none"> (1) not located in the road reserve; (2) is provided with one driveway and crossover per property; or (3) where a property has a more than one road frontage or a frontage greater 20 metres a driveway and crossover <i>may</i> be provided for: <ul style="list-style-type: none"> - a second road frontage; or - every 20 metres of road frontage.

Performance Outcomes		Acceptable Outcomes	
PO ₁₈	Development is designed to connect to walk and cycle paths.	AO _{18.1}	Development is to be provided with connections to pathways for walking and cycling designed and constructed to Council's standards.
PO ₁₉	Development protects the electricity substation from encroachment by sensitive land uses where practicable.	AO _{19.1}	Sensitive land uses are not located within the buffer area around the electricity substation as shown on Figure 6.2.1.5 Township Zone Code Map .
Subdivision design			
PO ₂₀	New lots are designed and developed with sufficient: <ul style="list-style-type: none"> • road frontage for safe and convenient vehicle and pedestrian access; • area and proportions for activities and works associated with the proposed use. 	AO _{20.1}	New residential lots have the following minimum dimensions: <ol style="list-style-type: none"> (1) 700m²; (2) width of 20 metres (3) capable of containing a building footprint of at least 15 metres x 15 metres.
		AO _{20.2}	New industrial and commercial lots have the following minimum dimensions: <ol style="list-style-type: none"> (1) 1,000m²; (2) width of 45 metres; (3) capable of containing a rectangle of at least 45 metres x 15 metres.
PO ₂₁	New lots do not restrict community access to open space and natural assets, including culturally important places.		No acceptable outcome is prescribed.
PO ₂₂	Residential subdivision that creates more than 5 lots provides flexibility for the development of a range of housing types and sizes.		No acceptable outcome is prescribed.
PO ₂₃	Lot layout and road network are designed to: <ul style="list-style-type: none"> • allow safe and efficient vehicle, cyclist, and pedestrian movements; • minimise the number of cul-de-sacs; • facilitate future extension of subdivision and road network. 		No acceptable outcome is prescribed.

Figure 6.2.1.3 Acceptable advertising devices

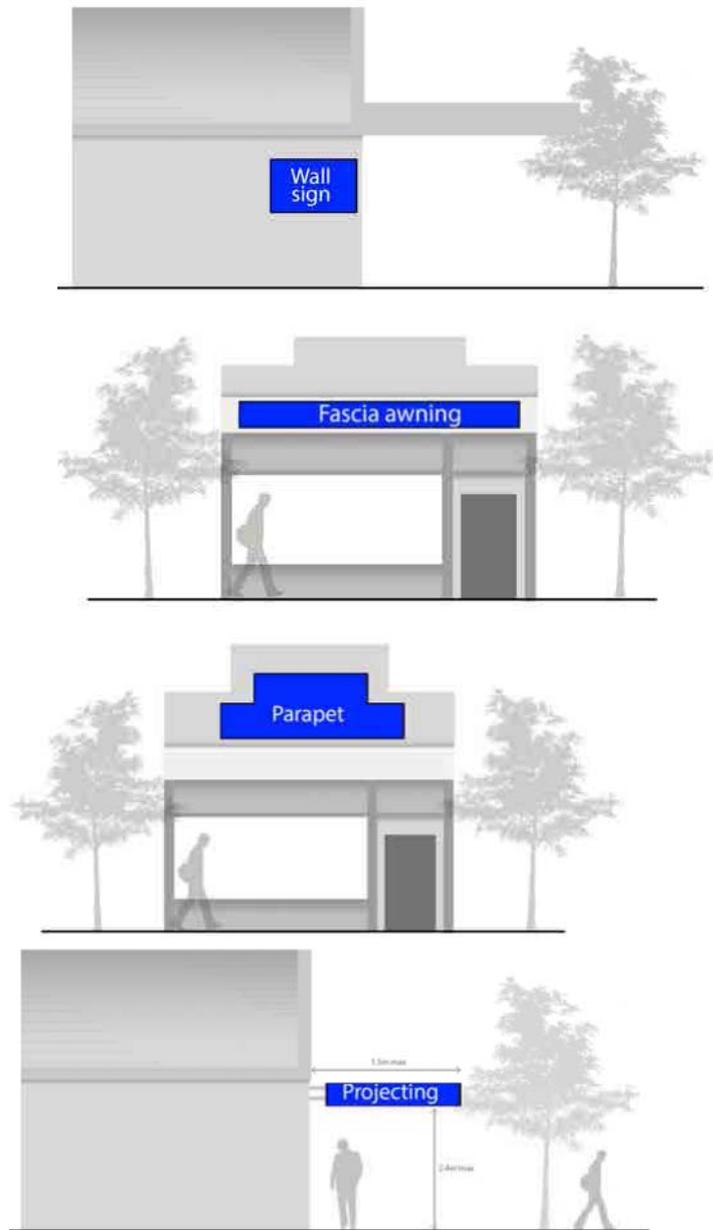


Figure 6.2.1.4 Unacceptable advertising devices

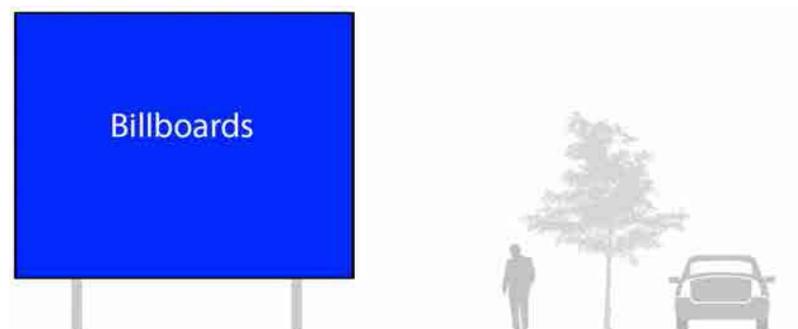
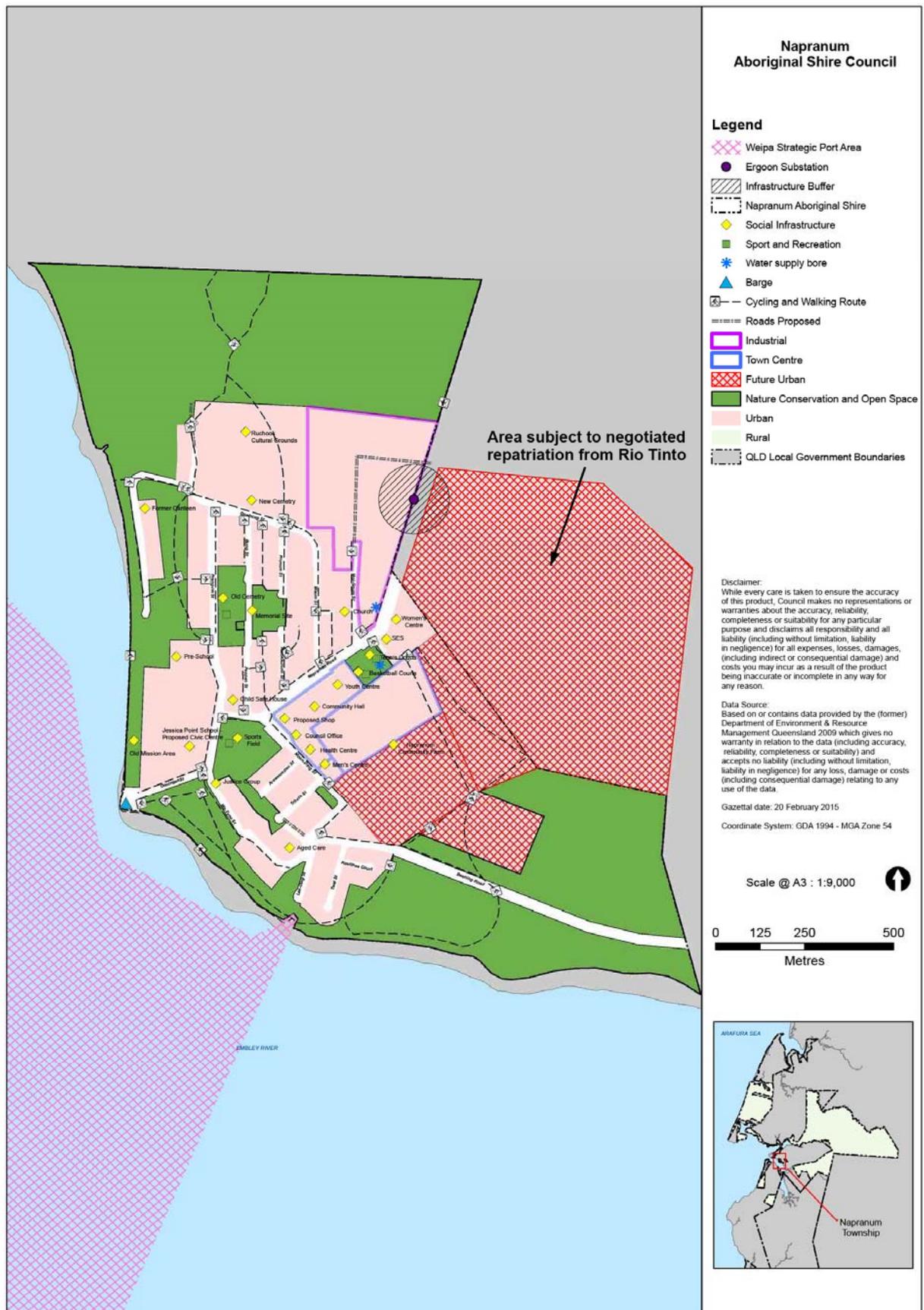


Figure 6.2.1.5 Township Zone Code Map



6.2.2 Rural zone code

6.2.2.1 Application

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

6.2.2.2 Purpose

- (1) The purpose of the Rural zone code is to:
 - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.
- (2) The local government purpose of the code is to achieve the following overall outcomes.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development does not adversely affect and provides for appropriate use of:
 - (i) natural assets including land, plants, animals, minerals in the earth, saltwater, freshwater and all natural environments;
 - (ii) productive land and culturally important places;
 - (iii) access and use of natural assets by Traditional Owners and local people in pursuance of traditional and cultural lifestyle practices;
 - (iv) places for people to live in Country and continue traditional practices and lifestyles or pursue rural production activities;
 - (b) Development does not result in the loss, fragmentation or degradation of land for agriculture;
 - (c) The natural environment and natural assets are:
 - (i) maintained or enhanced to prevent fragmentation, degradation or loss of habitat or biodiversity;
 - (ii) protected to allow natural processes to occur;
 - (iii) managed to reduce the presence of pests or weeds;
 - (iv) protected largely in a natural state for intrinsic cultural value experienced by traditional owners and the local community;
 - (d) Development is designed, constructed and operated so that it:
 - (i) responds to and respects the natural environment and potential risks from natural hazards and climate change;
 - (ii) does not detract from amenity, cultural importance or the ongoing practice of traditional activities;
 - (iii) maintains access to Country;
 - (e) Development:
 - (i) does not restrict access to the sea and water natural assets;
 - (ii) does not disturb or limit access to the coastline for general public access unless it is for maintenance of coastal resources;
 - (iii) that is not coastal-dependent is separated from tidal water public areas or public access facilities;
 - (f) Tourist uses that recognise and depend on the values of the cultural features or natural assets or features in an area may be located in the rural zone where they provide benefits, such as employment, to the community;
 - (g) The range of uses and activities within the rural zone including animal husbandry, aquaculture, cropping, utility installations, eco or cultural tourist activities reflect the economic potential of the Shire;

- (h) Except if associated with development for tourism, accommodation activities must support *bona fide* rural activities.
- (i) Uses other than rural activities may locate in the rural zone if:
 - (i) they cannot be practicably located in Napranum township due to their nature, scale, effects or necessary relationship to particular cultural features, natural assets or features, infrastructure requirements or because of their proximity to other urban activities;
 - (ii) they do not diminish resources that can contribute to economic activity unless it meets an overriding community need.
- (j) The health and safety of residents and visitors in the rural area, and the amenity they enjoy, are maintained;
- (k) Development provides for infrastructure and its safe and efficient operation and extension appropriate to intended use and site characteristics at no impost to Council.

6.2.2.3 Specific benchmarks for assessment

Table 6.2.2.3—Rural zone benchmarks for development that is accepted subject to requirements and assessable development

Performance Outcomes		Acceptable Outcomes	
For development that is accepted subject to requirements and assessable development			
PO ₁	Development is compatible with the rural amenity of the area.	AO _{1.1}	The primary use of land is for rural activities: (1) other uses support the primary use of the land; (2) accommodation activities are limited to one dwelling per lot.
Natural and cultural values and natural assets			
PO ₂	Development is located, designed and operated so that: <ul style="list-style-type: none"> • there are no significant adverse effects on the natural and cultural values of the environment, including land degradation, and water pollution arising from, but not limited to: <ul style="list-style-type: none"> - disturbance of the land; - siting of buildings and other works; - waste disposal; - public access; - fire hazard; • it integrates with the natural and cultural features of the site. 	AO _{2.1}	Development does not occur on land that is known to be a culturally important place or to have artefacts on the site.
PO ₃	Development does not: <ul style="list-style-type: none"> • adversely impact on the viability of habitat; • prevent the movement of wildlife; • result in flora and fauna species becoming endangered or extinct. 	AO _{3.1}	Development does not involve the clearing of vegetation: <ol style="list-style-type: none"> (1) outside an approved building envelope area; or (2) within 200metres of an approved building. <p><i>Editor's note: further vegetation clearing is permitted where required to comply with the BCA for Construction in Bushfire Prone Areas or under the QDC.</i></p>
PO ₄	Development allows for the natural functioning of: <ul style="list-style-type: none"> • coastal processes; • waterways and waterbodies; and • declared fish habitat areas. 	AO _{4.1}	Development is set back: <ol style="list-style-type: none"> (1) at least 500m from the high water mark along the coast; (2) at least 200m to the high bank of a waterway or wetland identified in Map SC2.4.6: Biodiversity Map;

Performance Outcomes		Acceptable Outcomes
		(3) at least 200m from a strategic environmental area and/or declared fish habitat area identified in Map SC2.4.6: Biodiversity Map.
PO ₅	Buildings and structures are unobtrusive to the natural environment and landscape.	AO _{5.1} Buildings and structures are no higher than 9 metres above ground level.
For assessable development only		
Land use		
PO ₆	Development such as animal husbandry, aquaculture, cropping, utility installations, outstations for cultural practices, eco or cultural tourist activities are supported in the zone.	AO ₆ No acceptable outcome is prescribed.
Natural and cultural values and natural assets		
PO ₇	<p>Development is located, designed and operated so that:</p> <ul style="list-style-type: none"> • there are no significant adverse effects on the natural and cultural values of the environment, including land degradation, and water pollution arising from, but not limited to: <ul style="list-style-type: none"> - disturbance of the land; - siting of buildings and other works; - waste disposal; - public access; - fire hazard; • it integrates with the natural and cultural features of the site; • it maintains access to Country. 	<p>AO_{7.1}</p> <p>(1) Land is not suitable for development if it is known to be a culturally important place or to have artefacts on the site; or</p> <p>(2) Development is designed, sited and built to retain:</p> <ul style="list-style-type: none"> (a) natural landforms; (b) natural drainage patterns; (c) mature vegetation; (d) landmarks or other items of cultural significance identified by Traditional Owners or the community; and (e) biodiversity values including those associated with coastal dune systems, regional ecosystems, remnant streams, and wetlands as identified on Map SC2.4.6 Biodiversity Map. <p><i>Editor's note: to remove any doubt, development may occur on the site after the development has been through code or impact assessment including consultation with Traditional Owners.</i></p>

Performance Outcomes		Acceptable Outcomes	
PO ₈	<p>Development:</p> <ul style="list-style-type: none"> (i) does not restrict access to the sea and water natural assets; (ii) does not disturb or limit access to the coastline for general public access unless it is for maintenance of coastal resources; (iii) that is not coastal-dependent is separated from tidal water public areas or public access facilities. 	AO _{8.1}	No acceptable outcome is prescribed.
PO ₉	<p>Development for subdivision or activities other than rural activities must demonstrate that the development:</p> <ul style="list-style-type: none"> • does not result in the loss, fragmentation or degradation of the capacity of land for agriculture; or • meets an overriding need in terms of benefit to the community. 	AO _{9.1}	No acceptable outcome is prescribed.
Character and amenity			
PO ₁₀	<p>Development is for a use which demonstrates:</p> <ul style="list-style-type: none"> • a community need or takes advantage of an economic opportunity; • the nature and scale of the use is such that there are no suitable sites available within Napranum township; • the effects of the use mean that it cannot be practicably made compatible with other uses in the township zone; or • in order to operate effectively the use needs to be located close to a particular cultural feature, natural feature or resource, infrastructure item or activity that occurs in the area. 	AO _{10.1}	No acceptable outcome is prescribed.

Performance Outcomes		Acceptable Outcomes	
PO ₁₁	<p>Development does not result in significant adverse effects on amenity, public health or safety with regard to:</p> <ul style="list-style-type: none"> • sewage disposal; • water supply for human use; • permanent or temporary occupation of, or access to, areas subject to natural hazards; • agricultural or extractive uses or works located in close proximity to Napranum, roads or other occupied places. 	AO _{11.1}	No acceptable outcome is prescribed.
PO ₁₂	<p>Development does not prevent community access to watercourses, wetlands, saltpans or culturally important places.</p>	AO _{12.1}	No acceptable outcome is prescribed.
Infrastructure			
PO ₁₃	<p>Infrastructure is provided to a standard considered appropriate by Council at no cost to Council.</p>	AO _{13.1}	No acceptable outcome is prescribed.
PO ₁₄	<p>The safe and efficient operation of roads are maintained having regard to:</p> <ul style="list-style-type: none"> • the nature of vehicles using the road; • the location of uses that may be adversely affected by noise or dust generated from the use of that road; • the location and design of access points; • the design of stormwater drainage. 	AO _{14.1}	No acceptable outcome is prescribed.
PO ₁₅	<p>Water supply, sewerage and roads are provided to:</p> <ul style="list-style-type: none"> • a standard considered appropriate by Council; • avoid unnecessary duplication; • be robust and fit for purpose and intended period of operation; • be easily maintained without unnecessarily requiring specialist expertise or equipment; • be comprised and composed of materials that are readily accessible and available from local sources; • be readily integrated with existing systems and facilitate the orderly provision of future systems. 	AO _{15.1}	No acceptable outcome is prescribed.

Performance Outcomes		Acceptable Outcomes	
Subdivision design			
PO ₁₆	<p>New lots are designed and developed with sufficient:</p> <ul style="list-style-type: none"> • safe and convenient road access; • area and proportions for activities and works associated with the proposed use. 	AO _{16.1}	<p>Subdivision does not result in a lot less than 60 hectares and each lot must be provided with safe and practical access to a road.</p>
Landslide			
PO ₁₇	<p>Development is located and designed to avoid areas subject to landslide or to mitigate against the risk of landslide.</p>	AO _{17.1}	<p>(1) Buildings are not constructed on land with a slope greater than 15%; or</p> <p>(2) The development includes measures that ensure the long term stability of the development site (i.e. a site- specific geotechnical report).</p>

07 OVERLAYS

Part 7 Overlays

7.1 Preliminary

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

7.2 Overlay codes

7.2.1 Airport environs overlay code

7.2.1.1 Application

- (1) This code applies to assessing development located in an area affected by the Airport environs Overlay on Map SC2.4.1A and B.

7.2.1.2 Purpose

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

7.2.1.3 Specific benchmarks for assessment

Table 7.2.1.3 – Airport environs overlay benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	
For assessable development only			
Heights of buildings, structures, and equipment			
PO ₁	Buildings and structures do not penetrate the obstacle limitation surface (OLS) for Weipa Airport.	AO _{1.1}	<p>(1) Buildings and structures are no higher than 9 metres above ground level; or</p> <p>(2) if in Napranum township, the maximum height of buildings and structures does not exceed 45 metres above the aerodrome reference point (located at Weipa Airport); and</p> <p>(3) If outside Napranum township, buildings and structures do not penetrate the take-off / approach paths and transitional slopes of the OLS (Refer to Map SC 2.4.1- Airport Environs Overlay Map).</p>
Operational hazards			
PO ₂	<p>Development does not cause a hazard to aircraft operating through Weipa Airport by way of:</p> <ul style="list-style-type: none"> • using reflective surfaces, very bright lighting or lighting similar to aerodrome lighting which can distract or confuse aircraft pilots; or • interfering with navigation or communication facilities; or • releasing emissions that may affect pilot visibility or aircraft operations; or • attracting birds or bats to the areas which could contribute to bird-strike hazard. 	AO _{2.1}	<p>Night lighting does not involve:</p> <p>(1) lighting that shines light above the horizontal; or</p> <p>(2) coloured or flashing lights; or</p> <p>(3) sodium lights; or</p> <p>(4) flare plumes; or</p> <p>(5) lighting in straight parallel lines 500 metres or longer.</p>
		AO _{2.2}	New uses or works do not generate gaseous plumes or airborne particulates such as steam, dust, smoke, ash, or other pollutants.

Performance Outcomes	Acceptable Outcomes	
	AO _{2.3}	Development is not for: <ol style="list-style-type: none"> (1) putrescible waste disposable sites; or (2) commercial fish processing; or (3) bird sanctuaries and fauna reserves; or (4) turf farming; or (5) piggeries; or (6) fruit farming and food processing plants; or (7) sporting and recreational activities such as parachuting, hot air ballooning, or hang gliding.
	AO _{2.4}	Development within the wildlife buffer zones shown on SC2.4.1A and B Airport Environs Map does not involve planting of trees, crops, or plants that are known to attract birds or bats.

7.2.2 Bushfire hazard overlay code

7.2.2.1 Application

- (1) This code applies to development located on land identified in the bushfire hazard management areas on map SC2.4.2. It applies to development that:
 - (a) increases the number of people living and working in the bushfire hazard management area, except where the premises occupied are on a short term or intermittent basis;
 - (b) involves institutional uses where evacuating people may be difficult; or
 - (c) involves the manufacture or storage of hazardous materials in bulk.

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

7.2.2.2 Purpose

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

7.2.2.3 Specific benchmarks for assessment

Table 7.2.2.3 – Bushfire hazard overlay assessment benchmarks for development that is accepted subject to requirements and assessable development

Performance Outcomes		Acceptable Outcomes	
For development that is accepted subject to requirements and assessable development			
PO ₁	Development does not increase the likelihood of harm to people, property, and the environment.	AO _{1.1}	For development involving new or existing buildings with a GFA greater than 50m ² each class 1, 2, 3 or 4 building has: <ol style="list-style-type: none"> (1) a connection to a Council reticulated water supply; or (2) no less than 5,000L of stored water, located within 40m of habitable building(s), that is available exclusively for fire fighting purposes (e.g. accessible pool, dam or tank with fire brigade tank fittings). Each building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.

Performance Outcomes		Acceptable Outcomes	
		AO _{1,2}	Buildings and structures: (1) on lots greater than 2,500 m ² : (a) are sited in locations of lowest hazard within the lot; and (b) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. (2) on lots less than or equal to 2,500 m ² , maximise setbacks from hazardous vegetation.
For assessable development only			
Bushfire hazard area			
PO ₂	Development does not increase the likelihood of harm from uses and activities involving high concentrations of people or high risk activities	AO _{2,1}	A bushfire management plan supports developments which: (1) result in high concentrations of people on a site (for example child care centre, educational establishment, hospital, and accommodation activities); (2) manufacture or store flammable goods or hazardous materials; and (3) in their normal course of operation require the use of ignition sources such as naked flame.
PO ₃	Development maintains the safety of people and property through: <ul style="list-style-type: none"> • lot design • firebreaks • emergency access 	AO _{3,1}	For a development that creates additional lots by reconfiguration of a lot: (1) Residential lots are designed so that their size and shape allow for efficient emergency access to buildings for fire fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings); (2) the development is provided with: (a) an area of managed vegetation ⁷ that separates the lot

⁷ Managed vegetation for bushfire mitigation includes mown grass, mulched debris, tree branches removed within 2m of ground level and trees thinned to prevent a continuous canopy cover.

Performance Outcomes	Acceptable Outcomes	
		<p>boundaries from the hazardous vegetation by a distance of 10m;</p> <p>(b) a fire access trail that:</p> <ul style="list-style-type: none"> - has a minimum cleared width of 6m metres; and - has a formed width and gradient, and erosion control devices to local government standards; and - has vehicular access at each end; and - provides passing bays and turning areas for fire fighting appliances; and - is within an access easement that is granted in favour of the local government and QFRS. <p>Editor's Note: the fire trail may be included within the 10m wide area of managed vegetation.</p>
	AO _{3.2}	<p>For a development that involves a MCU on a lot 25,000m² or larger that will result in multiple class 1, 2, 3 or 4 buildings within a single lot, the development is provided with a fire access trail that:</p> <ol style="list-style-type: none"> (1) has a minimum cleared width of 6m and (2) has a formed width and gradient, and erosion control devices to local government standards; and (3) has vehicular access at each end; and (4) provides passing bays and turning areas for fire fighting appliances; and (5) is within an access easement that is granted in favour of the local government and Queensland Fire and Rescue Services.

7.2.3 Coastal hazards overlay code

7.2.3.1 Application

- (1) This code applies to assessing development located in the storm tide hazard or erosion prone area identified on Map SC 2.4.3.

7.2.3.2 Purpose

- (1) The purpose of the coastal hazard overlay code is to manage development in areas affected by coastal hazards including storm tide inundation, erosion, and sea level rise to:
- avoid the social and economic costs resulting from coastal hazards;
 - protect, conserve, rehabilitate and manage the environment of the coast, including resources and biological diversity;
 - prevent development from adversely impacting on natural coastal processes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- development avoids areas known to be vulnerable to coastal hazards; or
 - development is designed and sited to:
 - mitigate the potential impacts and level of risk on communities, infrastructure, and property associated with coastal hazards to an acceptable or tolerable level;
 - avoid interference with natural coastal processes such as coastline movement, movement of sand/sediment;

7.2.3.3 Specific benchmarks for assessment

Table 7.2.3.3 – Coastal hazards overlay assessment benchmarks for development that is accepted subject to requirements and assessable development

Performance Outcomes		Acceptable Outcomes	
For development that is accepted subject to requirements and assessable development			
PO ₁	Development for uses and works will not be subject to unacceptable risk from: <ul style="list-style-type: none"> • coastal erosion; • storm surge; or • sea level rise. 	AO _{1,1}	Development is not located in a coastal hazard area, and in particular, is not located in an area seaward of the limit of storm tide hazard shown on the SC 2.4.3 Coastal hazards overlay map.
For assessable development only			
Erosion prone area			
PO ₂	Development does not increase the likelihood of erosion, and the erosion prone areas are development-free unless the development: <ol style="list-style-type: none"> (1) cannot be located elsewhere; or (2) is coastal dependant development; or (3) is temporary, relocatable, or able to be abandoned. 	AO _{2,1}	The development is designed and located to: <ol style="list-style-type: none"> (1) retain vegetation on the site where its absence, removal or damage may destabilise the area; (2) manage stormwater runoff to prevent scour; (3) maintain physical characteristics of the dune systems and near shore coastal landforms including dune crest height and sand volume; (4) maintain sand/sediment movement along the coast.

Performance Outcomes		Acceptable Outcomes	
PO ₃	Where buildings and structures exist within an erosion prone area, any re-development must not be at a greater intensity than the existing development unless it can be clearly demonstrated that the development can effectively avoid, manage, or mitigate the risks of coastal erosion	AO _{3.1}	No acceptable outcome is prescribed.
PO ₄	If land within the coastal management district is proposed for reconfiguring to create additional allotments, the identified erosion prone area must be surrendered to the State as a reserve for coastal management purposes at no cost to Council.	AO _{4.1}	No acceptable outcome is prescribed.
Storm tide and sea level rise			
PO ₅	Development in a coastal hazard area is designed, constructed and operated to: <ul style="list-style-type: none"> • maintain dune crest heights, or where a reduction in crest heights cannot be avoided, mitigate risks to development from wave overtopping and storm surge inundation; • ensure structures can sustain flooding from a defined storm tide event; • maintain the safety of people living and working on the premises from a defined storm tide event. 	AO _{5.1}	<p>(1) Habitable rooms of all built structures are located above the defined storm tide event level;</p> <p>(2) Development provides:</p> <ul style="list-style-type: none"> (a) a safe refuge for people within the development site during a defined storm tide event; (b) at least one clearly identified evacuation route for emergency evacuation during a defined storm tide event; and <p>(3) Development is designed and constructed to withstand hydrostatic and hydrodynamic forces during a defined storm tide event.</p>
PO ₆	Development involves only uses and activities which do not result in environmental harm.	AO _{6.1}	Development does not involve the manufacture and/or storage of goods or use of materials that if exposed to a storm tide event would result in unacceptable risk to the natural or built environment or human health or safety.

7.2.4 Flood hazard overlay code

7.2.4.1 Application

- (1) This code applies to assessing development located in the flood hazard overlay on Map SC2.4.4. It may include the following areas of land identified within the local government areas as:
 - (a) areas of land with flooding and inundation potential;
 - (b) overland flow paths identified locally.
- (3) It applies, at a minimum, to development that:
 - (a) increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or
 - (b) involves institutional uses where evacuating people may be difficult; or
 - (c) involves the manufacture or storage of hazardous materials in bulk.

7.2.4.2 Purpose

- (1) The purpose of the flooding hazard overlay code is to manage development to protect communities and infrastructure from adverse impacts of flooding.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is not located in areas known to be vulnerable to flooding;
 - (b) where development cannot be feasibly located elsewhere, potential impacts are mitigated to an acceptable and tolerable level, particularly in relation to community health and safety and property damage.

7.2.4.3 Specific benchmarks for assessment

Table 7.2.4.3 – Flood hazard overlay assessment benchmarks for development that is accepted subject to requirements and assessable development

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

Performance Outcomes		Acceptable Outcomes
		<p>minimise entrance of floodwaters.</p> <p>Editor's Note: If part of the site is outside the identified floodplain, this is the preferred location for all lots (excluding parks or other relevant open space and recreation lots).</p> <p>Editor's Note: Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p>
	AO _{1.3}	Road and/or pathway layout provides a safe and clear evacuation path by direct and simple routes to main carriageways.
	AO _{1.4}	<p>Signage is provided on site indicating:</p> <ol style="list-style-type: none"> (1) the position and path of all safe evacuation routes off the site; and (2) if the site contains or is within 100 metres of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as floodway crossings or entrances to low-lying reserves.
	AO _{1.5}	<p>Buildings:</p> <ol style="list-style-type: none"> (1) allow for flow through of flood waters on the ground floor; and (2) if for residential dwelling, have floor levels of habitable rooms that are above the flood level.
Water flow and flood level		
PO ₂ Development does not exacerbate the potential flooding impacts within the site or on adjoining land.	AO _{2.1}	<p>Works in urban areas do not involve:</p> <ol style="list-style-type: none"> (1) any physical alteration to a watercourse or floodway including vegetation clearing; or (2) a net increase in filling.
	AO _{2.2}	<p>Works in areas other than an urban area either:</p> <ol style="list-style-type: none"> (1) do not involve a net increase in filling greater than 50m³; or (2) do not result in any reductions of on-site flood storage capacity

Performance Outcomes		Acceptable Outcomes	
			<p>and contain within the subject site any changes to depth/duration/velocity of flood waters; or</p> <p>(3) do not change flood characteristics outside the subject site in ways that result in:</p> <p>(a) loss of flood storage;</p> <p>(b) loss of/changes to flow paths;</p> <p>(c) acceleration or retardation of flows; or</p> <p>(d) any reduction in flood warning times elsewhere on the floodplain.</p>
Hazardous materials			
PO ₃ Development avoids the release of hazardous materials into floodwaters.	AO _{3.1}		Materials manufactured or stored on site are not hazardous; or
	AO _{3.2}		<p>Material manufacturing equipment and containers are located on the highest part of the site to enhance flood immunity.</p> <p>Editor's Note: Refer to the <i>Work, Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.</p>
Community infrastructure, essential services, and disaster response			
PO ₄ Community infrastructure and essential services are able to function effectively during and immediately after flood events.	AO _{4.1}		No acceptable outcome is prescribed.
PO ₅ The development supports and does not unduly burden disaster management responses or recovery capacity and capability	AO _{5.1}		<p>Development does not:</p> <p>(1) increase the number of people calculated to be at risk from flooding;</p> <p>(2) increase the number of people likely to need evacuation;</p> <p>(3) shorten flood warning times; or</p> <p>(4) impact on the ability of traffic to use evacuation routes or unreasonably increase traffic volumes on evacuation routes.</p>

7.2.5 Potential and actual acid sulfate soils overlay code

7.2.5.1 Application

- (1) This code applies to assessing development on land below the 20m Australian Height Datum (AHD) contour and:
 - (a) involving excavation or removal of 100m³ or more of soil or sediment below 5m AHD; or
 - (b) filling of land below 5m AHD with 500m³ or more of material with an average depth of 0.5 metre or greater.

7.2.5.2 Purpose

- (1) The purpose of the potential and actual acid sulfate soils overlay code is to regulate development in identified areas to avoid the creation of acid sulfates and resulting adverse effects on the built and natural environment.
- (2) The purpose of the code will be achieved through the following overall outcome:
 - (a) development does not result in the creation of acid sulfates;
 - (b) works are appropriately managed to avoid the potential for acid sulfates to be created or for their release to cause damage to the built and natural environment.

Editor's note: Refer to SC 2.4.5-Potential and Actual Acid Sulfate Soils Overlay Map

7.2.5.3 Specific benchmarks for assessment

Table 7.2.5.3 – Potential and actual acid sulfate soils overlay assessment benchmarks for development that is accepted subject to requirements and assessable development

Performance Outcomes		Acceptable Outcomes	
For development that is accepted subject to requirements and assessable development			
PO ₁	<p>Development:</p> <ul style="list-style-type: none"> manages the risk of acid sulfates being created or released; and includes mitigation measures to prevent accidental release of acid sulfates from causing harm. 	AO _{1.1}	<p>The disturbance of acid sulfate soils or potential acid sulfate soils is avoided by:</p> <ol style="list-style-type: none"> not excavating or otherwise removing soil or sediment below 5m Australian Height Datum (AHD); not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; not undertaking filling that results in: <ol style="list-style-type: none"> actual acid sulfate soils being moved below the water table; previously saturated acid sulfate soils being aerated.
For assessable development only			
PO ₂	<p>Development:</p> <ul style="list-style-type: none"> manages the risk of acid sulfates being created or released; and includes mitigation measures to prevent accidental release of acid sulfates from causing harm. <p>Editor's note: Satisfying PO₂ may require:</p> <ul style="list-style-type: none"> an acid sulfate soils (ASS) investigation be undertaken; preparation of an ASS Management Plan. 	AO _{2.1}	<p>Where disturbance of acid sulfate soils cannot be avoided:</p> <ol style="list-style-type: none"> The disturbance of acid sulfate soils or potential acid sulfate soils avoids the release of acid and metal contaminants by: <ol style="list-style-type: none"> neutralising existing acidity and preventing the generation of acid and metal contaminants; and preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment. Acid sulphate soils must undergo appropriate treatment before disposal whether or not that disposal occurs offsite.

08 DEVELOPMENT CODES

Part 8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each local government area.
- (3) There are no use codes for the planning scheme.
- (4) The following are the other development codes for the planning scheme:
 - (a) Water quality code.

Editor's note—assessment benchmarks for certain assessable development and requirements for certain accepted development are also contained in the Planning Regulation.

8.2 Other development codes

8.2.1 Water quality code

8.2.1.1 Application

- (1) This code applies to assessing development that is:
 - (a) a material change of use for urban purposes that involves:
 - (i) a development site greater than 2,500m²; or
 - (ii) 6 or more additional dwellings; or
 - (b) Reconfiguring of a lot for urban purpose that
 - (i) would result in 6 or more residential lots or provide for 6 or more dwellings;
 - (ii) involves a development site greater than 2,500m² and results an increased number of lots; or
 - (iii) is associated with operational work disturbing more than 2,500m² of land; or
 - (c) operational work for urban purposes that involves disturbing more than 2,500m² of land.
- (2) This code applies to assessing waste water management (other than contaminated stormwater and sewerage) if the development is for industrial or business activities that are:
 - (a) a material change of use for urban purposes involving waste water discharge;
 - (b) reconfiguring a lot involving waste water discharge; or
 - (c) operation work involving waste water discharge.

Editor's note: Urban purpose is defined by the *Planning Regulation 2017* as meaning purposes for which land is used in cities or towns - including residential, industrial, sporting, recreation and commercial purposes, but not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.
Waste water is defined by the *Environmental Protection (Water) Policy 2009* as an aqueous waste, including contaminated stormwater.

8.2.1.2 Purpose

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

8.2.1.3 Specific benchmarks for assessment

Table 8.2.1.3 – Water quality assessment benchmarks for assessable development only

Performance Outcomes		Acceptable outcomes	
Protecting Water Quality			
PO ₁	The development is compatible with the land use constraints for achieving stormwater design objects.	AO _{1.1}	<p>(1) The nature, design and stormwater management of the development is in accordance with design objectives that will achieve the environmental values specified in the <i>Environmental Protection (Water) Policy 2009</i>;</p> <p>(2) Prepare a stormwater quality management plan (SQMP) that:</p> <ul style="list-style-type: none"> (a) is consistent with any local area stormwater water management planning; (b) provides for achievable stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.
PO ₂	The entry of contaminants into, and transport of contaminants, in stormwater is minimised.	AO _{2.1}	<p>(1) Development applications incorporates:</p> <ul style="list-style-type: none"> (a) stormwater management measures to achieve the environmental values specified in the <i>Environmental Protection (Water) Policy 2009</i>; (b) management of nutrients of concern and acid sulfate soils; <p>(2) Prepare a site stormwater quality management plan (SQMP) that:</p> <ul style="list-style-type: none"> (a) accounts for development type, construction phase, local landscape, climatic conditions and design objectives identified in table 8.2.1.3A below (b) is consistent with the <i>Queensland Acid Sulfate Soil Technical Manual</i>.
PO ₃	Construction activities for the development minimise adverse impacts on stormwater quality.	AO _{3.1}	<p>Any development application is accompanied by an erosion and sediment control plan (ESCP) that demonstrates release of sediment laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded by addressing the design objectives listed in Table 8.2.1.3A below for:</p> <ul style="list-style-type: none"> (1) drainage control; (2) erosion control; (3) sediment control; (4) water quality outcomes.

Performance Outcomes		Acceptable outcomes	
		AO _{3.2}	<p>(1) Erosion and sediment control practices including any proprietary erosion and sediment control products are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out, in accordance with local conditions and appropriate recommendations from a suitably qualified person; or</p> <p>(2) The ESCP demonstrates how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to Acceptable Outcome AO_{3.1}</p>
PO ₄	Construction and operation activities for the development minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO _{4.1}	<p>(1) Development incorporates stormwater flow control measures to achieve at least the design objectives set out in the Table 8.2.1.3A below;</p> <p>(2) Both the construction and operation phases for the development comply with advice and the design objectives listed in Table 8.2.1.3A including management of frequent flows, peak flows and construction phase hydrological impacts.</p>
Point source waste water management (other than contaminated stormwater and sewerage)			
PO ₅	Development does not discharge waste water to a waterway or external to the site unless demonstrated to be best practice environmental management for the site.	AO _{5.1}	<p>(1) A waste water management plan (WWMP) is prepared by a suitable qualified person. The WWMP accounts for:</p> <ul style="list-style-type: none"> (a) waste water type; (b) climatic conditions; (c) WQO's; (d) best practice environmental management. <p>(2) The WWMP provides that waste water is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids waste water discharge to waterways; or (b) if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.

Performance Outcomes		Acceptable outcomes	
PO ₆	<p>Any treatment and disposal of waste water to a waterway accounts for:</p> <ul style="list-style-type: none"> the applicable water quality objectives for the receiving waters; adverse impact on ecosystem health or receiving waters; in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset. 	AO _{6.1}	<p>Compliance with this outcome can be demonstrated by developing a waste water management plan (WWMP) prepared by a suitably quality person with content taking account of at least those factors listed in PO6.</p>
PO ₇	<p>Waste water discharge to a waterway from nutrient hazardous areas or acid sulfate soil areas is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity and downstream ecosystem health.</p>	AO _{7.1}	<p>Waste water discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.</p>
		AO _{7.2}	<p>Development in coastal catchments avoids, or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas and acid sulfate soil areas.</p> <p>Compliance with this outcome can be demonstrated by following the management advice in the Implementing Policies and Plans for managing Nutrients of Concern for Coastal Algal Blooms in Queensland and associated technical guideline</p>
		AO _{7.3}	<p>Development in coastal catchments:</p> <ol style="list-style-type: none"> (1) avoids lowering groundwater levels where potential or actual acid sulfate soils are present; (2) manages waste water so that: <ol style="list-style-type: none"> (a) the PH of any waste water discharged is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and metals; (b) holding times of neutralised waste event ensures the flocculation and removal of any dissolved iron prior to release; (c) visible iron floc is not present in any discharge; (d) precipitated iron floc is contained and disposed of; (e) waste water and precipitates that cannot be contained and treated for discharge on site and removed and disposed of through trade waste or to another lawful method

Performance Outcomes		Acceptable outcomes	
Non-tidal artificial waterways – protecting water quality in existing natural waterways			
PO ₈	The waterway is designed to address stormwater flow management and stormwater quality management in addition to providing for flood management, stormwater harvesting, aquatic habitat and visual amenity.	AO _{8.1}	The waterway is designed and managed for any of the following end use purposes: (1) amenity including aesthetics, landscaping and recreation; (2) flood management; (3) stormwater harvesting as part of an integrated water cycle management plan; (4) aquatic habitat.
		AO _{8.2}	The end purpose is designed and operated in a way that protects water environmental values
PO ₉	The waterway is located in a way that is compatible with the land use constraints of the site for protecting water environmental values in existing natural waterways.	AO _{9.1}	Where relevant: (1) environmental values in downstream waterways are protected; (2) any groundwater recharge areas are not affected; (3) the location of the waterway incorporates low lying areas of a catchment to an existing waterway; (4) any existing area of ponded water are included.
		AO _{9.2}	Waterways are located: (1) outside natural wetland and any associated buffer areas; (2) to avoid disturbing soils or sediments; (3) to avoid alternating the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.
PO ₁₀	The waterway is located in a way that is compatible with existing tidal waterways.	AO _{10.1}	Where the waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar: (1) there is sufficient flushing or tidal range of >0.3m; (2) any tidal flow alternation does not adversely impact on the tidal waterway; or (3) there is not introduction of salt water into freshwater environments.

Performance Outcomes		Acceptable outcomes	
PO ₁₁	The construction phase for the waterway is compatible with protecting water environmental values in existing natural waterways.	AO _{11.1}	Erosion and sediment control measures are incorporated during construction to achieve the design objectives set out in Table 8.2.1.3A below.
PO ₁₂	Stormwater overflows from the waterway provide for the achievement of water quality objectives in existing natural waterways.	AO _{12.1}	Stormwater run-off that may enter the non-tidal waterway is pre-treated in accordance with the guideline design objectives, water quality objectives of local waterways and any relevant local area stormwater management plan,
Designing and operating the non-tidal artificial water way			
PO ₁₃	The waterway is designed, managed and operated by suitably qualified persons.	AO _{13.1}	To help achieve water quality objectives in and downstream of the waterway, the waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer, Queensland with specific experience in establishing and managing artificial waterways.
PO ₁₄	The waterway is manage and operated in ways that demonstrate achievement of water quality objectives in natural waterways.	AO _{14.1}	Monitoring and maintenance programs adaptively manage water quality in the waterway to achieve relevant water quality objectives downstream of the waterway.
		AO _{14.2}	Aquatic weeds are managed in ways that achieve a low percentage of coverage of the water surface area (less than 10%). Pests and vectors (such as mosquitoes) are managed by avoiding stagnant water areas, providing for native fish predators and, if necessary, other best practices for monitoring and treating of pests.
		AO _{14.3}	The waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that: <ul style="list-style-type: none"> (1) identifies the waterway; (2) states a period of responsibility for the entity for the management and operation of the waterway; (3) states a process for any transfer of responsibility for the waterway; (4) state required actions under the agreement for monitoring of the water quality of the waterway and receiving event; (5) states required action under the

Performance Outcomes	Acceptable outcomes
	<p>agreement to maintain the waterway to achieve the outcomes of this policy and any relevant approval conditions of the development;</p> <p>(6) identifies funding sources for the above including bonds, headworks charges or levies.</p>

Table 8.2.1.3A: Construction phase – stormwater management design objectives

Issue		Design objectives
Drainage control	Temporary drainage works	<ol style="list-style-type: none"> Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> Disturbed area open for <12 months—1 in 2-year ARI event Disturbed area open for 12–24 months—1 in 5-year ARI event Disturbed area open for > 24 months—1 in 10-year ARI event Design capacity excludes minimum 150 mm freeboard Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity
Erosion control	Erosion control measures	<ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time Divert water run-off from undisturbed areas around disturbed areas Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	<p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p>	<ol style="list-style-type: none"> Determine appropriate sediment control measures using: <ul style="list-style-type: none"> potential soil loss rate, or monthly erosivity, or average monthly rainfall Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> design storm for sediment basin sizing is 80th% five-day event or similar Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> TSS < 50 mg/L TSS, and Turbidity not >10% receiving waters turbidity, and pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> Avoid wind-blown litter; remove gross pollutants Ensure there is no visible oil or grease sheen on released waters Dispose of waste containing contaminants at authorised facilities
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

SCHEDULE 1
DEFINITIONS

Schedule 1 Definitions

SC1.1 Use definitions

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

Table SC1.1.1—Index of use definitions

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

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

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Premises used for any of the following: <ul style="list-style-type: none"> • the arrival and departure of aircraft • the housing, servicing, refuelling, maintenance and repair of aircraft • the assembly and dispersal of passengers or goods on or from an aircraft • any ancillary activities directly serving the needs of passengers and visitors to the use • associated training and education facilities • aviation facilities. 	Airport, airstrip, helipad, public or private airfield	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Cropping	<p>Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil.</p> <p>The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	<p>Premises containing two dwellings, each for a separate household, and consisting of:</p> <ul style="list-style-type: none"> • a single lot, where neither dwelling is a secondary dwelling or • two lots sharing common property where one dwelling is located on each lot 	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply.	Dwelling house, multiple dwelling
Dwelling house	<p>A residential use of premises for one household that contains a single dwelling.</p> <p>The use includes domestic out-buildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non-residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Premises used for training and instruction designed to impart knowledge and develop skills.</p> <p>The use may include outside hours school care for students or on-site student accommodation.</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network • the use may involve night time and outdoor activities • onsite controls are required for emissions and dangerous goods risks. 	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Nature-based tourism	The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment. Nature-based tourism activities typically: <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long term camping.</p> <p>The use may involve permanent low scale built infrastructure.</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social, educational and associated charitable activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> • the arrival and departure of vessels • the movement of passengers or goods on or off vessels • any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	<p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	<p>Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including:</p> <ul style="list-style-type: none"> • restaurants and bars • meeting and function facilities • sporting and fitness facilities • staff accommodation • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Retirement facility	<p>A residential use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. <p>Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	Display dwelling	Bank, office
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	<p>Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.</p> <p>The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.</p>		Car wash

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	<p>Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpackers accommodation, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> • a large area for handling, display or storage • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another • regulating voltage in an electrical circuit • controlling electrical circuits • switching electrical current between circuits • a switchyard or • communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	<p>Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.</p>	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>

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

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

SC1.1.1 Defined activity groups

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

Table SC1.1.1.1—Index of defined activity groups

Accommodation activities	Community activities	Recreation activities
Business activities	Entertainment activities	Rural activities
Centre activities	Industry activities	Waterfront activities

Table SC1.1.1.2—Defined activity groups

Column 1 Activity group	Column 2 Uses
Accommodation activities	<ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Hostel • Multiple dwelling • Nature-based tourism • Non-resident workforce accommodation • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Rural workers' accommodation • Short-term accommodation • Tourist park
Business activities	<ul style="list-style-type: none"> • Agricultural supplies store • Bulk landscape supplies • Food and drink outlet • Garden centre • Hardware and trade supplies • Market • Office • Outdoor sales • Parking station • Sales office • Service industry • Service station • Shop • Shopping centre • Showroom • Veterinary services

Column 1 Activity group	Column 2 Uses
Centre activities	<ul style="list-style-type: none"> • Caretaker's accommodation • Child care centre • Club • Community care centre • Community use • Educational establishment (where excluding exclusive outdoor recreation facilities) • Food and drink outlet • Function facility • Health care services • Hospital • Hostel • Hotel • Market • Multiple dwelling • Nightclub entertainment facility • Office • Parking station • Place of worship • Residential care facility • Retirement facility • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Theatre
Community activities	<ul style="list-style-type: none"> • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Detention facility • Educational establishment • Funeral parlour • Health care services • Hospital • Place of worship

Column 1 Activity group	Column 2 Uses
Entertainment activities	<ul style="list-style-type: none"> • Club • Function facility • Hotel • Nightclub entertainment facility • Theatre • Tourist attraction • Tourist park
Industry activities	<ul style="list-style-type: none"> • Extractive industry • High impact industry • Low impact industry • Marine industry • Medium impact industry • Research and technology industry • Special industry • Service industry • Warehouse
Recreation activities	<ul style="list-style-type: none"> • Environment facility • Indoor sport and recreation • Major sport, recreation and entertainment facility • Motor sport facility • Outdoor sport and recreation • Park
Rural activities	<ul style="list-style-type: none"> • Agricultural supplies store • Animal husbandry • Animal keeping • Aquaculture • Cropping • Intensive animal industry • Intensive horticulture • Permanent plantation • Roadside stall • Rural industry • Rural workers' accommodation • Wholesale nursery • Winery
Waterfront activities	<ul style="list-style-type: none"> • Landing • Marine industry • Port services

SC1.1.2 Industry thresholds

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

Table SC1.1.2.1—Industry thresholds

Use	Additional examples include
<p>Low impact industry</p>	<p>(1) Repairing and servicing motor vehicles, including mechanical; components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting;</p> <p>(2) Repairing and servicing lawn mowers and outboard engines;</p> <p>(3) Fitting and turning workshop;</p> <p>(4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting;</p> <p>(5) Assembling wood products not involving cutting, routing, sanding or spray painting;</p> <p>(6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components;</p> <p>(7) Service station, not including above ground tanks of class 2.1 (flammable gasses) or class 3 (flammable liquids) dangerous goods greater than 16kL;</p> <p>Note—class 2.1 and class 3 dangerous goods are defined in the Australian Dangerous Goods Code.</p> <p>(8) Dangerous goods location not including the storage of toxic gases.</p>

Use	Additional examples include
Medium impact industry	<ul style="list-style-type: none"> (1) Metal foundry, metal casting, boiler making or engineering works, producing less than 10 tonnes per year; (2) Large dangerous goods location not including the storage of toxic gases; (3) Abrasive blasting workshop; (4) Spray painting, enamelling, electroplating, anodising, galvanising or powder coating producing less than 5,000 tonnes per year; (5) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; (6) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per year; (7) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per year; (8) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per year; (9) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per year; (10) Manufacturing chipboard, laminated board and wood veneer products, producing less than 250 tonnes per year; (11) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per year; (12) Recycling and reprocessing batteries; (13) Repairing or maintaining boats; (14) Manufacturing substrate for mushroom growing; (15) Manufacturing or processing plaster, producing less than 5,000 tonnes per year; (16) Recycling or reprocessing tyres including retreading; (17) Printing advertising material, magazines, newspapers, packaging and stationery; (18) Transport depot, distribution centre, contractors depot and storage yard; (19) Manufacturing plastic or plastic products (except fibreglass pools, tanks and boats) in works producing less than 5 tonnes per year; (20) Reconditioning metal or plastic drums.
High impact industry	<ul style="list-style-type: none"> (1) Metal foundry, metal casting, boiler making or engineering works, producing greater than 10 tonnes per year; (2) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; (3) Scrap metal yard including a fragmentiser; (4) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per year; (5) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per year; (6) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per year; (7) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per year; (8) Manufacturing chipboard, laminated board and wood veneer products greater than 250 tonnes per year; (9) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per year; (10) Manufacturing or processing plaster, producing greater than 5,000 tonnes per year; (11) Spray painting, enamelling, electroplating, anodising or galvanising of metal products greater than 5,000 tonnes per year; (12) Concrete batching and producing concrete products; (13) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote;

Use	Additional examples include
	<p>(14) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste;</p> <p>(15) Manufacturing fibreglass pools, tanks and boats;</p> <p>(16) Manufacturing plastic or plastic products, including fibreglass products, in works producing greater than 5 tonnes per year or more of foam, composite plastics or rigid fibre-reinforced plastics;</p> <p>(17) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre;</p> <p>(18) Abattoir;</p> <p>(19) Recycling chemicals, oils or solvents;</p> <p>(20) Waste disposal facility (other than waste incinerator);</p> <p>(21) Recycling, storing or reprocessing regulated waste;</p> <p>(22) Manufacturing batteries;</p> <p>(23) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per year;</p> <p>(24) Manufacturing chipboard, laminated board and wood veneer products, producing greater than 250 tonnes per year.</p>
Special industry	<p>(1) Oil refining or processing;</p> <p>(2) Producing, refining or processing gas or fuel gas;</p> <p>(3) Distilling alcohol in works producing greater than 2,500 litres per year;</p> <p>(4) Power station;</p> <p>(5) Producing, quenching, cutting, crushing or grading coke;</p> <p>(6) Waste incinerator;</p> <p>(7) Sugar milling or refining;</p> <p>(8) Pulp or paper manufacturing;</p> <p>(9) Tobacco processing;</p> <p>(10) Tannery or works for curing animal skins, hides or finishing leather;</p> <p>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing;</p> <p>(12) Rendering plant;</p> <p>(13) Manufacturing chemicals, poisons and explosives;</p> <p>(14) Manufacturing fertilisers involving ammonia.</p>

SC1.2 Administrative definitions

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

Table SC1.2.1—Index of administrative definitions

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

Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: <ol style="list-style-type: none"> (a) if the projection is a roof and there is a fascia—the outside face of the fascia or (b) if the projection is a roof and there is no fascia—the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.

Column 1 Term	Column 2 Definition
Building height	<p>If specified:</p> <ul style="list-style-type: none"> (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	<p>A building or part of a building used or capable of being used as a self-contained residence that must include the following:</p> <ul style="list-style-type: none"> (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities. <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
Gross floor area	<p>The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ul style="list-style-type: none"> (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross where the floor area of the building(s) of, including balconies, is less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.

Column 1 Term	Column 2 Definition
Minor electricity infrastructure	<p>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:</p> <ul style="list-style-type: none"> (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Net developable area	<p>The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope.</p> <p>Note—for the purpose of a prioritylocal government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).</p>
Netserv plan	<p>A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p>
Non-resident workers	<p>Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.</p> <p>This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.</p>
Outermost projection	<p>The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.</p>
Planning assumptions	<p>Assumptions about the type, scale, location and timing of future growth.</p>
Plot ratio	<p>The ratio of gross floor area to the area of the site.</p>
Projection area(s)	<p>Area or areas within a local government area for which a local government carries out demand growth projections.</p>
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.

Column 1 Term	Column 2 Definition
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ul style="list-style-type: none"> (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure (b) basement car parking areas located wholly below ground level (c) eaves and sun shading devices.
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ul style="list-style-type: none"> (a) a lift shaft, stairway or meter room (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment (c) a combination of the above. <p>A mezzanine is a storey. A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey. A basement is not a storey.</p>
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided in section for 1.7 Local government administrative matters.</p> <p>Editor's note—it is recommended that local government use the ability under section for Local government administrative matters 1.7 to further refine this definition for use in the local government area for defined uses.</p>
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Urban purposes	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.

SCHEDULE 2
MAPPING

Schedule 2 Mapping

SC2.1 Map index

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

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

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic plan maps		
SC 2.2.1 A	Strategic framework map (Shire)	20 February 2015
SC 2.2.1 B	Strategic framework map (Township)	20 February 2015
Zone maps		
SC 2.3.1	Zoning map	20 February 2015
SC 2.3.2	Township zone precinct map	20 February 2015
Overlay maps		
SC 2.4.1 A	Airport environs overlay map A	20 February 2015
SC 2.4.1 B	Airport environs overlay map B	20 February 2015
SC 2.4.2	Bushfire hazard overlay map Refer to bushfire hazard area mapping from the Queensland Government SPP interactive mapping system (plan making)	Not applicable
SC 2.4.3	Coastal hazards overlay map	20 February 2015
SC 2.4.4	Flood hazard overlay map	20 February 2015
SC 2.4.5	Potential and actual acid sulfate soils overlay map	20 February 2015
SC 2.4.6	Biodiversity overlay map	20 February 2015
SC 2.4.7	Agricultural land Refer to important agricultural areas and Agricultural Land Classification (ALC) – Class A and Class B mapping from the Queensland Government SPP interactive mapping system (plan making) Note: The agriculture layers in the SPP interactive mapping does not apply to the Township zone	Not applicable

SC2.2 Strategic framework maps

Napranum Aboriginal Shire Council Strategic Framework Map

Legend

-  Future Urban
-  Nature Conservation and Open Space
-  Rural
-  Urban
-  Weipa Strategic Port Area
-  QLD Local Government Boundaries
-  Napranum Aboriginal Shire

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Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

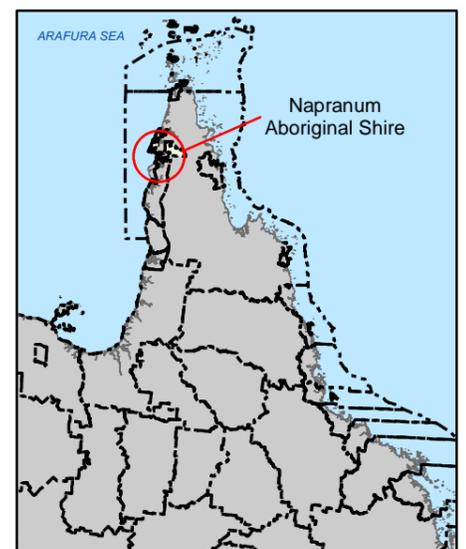
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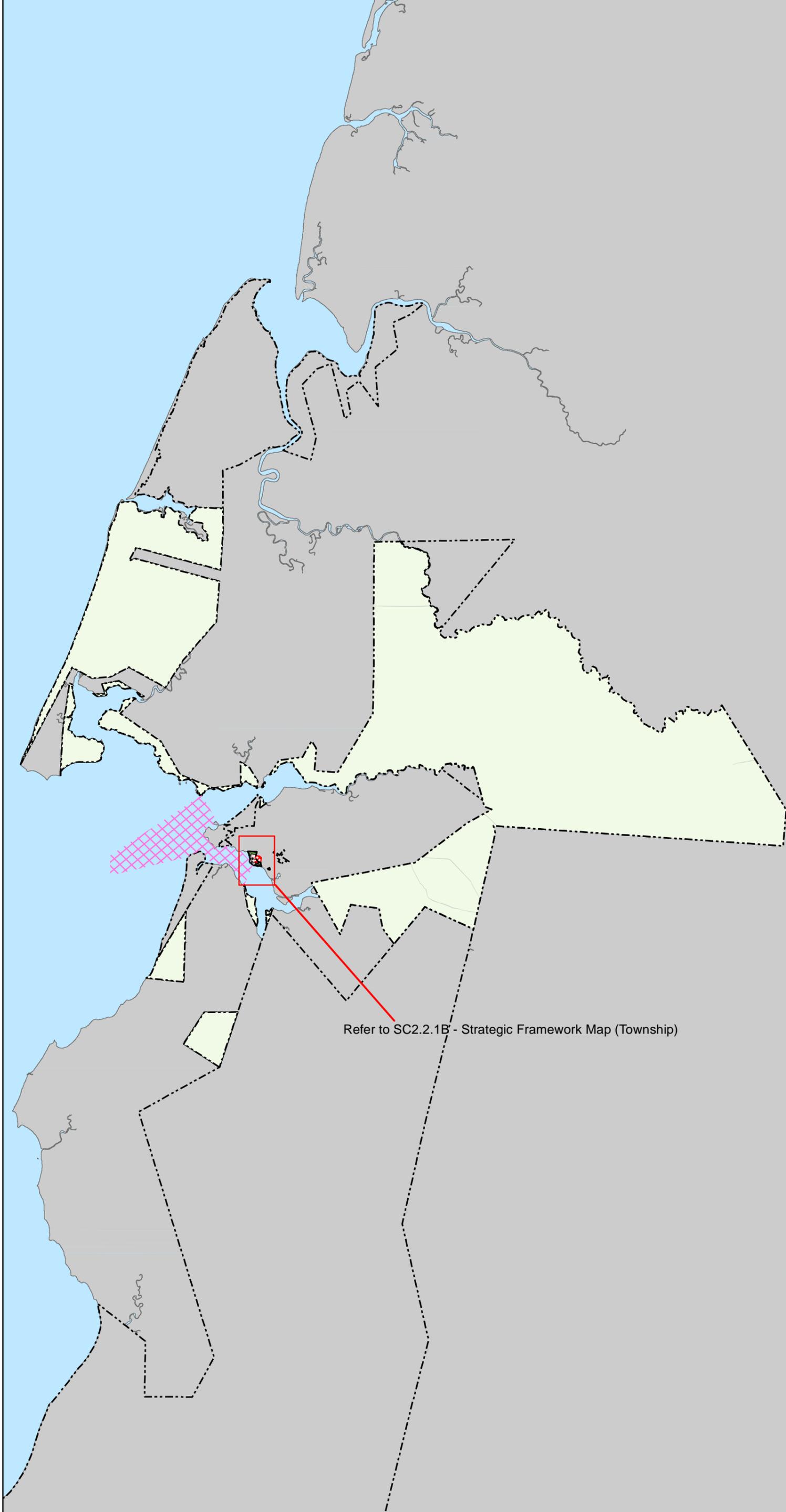


Kilometers



SC 2.2.1A - Planning Scheme
Strategic Framework Map (Shire)

Refer to SC2.2.1B - Strategic Framework Map (Township)



Napranum Aboriginal Shire Council Strategic Framework Map (B)

Legend

-  Weipa Strategic Port Area
-  Ergoon Substation
-  Infrastructure Buffer
-  Napranum Aboriginal Shire
-  Social Infrastructure
-  Sport and Recreation
-  Water supply bore
-  Barge
-  Cycling and Walking Route
-  Roads Proposed
-  Industrial
-  Town Centre
-  Future Urban
-  Nature Conservation and Open Space
-  Urban
-  Rural
-  QLD Local Government Boundaries

Area subject to negotiated repatriation from Rio Tinto

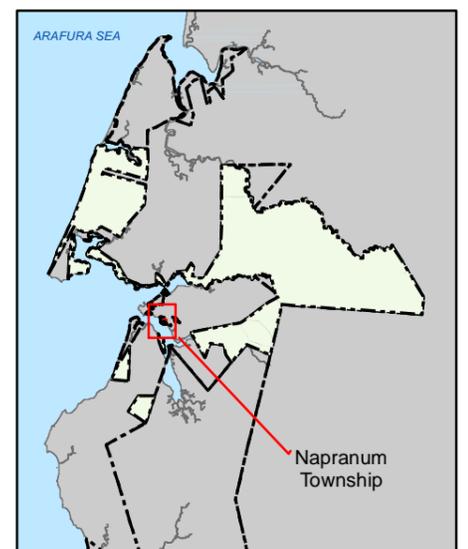
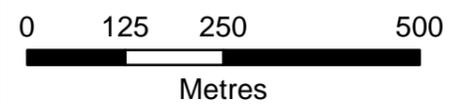
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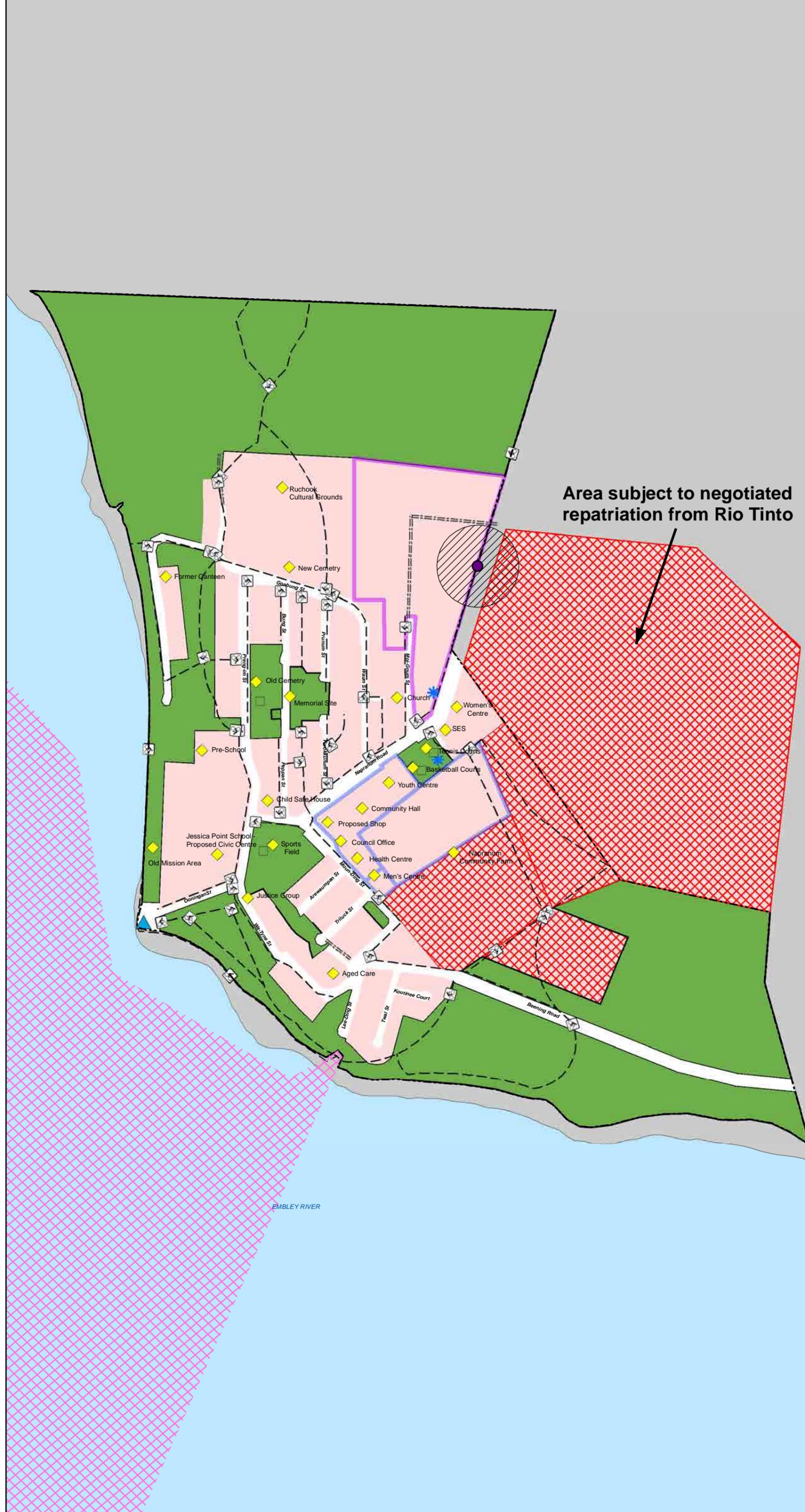
Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:9,000



SC 2.2.1B - Planning Scheme Strategic Framework Map (Township)



SC2.3 Zone and precinct maps

Napranum Aboriginal Shire Council Zoning Map

Legend

-  Township
-  Rural
-  QLD Local Government Boundaries
-  Napranum Aboriginal Shire
-  Cadastre

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Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

Context Map
Scale @ A3 : 1:500,000 

0 5 10 20



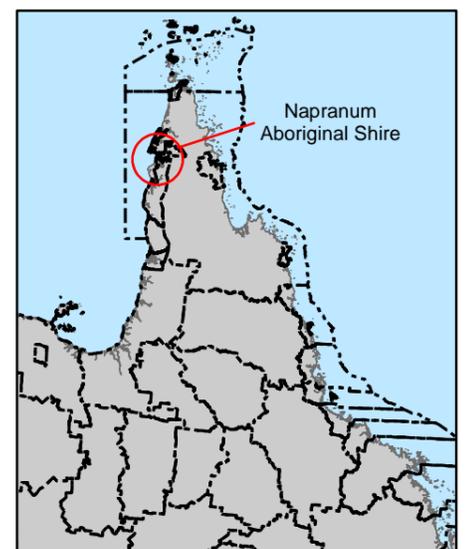
Kilometres

Township Inset
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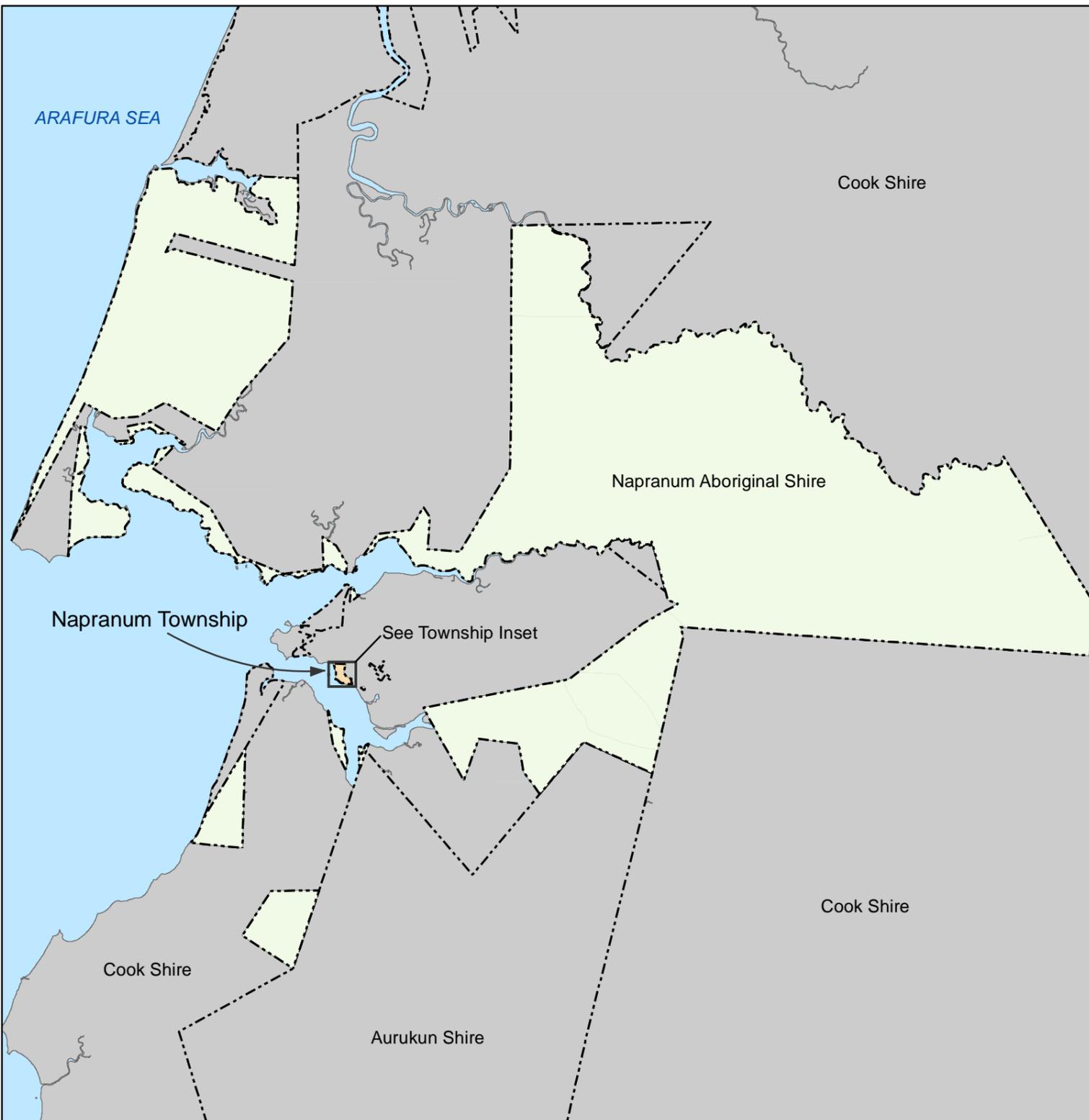
0 120 240 480



Metres



SC 2.3.1 Zoning Map



Napranum Township Inset

Napranum Aboriginal Shire Council Township Zone Precinct Map

Legend

-  Barge
-  Cycling and Walking Route
-  Roads Proposed
-  Active Open Space
-  Employment and Community
-  Future Urban Area
-  Industrial
-  Napranum Community Farm
-  Nature Conservation
-  Residential
-  Town Centre
-  QLD Local Government Boundaries
-  Napranum Aboriginal Shire

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Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

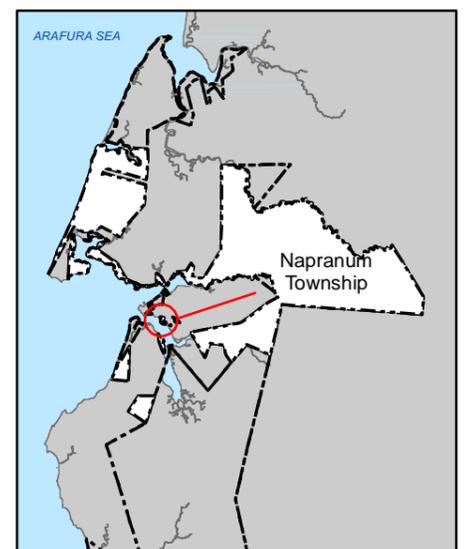
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0 120 240 480



Metres



SC2.4 Overlay maps

Napranum Aboriginal Shire Council Airport Environs Overlay Map A

Legend

-  Napranum Aboriginal Shire
-  Aviation Facility - Location
-  Aviation Facility - Zone A
-  Aviation Facility - Zone A/B
-  Aviation Facility - Area Of Interest
-  Public Safety Area
-  Height Restriction Zones 0 m
-  Height Restriction Zones 45 m
-  Height Restriction Zones 90 m
-  Wildlife Hazard Buffer Zone 3 km
-  Wildlife Hazard Buffer Zone 8 km
-  Wildlife Hazard Buffer Zone 13 km
-  Lighting Area Buffer
-  Light Restriction Zone A
-  Light Restriction Zone B
-  Light Restriction Zone C
-  Light Restriction Zone D
-  QLD Local Government Boundaries
-  Cadastre

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Airport Environs data provided by the Department of Transport and Main Roads, 2015.

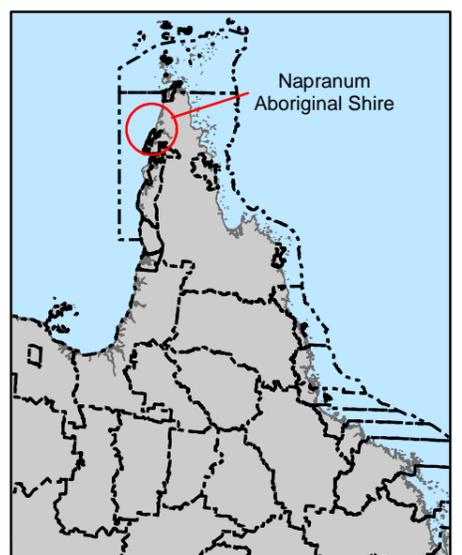
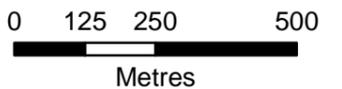
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Coordinate System: GDA 1994 - MGA Zone 54

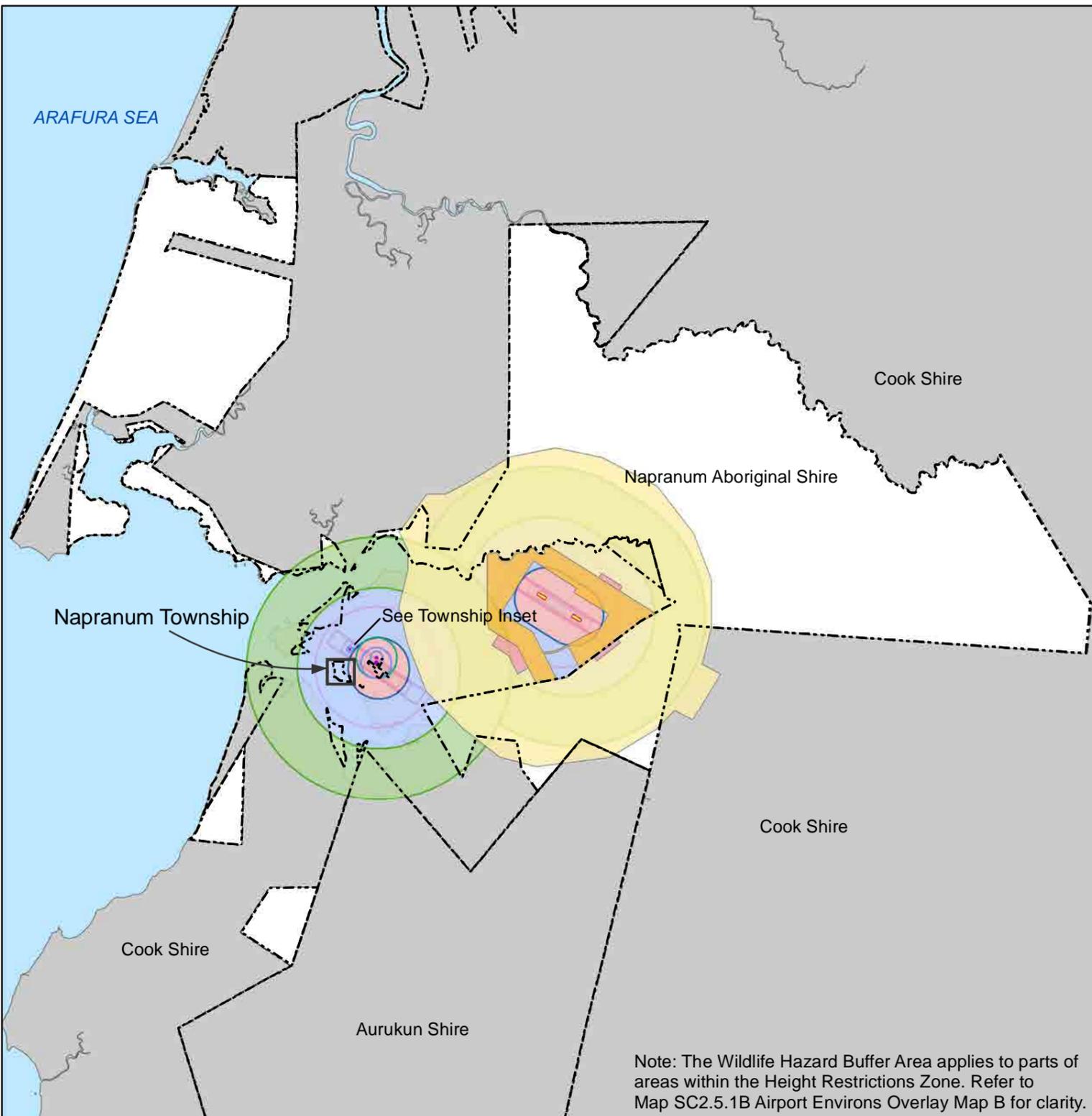
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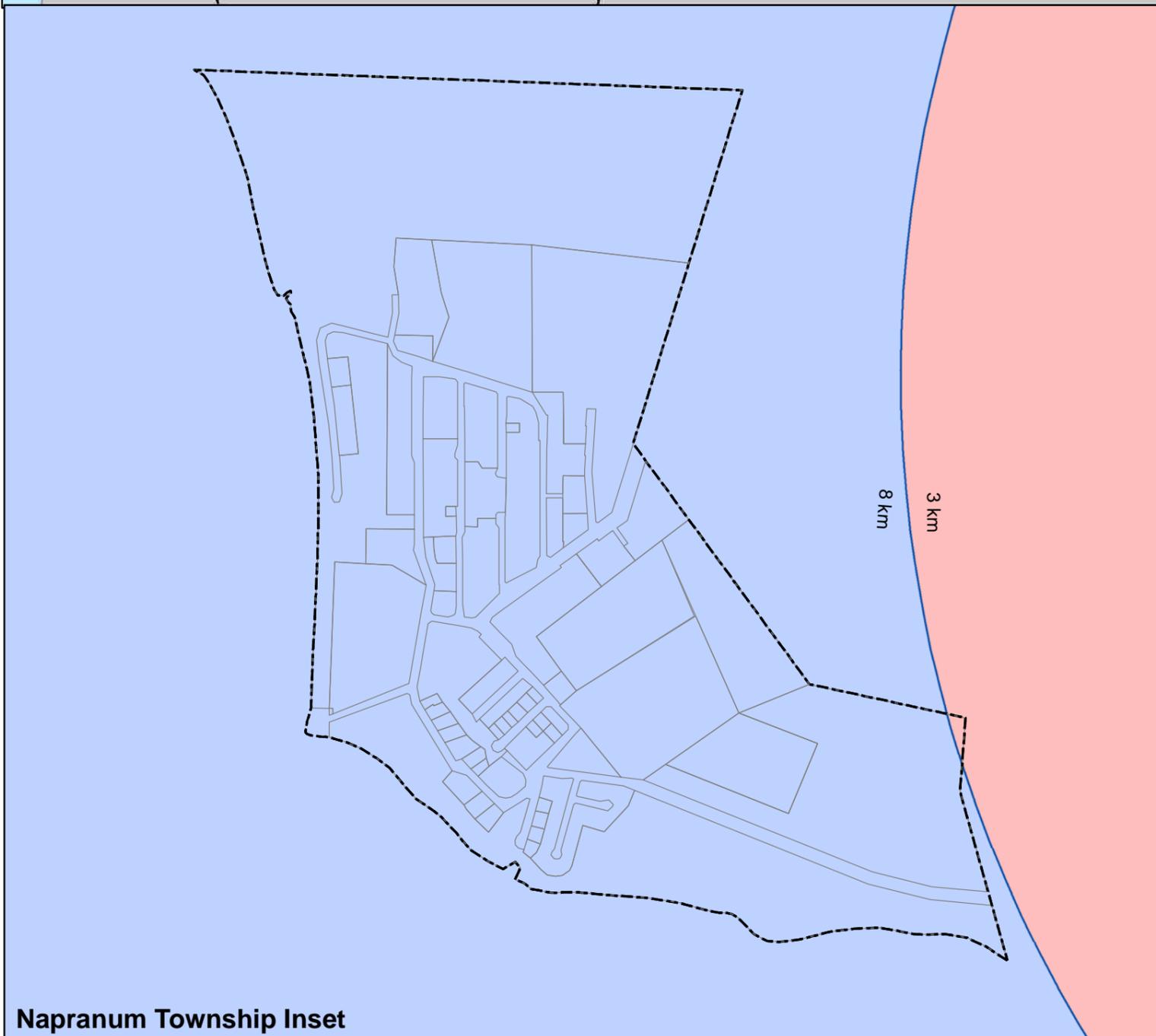
Township Inset
Scale @ A3 : 1:12,500



SC 2.5.1A Airport Environs Overlay Map A



Note: The Wildlife Hazard Buffer Area applies to parts of areas within the Height Restrictions Zone. Refer to Map SC2.5.1B Airport Environs Overlay Map B for clarity.



Napranum Township Inset

**Napranum
Aboriginal Shire Council
Airport Environs Overlay Map B**

- Legend**
-  Napranum Aboriginal Shire
 -  Aviation Facility - Location
 -  Aviation Facility - Zone A
 -  Aviation Facility - Zone A/B
 -  Aviation Facility - Area Of Interest
 -  Public Safety Area
 -  Wildlife Hazard Buffer Zone 3 km
 -  Wildlife Hazard Buffer Zone 8 km
 -  Wildlife Hazard Buffer Zone 13 km
 -  Height Restriction Zones 0 m
 -  Height Restriction Zones 45 m
 -  Height Restriction Zones 90 m
 -  Lighting Area Buffer
 -  Light Restriction Zone A
 -  Light Restriction Zone B
 -  Light Restriction Zone C
 -  Light Restriction Zone D
 -  QLD Local Government Boundaries
 -  Cadastre

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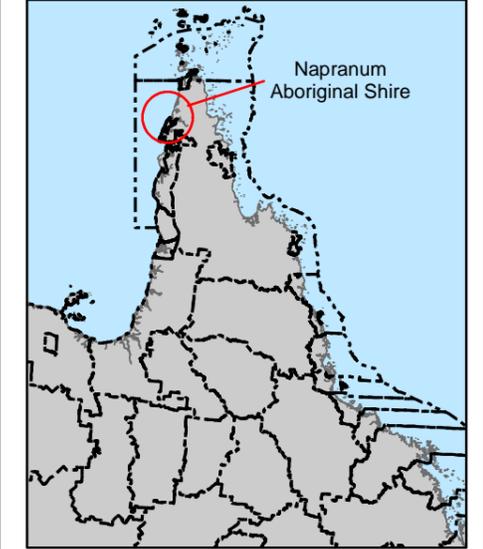
Airport Environs data provided by the Department of Transport and Main Roads, 2015.

Gazettal date: 20 February 2015

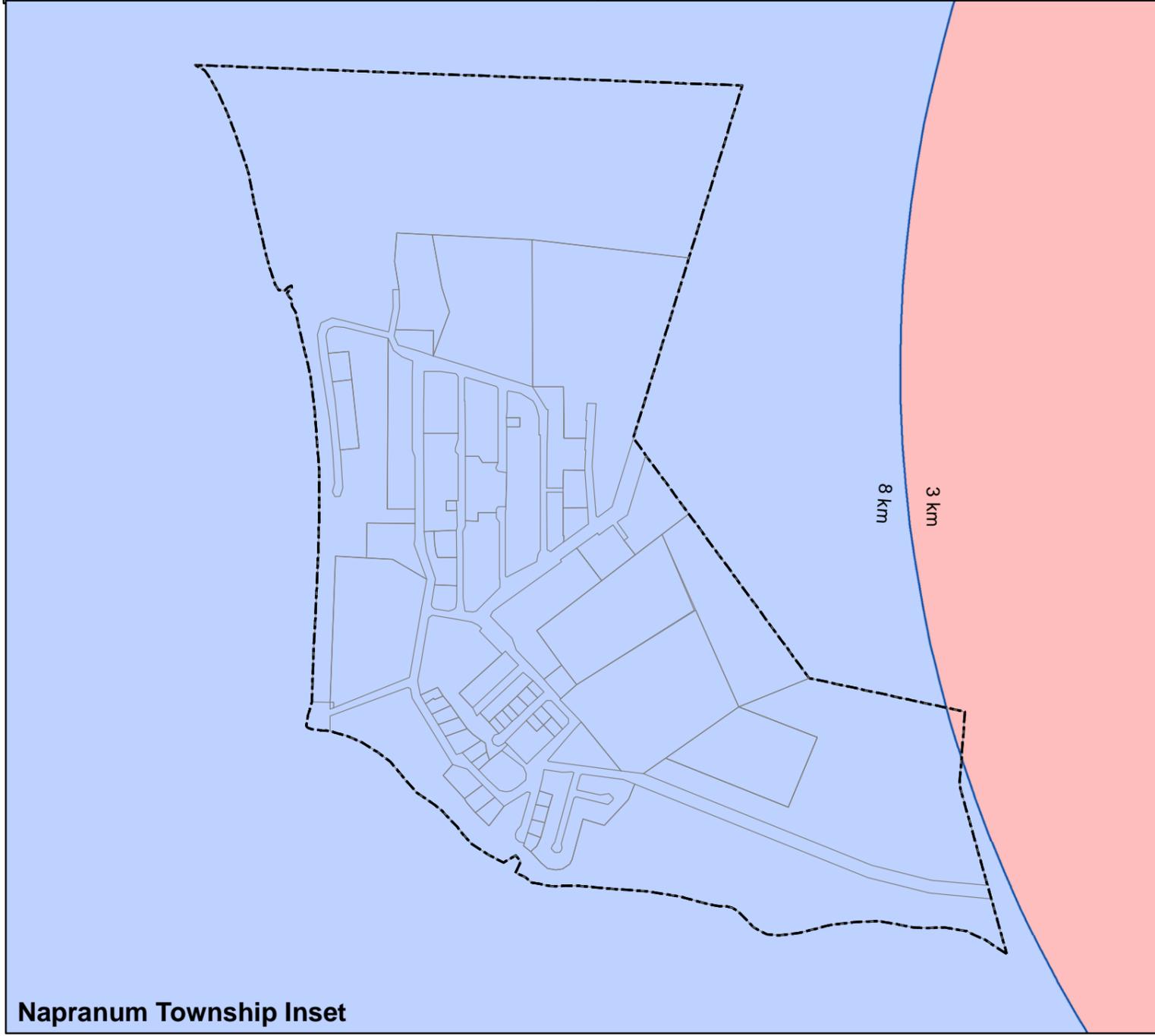
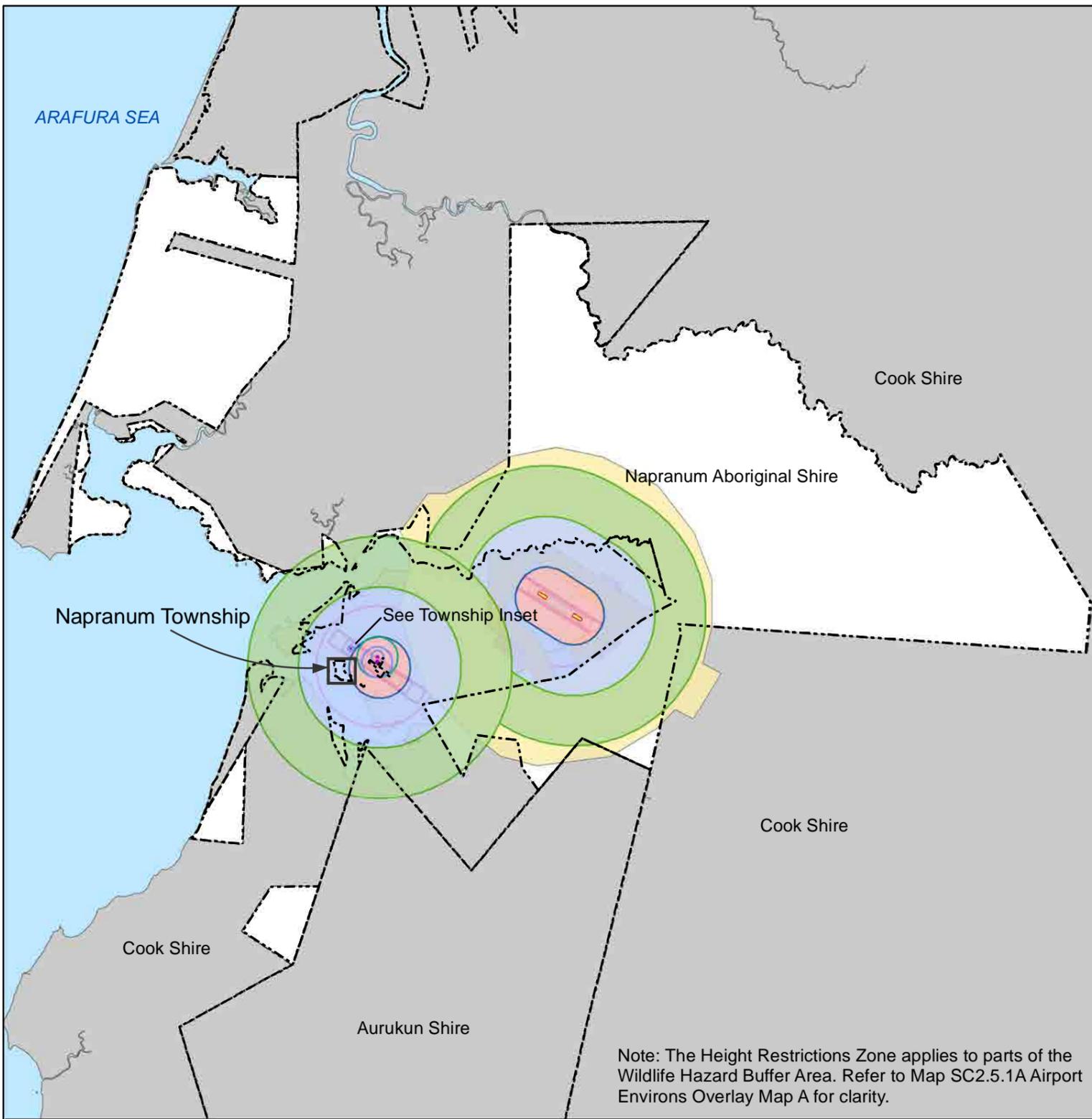
Coordinate System: GDA 1994 - MGA Zone 54 

Context Map
Scale @ A3 : 1:500,000
0 0.25 0.5
Kilometres

Township Inset
Scale @ A3 : 1:12,500
0 125 250 500
Metres



SC 2.5.1B Airport Environs Overlay Map B



Napranum Township Inset

Napranum Aboriginal Shire Council Bushfire Risk Overlay Map

Legend

QLD Local Government Boundaries

Cadastre

Napranum Aboriginal Shire

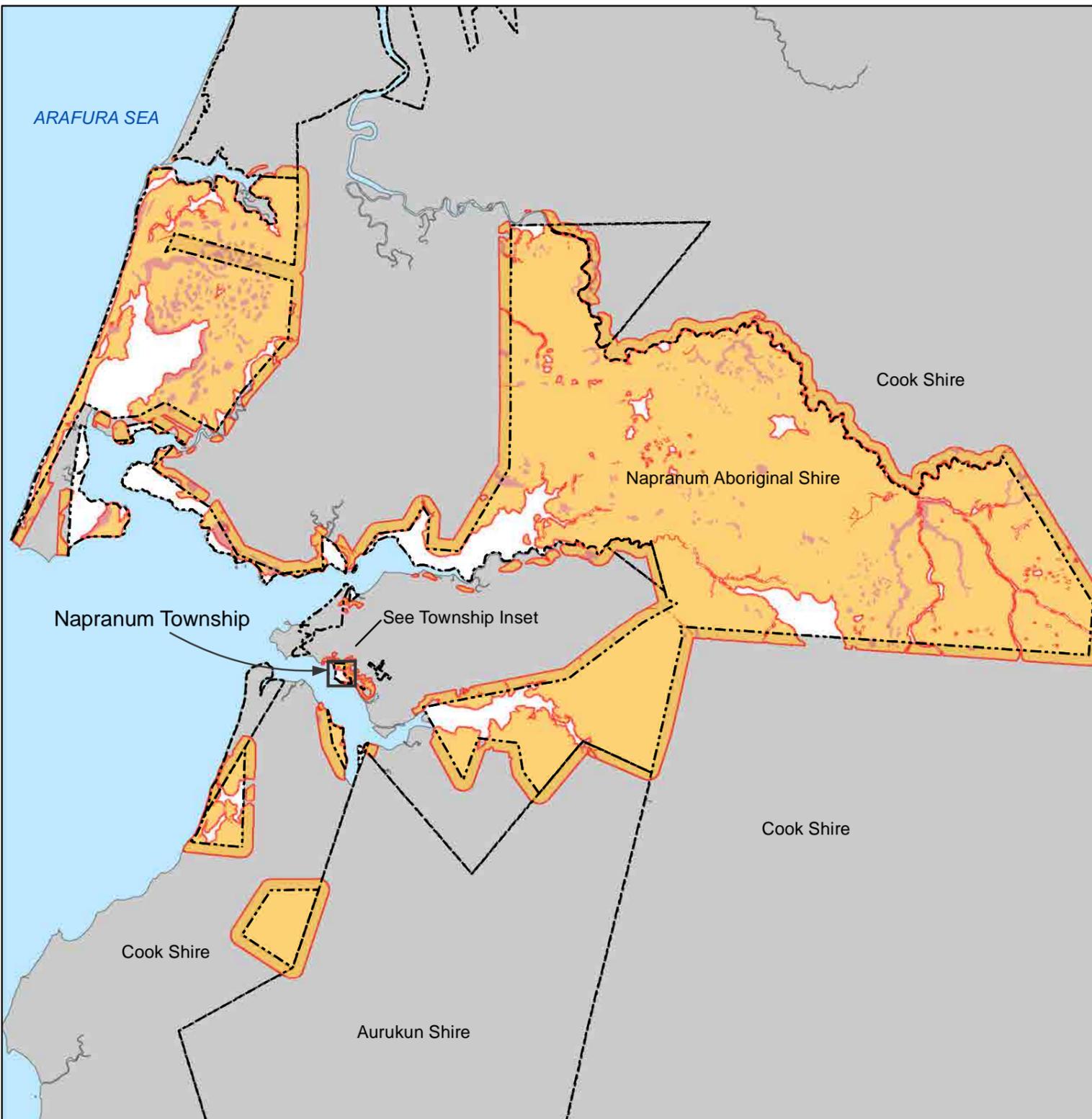
Bushfire Hazard Area

Very High

High

Medium

Potential bushfire impact area



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

Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

Context Map
Scale @ A3 : 1:500,000

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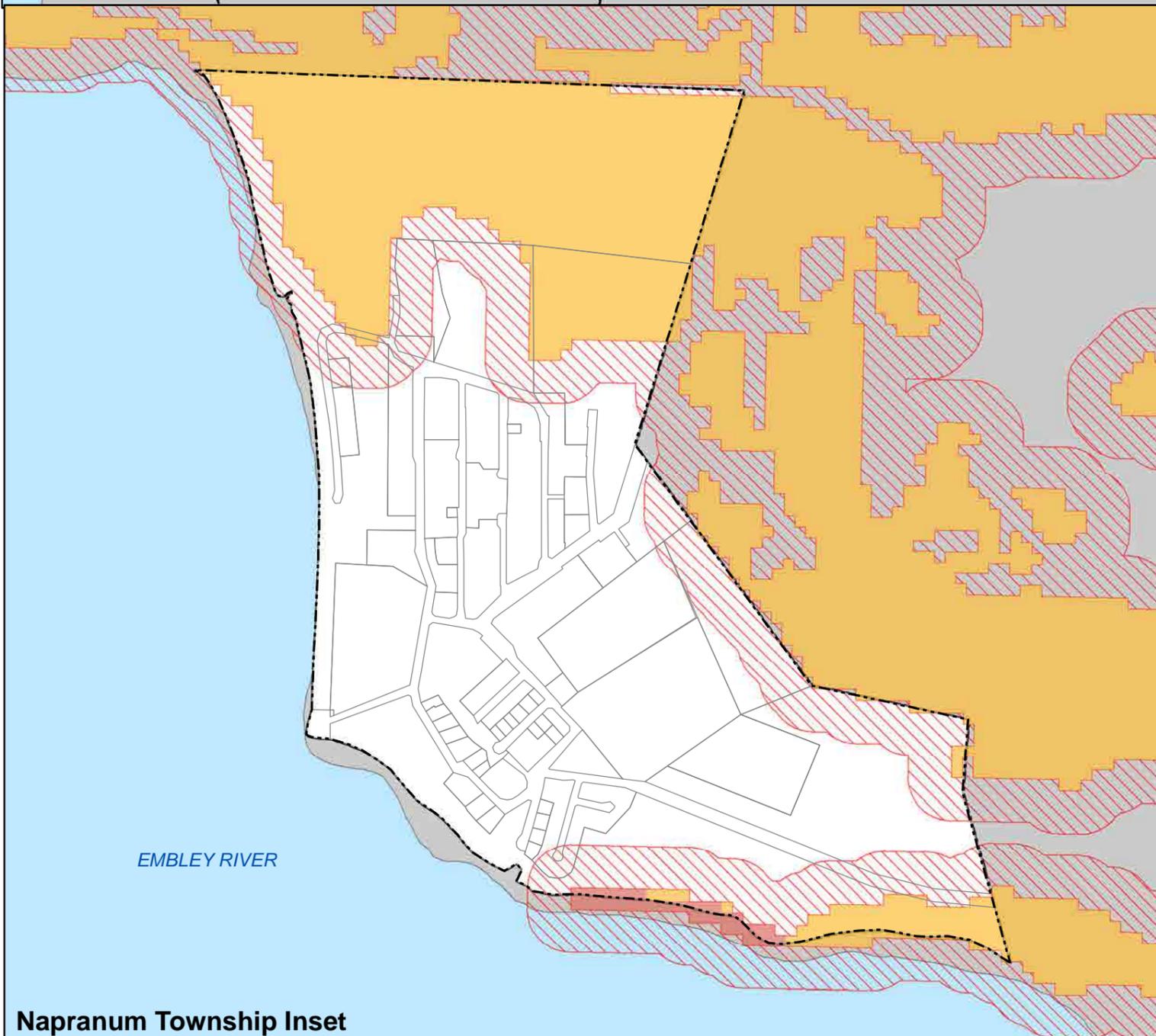
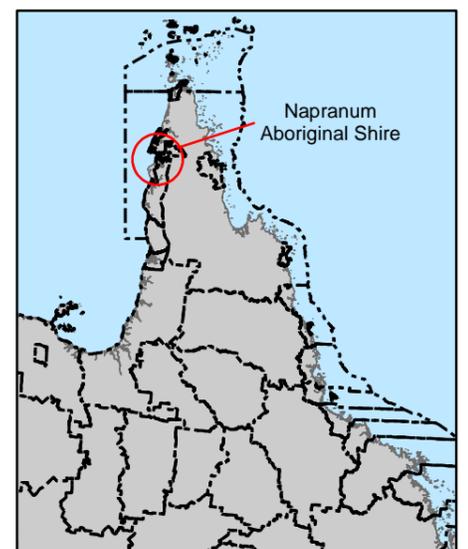
Kilometres

Township Inset
Scale @ A3 : 1:12,500

0 125 250 500



Metres



Napranum Township Inset

Napranum Aboriginal Shire Council Coastal Hazards Overlay Map

Legend

-  Napranum Aboriginal Shire
-  Roads
-  Cadastre
-  Medium Hazard Storm Tide Inundation
-  High Hazard Storm Tide Inundation
-  Erosion Prone Area (40m on HAT)
-  Coastal Management District
-  QLD Local Government Boundaries
-  Coastline

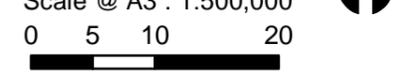
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Storm Tide Hazard data derived from the Department of Environment and Heritage Protection 2014.

Gazettal date: 20 February 2015
Coordinate System: GDA 1994 - MGA Zone 54

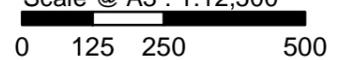
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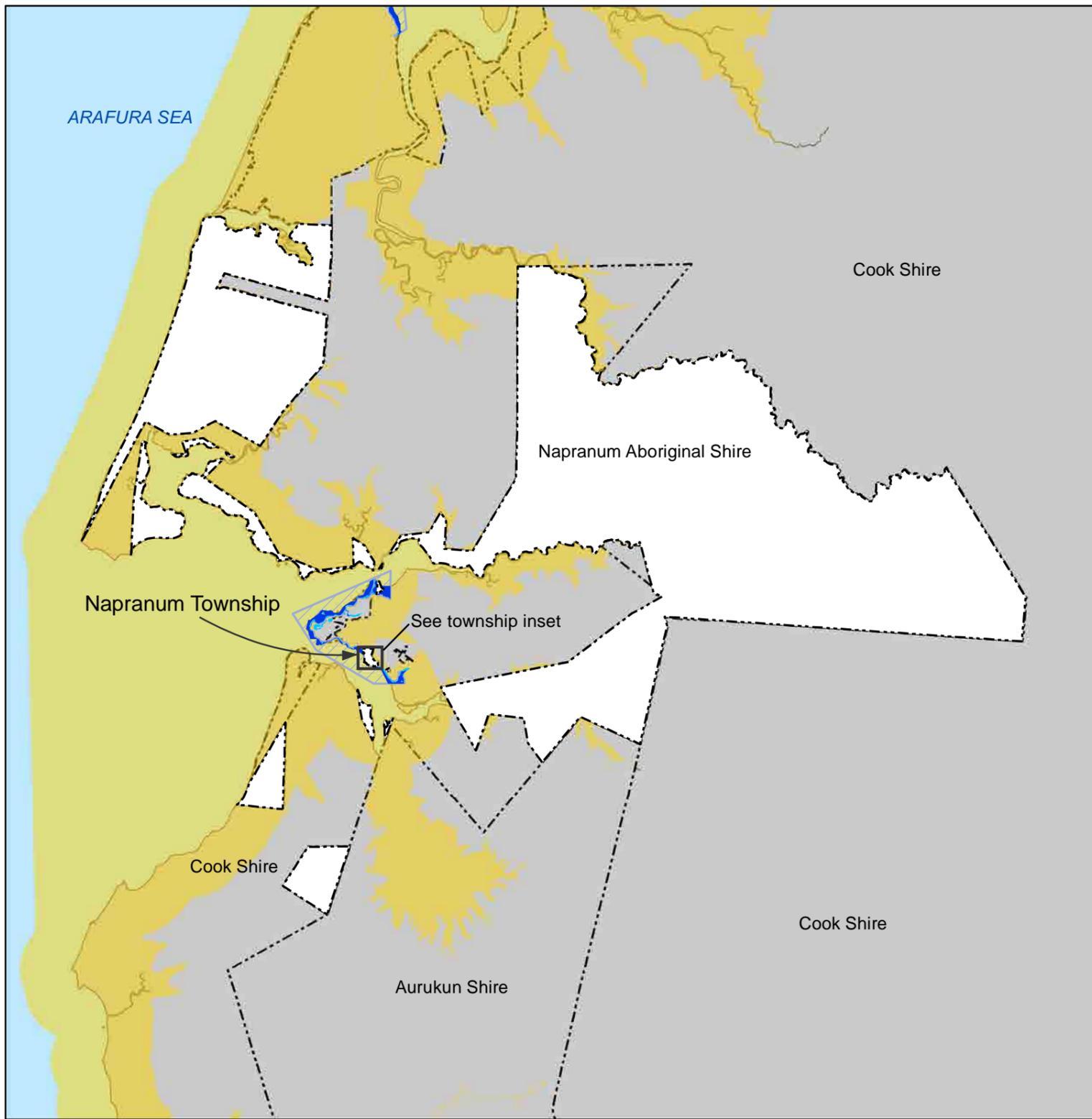
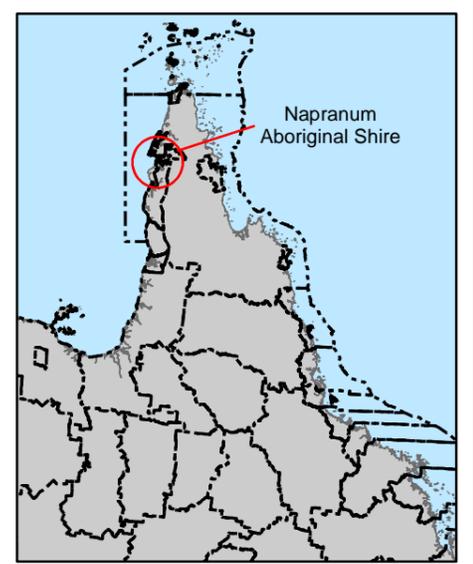
Kilometres



Township Inset
Scale @ A3 : 1:12,500

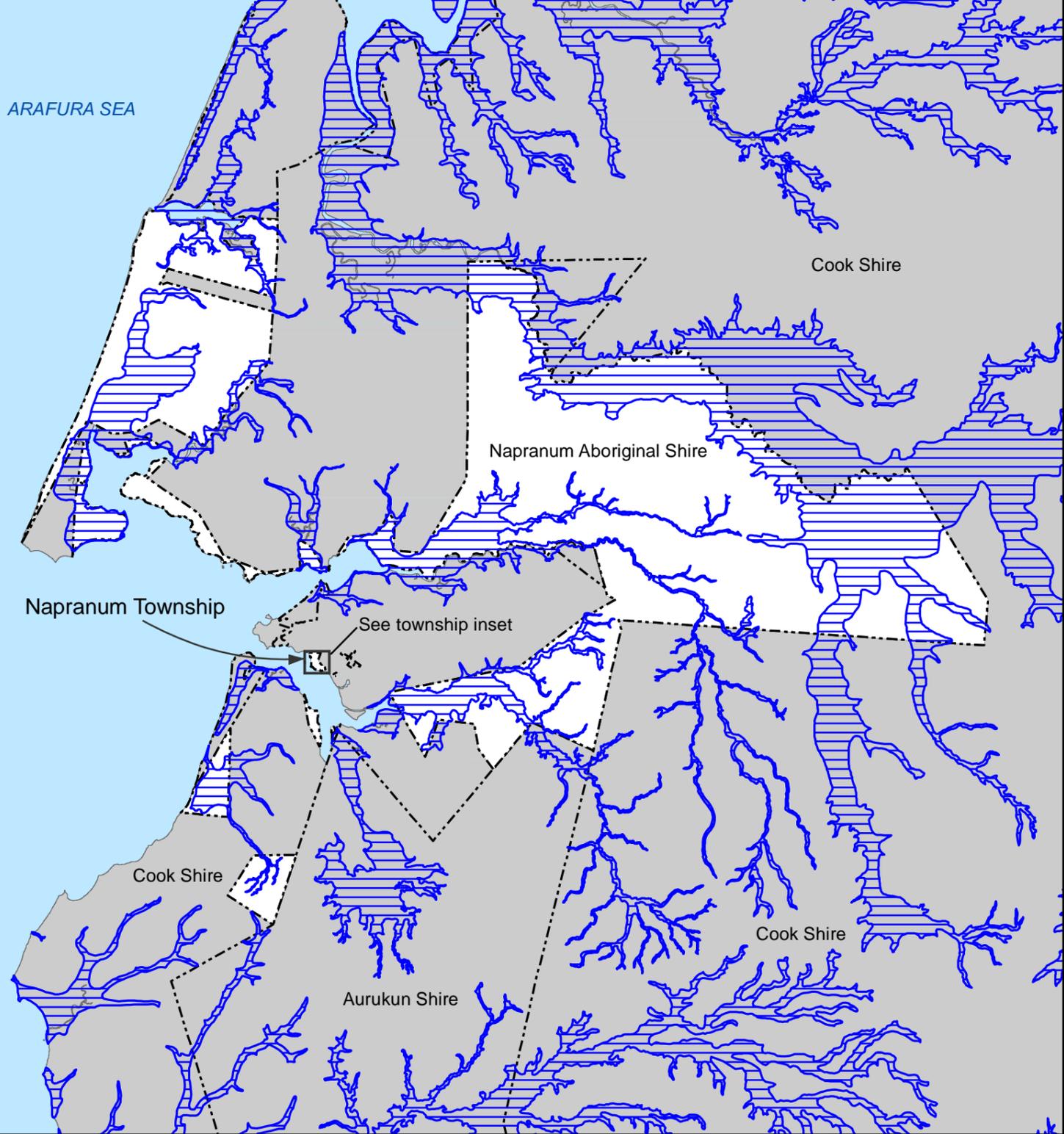


Meters



Napranum Aboriginal Shire Council Flood Hazard Investigation Area Map

ARAFURA SEA



Legend

-  Flood Hazard Investigation Area
-  QLD Local Government Boundaries
-  Napranum Aboriginal Shire
-  Cadastre

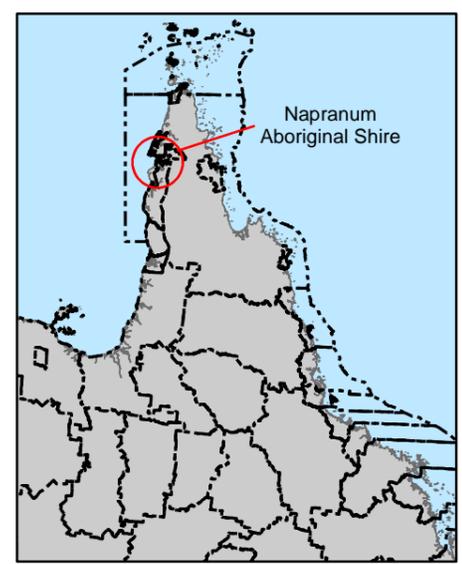
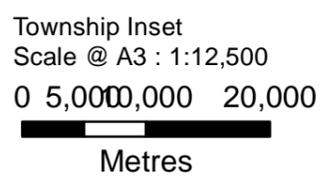
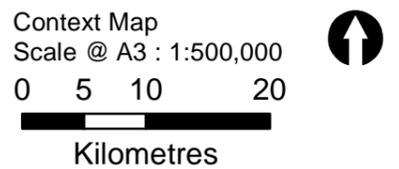
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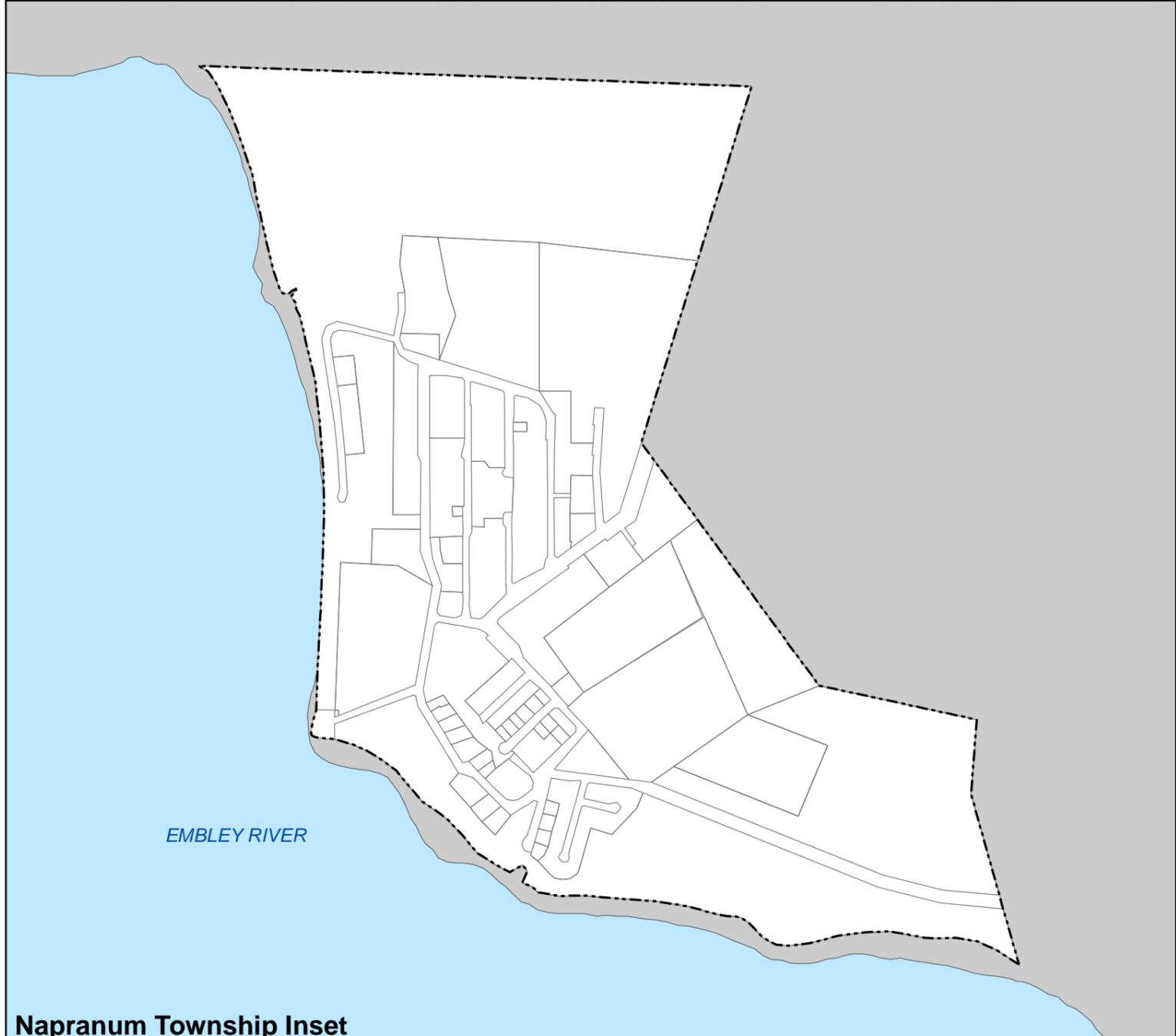
Floodplain data based on Queensland Reconstruction Authority, QLD Interim Floodplain Assessment (2012).

Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54



SC 2.5.4 Flood Hazard Investigation Area Map



Napranum Township Inset

**Napranum
Aboriginal Shire Council
Potential and Actual
Acid Sulfate Soils Overlay**

Legend

- - - 5m contour
- 20m contour
- QLD Local Government Boundaries
- Napranum Aboriginal Shire
- Cadastre
- Roads

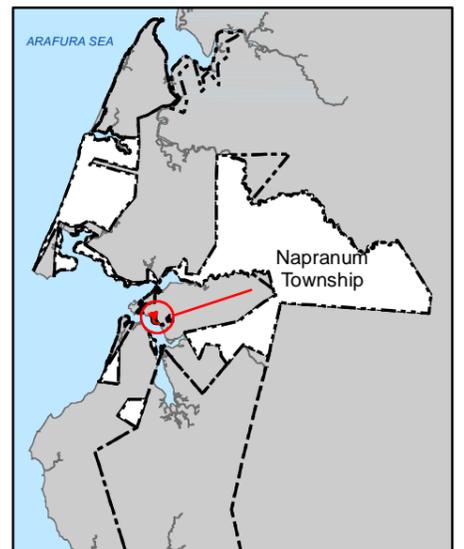
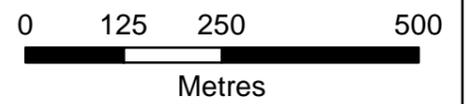
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Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:9,000



ARAFURA SEA

Cook Shire

Napranum Township - Not affected by the Biodiversity overlay

Napranum Aboriginal Shire Council Biodiversity Overlay Map

Legend

-  Watercourse
-  Wildlife Habitat
-  Strategic Environmental Area
-  Regulated Vegetation
-  Fish Habitat Areas
-  HES wetlands
-  Napranum Aboriginal Shire
-  QLD Local Government Boundaries
-  Cadastre

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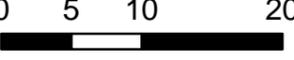
Data Source(s):
Based on or contains data provided by the Department of Natural Resources and Mines (2013) and which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data.

Biodiversity data provided by Department of Environment and Heritage Protection mapping for Matters of State Environmental Significance version 4.1 in Queensland under the new State Planning Policy (December 2014).

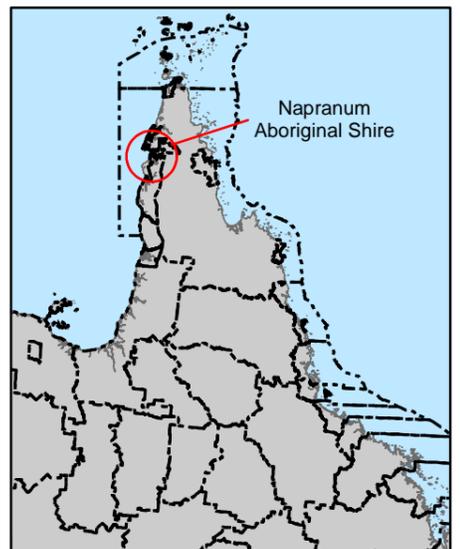
Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:500,000



0 5 10 20
Kilometres



SCHEDULE 3
LOCAL GOVERNMENT INFRASTRUCTURE PLAN
MAPPING AND SUPPORTING MATERIAL

Schedule 3 Local government infrastructure plan mapping and supporting material

Table SC2.1.1—Local government infrastructure plan map index

Map number	Map title	Gazettal date
Local government Infrastructure plan maps		
SC3.1	Local government infrastructure area	20 February 2015
SC3.2	Water supply trunk infrastructure	20 February 2015
SC3.3	Sewerage trunk infrastructure	20 February 2015
SC3.4	Stormwater trunk infrastructure	20 February 2015
SC3.5	Transport trunk infrastructure	20 February 2015
SC3.6	Plans for public parks and land for community facilities trunk infrastructure	20 February 2015

Napranum Aboriginal Shire Council Priority Infrastructure Area

Legend

-  Priority Infrastructure Area
-  Active Open Space
-  Employment and Community
-  Future Urban Area
-  Industrial
-  Napranum Community Farm
-  Nature Conservation
-  Residential
-  Town Centre
-  Cadastre
-  Roads

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Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

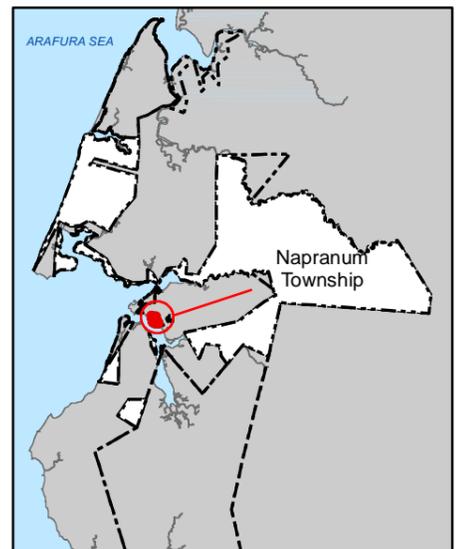
Scale @ A3 : 1:9,000



0 125 250 500



Metres



**Napranum
Aboriginal Shire Council
LGIP1 - Water Supply
Trunk Infrastructure**

Legend

-  Priority Infrastructure Area
-  Water Supply Proposed
-  Water Supply (Indicative)
-  Cadastre
-  Roads

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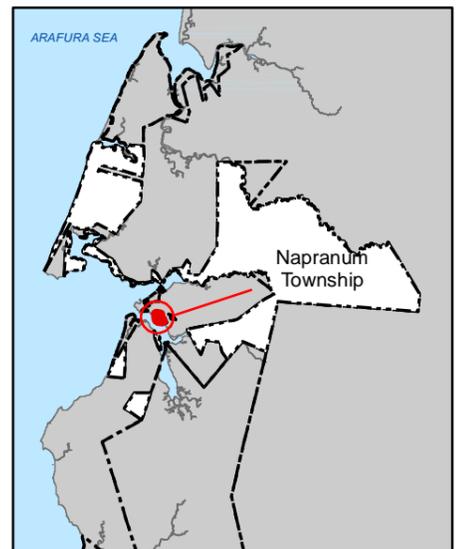
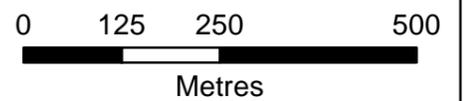
Data Source(s):
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Infrastructure network mapping produced by Maunsel 2009.

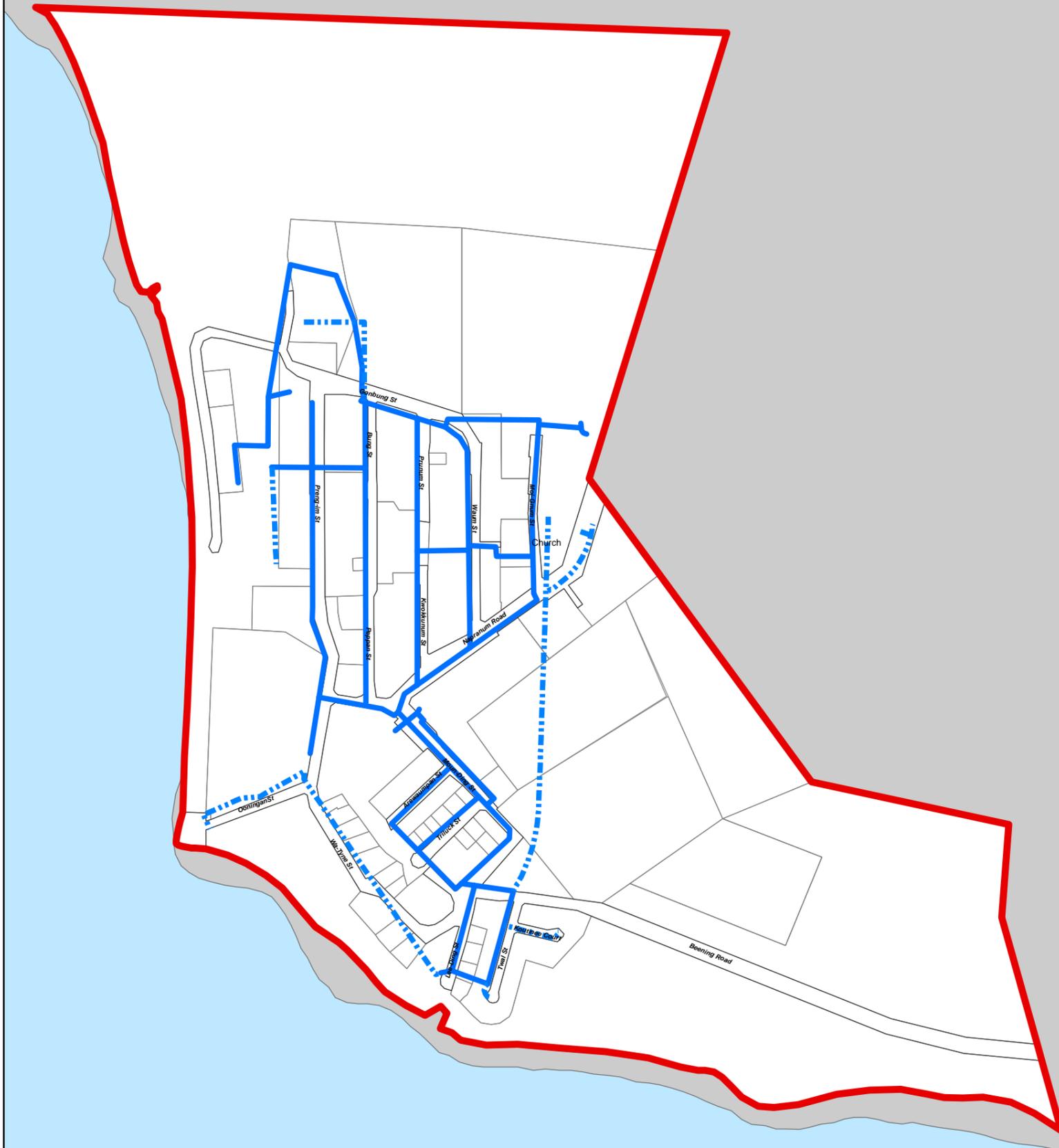
Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:9,000



SC 3.2 Water Supply
Trunk Infrastructure Map



EMBLEY RIVER

**Napranum
Aboriginal Shire Council
LGIP3 - Stormwater
Trunk Infrastructure**

Legend

-  Priority Infrastructure Area
-  Stormwater (indicative)
-  Cadastre
-  Roads

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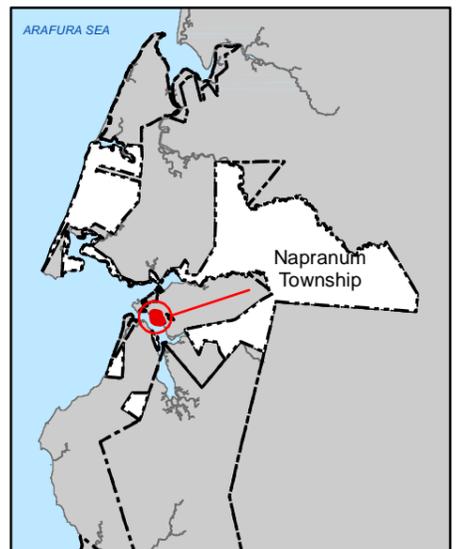
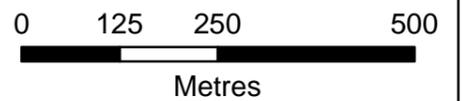
Data Source(s):
Based on or contains data provided by the (former) Department of Environment & Resource Management Queensland 2009 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability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

Infrastructure network mapping produced by Maunsel 2009.

Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:9,000



SC 3.4 Stormwater
Trunk Infrastructure Map

EMBLEY RIVER



**Napranum
Aboriginal Shire Council
LGIP5 - Plans for Public Parks
and Community Facilities
Trunk Infrastructure**

Legend

-  Priority Area
-  Community Facilities
-  Public Park
-  Roads
-  Cadastre

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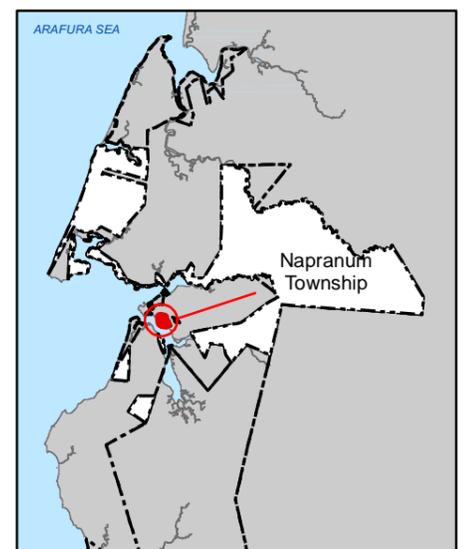
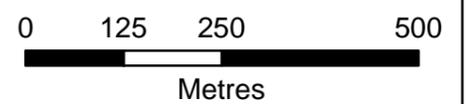
Data Source(s):
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Infrastructure network mapping produced by Maunsel 2009.

Gazettal date: 20 February 2015

Coordinate System: GDA 1994 - MGA Zone 54

Scale @ A3 : 1:9,000



SC 3.6 Plans for Public Parks and Land for Community Facilities Trunk Infrastructure Map



SCHEDULE 4
NOTATIONS REQUIRED UNDER THE PA 2016

Schedule 4 Notations required under the *Planning Act 2016*

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1—Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File reference

Editor's note—this schedule must include details of:

- development approvals that are substantially inconsistent with the planning scheme;
- variation approvals;
- decisions agreeing to a superseded planning scheme request to apply to a superseded scheme to a particular development.

SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information

Editor's note—this schedule must provide details regarding the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 118(1)(a) of the Act.

END OF PLANNING SCHEME

APPENDIX 1
INDEX AND GLOSSARY OF ABBREVIATIONS AND ACRONYMS

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
BCA	<i>Building Code of Australia</i>
CPTED	Crime prevention through environmental design
DSS	Desired standard of service
ESCP	Erosion and sediment control plan
FNQROC	Far North Queensland Region of Councils
MCU	Material change of use as defined in the Act
OLS	Obstacle limitation surface
PFTI	Plans for trunk infrastructure
LGIP	Local government infrastructure plan
PIA	Priority infrastructure area
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	<i>Sustainable Planning Regulation 2009 (repealed)</i>
SPP	State Planning Policy
SQMP	Stormwater quality management plan
ROL	Reconfiguring a lot as defined in the Act
WCCCA	Western Cape Communities Co-Existence Agreement
WWMP	Waste water management plan

APPENDIX 2
TABLE OF AMENDMENTS

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption	Planning scheme version number	Amendment type	Summary of amendments
31 October 2017 (commenced 22 December 2017)	V1.1	Alignment Amendment in accordance with Section 293 of the <i>Planning Act 2016</i> .	Amendments to align the planning scheme with the <i>Planning Act 2016</i>



NAPRANUM ABORIGINAL SHIRE PLANNING SCHEME

